Conclusions: 41800 Crown Ridge-TH-Fairway.xlsm

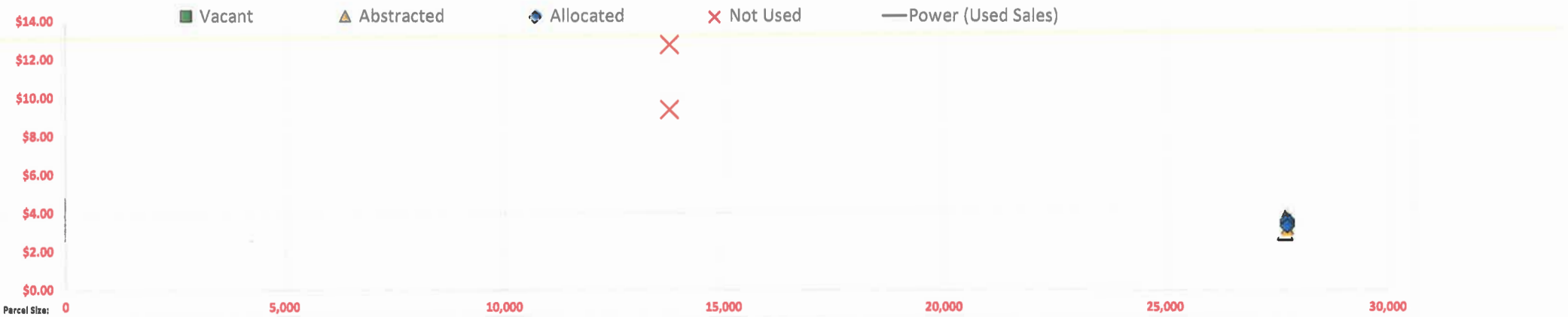| Curve Formula From Chart	
Formula Pt 1:	3.46
Formula Pt 2:	0.0000

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 Square Footage Table in Assessing.net

SqFt	Acres	$/sf	$/ac	Concluded $
3,800	0.087	$3.46	$150,886	$8,560
5,000	0.115	$3.46	$150,886	$17,319
7,500	0.172	$3.46	$150,886	$25,979
10,000	0.230	$3.46	$150,886	$34,639
12,500	0.287	$3.46	$150,886	$43,298
15,000	0.344	$3.46	$150,886	$51,958
20,000	0.459	$3.46	$150,886	$69,277
25,000	0.574	$3.46	$150,886	$86,597
30,000	0.689	$3.46	$150,886	$103,916
40,000	0.918	$3.46	$150,886	$138,555
50,000	1.148	$3.46	$150,886	$173,193
60,000	1.377	$3.46	$150,886	$207,832
87,120	2.000	$3.46	$150,886	$301,772
130,680	3.000	$3.46	$150,886	$452,658
174,240	4.000	$3.46	$150,886	$603,544
217,800	5.000	$3.46	$150,886	$754,430
435,600	10.000	$3.46	$150,886	$1,508,860
653,400	15.000	$3.46	$150,886	$2,263,290
871,200	20.000	$3.46	$150,886	$3,017,720
...,000	25.000	$3.46	$150,886	$3,772,1...

If you're using the Acreage Table in Assessing.net

SqFt	Acres	$/sf	$/ac	Concluded $
43,560	1.0	$3.46	$150,886	$150,886
65,340	1.5	$3.46	$150,886	$226,329
87,120	2.0	$3.46	$150,886	$301,772
108,900	2.5	$3.46	$150,886	$377,215
130,680	3.0	$3.46	$150,886	$452,658
174,240	4.0	$3.46	$150,886	$603,544
217,800	5.0	$3.46	$150,886	$754,430
304,920	7.0	$3.46	$150,886	$1,056,202
435,600	10.0	$3.46	$150,886	$1,508,860
653,400	15.0	$3.46	$150,886	$2,263,290
871,200	20.0	$3.46	$150,886	$3,017,720
1,089,000	25.0	$3.46	$150,886	$3,772,150
1,306,800	30.0	$3.46	$150,886	$4,526,580
1,742,400	40.0	$3.46	$150,886	$6,035,440
2,178,000	50.0	$3.46	$150,886	$7,544,301
4,356,000	100.0	$3.46	$150,886	$15,088,601

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	2	10.50%	$3.48	$3.48	2	4.17%	$3.48	$3.48	4	7.34%	$3.48	$3.48
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	2	10.50%	$3.48	$3.48	2	4.17%	$3.48	$3.48	4	7.34%	$3.48	$3.48

Legend: ■ Vacant △ Abstracted ◆ Allocated ✕ Not Used — Power (Used Sales)

Y-axis: $0.00, $2.00, $4.00, $6.00, $8.00, $10.00, $12.00, $14.00

X-axis (Parcel Size): 0, 5,000, 10,000, 15,000, 20,000, 25,000, 30,000

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	05-103-022-00	8/18/2020	$350,000	$263,687	$86,313	0.2466	0.637	27,748	$135,499	$3.11	7	0.00%	$86,313	$135,499	$3.11	N/A	
Allocation	1	05-103-022-00	8/18/2020	$350,000	$263,687	$92,470	0.2642	0.637	27,748	$145,165	$3.33	7	0.00%	$92,470	$145,165	$3.33	N/A	
Allocation	1	05-103-010-00	2/12/2021	$380,000	$273,414	$100,396	0.2642	0.637	27,748	$157,608	$3.62	2	0.00%	$100,396	$157,608	$3.62	N/A	
Abstraction	1	05-103-010-00	2/12/2021	$380,000	$273,414	$106,586	0.2805	0.637	27,748	$167,325	$3.84	2	0.00%	$106,586	$167,325	$3.84	N/A	
Allocation	0	05-111-010-00	1/7/2022	$492,500	$315,935	$130,119	0.2642	0.316	13,765	$411,767	$9.45	-9	0.00%	$130,119	$411,767	$9.45	N/A	Outlier
Abstraction	0	05-111-010-00	1/7/2022	$492,500	$315,935	$176,565	0.3585	0.316	13,765	$558,750	$12.83	-9	0.00%	$176,565	$558,750	$12.83	N/A	High LTB Ratio