

Conclusions: 48400 West HS Influence.xlsm

Curve Formula From Chart		If you're using the Square Footage Table In Assessing.net				
Formula Pt 1:	Formula Pt 2:	SqFt	Acres	\$/sf	\$/ac	Concluded \$
42654.54	-0.9987	2,500	0.057	\$17.23	\$750,560	\$43,076
		5,000	0.115	\$8.62	\$375,607	\$43,114
		7,500	0.172	\$5.75	\$250,533	\$43,136
		10,000	0.230	\$4.32	\$187,967	\$43,153
		12,500	0.287	\$3.45	\$150,416	\$43,163
		15,000	0.344	\$2.88	\$125,376	\$43,173
		20,000	0.459	\$2.16	\$94,066	\$43,189
		25,000	0.574	\$1.73	\$75,274	\$43,201
		30,000	0.689	\$1.44	\$62,742	\$43,211
		40,000	0.918	\$1.08	\$47,074	\$43,227
		50,000	1.148	\$0.86	\$37,670	\$43,239
		60,000	1.377	\$0.72	\$31,399	\$43,249
		87,120	2.000	\$0.50	\$21,634	\$43,269
		130,680	3.000	\$0.33	\$14,430	\$43,291
		174,240	4.000	\$0.25	\$10,827	\$43,307
		217,800	5.000	\$0.20	\$8,664	\$43,319
		435,600	10.000	\$0.10	\$4,336	\$43,357
		653,400	15.000	\$0.07	\$2,892	\$43,379
		871,200	20.000	\$0.05	\$2,170	\$43,394
		1,089,000	25.000	\$0.04	\$1,736	\$43,407

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".

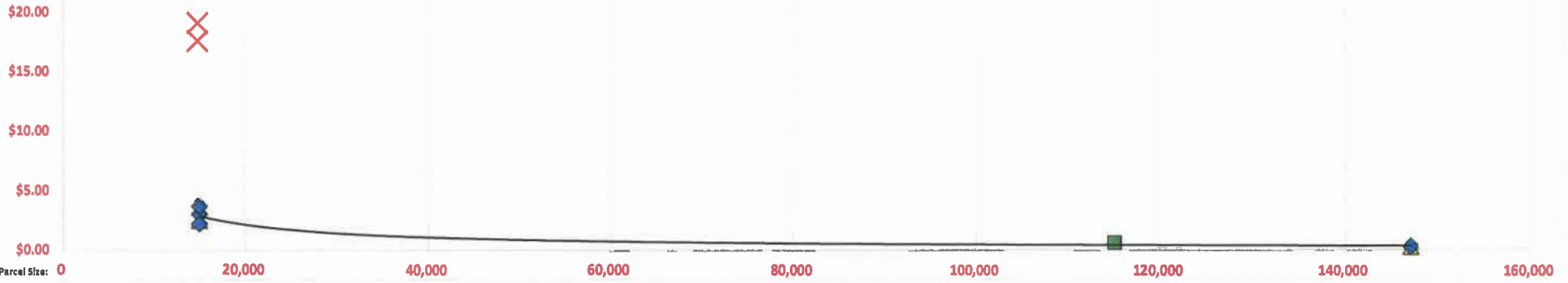
If you're using the Acreage Table In Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$0.99	\$43,231	\$43,231	
65,340	1.5	\$0.66	\$28,836	\$43,253	
87,120	2.0	\$0.50	\$21,634	\$43,269	
108,900	2.5	\$0.40	\$17,312	\$43,281	
130,680	3.0	\$0.33	\$14,430	\$43,291	
174,240	4.0	\$0.25	\$10,827	\$43,307	
217,800	5.0	\$0.20	\$8,664	\$43,319	
304,920	7.0	\$0.14	\$6,191	\$43,337	
435,600	10.0	\$0.10	\$4,336	\$43,357	
653,400	15.0	\$0.07	\$2,892	\$43,379	
871,200	20.0	\$0.05	\$2,170	\$43,394	
1,089,000	25.0	\$0.04	\$1,736	\$43,407	
1,306,800	30.0	\$0.03	\$1,447	\$43,417	
1,742,400	40.0	\$0.02	\$1,086	\$43,432	
2,178,000	50.0	\$0.02	\$869	\$43,444	
4,356,000	100.0	\$0.01	\$435	\$43,482	

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	1	0.00%	\$2.56	\$2.56	3	15.74%	\$3.01	\$3.07	4	17.41%	\$2.90	\$2.82
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	1	0.00%	\$0.57	\$0.57	1	0.00%	\$0.23	\$0.23	1	0.00%	\$0.26	\$0.26	3	43.59%	\$0.35	\$0.26
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	1	0.00%	\$0.57	\$0.57	2	83.51%	\$1.40	\$1.40	4	39.96%	\$2.33	\$2.67	7	52.34%	\$1.81	\$2.26

\$25.00 ■ Vacant ▲ Abstracted ◆ Allocated ✕ Not Used — Power (Used Sales)



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	05-158-001-00	1/14/2021	\$400,000	\$365,795	\$34,205	0.0855	3.377	147,102	\$10,129	\$0.23	3	0.00%	\$34,205	\$10,129	\$0.23	\$106.07	
Allocation	1	05-158-001-00	1/14/2021	\$400,000	\$365,795	\$38,720	0.0968	3.377	147,102	\$11,466	\$0.26	3	0.00%	\$38,720	\$11,466	\$0.26	\$120.07	
Vacant	1	05-158-003-00	12/4/2020	\$66,000	\$0	\$66,000	N/A	2.641	115,042	\$24,991	\$0.57	4	0.00%	\$66,000	\$24,991	\$0.57	\$136.34	
Allocation	1	05-109-028-00	3/4/2021	\$350,000	\$311,569	\$33,880	0.0968	0.344	14,985	\$98,488	\$2.26	1	0.00%	\$33,880	\$98,488	\$2.26	\$338.80	
Abstraction	1	05-109-028-00	3/4/2021	\$350,000	\$311,569	\$38,431	0.1098	0.344	14,985	\$111,718	\$2.56	1	0.00%	\$38,431	\$111,718	\$2.56	\$384.31	
Allocation	1	05-109-017-00	6/10/2022	\$475,000	\$189,154	\$45,980	0.0968	0.344	14,985	\$133,663	\$3.07	-14	0.00%	\$45,980	\$133,663	\$3.07	\$459.80	
Allocation	1	05-109-031-00	6/17/2022	\$575,000	\$311,034	\$55,660	0.0968	0.344	14,985	\$161,802	\$3.71	-15	0.00%	\$55,660	\$161,802	\$3.71	\$556.60	
Abstraction	0	05-109-031-00	6/17/2022	\$575,000	\$311,034	\$268,966	0.4591	0.344	14,985	\$767,343	\$17.62	-15	0.00%	\$268,966	\$767,343	\$17.62	\$2,639.66	High LTB Ratio
Abstraction	0	05-109-017-00	6/10/2022	\$475,000	\$189,154	\$285,846	0.6018	0.344	14,985	\$830,948	\$19.08	-14	0.00%	\$285,846	\$830,948	\$19.08	\$2,958.46	High LTB Ratio