

Conclusions: 47950 Traverse Hills.xlsm

If you're using the Square Footage Table in Assessing.net						
Curve Formula From Chart	SqFt	Acres	\$/sf	\$/ac	Concluded \$	
	2,500	0.057	\$11.33	\$493,677	\$28,333	
Formula Pt 1:	11.33	5,000	0.115	\$11.33	\$493,677	\$56,666
Formula Pt 2:	0.0000	7,500	0.172	\$11.33	\$493,677	\$85,000
	10,000	0.230	\$11.33	\$493,677	\$113,333	
	12,500	0.287	\$11.33	\$493,677	\$141,666	
	15,000	0.344	\$11.33	\$493,677	\$170,000	
	20,000	0.459	\$11.33	\$493,677	\$226,665	
	25,000	0.574	\$11.33	\$493,677	\$283,332	
	30,000	0.689	\$11.33	\$493,677	\$339,998	
	40,000	0.918	\$11.33	\$493,677	\$453,331	
	50,000	1.148	\$11.33	\$493,677	\$566,664	
	60,000	1.377	\$11.33	\$493,677	\$679,996	
	87,120	2.000	\$11.33	\$493,677	\$987,355	
	130,680	3.000	\$11.33	\$493,677	\$1,481,032	
	174,240	4.000	\$11.33	\$493,677	\$1,974,709	
	217,800	5.000	\$11.33	\$493,677	\$2,468,387	
	435,600	10.000	\$11.33	\$493,677	\$4,936,773	
	653,400	15.000	\$11.33	\$493,677	\$7,405,160	
	871,200	20.000	\$11.33	\$493,677	\$9,873,546	
	1,089,000	25.000	\$11.33	\$493,677	\$12,341,933	

If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net				
SqFt	Acres	\$/sf	\$/ac	Concluded \$
43,550	1.0	\$11.33	\$493,677	\$493,677
65,340	1.5	\$11.33	\$493,677	\$740,516
87,120	2.0	\$11.33	\$493,677	\$987,355
108,900	2.5	\$11.33	\$493,677	\$1,234,193
130,680	3.0	\$11.33	\$493,677	\$1,481,032
174,240	4.0	\$11.33	\$493,677	\$1,974,709
217,800	5.0	\$11.33	\$493,677	\$2,468,387
304,920	7.0	\$11.33	\$493,677	\$3,455,741
435,600	10.0	\$11.33	\$493,677	\$4,936,773
653,400	15.0	\$11.33	\$493,677	\$7,405,160
871,200	20.0	\$11.33	\$493,677	\$9,873,546
1,089,000	25.0	\$11.33	\$493,677	\$12,341,933
1,306,800	30.0	\$11.33	\$493,677	\$14,810,320
1,742,400	40.0	\$11.33	\$493,677	\$19,747,093
2,178,000	50.0	\$11.33	\$493,677	\$24,683,866
4,356,000	100.0	\$11.33	\$493,677	\$49,367,732

This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

Acre Ranges		Vacant				Abstraction				Allocation				All Methods			
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF
0.00	0.99	0	0.00%	\$0.00	\$0.00	8	13.67%	\$11.38	\$10.32	11	19.88%	\$11.69	\$10.24	19	17.26%	\$11.56	\$10.28
1.00	1.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
2.00	4.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
5.00	9.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
10.00	10000.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
0.00	10000.00	0	0.00%	\$0.00	\$0.00	8	13.67%	\$11.38	\$10.32	11	19.88%	\$11.69	\$10.24	19	17.26%	\$11.56	\$10.28

\$25.00

■ Vacant

▲ Abstracted

◆ Allocated

✗ Not Used

— Power (Used Sales)

\$20.00

\$15.00

\$10.00

\$5.00

\$0.00

Parcel Size: 0

2,000

4,000

6,000

8,000

10,000

12,000

You cannot begin a new analysis using this workbook after June 01, 2023. Your conclusions and completed work will still be visible in this workbook on the other tabs. Please obtain the latest version at: [This Link](#)

Valuation Method	Use? 1=Yes, 0=No	Parcel Number	Sale Date	Sale Price	Imprvmts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Exclusion Comment
Abstraction	1	05-317-002-00	3/3/2022	\$259,500	\$131,452	\$128,048	0.4934	0.243	10,585	\$526,947	\$12.10	-11	0.00%	\$128,048	\$526,947	\$12.10	N/A	High LTB Ratio
Abstraction	1	05-317-011-00	9/3/2021	\$350,000	\$242,885	\$107,115	0.3060	0.243	10,585	\$440,802	\$10.12	-5	0.00%	\$107,115	\$440,802	\$10.12	N/A	Low LTB Ratio
Abstraction	0	05-317-012-00	5/25/2022	\$450,000	\$228,615	\$221,385	0.4920	0.243	10,585	\$911,049	\$20.91	-14	0.00%	\$221,385	\$911,049	\$20.91	N/A	High LTB Ratio
Abstraction	1	05-317-035-00	11/29/2021	\$400,000	\$220,483	\$179,517	0.4488	0.243	10,585	\$738,753	\$16.96	-8	0.00%	\$179,517	\$738,753	\$16.96	N/A	
Abstraction	1	05-317-036-00	12/7/2020	\$270,000	\$164,351	\$105,649	0.3913	0.243	10,585	\$434,770	\$9.98	4	0.00%	\$105,649	\$434,770	\$9.98	N/A	
Abstraction	1	05-317-038-00	5/29/2020	\$240,000	\$131,196	\$108,804	0.4534	0.243	10,585	\$447,753	\$10.28	10	0.00%	\$108,804	\$447,753	\$10.28	N/A	
Abstraction	1	05-317-042-00	11/10/2020	\$250,000	\$149,331	\$100,669	0.4027	0.243	10,585	\$414,276	\$9.51	5	0.00%	\$100,669	\$414,276	\$9.51	N/A	
Abstraction	0	05-317-053-00	8/7/2020	\$245,000	\$227,368	\$17,632	0.0720	0.243	10,585	\$72,560	\$1.67	8	0.00%	\$17,632	\$72,560	\$1.67	N/A	Low LTB Ratio
Abstraction	1	05-317-057-00	9/30/2021	\$295,000	\$185,328	\$109,672	0.3718	0.243	10,585	\$451,325	\$10.36	-6	0.00%	\$109,672	\$451,325	\$10.36	N/A	
Abstraction	1	05-317-069-00	2/22/2021	\$360,000	\$235,468	\$124,532	0.3459	0.243	10,585	\$512,477	\$11.76	1	0.00%	\$124,532	\$512,477	\$11.76	N/A	Low LTB Ratio
Abstraction	0	05-317-081-00	5/21/2021	\$270,000	\$185,236	\$84,764	0.3120	0.243	10,585	\$348,823	\$8.01	-2	0.00%	\$84,764	\$348,823	\$8.01	N/A	Low LTB Ratio
Allocation	1	05-317-002-00	3/3/2022	\$259,500	\$131,452	\$104,215	0.4016	0.243	10,585	\$428,869	\$9.85	-11	0.00%	\$104,215	\$428,869	\$9.85	N/A	
Allocation	1	05-317-011-00	9/3/2021	\$350,000	\$242,885	\$140,560	0.4016	0.243	10,585	\$578,436	\$13.28	-5	0.00%	\$140,560	\$578,436	\$13.28	N/A	
Allocation	1	05-317-012-00	5/25/2022	\$450,000	\$228,615	\$180,720	0.4016	0.243	10,585	\$743,704	\$17.07	-14	0.00%	\$180,720	\$743,704	\$17.07	N/A	
Allocation	1	05-317-035-00	11/29/2021	\$400,000	\$220,483	\$160,640	0.4016	0.243	10,585	\$661,070	\$15.18	-8	0.00%	\$160,640	\$661,070	\$15.18	N/A	
Allocation	1	05-317-036-00	12/7/2020	\$270,000	\$164,351	\$108,432	0.4016	0.243	10,585	\$446,222	\$10.24	4	0.00%	\$108,432	\$446,222	\$10.24	N/A	
Allocation	1	05-317-038-00	5/29/2020	\$240,000	\$131,196	\$96,384	0.4016	0.243	10,585	\$396,642	\$9.11	10	0.00%	\$96,384	\$396,642	\$9.11	N/A	
Allocation	1	05-317-042-00	11/10/2020	\$250,000	\$149,331	\$100,400	0.4016	0.243	10,585	\$413,169	\$9.49	5	0.00%	\$100,400	\$413,169	\$9.49	N/A	
Allocation	1	05-317-053-00	8/7/2020	\$245,000	\$227,368	\$98,392	0.4016	0.243	10,585	\$404,905	\$9.30	8	0.00%	\$98,392	\$404,905	\$9.30	N/A	
Allocation	1	05-317-057-00	9/30/2021	\$295,000	\$185,328	\$118,472	0.4016	0.243	10,585	\$487,539	\$11.19	-6	0.00%	\$118,472	\$487,539	\$11.19	N/A	
Allocation	1	05-317-069-00	2/22/2021	\$360,000	\$235,468	\$144,576	0.4016	0.243	10,585	\$594,963	\$13.66	1	0.00%	\$144,576	\$594,963	\$13.66	N/A	
Allocation	1	05-317-081-00	5/21/2021	\$270,000	\$185,236	\$108,432	0.4016	0.243	10,585	\$446,222	\$10.24	-2	0.00%	\$108,432	\$446,222	\$10.24	N/A	

