Conclusions: 41400 Chestnut Hills-LaFranier Vil.xlsm

Curve Formula From Chart		If you're using the Square Footage Table in Assessing.net				
		SqFt	Acres	$/sf	$/ac	Concluded $
		2,500	0.057	$8.04	$350,153	$20,096
Formula Pt 1:	8.04	5,000	0.115	$8.04	$350,153	$40,192
Formula Pt 2:	0.0000	7,500	0.172	$8.04	$350,153	$60,288
		10,000	0.230	$8.04	$350,153	$80,384
		12,500	0.287	$8.04	$350,153	$100,480
		15,000	0.344	$8.04	$350,153	$120,576
		20,000	0.459	$8.04	$350,153	$160,768
		25,000	0.574	$8.04	$350,153	$200,960

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	$8.04	$350,153	$350,153
65,340	1.5	$8.04	$350,153	$525,230
87,120	2.0	$8.04	$350,153	$700,307
108,900	2.5	$8.04	$350,153	$875,384
130,680	3.0	$8.04	$350,153	$1,050,460
174,240	4.0	$8.04	$350,153	$1,400,614
217,800	5.0	$8.04	$350,153	$1,750,767
304,920	7.0	$8.04	$350,153	$2,451,074
435,600	10.0	$8.04	$350,153	$3,501,534
653,400	15.0	$8.04	$350,153	$5,252,301
871,200	20.0	$8.04	$350,153	$7,003,068
1,089,000	25.0	$8.04	$350,153	$8,753,835
1,306,800	30.0	$8.04	$350,153	$10,504,602
1,742,400	40.0	$8.04	$350,153	$14,006,136
2,178,000	50.0	$8.04	$350,153	$17,507,670
4,356,000	100.0	$8.04	$350,153	$35,015,340

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	3	6.47%	$7.83	$7.47	5	10.73%	$8.25	$7.64	8	9.36%	$8.10	$7.64
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	3	6.47%	$7.83	$7.47	5	10.73%	$8.25	$7.64	8	9.36%	$8.10	$7.64

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

Y-axis: $20.00, $18.00, $16.00, $14.00, $12.00, $10.00, $8.00, $6.00, $4.00, $2.00, $0.00

X-axis (Parcel Size): 0, 1,000, 2,000, 3,000, 4,000, 5,000, 6,000, 7,000, 8,000, 9,000, 10,000

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	0	05-079-035-00	10/18/2021	$302,000	$260,239	$41,761	0.1383	0.197	8,581	$211,985	$4.87	-7	0.00%	$41,761	$211,985	$4.87	N/A	Low LTB Ratio
Allocation	1	05-079-022-00	2/5/2021	$251,800	$189,242	$61,112	0.2427	0.197	8,581	$310,212	$7.12	2	0.00%	$61,112	$310,212	$7.12	N/A	
Abstraction	1	05-079-022-00	2/5/2021	$251,800	$189,242	$62,558	0.2484	0.197	8,581	$317,553	$7.29	2	0.00%	$62,558	$317,553	$7.29	N/A	
Abstraction	1	05-079-006-00	3/19/2021	$270,000	$205,924	$64,076	0.2373	0.197	8,581	$325,259	$7.47	0	0.00%	$64,076	$325,259	$7.47	N/A	
Allocation	1	05-079-006-00	3/19/2021	$270,000	$205,924	$65,529	0.2427	0.197	8,581	$332,635	$7.64	0	0.00%	$65,529	$332,635	$7.64	N/A	
Allocation	1	05-079-038-00	2/26/2021	$270,000	$194,959	$65,529	0.2427	0.197	8,581	$332,635	$7.64	1	0.00%	$65,529	$332,635	$7.64	N/A	
Allocation	1	05-079-035-00	10/18/2021	$302,000	$260,239	$73,295	0.2427	0.197	8,581	$372,058	$8.54	-7	0.00%	$73,295	$372,058	$8.54	N/A	
Abstraction	1	05-079-038-00	2/26/2021	$270,000	$194,959	$75,041	0.2779	0.197	8,581	$380,919	$8.74	1	0.00%	$75,041	$380,919	$8.74	N/A	High LTB Ratio
Allocation	1	05-079-010-00	4/15/2022	$365,000	$212,256	$88,586	0.2427	0.197	8,581	$449,673	$10.32	-12	0.00%	$88,586	$449,673	$10.32	N/A	
Abstraction	0	05-079-010-00	4/15/2022	$365,000	$212,256	$152,744	0.4185	0.197	8,581	$775,350	$17.80	-12	0.00%	$152,744	$775,350	$17.80	N/A	High LTB Ratio