

Conclusions: 42500 Garfield Influence.xlsm

Good

If you're using the Square Footage Table in Assessing.net					
Curve Formula From Chart	SqFt	Acres	\$/sf	\$/ac	Concluded \$
Formula Pt 1: 58715.23	2,500	0.058	\$32.21	\$1,402,863	\$80,513
Formula Pt 2: -0.9596	5,000	0.115	\$16.50	\$729,925	\$80,208
	7,500	0.173	\$11.00	\$488,818	\$84,163
	10,000	0.230	\$8.51	\$370,894	\$85,146
	12,500	0.287	\$6.87	\$299,399	\$85,916
	15,000	0.344	\$5.77	\$251,342	\$86,550
	20,000	0.459	\$4.38	\$190,707	\$87,561
	25,000	0.574	\$3.53	\$153,946	\$88,353
	30,000	0.689	\$2.97	\$129,236	\$89,005
	40,000	0.918	\$2.25	\$98,058	\$90,044
	50,000	1.148	\$1.65	\$73,176	\$90,958
	60,000	1.377	\$1.53	\$66,451	\$92,930
	87,120	2.000	\$1.07	\$46,459	\$92,918
	130,680	3.000	\$0.72	\$31,484	\$94,451
	174,240	4.000	\$0.55	\$23,888	\$95,553
	217,800	5.000	\$0.44	\$19,284	\$96,418
	435,600	10.000	\$0.23	\$9,915	\$99,153
	653,400	15.000	\$0.15	\$6,719	\$100,788
	871,200	20.000	\$0.12	\$5,098	\$102,887
	1,089,000	25.000	\$0.09	\$4,115	\$103,647
	1,306,800	30.000	\$0.08	\$3,455	\$104,857
	1,742,400	40.000	\$0.06	\$2,621	\$105,806
	2,178,000	50.000	\$0.05	\$2,116	\$108,807
	4,356,000	100.000	\$0.02	\$1,088	

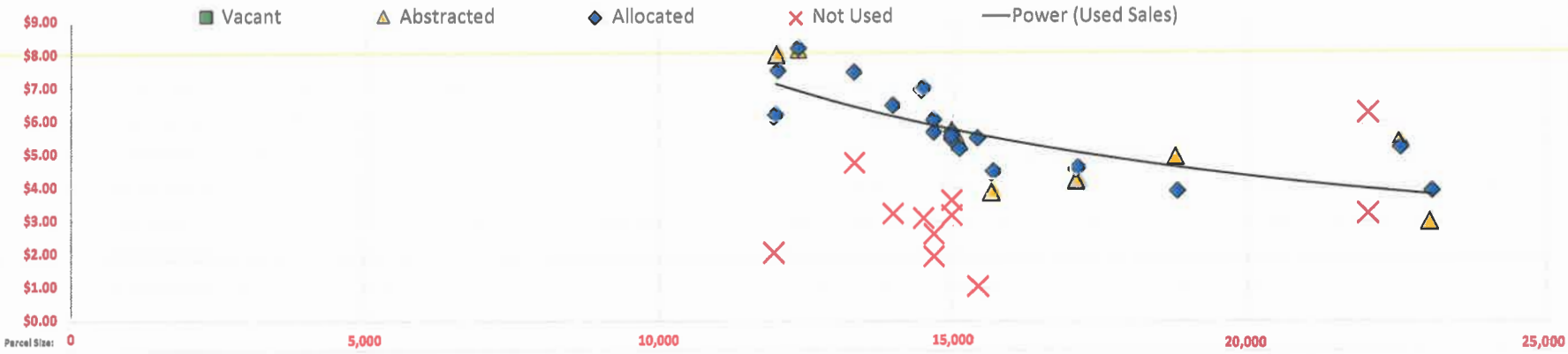
If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$2.07	\$90,355	\$90,355	
65,340	1.5	\$1.41	\$61,230	\$91,845	
87,120	2.0	\$1.07	\$46,459	\$92,918	
108,900	2.5	\$0.86	\$37,503	\$93,758	
130,680	3.0	\$0.72	\$31,484	\$94,451	
174,240	4.0	\$0.55	\$23,888	\$95,553	
217,800	5.0	\$0.44	\$19,284	\$96,418	
304,920	7.0	\$0.32	\$13,962	\$97,736	
435,600	10.0	\$0.23	\$9,915	\$99,153	
653,400	15.0	\$0.15	\$6,719	\$100,788	
871,200	20.0	\$0.12	\$5,098	\$101,965	
1,089,000	25.0	\$0.09	\$4,115	\$102,887	
1,306,800	30.0	\$0.08	\$3,455	\$103,647	
1,742,400	40.0	\$0.06	\$2,621	\$104,857	
2,178,000	50.0	\$0.05	\$2,116	\$105,806	
4,356,000	100.0	\$0.02	\$1,088	\$108,807	

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	9	22.96%	\$5.47	\$5.39	18	16.25%	\$5.80	\$5.64	27	18.79%	\$5.69	\$5.51
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	9	22.96%	\$5.47	\$5.39	18	16.25%	\$5.80	\$5.64	27	18.79%	\$5.69	\$5.51



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 Adjust	Adjusted Sale Price	Adjusted \$ Per Acre	Adjusted \$ Per Sq Ft	Adjusted \$ Per Front Ft	Exclusion Comment
Abstraction	0	05-280-012-00	9/4/2020	\$234,000	\$217,970	\$16,030	0.0695	0.354	15,420	\$45,282	\$1.04	7	\$16,030	\$45,282	\$1.04	\$93.20	Low LTB Ratio
Abstraction	0	05-075-064-00	10/1/2020	\$245,000	\$216,539	\$28,461	0.1162	0.327	14,690	\$84,454	\$1.94	6	\$28,461	\$84,454	\$1.94	\$290.42	Low LTB Ratio
Abstraction	0	05-075-018-00	4/14/2021	\$205,000	\$179,735	\$25,265	0.1232	0.275	11,979	\$91,873	\$2.11	0	\$25,265	\$91,873	\$2.11	\$383.83	Low LTB Ratio
Abstraction	0	05-075-050-00	9/28/2020	\$230,000	\$191,517	\$38,483	0.1673	0.327	14,680	\$114,193	\$2.62	6	\$38,483	\$114,193	\$2.62	\$392.68	Low LTB Ratio
Abstraction	0	05-075-034-00	12/11/2021	\$280,000	\$235,177	\$44,823	0.1601	0.323	14,505	\$134,604	\$3.09	-9	\$44,823	\$134,604	\$3.09	\$467.38	Low LTB Ratio
Abstraction	1	05-210-009-00	11/11/2020	\$250,000	\$178,624	\$71,376	0.2855	0.530	23,087	\$134,672	\$3.09	5	\$71,376	\$134,672	\$3.09	\$859.95	
Abstraction	0	05-075-001-00	5/1/2020	\$225,000	\$177,349	\$47,651	0.2118	0.344	14,985	\$138,520	\$3.18	11	\$47,651	\$138,520	\$3.18	\$476.51	Low LTB Ratio
Abstraction	0	05-280-016-00	11/30/2020	\$250,000	\$204,795	\$45,205	0.1808	0.321	13,983	\$140,826	\$3.23	4	\$45,205	\$140,826	\$3.23	\$531.81	Low LTB Ratio
Abstraction	0	05-210-015-00	11/11/2021	\$385,000	\$311,685	\$73,315	0.1904	0.506	22,041	\$144,891	\$3.33	-7	\$73,315	\$144,891	\$3.33	\$698.24	Low LTB Ratio
Abstraction	0	05-075-048-00	12/24/2020	\$230,000	\$175,538	\$54,462	0.2368	0.344	14,985	\$158,320	\$3.63	4	\$54,462	\$158,320	\$3.63	\$544.62	Low LTB Ratio
Allocation	1	05-110-013-00	6/15/2020	\$203,000	\$108,500	\$73,750	0.3633	0.432	18,818	\$170,717	\$3.92	10	\$73,750	\$170,717	\$3.92	\$1,375.67	
Allocation	1	05-210-009-00	11/11/2020	\$250,000	\$178,624	\$90,825	0.3633	0.530	23,087	\$171,368	\$3.93	5	\$90,825	\$171,368	\$3.93	\$1,094.28	
Abstraction	1	05-280-007-00	4/10/2020	\$195,000	\$133,157	\$61,843	0.3171	0.360	15,682	\$171,786	\$3.94	12	\$61,843	\$171,786	\$3.94	\$773.04	
Abstraction	1	05-280-014-00	3/6/2021	\$218,000	\$144,535	\$73,465	0.3370	0.393	17,119	\$186,934	\$4.29	-4	\$73,465	\$186,934	\$4.29	\$864.29	
Allocation	1	05-280-007-00	4/10/2020	\$195,000	\$133,157	\$70,844	0.3633	0.360	15,682	\$196,788	\$4.52	12	\$70,844	\$196,788	\$4.52	\$885.54	
Allocation	1	05-280-014-00	3/6/2021	\$218,000	\$144,535	\$79,199	0.3633	0.393	17,119	\$201,525	\$4.63	-4	\$79,199	\$201,525	\$4.63	\$931.76	
Abstraction	0	05-210-023-00	6/11/2021	\$275,000	\$211,423	\$63,577	0.2312	0.306	13,329	\$207,768	\$4.77	-2	\$63,577	\$207,768	\$4.77	\$747.96	Low LTB Ratio
Abstraction	1	05-110-013-00	6/15/2020	\$203,000	\$108,500	\$94,500	0.4655	0.432	18,818	\$218,750	\$5.02	10	\$94,500	\$218,750	\$5.02	\$1,762.73	High LTB Ratio
Allocation	1	05-110-036-00	10/27/2020	\$216,000	\$134,546	\$78,473	0.3633	0.347	15,115	\$226,146	\$5.19	5	\$78,473	\$226,146	\$5.19	\$923.21	
Allocation	1	05-210-014-00	7/13/2021	\$325,000	\$201,651	\$118,073	0.3633	0.518	22,564	\$227,939	\$5.23	-3	\$118,073	\$227,939	\$5.23	\$1,124.50	
Abstraction	1	05-110-036-00	10/27/2020	\$216,000	\$134,546	\$81,454	0.3771	0.347	15,115	\$234,738	\$5.39	5	\$81,454	\$234,738	\$5.39	\$958.28	
Allocation	1	05-075-001-00	5/1/2020	\$225,000	\$177,349	\$81,743	0.3633	0.344	14,985	\$237,624	\$5.46	11	\$81,743	\$237,624	\$5.46	\$817.43	
Abstraction	1	05-210-014-00	7/13/2021	\$325,000	\$201,651	\$123,349	0.3795	0.518	22,564	\$238,125	\$5.47	-3	\$123,349	\$238,125	\$5.47	\$1,174.75	
Allocation	1	05-280-012-00	9/4/2020	\$234,000	\$217,970	\$85,012	0.3633	0.354	15,420	\$240,147	\$5.51	7	\$85,012	\$240,147	\$5.51	\$494.26	
Allocation	1	05-075-048-00	11/24/2020	\$230,000	\$175,538	\$83,559	0.3633	0.344	14,985	\$242,904	\$5.58	4	\$83,559	\$242,904	\$5.58	\$835.59	
Allocation	1	05-075-050-00	9/28/2020	\$230,000	\$191,517	\$83,559	0.3633	0.337	14,680	\$247,950	\$5.69	6	\$83,559	\$247,950	\$5.69	\$852.64	
Allocation	1	05-075-022-00	11/30/2020	\$235,000	\$148,875	\$85,376	0.3633	0.344	14,985	\$248,185	\$5.70	4	\$85,376	\$248,185	\$5.70	\$853.76	
Abstraction	1	05-075-022-00	11/30/2020	\$235,000	\$148,875	\$86,125	0.3665	0.344	14,985	\$250,363	\$5.75	4	\$86,125	\$250,363	\$5.75	\$861.25	
Allocation	1	05-075-054-00	10/1/2020	\$245,000	\$216,539	\$89,009	0.3633	0.337	14,680	\$264,120	\$6.06	6	\$89,009	\$264,120	\$6.06	\$908.25	
Allocation	1	05-075-018-00	4/14/2021	\$205,000	\$179,735	\$74,477	0.3633	0.275	11,979	\$270,824	\$6.22	0	\$74,477	\$270,824	\$6.22	\$1,131.47	
Abstraction	0	05-210-015-00	11/11/2021	\$385,000	\$311,685	\$73,315	0.2363	0.506	22,041	\$276,424	\$6.35	-7	\$73,315	\$276,424	\$6.35	\$1,232.10	Doesn't fit pattern for size
Allocation	1	05-280-016-00	11/30/2020	\$250,000	\$204,795	\$90,825	0.3633	0.321	13,983	\$282,944	\$6.50	4	\$90,825	\$282,944	\$6.50	\$1,068.53	
Allocation	1	05-075-034-00	12/21/2021	\$280,000	\$235,177	\$101,724	0.3633	0.333	14,505	\$305,477	\$7.01	-9	\$101,724	\$305,477	\$7.01	\$1,038.00	
Allocation	1	05-210-023-00	6/11/2021	\$275,000	\$211,423	\$99,908	0.3633	0.306	13,329	\$326,495	\$7.50	-2	\$99,908	\$326,495	\$7.50	\$1,175.38	
Allocation	1	05-280-018-00	5/19/2021	\$250,000	\$152,917	\$90,825	0.3633	0.276	12,023	\$329,076	\$7.55	-2	\$90,825	\$329,076	\$7.55	\$1,121.30	
Abstraction	1	05-280-018-00	5/19/2021	\$250,000	\$152,917	\$97,083	0.3883	0.276	12,023	\$351,750	\$8.08	-2	\$97,083	\$351,750	\$8.08	\$1,198.56	
Abstraction	1	05-210-022-00	8/20/2021	\$280,000	\$178,836	\$101,164	0.3613	0.284	12,371	\$356,211	\$8.18	-5	\$101,164	\$356,211	\$8.18	\$1,233.71	
Allocation	1	05-210-022-00	8/20/2021	\$280,000	\$178,836	\$101,724	0.3633	0.284	12,371	\$358,183	\$8.22	-5	\$101,724	\$358,183	\$8.22	\$1,240.54	