Conclusions: 46000 Lone Tree III.xlsm

| Curve Formula From Chart	
Formula Pt 1:	0.10
Formula Pt 2:	0.4702

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 $
2,500	0.057	$3.96	$172,502	$9,900
5,000	0.115	$5.49	$238,961	$27,429
7,500	0.172	$6.64	$289,146	$49,784
10,000	0.230	$7.60	$331,024	$75,993
12,500	0.287	$8.44	$367,640	$105,498
15,000	0.344	$9.20	$400,545	$137,929
20,000	0.459	$10.53	$458,556	$210,540
25,000	0.574	$11.69	$509,279	$292,288
30,000	0.689	$12.74	$554,861	$382,136
40,000	0.918	$14.58	$635,222	$583,308
50,000	1.148	$16.20	$705,487	$809,788
60,000	1.377	$17.65	$768,630	$1,058,719
87,120	2.000	$21.03	$915,942	$1,831,884
130,680	3.000	$25.44	$1,108,306	$3,324,918
174,240	4.000	$29.13	$1,268,824	$5,075,294
217,800	5.000	$32.35	$1,409,174	$7,045,871
435,600	10.000	$44.81	$1,952,081	$19,520,811
653,400	15.000	$54.23	$2,362,052	$35,430,780
871,200	20.000	$62.08	$2,704,151	$54,083,030
1,089,000	25.000	$68.95	$3,003,271	$75,081,774

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

SqFt	Acres	$/sf	$/ac	Concluded $
43,560	1.0	$15.18	$661,203	$661,203
65,340	1.5	$18.37	$800,067	$1,200,101
87,120	2.0	$21.03	$915,942	$1,831,884
108,900	2.5	$23.35	$1,017,259	$2,543,148
130,680	3.0	$25.44	$1,108,306	$3,324,918
174,240	4.0	$29.13	$1,268,824	$5,075,294
217,800	5.0	$32.35	$1,409,174	$7,045,871
304,920	7.0	$37.89	$1,650,702	$11,554,915
435,600	10.0	$44.81	$1,952,081	$19,520,811
653,400	15.0	$54.23	$2,362,052	$35,430,780
871,200	20.0	$62.08	$2,704,151	$54,083,030
1,089,000	25.0	$68.95	$3,003,271	$75,081,774
1,306,800	30.0	$75.12	$3,272,070	$98,162,104
1,742,400	40.0	$86.00	$3,745,969	$149,838,756
2,178,000	50.0	$95.51	$4,160,329	$208,016,445
4,356,000	100.0	$132.30	$5,763,162	$576,316,188

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	4	8.83%	$4.80	$4.67	4	13.38%	$10.41	$10.56	7	9.04%	$10.34	$10.30	15	22.66%	$8.88	$9.46
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	4	8.83%	$4.80	$4.67	4	13.38%	$10.41	$10.56	7	9.04%	$10.34	$10.30	15	22.66%	$8.88	$9.46
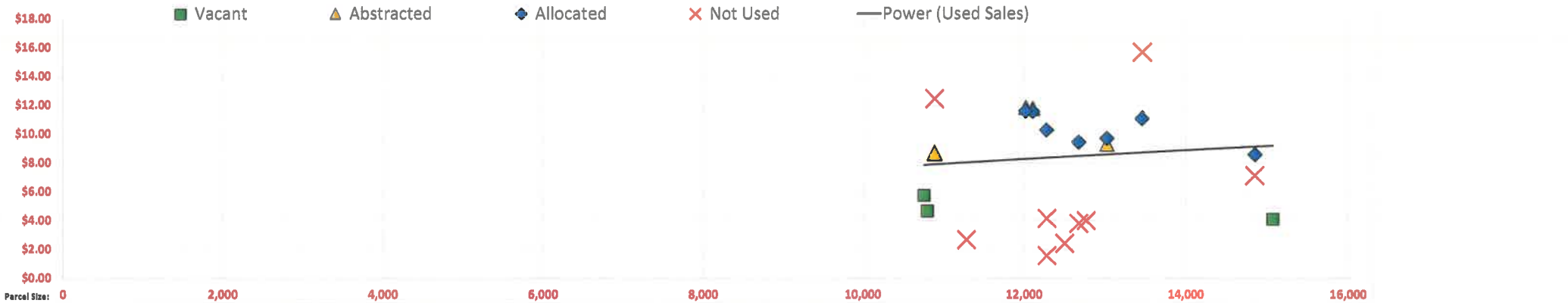
Legend: ■ Vacant ▲ Abstracted ◆ Allocated ✕ Not Used — Power (Used Sales)

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
Vacant	1	05-224-002-00	1/26/2022	$62,000	$0	$62,000	N/A	0.247	10,759	$251,012	$5.76	-10	0.00%	$62,000	$251,012	$5.76	$686.60	
Vacant	1	05-224-065-00	5/11/2021	$50,500	$0	$50,500	N/A	0.248	10,803	$203,629	$4.67	-1	0.00%	$50,500	$203,629	$4.67	$561.11	
Vacant	1	05-224-068-00	1/11/2022	$50,500	$0	$50,500	N/A	0.248	10,803	$203,629	$4.67	-9	0.00%	$50,500	$203,629	$4.67	$561.11	
Abstraction	1	05-224-060-00	3/16/2022	$508,000	$413,471	$94,529	0.1861	0.250	10,890	$378,116	$8.68	-12	0.00%	$94,529	$378,116	$8.68	$835.36	Low LTB Ratio
Allocation	0	05-224-060-00	3/16/2022	$508,000	$413,471	$135,331	0.2664	0.250	10,890	$541,325	$12.43	-12	0.00%	$135,331	$541,325	$12.43	$1,195.93	
Vacant	0	05-224-015-00	10/13/2021	$30,000	$0	$30,000	N/A	0.259	11,282	$115,830	$2.66	-6	0.00%	$30,000	$115,830	$2.66	$313.02	Bldr to Bldr
Abstraction	1	05-224-058-00	12/3/2021	$525,000	$382,381	$142,619	0.2717	0.276	12,023	$516,736	$11.86	-8	0.00%	$142,619	$516,736	$11.86	$1,425.48	
Allocation	1	05-224-058-00	12/3/2021	$525,000	$382,381	$139,860	0.2664	0.276	12,023	$506,739	$11.63	-8	0.00%	$139,860	$506,739	$11.63	$1,397.90	
Abstraction	1	05-224-029-00	5/16/2022	$527,000	$384,245	$142,755	0.2709	0.278	12,110	$513,507	$11.79	-14	0.00%	$142,755	$513,507	$11.79	$1,525.81	
Allocation	1	05-224-029-00	5/16/2022	$527,000	$384,245	$140,393	0.2664	0.278	12,110	$505,010	$11.59	-14	0.00%	$140,393	$505,010	$11.59	$1,500.56	
Abstraction	0	05-224-033-00	5/21/2021	$475,000	$455,813	$19,187	0.0404	0.282	12,284	$68,039	$1.56	-2	0.00%	$19,187	$68,039	$1.56	$191.87	Low LTB Ratio
Vacant	0	05-224-034-00	6/18/2020	$50,500	$0	$50,500	N/A	0.282	12,284	$179,078	$4.11	9	0.00%	$50,500	$179,078	$4.11	$505.00	Doesn't fit size pattern
Allocation	1	05-224-033-00	5/21/2021	$475,000	$455,813	$126,540	0.2664	0.282	12,284	$448,723	$10.30	-2	0.00%	$126,540	$448,723	$10.30	$1,265.40	
Vacant	0	05-224-054-00	9/1/2020	$30,000	$0	$30,000	N/A	0.287	12,502	$104,530	$2.40	7	0.00%	$30,000	$104,530	$2.40	$294.32	Bldr to Bldr
Abstraction	0	05-224-043-00	1/18/2021	$450,000	$402,225	$47,775	0.1062	0.291	12,676	$164,175	$3.77	2	0.00%	$47,775	$164,175	$3.77	$519.29	Low LTB Ratio
Allocation	1	05-224-043-00	1/18/2021	$450,000	$402,225	$119,880	0.2664	0.291	12,676	$411,959	$9.46	2	0.00%	$119,880	$411,959	$9.46	$1,303.04	
Vacant	0	05-224-024-00	6/24/2021	$50,500	$0	$50,500	N/A	0.293	12,763	$172,355	$3.96	-3	0.00%	$50,500	$172,355	$3.96	$558.32	Doesn't fit size pattern
Abstraction	1	05-224-057-00	7/12/2021	$475,000	$353,647	$121,353	0.2555	0.299	13,024	$405,863	$9.32	-3	0.00%	$121,353	$405,863	$9.32	$1,190.79	
Allocation	1	05-224-057-00	7/12/2021	$475,000	$353,647	$126,540	0.2664	0.299	13,024	$423,211	$9.72	-3	0.00%	$126,540	$423,211	$9.72	$1,241.68	
Abstraction	0	05-224-056-00	6/23/2021	$560,500	$349,387	$211,113	0.3767	0.309	13,460	$683,214	$15.68	-3	0.00%	$211,113	$683,214	$15.68	$2,229.75	High LTB Ratio
Allocation	1	05-224-056-00	6/23/2021	$560,500	$349,387	$149,317	0.2664	0.309	13,460	$483,227	$11.09	-3	0.00%	$149,317	$483,227	$11.09	$1,577.07	
Abstraction	0	05-224-089-00	12/18/2020	$480,000	$374,252	$105,748	0.2203	0.341	14,854	$310,111	$7.12	3	0.00%	$105,748	$310,111	$7.12	$1,107.42	Low LTB Ratio
Allocation	1	05-224-089-00	12/18/2020	$480,000	$374,252	$127,872	0.2664	0.341	14,854	$374,991	$8.61	3	0.00%	$127,872	$374,991	$8.61	$1,339.11	
Vacant	1	05-224-038-00	6/3/2022	$62,000	$0	$62,000	N/A	0.346	15,072	$179,191	$4.11	-14	0.00%	$62,000	$179,191	$4.11	$842.28	