

Conclusions: 49000 Unplatted Sac+.xism

If you're using the Square Footage Table In Assessing.net						
Curve Formula	SqFt	Acres	\$/sf	\$/ac	Concluded \$	
From Chart	2,500	0.057	\$6.81	\$296,804	\$17,034	
Formula Pt 1:	506.74	5,000	0.115	\$4.65	\$202,618	\$23,257
Formula Pt 2:	-0.5507	7,500	0.172	\$3.72	\$162,068	\$27,904
	10,000	0.230	\$3.18	\$138,321	\$31,754	
	12,500	0.287	\$2.81	\$122,325	\$35,102	
	15,000	0.344	\$2.54	\$110,638	\$38,099	
	20,000	0.459	\$2.17	\$94,427	\$43,355	
	25,000	0.574	\$1.92	\$83,507	\$47,926	
	30,000	0.689	\$1.73	\$75,529	\$52,017	
	40,000	0.918	\$1.48	\$64,462	\$59,194	
	50,000	1.148	\$1.31	\$57,008	\$65,436	
	60,000	1.377	\$1.18	\$51,561	\$71,021	
	87,120	2.000	\$0.96	\$41,988	\$83,975	
	130,680	3.000	\$0.77	\$33,585	\$100,754	
	174,240	4.000	\$0.66	\$28,664	\$114,654	
	217,800	5.000	\$0.58	\$25,349	\$126,744	
	435,600	10.000	\$0.40	\$17,305	\$173,048	
	653,400	15.000	\$0.32	\$13,842	\$207,623	
	871,200	20.000	\$0.27	\$11,813	\$236,268	
	1,089,000	25.000	\$0.24	\$10,447	\$261,181	

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	\$1.41	\$61,505	\$61,505	
65,340	1.5	\$1.13	\$49,196	\$73,794	
87,120	2.0	\$0.96	\$41,988	\$83,975	
108,900	2.5	\$0.85	\$37,132	\$92,830	
130,680	3.0	\$0.77	\$33,585	\$100,754	
174,240	4.0	\$0.66	\$28,664	\$114,654	
217,800	5.0	\$0.58	\$25,349	\$126,744	
304,920	7.0	\$0.48	\$21,061	\$147,427	
435,600	10.0	\$0.40	\$17,305	\$173,048	
653,400	15.0	\$0.32	\$13,842	\$207,623	
871,200	20.0	\$0.27	\$11,813	\$236,268	
1,089,000	25.0	\$0.24	\$10,447	\$261,181	
1,306,800	30.0	\$0.22	\$9,449	\$283,475	
1,742,400	40.0	\$0.19	\$8,065	\$322,585	
2,178,000	50.0	\$0.16	\$7,132	\$356,600	
4,356,000	100.0	\$0.11	\$4,869	\$486,878	

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	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
1.00	1.99	1	0.00%	\$0.57	\$0.57	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.57	\$0.57
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	1	0.00%	\$0.42	\$0.42	1	0.00%	\$0.47	\$0.47	6	16.44%	\$0.73	\$0.74	8	23.36%	\$0.66	\$0.69
10.00	10000.00	7	26.46%	\$0.29	\$0.27	1	0.00%	\$0.31	\$0.31	4	17.19%	\$0.33	\$0.32	12	21.31%	\$0.31	\$0.31
0.00	10000.00	9	34.07%	\$0.34	\$0.30	2	20.51%	\$0.39	\$0.39	10	39.09%	\$0.57	\$0.55	21	40.48%	\$0.45	\$0.42



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	Adjusted Per Acre	Adjusted Per Sq Ft	Adjusted Per Front Ft	Exclusion Comment
Vacant	1	05-018-032-00	5/22/2020	\$49,000	\$0	\$49,000	N/A	1.978	86,162	\$24,772	\$0.57	10	0.00%	\$49,000	\$24,772	\$0.57	N/A	
Abstraction	0	05-027-020-20	4/18/2022	\$457,500	\$212,837	\$244,663	0.5348	5.001	217,844	\$48,923	\$1.12	-13	0.00%	\$244,663	\$48,923	\$1.12	\$1,222.32	High-LTB-Ratio
Allocation	1	05-027-020-20	4/18/2022	\$457,500	\$212,837	\$177,785	0.3886	5.001	217,844	\$35,550	\$0.82	-13	0.00%	\$177,785	\$35,550	\$0.82	\$888.92	
Abstraction	0	05-020-005-20	8/6/2020	\$438,000	\$341,531	\$96,469	0.2202	5.160	224,770	\$18,696	\$0.42	8	0.00%	\$96,469	\$18,696	\$0.42	N/A	Low-LTB-Ratio
Allocation	1	05-020-005-20	8/6/2020	\$438,000	\$341,531	\$170,207	0.3886	5.160	224,770	\$32,986	\$0.76	8	0.00%	\$170,207	\$32,986	\$0.76	N/A	
Vacant	1	05-008-012-10	9/22/2021	\$100,000	\$0	\$100,000	N/A	5.500	239,580	\$18,182	\$0.42	-6	0.00%	\$100,000	\$18,182	\$0.42	N/A	
Abstraction	0	05-005-034-00	12/8/2020	\$600,000	\$477,105	\$122,895	0.2048	5.526	240,713	\$22,239	\$0.51	4	0.00%	\$122,895	\$22,239	\$0.51	\$296.46	Low-LTB-Ratio
Allocation	1	05-005-034-00	12/8/2020	\$600,000	\$477,105	\$233,160	0.3886	5.526	240,713	\$42,193	\$0.97	4	0.00%	\$233,160	\$42,193	\$0.97	\$562.45	
Abstraction	0	05-026-015-35	12/17/2021	\$475,000	\$380,124	\$94,876	0.1997	5.917	257,745	\$16,034	\$0.37	-9	0.00%	\$94,876	\$16,034	\$0.37	\$287.50	Low-LTB-Ratio
Allocation	1	05-026-015-35	12/17/2021	\$475,000	\$380,124	\$184,585	0.3886	5.917	257,745	\$31,196	\$0.72	-9	0.00%	\$184,585	\$31,196	\$0.72	\$559.35	
Abstraction	0	05-029-015-10	6/4/2021	\$609,500	\$514,187	\$95,313	0.1564	8.330	362,855	\$11,442	\$0.26	-2	0.00%	\$95,313	\$11,442	\$0.26	N/A	Low-LTB-Ratio
Allocation	1	05-029-015-10	6/4/2021	\$609,500	\$514,187	\$236,852	0.3886	8.330	362,855	\$28,434	\$0.65	-2	0.00%	\$236,852	\$28,434	\$0.65	N/A	
Abstraction	1	05-028-031-30	12/22/2020	\$445,000	\$264,729	\$180,271	0.4051	8.803	383,459	\$20,478	\$0.47	3	0.00%	\$180,271	\$20,478	\$0.47	N/A	
Allocation	1	05-028-031-30	12/22/2020	\$445,000	\$264,729	\$172,927	0.3886	8.803	383,459	\$19,644	\$0.45	3	0.00%	\$172,927	\$19,644	\$0.45	N/A	
Abstraction	0	05-018-026-00	7/24/2020	\$495,000	\$386,656	\$108,344	0.2189	10.113	440,522	\$10,713	\$0.25	8	0.00%	\$108,344	\$10,713	\$0.25	\$228.32	Low-LTB-Ratio
Allocation	1	05-018-026-00	7/24/2020	\$495,000	\$386,656	\$192,357	0.3886	10.113	440,522	\$19,021	\$0.44	8	0.00%	\$192,357	\$19,021	\$0.44	\$582.90	
Abstraction	1	05-025-007-50	4/16/2020	\$395,000	\$248,863	\$146,137	0.3700	10.660	464,350	\$13,709	\$0.31	12	0.00%	\$146,137	\$13,709	\$0.31	N/A	
Allocation	1	05-025-007-50	4/16/2020	\$395,000	\$248,863	\$153,497	0.3886	10.660	464,350	\$14,399	\$0.33	12	0.00%	\$153,497	\$14,399	\$0.33	N/A	
Vacant	1	05-036-004-40	6/1/2022	\$235,000	\$0	\$235,000	N/A	11.190	487,436	\$21,001	\$0.48	-14	0.00%	\$235,000	\$21,001	\$0.48	N/A	
Vacant	1	05-006-021-00	12/16/2021	\$110,000	\$0	\$110,000	N/A	11.532	502,334	\$9,539	\$0.22	-9	0.00%	\$110,000	\$9,539	\$0.22	\$1,666.16	
Vacant	1	05-006-021-00	12/16/2021	\$137,000	\$0	\$137,000	N/A	11.532	502,334	\$11,880	\$0.27	-9	0.00%	\$137,000	\$11,880	\$0.27	\$2,075.13	
Abstraction	0	05-006-017-00	4/21/2021	\$411,000	\$175,390	\$235,610	0.5723	12.000	522,720	\$19,634	\$0.45	-1	0.00%	\$235,610	\$19,634	\$0.45	N/A	High-LTB-Ratio
Allocation	1	05-006-017-00	4/21/2021	\$411,000	\$175,390	\$159,715	0.3886	12.000	522,720	\$13,310	\$0.31	-1	0.00%	\$159,715	\$13,310	\$0.31	N/A	
Vacant	1	05-006-016-40	10/21/2021	\$145,000	\$0	\$145,000	N/A	12.607	549,161	\$11,502	\$0.26	-7	0.00%	\$145,000	\$11,502	\$0.26	N/A	
Vacant	1	05-036-004-31	6/2/2022	\$179,000	\$0	\$179,000	N/A	13.585	591,763	\$13,176	\$0.30	-14	0.00%	\$179,000	\$13,176	\$0.30	N/A	
Vacant	1	05-026-020-30	8/3/2021	\$330,000	\$0	\$330,000	N/A	21.100	919,116	\$15,640	\$0.36	-4	0.00%	\$330,000	\$15,640	\$0.36	N/A	
Vacant	1	05-006-003-20	4/20/2021	\$160,000	\$0	\$160,000	N/A	23.620	1,028,887	\$6,774	\$0.16	-1	0.00%	\$160,000	\$6,774	\$0.16	N/A	
Abstraction	0	05-025-024-00	6/6/2022	\$1,075,000	\$537,498	\$537,502	0.5009	40.400	1,759,824	\$13,305	\$0.31	-14	0.00%	\$537,502	\$13,305	\$0.31	N/A	High-LTB-Ratio
Allocation	1	05-025-024-00	6/6/2022	\$1,075,000	\$537,498	\$417,745	0.3886	40.400	1,759,824	\$10,340	\$0.24	-14	0.00%	\$417,745	\$10,340	\$0.24	N/A	