Conclusions: 44900 Kensington Condos.xlsm

| Curve Formula From Chart		If you're using the Square Footage Table in Assessing.net				
		SqFt	Acres	$/sf	$/ac	Concluded $
Formula Pt 1:	5.31	2,500	0.057	$8.42	$366,735	$21,048
Formula Pt 2:	0.0590	5,000	0.115	$8.77	$382,042	$43,852
		7,500	0.172	$8.98	$391,290	$67,371
		10,000	0.230	$9.14	$397,987	$91,365
If the above formulas		12,500	0.287	$9.26	$403,261	$115,720
are not calculating, make		15,000	0.344	$9.36	$407,622	$140,366
sure that any sales with		20,000	0.459	$9.52	$414,599	$190,357
a 0 or less $ per unit		25,000	0.574	$9.64	$420,092	$241,100
are set to "not used". If		30,000	0.689	$9.75	$424,635	$292,448
they are still not		40,000	0.918	$9.92	$431,903	$396,605
calculating, refresh them		50,000	1.148	$10.05	$437,626	$502,326
by double clicking them		60,000	1.377	$10.16	$442,359	$609,310
and pressing "enter".		87,120	2.000	$10.38	$452,199	$904,398
		130,680	3.000	$10.63	$463,146	$1,389,437
		174,240	4.000	$10.81	$471,073	$1,884,292
		217,800	5.000	$10.96	$477,315	$2,386,576
		435,600	10.000	$11.42	$497,237	$4,972,374
		653,400	15.000	$11.69	$509,275	$7,639,118
		871,200	20.000	$11.89	$517,991	$10,359,826
		1,089,000	25.000	$12.05	$524,855	$13,121,379

If you're using the Acreage Table in Assessing.net				
SqFt	Acres	$/sf	$/ac	Concluded $
43,560	1.0	$9.97	$434,081	$434,081
65,340	1.5	$10.21	$444,589	$666,884
87,120	2.0	$10.38	$452,199	$904,398
108,900	2.5	$10.52	$458,191	$1,145,477
130,680	3.0	$10.63	$463,146	$1,389,437
174,240	4.0	$10.81	$471,073	$1,884,292
217,800	5.0	$10.96	$477,315	$2,386,576
304,920	7.0	$11.18	$486,884	$3,408,190
435,600	10.0	$11.42	$497,237	$4,972,374
653,400	15.0	$11.69	$509,275	$7,639,118
871,200	20.0	$11.89	$517,991	$10,359,826
1,089,000	25.0	$12.05	$524,855	$13,121,379
1,306,800	30.0	$12.18	$530,531	$15,915,924
1,742,400	40.0	$12.39	$539,611	$21,584,456
2,178,000	50.0	$12.55	$546,762	$27,338,087
4,356,000	100.0	$13.08	$569,583	$56,958,266

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	8.89%	$9.85	$9.85	7	10.57%	$8.74	$8.64	9	10.49%	$8.99	$8.97
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	8.89%	$9.85	$9.85	7	10.57%	$8.74	$8.64	9	10.49%	$8.99	$8.97

Legend: ■ Vacant △ Abstracted ◆ Allocated ✕ Not Used — Power (Used Sales)
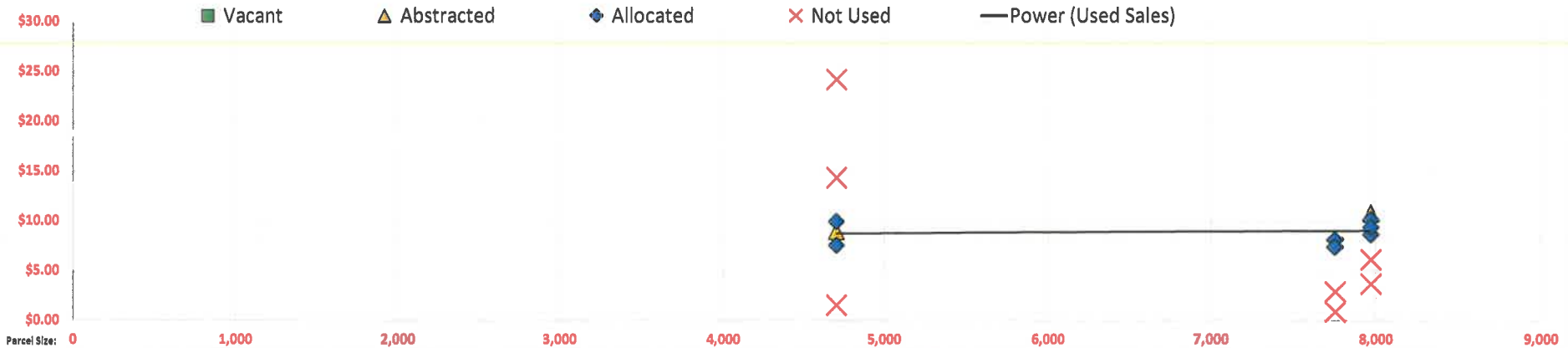
Valuation Method	Use? 1=Yes, 0=No	Parcel Number	Sale Date	Sale Price	Imprvmts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust $ / acre	Unadjust $ / Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust $ Per Acre	Adjust $ Per Sq Ft	Adjust $ Per Front Ft	Exclusion Comment
Abstraction	0	05-188-004-00	2/24/2020	$195,000	$188,542	$6,458	0.0331	0.178	7,754	$36,281	$0.83	13	0.00%	$6,458	$36,281	$0.83	N/A	Low LTB Ratio
Abstraction	0	05-192-005-00	10/1/2019	$121,900	$114,769	$7,131	0.0585	0.108	4,704	$66,028	$1.52	18	0.00%	$7,131	$66,028	$1.52	N/A	Low LTB Ratio
Abstraction	0	05-188-027-00	10/22/2019	$215,000	$192,827	$22,173	0.1031	0.178	7,754	$124,567	$2.86	17	0.00%	$22,173	$124,567	$2.86	N/A	Low LTB Ratio
Abstraction	0	05-188-033-00	7/11/2019	$255,000	$226,011	$28,989	0.1137	0.183	7,971	$158,410	$3.64	21	0.00%	$28,989	$158,410	$3.64	N/A	Low LTB Ratio
Abstraction	0	05-188-044-00	6/23/2021	$235,000	$186,377	$48,623	0.2069	0.183	7,971	$265,699	$6.10	-3	0.00%	$48,623	$265,699	$6.10	N/A	Low LTB Ratio
Allocation	1	05-188-004-00	2/24/2020	$195,000	$188,542	$57,135	0.2930	0.178	7,754	$320,983	$7.37	13	0.00%	$57,135	$320,983	$7.37	N/A	
Allocation	1	05-192-005-00	10/1/2019	$121,900	$114,769	$35,717	0.2930	0.108	4,704	$330,710	$7.59	18	0.00%	$35,717	$330,710	$7.59	N/A	
Allocation	1	05-188-027-00	10/22/2019	$215,000	$192,827	$62,995	0.2930	0.178	7,754	$353,904	$8.12	17	0.00%	$62,995	$353,904	$8.12	N/A	
Allocation	1	05-188-044-00	6/23/2021	$235,000	$186,377	$68,855	0.2930	0.183	7,971	$376,257	$8.64	-3	0.00%	$68,855	$376,257	$8.64	N/A	
Abstraction	1	05-192-008-00	10/22/2019	$159,900	$117,695	$42,205	0.2639	0.108	4,704	$390,787	$8.97	17	0.00%	$42,205	$390,787	$8.97	N/A	
Allocation	1	05-188-033-00	7/11/2019	$255,000	$226,011	$74,715	0.2930	0.183	7,971	$408,279	$9.37	21	0.00%	$74,715	$408,279	$9.37	N/A	
Allocation	1	05-192-008-00	10/22/2019	$159,900	$117,695	$46,851	0.2930	0.108	4,704	$433,803	$9.96	17	0.00%	$46,851	$433,803	$9.96	N/A	
Allocation	1	05-188-043-00	12/17/2021	$276,000	$190,508	$80,868	0.2930	0.183	7,971	$441,902	$10.14	-9	0.00%	$80,868	$441,902	$10.14	N/A	
Abstraction	1	05-188-043-00	12/17/2021	$276,000	$190,508	$85,492	0.3098	0.183	7,971	$467,169	$10.72	-9	0.00%	$85,492	$467,169	$10.72	N/A	
Allocation	0	05-192-010-00	2/17/2022	$230,000	$116,198	$67,390	0.2930	0.108	4,704	$623,981	$14.32	-11	0.00%	$67,390	$623,981	$14.32	N/A	Outlier
Abstraction	0	05-192-010-00	2/17/2022	$230,000	$116,198	$113,802	0.4948	0.108	4,704	$1,053,722	$24.19	-11	0.00%	$113,802	$1,053,722	$24.19	N/A	High LTB Ratio