

**Conclusions: 48000 Veterans-West Side.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	\$23.56	\$1,026,192	\$58,895
Formula Pt 1:	26672.48	0.115	\$12.64	\$550,397	\$63,177
Formula Pt 2:	-0.8988	0.173	\$8.78	\$362,307	\$42,649
	10,000	0.230	\$6.78	\$295,205	\$67,770
	12,500	0.287	\$5.55	\$241,560	\$69,318
	15,000	0.344	\$4.71	\$205,050	\$70,609
	20,000	0.459	\$3.63	\$158,333	\$72,696
	25,000	0.574	\$2.97	\$129,560	\$74,357
	30,000	0.689	\$2.52	\$109,978	\$75,743
	40,000	0.918	\$1.95	\$84,921	\$77,981
	50,000	1.148	\$1.60	\$69,489	\$79,763
	60,000	1.377	\$1.35	\$58,987	\$81,249
	87,120	2.000	\$0.97	\$42,188	\$84,375
	130,680	3.000	\$0.67	\$29,304	\$87,911
	174,240	4.000	\$0.52	\$22,627	\$90,509
	217,800	5.000	\$0.43	\$18,515	\$92,577
	435,600	10.000	\$0.23	\$9,931	\$99,307
	653,400	15.000	\$0.16	\$6,898	\$103,469
	871,200	20.000	\$0.12	\$5,326	\$106,527
	1,089,000	25.000	\$0.10	\$4,358	\$108,961

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 \$	
43,560	1.0	\$1.81	\$78,657	\$78,657	
65,340	1.5	\$1.25	\$54,636	\$81,953	
87,120	2.0	\$0.97	\$42,188	\$84,375	
108,900	2.5	\$0.79	\$34,521	\$86,303	
130,680	3.0	\$0.67	\$29,304	\$87,911	
174,240	4.0	\$0.52	\$22,627	\$90,509	
217,800	5.0	\$0.43	\$18,515	\$92,577	
304,920	7.0	\$0.31	\$13,684	\$95,785	
435,600	10.0	\$0.23	\$9,931	\$99,307	
653,400	15.0	\$0.16	\$6,898	\$103,469	
871,200	20.0	\$0.12	\$5,326	\$106,527	
1,089,000	25.0	\$0.10	\$4,358	\$108,961	
1,306,800	30.0	\$0.08	\$3,700	\$110,993	
1,742,400	40.0	\$0.07	\$2,857	\$114,271	
2,178,000	50.0	\$0.05	\$2,338	\$116,882	
4,356,000	100.0	\$0.03	\$1,254	\$125,379	

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	5	16.94%	\$4.12	\$4.70	9	31.45%	\$3.59	\$3.43	14	27.65%	\$3.78	\$3.87
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	5	16.94%	\$4.12	\$4.70	9	31.45%	\$3.59	\$3.43	14	27.65%	\$3.78	\$3.87



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	0	05-330-021-00	9/18/2020	\$299,000	\$254,196	\$44,804	0.1498	0.738	32,147	\$60,710	\$1.89	6	0.00%	\$44,804	\$60,710	\$1.89	\$331.73	Low-LTB-Ratio
Abstraction	0	05-245-021-00	12/18/2020	\$290,000	\$247,643	\$42,357	0.1461	0.654	28,488	\$64,766	\$1.49	3	0.00%	\$42,357	\$64,766	\$1.49	\$237.96	Low-LTB-Ratio
Allocation	1	05-330-031-00	9/18/2020	\$299,000	\$254,196	\$69,637	0.2329	0.738	32,147	\$94,359	\$2.17	6	0.00%	\$69,637	\$94,359	\$2.17	\$515.60	
Allocation	1	05-245-021-00	12/18/2020	\$290,000	\$247,643	\$67,541	0.2329	0.654	28,488	\$103,274	\$2.37	3	0.00%	\$67,541	\$103,274	\$2.37	\$379.44	
Allocation	1	05-245-002-00	11/19/2021	\$290,000	\$189,961	\$67,541	0.2329	0.651	28,358	\$103,750	\$2.38	-8	0.00%	\$67,541	\$103,750	\$2.38	\$369.04	
Abstraction	1	05-330-020-00	4/11/2022	\$270,000	\$212,268	\$57,732	0.2138	0.543	23,653	\$106,320	\$2.44	-12	0.00%	\$57,732	\$106,320	\$2.44	N/A	
Allocation	1	05-330-020-00	4/11/2022	\$270,000	\$212,268	\$62,883	0.2329	0.543	23,653	\$115,807	\$2.66	-12	0.00%	\$62,883	\$115,807	\$2.66	N/A	
Allocation	1	05-330-038-00	5/6/2022	\$415,000	\$244,647	\$96,654	0.2329	0.647	28,183	\$149,387	\$3.43	-13	0.00%	\$96,654	\$149,387	\$3.43	\$819.10	
Abstraction	1	05-245-002-00	12/19/2021	\$290,000	\$189,961	\$100,039	0.3450	0.651	28,358	\$153,670	\$3.53	-8	0.00%	\$100,039	\$153,670	\$3.53	\$546.60	
Allocation	1	05-250-001-00	11/8/2021	\$249,000	\$184,109	\$57,992	0.2329	0.317	13,809	\$182,940	\$4.20	-7	0.00%	\$57,992	\$182,940	\$4.20	\$579.92	
Abstraction	1	05-250-001-00	11/8/2021	\$249,000	\$184,109	\$64,891	0.2606	0.317	13,809	\$204,703	\$4.70	-7	0.00%	\$64,891	\$204,703	\$4.70	\$648.91	
Allocation	1	05-330-021-00	12/17/2020	\$299,900	\$227,881	\$69,847	0.2329	0.331	14,418	\$211,017	\$4.84	3	0.00%	\$69,847	\$211,017	\$4.84	\$660.18	
Abstraction	1	05-330-024-00	8/21/2020	\$357,900	\$278,430	\$79,470	0.2220	0.368	16,030	\$215,951	\$4.96	7	0.00%	\$79,470	\$215,951	\$4.96	\$742.71	
Abstraction	1	05-330-021-00	12/17/2020	\$299,900	\$227,881	\$72,019	0.2401	0.331	14,418	\$217,580	\$4.99	3	0.00%	\$72,019	\$217,580	\$4.99	\$680.71	
Allocation	1	05-330-022-00	4/29/2022	\$360,000	\$212,594	\$83,844	0.2329	0.381	16,596	\$220,063	\$5.05	-13	0.00%	\$83,844	\$220,063	\$5.05	\$758.15	
Allocation	1	05-330-024-00	8/21/2020	\$357,900	\$278,430	\$83,355	0.2329	0.368	16,030	\$226,508	\$5.20	7	0.00%	\$83,355	\$226,508	\$5.20	\$779.02	
Abstraction	0	05-330-038-00	5/6/2022	\$415,000	\$244,647	\$170,353	0.4105	0.647	28,183	\$263,297	\$6.04	-13	0.00%	\$170,353	\$263,297	\$6.04	\$1,443.67	High-LTB-Ratio
Abstraction	0	05-330-021-00	4/29/2022	\$360,000	\$212,594	\$147,406	0.4095	0.381	16,596	\$386,892	\$8.88	-13	0.00%	\$147,406	\$386,892	\$8.88	\$1,332.91	High-LTB-Ratio