

Conclusions: 48500 West Middle Sch Influence.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	\$29.35	\$1,278,482	\$73,375	
Formula Pt 1:	17580.51	5,000	0.115	\$16.66	\$725,500	\$83,276
Formula Pt 2:	-0.8174	7,500	0.172	\$11.96	\$520,838	\$89,676
	10,000	0.230	\$9.45	\$411,699	\$94,513	
	12,500	0.287	\$7.88	\$343,058	\$98,444	
	15,000	0.344	\$6.79	\$295,560	\$101,777	
	20,000	0.459	\$5.36	\$233,627	\$107,267	
	25,000	0.574	\$4.47	\$194,675	\$111,728	
	30,000	0.689	\$3.85	\$167,721	\$115,511	
	40,000	0.918	\$3.04	\$132,576	\$121,741	
	50,000	1.148	\$2.54	\$110,472	\$126,804	
	60,000	1.377	\$2.18	\$95,177	\$131,097	
	87,120	2.000	\$1.61	\$70,168	\$140,337	
	130,680	3.000	\$1.16	\$50,374	\$151,122	
	174,240	4.000	\$0.91	\$39,818	\$159,274	
	217,800	5.000	\$0.76	\$33,180	\$165,898	
	435,600	10.000	\$0.43	\$18,828	\$188,284	
	653,400	15.000	\$0.31	\$13,517	\$202,755	
	871,200	20.000	\$0.25	\$10,685	\$213,691	
	1,089,000	25.000	\$0.20	\$8,903	\$222,579	

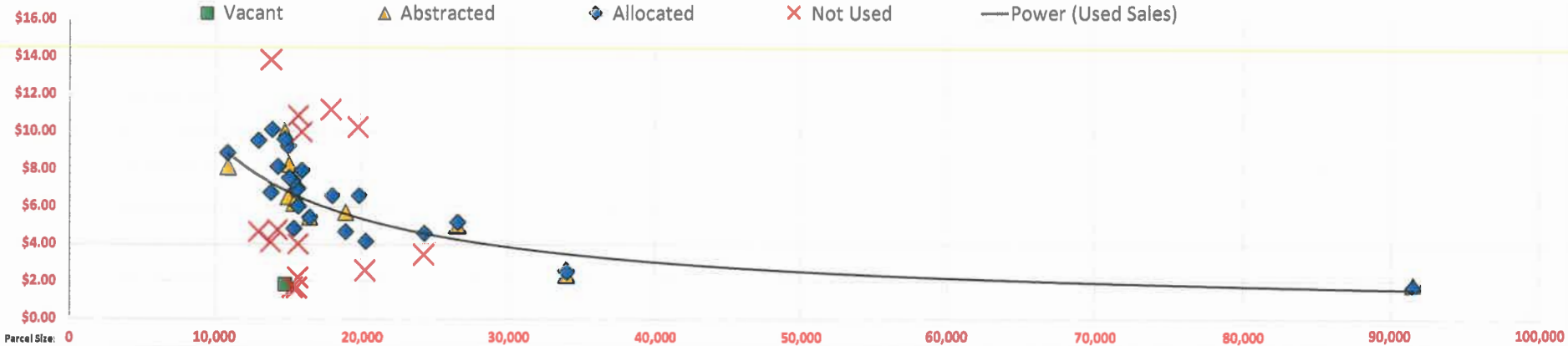
If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table In Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$2.84	\$123,651	\$123,651	
65,340	1.5	\$2.04	\$88,770	\$133,155	
87,120	2.0	\$1.61	\$70,168	\$140,337	
108,900	2.5	\$1.34	\$58,469	\$146,174	
130,680	3.0	\$1.16	\$50,374	\$151,122	
174,240	4.0	\$0.91	\$39,818	\$159,274	
217,800	5.0	\$0.76	\$33,180	\$165,898	
304,920	7.0	\$0.58	\$25,202	\$176,411	
435,600	10.0	\$0.43	\$18,828	\$188,284	
653,400	15.0	\$0.31	\$13,517	\$202,755	
871,200	20.0	\$0.25	\$10,685	\$213,691	
1,089,000	25.0	\$0.20	\$8,903	\$222,579	
1,306,800	30.0	\$0.18	\$7,670	\$230,114	
1,742,400	40.0	\$0.14	\$6,063	\$242,527	
2,178,000	50.0	\$0.12	\$5,052	\$252,614	
4,356,000	100.0	\$0.07	\$2,867	\$286,701	

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	1	0.00%	\$1.86	\$1.86	10	23.28%	\$6.40	\$6.29	22	23.19%	\$6.81	\$6.86	33	25.36%	\$6.54	\$6.60
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	1	0.00%	\$1.83	\$1.83	1	0.00%	\$1.69	\$1.69	2	3.98%	\$1.76	\$1.76
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%	\$1.86	\$1.86	11	27.90%	\$5.98	\$6.19	23	25.76%	\$6.59	\$6.76	35	28.37%	\$6.26	\$6.53



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	05-146-097-00	6/29/2020	\$215,000	\$289,047	\$25,953	0.0824	0.358	15,594	\$73,494	\$1.66	9	0.00%	\$25,953	\$73,494	\$1.66	\$166.27	Low LTB Ratio
Abstraction	0	05-241-087-00	5/22/2020	\$330,000	\$304,465	\$25,535	0.0774	0.352	15,333	\$72,543	\$1.67	10	0.00%	\$25,535	\$72,543	\$1.67	\$243.19	Low LTB Ratio
Allocation	1	05-235-025-00	8/26/2021	\$449,000	\$281,484	\$154,591	0.3443	2.100	91,476	\$73,615	\$1.69	-5	0.00%	\$154,591	\$73,615	\$1.69	\$1,716.53	
Abstraction	1	05-235-025-00	8/26/2021	\$449,000	\$281,484	\$167,516	0.3731	2.100	91,476	\$79,770	\$1.83	-5	0.00%	\$167,516	\$79,770	\$1.83	\$1,860.05	
Vacant	1	05-235-043-00	9/10/2020	\$27,500	\$0	\$27,500	N/A	0.339	14,767	\$81,121	\$1.86	7	0.00%	\$27,500	\$81,121	\$1.86	\$295.70	
Abstraction	0	05-313-017-00	7/22/2023	\$405,000	\$460,827	\$24,173	0.0690	0.360	15,682	\$94,925	\$2.18	-4	0.00%	\$24,173	\$94,925	\$2.18	\$219.27	Low LTB Ratio
Abstraction	1	05-146-071-00	10/29/2021	\$249,000	\$169,864	\$79,136	0.3178	0.780	33,977	\$101,456	\$2.33	-7	0.00%	\$79,136	\$101,456	\$2.33	\$526.63	
Allocation	1	05-146-071-00	10/29/2021	\$249,000	\$169,864	\$85,731	0.3443	0.780	33,977	\$109,911	\$2.52	-7	0.00%	\$85,731	\$109,911	\$2.52	\$570.51	
Abstraction	0	05-146-095-00	11/12/2020	\$246,000	\$193,477	\$52,523	0.2135	0.466	20,299	\$112,710	\$2.59	5	0.00%	\$52,523	\$112,710	\$2.59	\$500.22	Low LTB Ratio
Abstraction	0	05-313-020-00	11/18/2020	\$325,000	\$242,462	\$82,538	0.2540	0.558	24,306	\$147,918	\$3.40	4	0.00%	\$82,538	\$147,918	\$3.40	\$429.89	Low LTB Ratio
Abstraction	0	05-140-006-00	1/15/2021	\$275,000	\$211,939	\$63,061	0.2293	0.360	15,682	\$175,169	\$4.02	3	0.00%	\$63,061	\$175,169	\$4.02	\$474.16	Low LTB Ratio
Abstraction	0	05-145-044-00	8/19/2020	\$271,000	\$214,182	\$56,818	0.2097	0.317	13,809	\$179,237	\$4.11	7	0.00%	\$56,818	\$179,237	\$4.11	\$516.53	Low LTB Ratio
Allocation	1	05-146-095-00	11/12/2020	\$246,000	\$193,477	\$84,698	0.3443	0.466	20,299	\$181,755	\$4.17	5	0.00%	\$84,698	\$181,755	\$4.17	\$806.65	
Allocation	1	05-313-020-00	11/18/2020	\$325,000	\$242,462	\$111,898	0.3443	0.558	24,306	\$200,533	\$4.60	4	0.00%	\$111,898	\$200,533	\$4.60	\$582.80	
Abstraction	0	05-313-012-00	9/4/2020	\$360,000	\$299,525	\$60,475	0.1680	0.298	12,981	\$202,936	\$4.66	7	0.00%	\$60,475	\$202,936	\$4.66	\$863.93	Low LTB Ratio
Allocation	1	05-235-019-00	6/18/2021	\$257,000	\$148,832	\$88,485	0.3443	0.434	18,905	\$203,883	\$4.68	-3	0.00%	\$88,485	\$203,883	\$4.68	\$561.81	
Abstraction	0	05-313-009-00	8/6/2020	\$338,000	\$269,960	\$68,040	0.2013	0.328	14,288	\$207,439	\$4.76	8	0.00%	\$68,040	\$207,439	\$4.76	\$716.21	Low LTB Ratio
Allocation	1	05-235-007-00	7/13/2020	\$216,326	\$121,156	\$74,481	0.3443	0.353	15,377	\$210,994	\$4.84	9	0.00%	\$74,481	\$210,994	\$4.84	\$677.10	
Abstraction	1	05-146-070-00	11/9/2021	\$400,000	\$267,939	\$132,061	0.3302	0.610	26,572	\$216,493	\$4.97	-7	0.00%	\$132,061	\$216,493	\$4.97	\$2,201.02	
Allocation	1	05-146-070-00	11/9/2021	\$400,000	\$267,939	\$137,720	0.3443	0.610	26,572	\$225,770	\$5.18	-7	0.00%	\$137,720	\$225,770	\$5.18	\$2,295.33	
Allocation	1	05-313-022-00	5/18/2021	\$260,000	\$170,046	\$89,518	0.3443	0.378	16,466	\$236,820	\$5.44	-2	0.00%	\$89,518	\$236,820	\$5.44	\$895.18	
Abstraction	1	05-313-022-00	5/18/2021	\$260,000	\$170,046	\$89,954	0.3460	0.378	16,466	\$237,974	\$5.46	-2	0.00%	\$89,954	\$237,974	\$5.46	\$899.54	
Abstraction	1	05-235-019-00	6/18/2021	\$257,000	\$148,832	\$108,168	0.4209	0.434	18,905	\$249,235	\$5.72	-3	0.00%	\$108,168	\$249,235	\$5.72	\$686.78	High LTB Ratio
Allocation	1	05-140-006-00	1/15/2021	\$275,000	\$211,939	\$94,683	0.3443	0.360	15,682	\$263,007	\$6.04	3	0.00%	\$94,683	\$263,007	\$6.04	\$711.93	
Abstraction	1	05-235-007-00	7/13/2020	\$216,326	\$121,156	\$95,170	0.4399	0.353	15,377	\$269,603	\$6.19	9	0.00%	\$95,170	\$269,603	\$6.19	\$865.18	High LTB Ratio
Abstraction	1	05-145-036-00	3/11/2021	\$318,000	\$218,149	\$99,851	0.3140	0.359	15,638	\$278,136	\$6.39	1	0.00%	\$99,851	\$278,136	\$6.39	\$1,051.06	
Abstraction	1	05-145-029-00	10/12/2021	\$402,000	\$304,138	\$97,862	0.2434	0.344	14,985	\$284,483	\$6.53	-6	0.00%	\$97,862	\$284,483	\$6.53	\$804.26	Low LTB Ratio
Allocation	1	05-146-060-00	3/31/2022	\$345,000	\$144,438	\$118,784	0.3443	0.413	17,990	\$287,611	\$6.60	-12	0.00%	\$118,784	\$287,611	\$6.60	\$989.86	
Allocation	1	05-241-110-00	5/31/2022	\$380,000	\$177,482	\$130,834	0.3443	0.455	19,820	\$287,547	\$6.60	-14	0.00%	\$130,834	\$287,547	\$6.60	\$1,055.11	
Allocation	1	05-145-044-00	8/19/2020	\$271,000	\$214,182	\$93,305	0.3443	0.317	13,809	\$294,338	\$6.76	7	0.00%	\$93,305	\$294,338	\$6.76	\$848.23	
Allocation	1	05-146-097-00	6/29/2020	\$315,000	\$289,047	\$108,455	0.3443	0.358	15,594	\$302,946	\$6.95	9	0.00%	\$108,455	\$302,946	\$6.95	\$695.22	
Allocation	1	05-145-036-00	3/11/2021	\$318,000	\$218,149	\$109,487	0.3443	0.359	15,638	\$304,979	\$7.00	1	0.00%	\$109,487	\$304,979	\$7.00	\$1,152.50	
Allocation	1	05-241-087-00	5/22/2020	\$330,000	\$304,465	\$113,619	0.3443	0.352	15,333	\$322,781	\$7.41	10	0.00%	\$113,619	\$322,781	\$7.41	\$1,082.09	
Allocation	1	05-241-088-00	4/22/2021	\$330,000	\$205,170	\$113,619	0.3443	0.346	15,072	\$328,379	\$7.54	-1	0.00%	\$113,619	\$328,379	\$7.54	N/A	
Allocation	1	05-146-083-00	5/9/2022	\$368,100	\$208,659	\$126,737	0.3443	0.366	15,943	\$346,275	\$7.95	-13	0.00%	\$126,737	\$346,275	\$7.95	\$1,306.30	
Abstraction	1	05-240-078-00	9/1/2020	\$279,900	\$191,955	\$87,945	0.3142	0.249	10,846	\$353,193	\$8.11	7	0.00%	\$87,945	\$353,193	\$8.11	\$916.09	

Allocation	1	05-313-009-00	8/6/2020	\$338,000	\$269,960	\$116,373	0.3443	0.328	14,288	\$354,797	\$8.15	8	0.00%	\$116,373	\$354,797	\$8.15	\$1,224.98	
Abstraction	1	05-241-088-00	4/27/2021	\$330,000	\$205,170	\$124,830	0.3783	0.346	15,072	\$360,780	\$8.28	-1	0.00%	\$124,830	\$360,780	\$8.28	N/A	
Allocation	1	05-240-078-00	9/1/2020	\$279,900	\$191,955	\$96,370	0.3443	0.249	10,846	\$387,026	\$8.88	7	0.00%	\$96,370	\$387,026	\$8.88	\$1,003.85	
Allocation	1	05-145-029-00	10/12/2021	\$402,000	\$304,138	\$138,409	0.3443	0.344	14,985	\$402,351	\$9.24	-6	0.00%	\$138,409	\$402,351	\$9.24	\$1,137.48	
Allocation	1	05-313-012-00	9/4/2020	\$360,000	\$299,525	\$123,948	0.3443	0.298	12,981	\$415,933	\$9.55	7	0.00%	\$123,948	\$415,933	\$9.55	\$1,770.69	
Allocation	1	05-235-043-00	7/16/2021	\$412,000	\$264,368	\$141,852	0.3443	0.339	14,767	\$418,441	\$9.61	-4	0.00%	\$141,852	\$418,441	\$9.61	\$1,527.09	
Abstraction	0	05-146-083-00	5/9/2022	\$368,100	\$208,659	\$158,441	0.4331	0.366	15,043	\$435,631	\$10.00	-13	0.00%	\$158,441	\$435,631	\$10.00	\$1,642.38	High-LTB-Ratio
Abstraction	1	05-235-043-00	7/16/2021	\$412,000	\$264,368	\$147,632	0.3583	0.339	14,767	\$435,493	\$10.00	-4	0.00%	\$147,632	\$435,493	\$10.00	\$1,589.32	
Allocation	1	05-235-012-00	2/10/2021	\$409,000	\$216,952	\$140,819	0.3443	0.319	13,896	\$441,438	\$10.13	2	0.00%	\$140,819	\$441,438	\$10.13	\$1,139.68	
Abstraction	0	05-241-110-00	5/31/2022	\$380,000	\$177,482	\$202,518	0.5329	0.455	19,820	\$445,095	\$10.22	-14	0.00%	\$202,518	\$445,095	\$10.22	\$1,683.21	High-LTB-Ratio
Allocation	0	05-313-017-00	7/23/2021	\$495,000	\$460,827	\$170,428	0.3443	0.360	15,682	\$473,413	\$10.87	-4	0.00%	\$170,428	\$473,413	\$10.87	\$1,592.79	Outlier
Abstraction	0	05-146-060-00	2/23/2022	\$345,000	\$144,438	\$200,562	0.5813	0.413	17,990	\$485,622	\$11.15	-12	0.00%	\$200,562	\$485,622	\$11.15	\$1,671.35	High-LTB-Ratio
Abstraction	0	05-235-012-00	2/10/2021	\$409,000	\$216,952	\$182,048	0.4596	0.319	13,896	\$602,031	\$12.82	2	0.00%	\$182,048	\$602,031	\$12.82	\$1,554.29	High-LTB-Ratio