

Conclusions: 45600 Lakefront.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	\$94.29	\$4,107,440	\$235,735	
Formula Pt 1:	79775.46	5,000	0.115	\$51.90	\$2,260,625	\$259,484
Formula Pt 2:	-0.8615	7,500	0.172	\$36.60	\$1,594,126	\$274,471
	10,000	0.230	\$28.56	\$1,244,187	\$285,626	
	12,500	0.287	\$23.57	\$1,026,588	\$294,590	
	15,000	0.344	\$20.14	\$877,364	\$302,123	
	20,000	0.459	\$15.72	\$684,767	\$314,402	
	25,000	0.574	\$12.97	\$565,006	\$324,269	
	30,000	0.689	\$11.09	\$482,878	\$332,561	
	40,000	0.918	\$8.65	\$376,878	\$346,077	
	50,000	1.148	\$7.14	\$310,964	\$356,938	
	60,000	1.377	\$6.10	\$265,763	\$366,065	
	87,120	2.000	\$4.42	\$192,734	\$385,467	
	130,680	3.000	\$3.12	\$135,910	\$407,730	
	174,240	4.000	\$2.44	\$106,075	\$424,302	
	217,800	5.000	\$2.01	\$87,524	\$437,618	
	435,600	10.000	\$1.11	\$48,171	\$481,706	
	653,400	15.000	\$0.78	\$33,969	\$509,528	
	871,200	20.000	\$0.61	\$26,512	\$530,236	
	1,089,000	25.000	\$0.50	\$21,875	\$546,877	

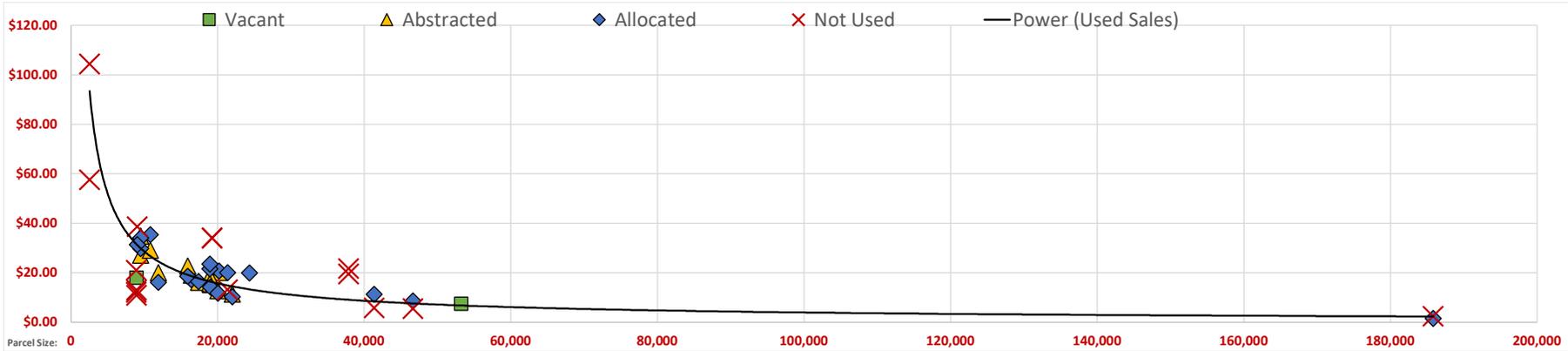
If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$8.04	\$350,187	\$350,187	
65,340	1.5	\$5.67	\$246,942	\$370,413	
87,120	2.0	\$4.42	\$192,734	\$385,467	
108,900	2.5	\$3.65	\$159,026	\$397,565	
130,680	3.0	\$3.12	\$135,910	\$407,730	
174,240	4.0	\$2.44	\$106,075	\$424,302	
217,800	5.0	\$2.01	\$87,524	\$437,618	
304,920	7.0	\$1.50	\$65,499	\$458,491	
435,600	10.0	\$1.11	\$48,171	\$481,706	
653,400	15.0	\$0.78	\$33,969	\$509,528	
871,200	20.0	\$0.61	\$26,512	\$530,236	
1,089,000	25.0	\$0.50	\$21,875	\$546,877	
1,306,800	30.0	\$0.43	\$18,695	\$560,861	
1,742,400	40.0	\$0.33	\$14,591	\$583,656	
2,178,000	50.0	\$0.28	\$12,039	\$601,973	
4,356,000	100.0	\$0.15	\$6,626	\$662,620	

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	1	0.00%	\$17.92	\$17.92	13	26.09%	\$20.17	\$18.96	17	29.69%	\$20.69	\$19.89	31	28.35%	\$20.38	\$18.96
1.00	1.99	1	0.00%	\$7.42	\$7.42	0	0.00%	\$0.00	\$0.00	1	0.00%	\$8.65	\$8.65	2	7.65%	\$8.04	\$8.04
2.00	4.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$1.56	\$1.56	1	0.00%	\$1.56	\$1.56
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	2	41.44%	\$12.67	\$12.67	13	26.09%	\$20.17	\$18.96	19	36.47%	\$19.05	\$18.56	34	32.53%	\$19.10	\$18.55



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 Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Exclusion Comment
Abstraction	0	05-030-057-00	11/30/2021	\$900,000	\$948,628	(\$48,628)	(0.0540)	0.559	24,350	(\$86,991)	(\$2.00)	-8	0.00%	(\$48,628)	(\$86,991)	(\$2.00)	(\$486.28)	
Allocation	1	05-031-074-00	8/5/2021	\$540,000	\$94,331	\$290,574	0.5381	4.266	185,827	\$68,114	\$1.56	-4	0.00%	\$290,574	\$68,114	\$1.56	\$364.65	
Abstraction	0	05-031-074-00	8/5/2021	\$540,000	\$94,331	\$445,669	0.8253	4.266	185,827	\$104,470	\$2.40	-4	0.00%	\$445,669	\$104,470	\$2.40	\$559.28	High LTB Ratio
Abstraction	0	05-290-007-00	6/30/2020	\$750,000	\$494,176	\$255,824	0.3411	1.071	46,653	\$238,865	\$5.48	9	0.00%	\$255,824	\$238,865	\$5.48	\$1,705.49	Low LTB Ratio
Abstraction	0	05-283-027-00	7/31/2020	\$870,000	\$630,933	\$239,967	0.2758	0.949	41,338	\$252,863	\$5.80	8	0.00%	\$239,967	\$252,863	\$5.80	\$1,164.38	Low LTB Ratio
Vacant	1	05-031-035-00	11/30/2020	\$395,000	\$0	\$395,000	N/A	1.222	53,230	\$323,241	\$7.42	4	0.00%	\$395,000	\$323,241	\$7.42	\$3,141.15	
Allocation	1	05-290-007-00	6/30/2020	\$750,000	\$494,176	\$403,575	0.5381	1.071	46,653	\$376,821	\$8.65	9	0.00%	\$403,575	\$376,821	\$8.65	\$2,690.50	
Allocation	1	05-290-008-00	5/10/2021	\$420,000	\$169,858	\$226,002	0.5381	0.505	21,998	\$447,529	\$10.27	-1	0.00%	\$226,002	\$447,529	\$10.27	\$4,280.34	
Allocation	0	05-295-002-00	6/28/2021	\$180,000	\$63,432	\$96,858	0.5381	0.205	8,930	\$472,478	\$10.85	-3	0.00%	\$96,858	\$472,478	\$10.85	\$2,152.40	Doesn't fit size pattern
Allocation	1	05-283-027-00	7/31/2020	\$870,000	\$630,933	\$468,147	0.5381	0.949	41,338	\$493,306	\$11.32	8	0.00%	\$468,147	\$493,306	\$11.32	\$2,271.57	
Abstraction	1	05-290-008-00	5/10/2021	\$420,000	\$169,858	\$250,142	0.5956	0.505	21,998	\$495,331	\$11.37	-1	0.00%	\$250,142	\$495,331	\$11.37	\$4,737.54	
Allocation	1	05-295-019-00	12/21/2020	\$437,000	\$181,521	\$235,150	0.5381	0.460	20,038	\$511,195	\$11.74	3	0.00%	\$235,150	\$511,195	\$11.74	\$2,351.50	
Allocation	0	05-031-017-00	8/5/2021	\$200,000	\$13,231	\$107,620	0.5381	0.204	8,886	\$527,549	\$12.11	-4	0.00%	\$107,620	\$527,549	\$12.11	\$1,655.69	Doesn't fit size pattern
Abstraction	1	05-295-019-00	12/21/2020	\$437,000	\$181,521	\$255,479	0.5846	0.460	20,038	\$555,389	\$12.75	3	0.00%	\$255,479	\$555,389	\$12.75	\$2,554.79	
Abstraction	0	05-295-002-00	6/28/2021	\$180,000	\$63,432	\$116,568	0.6476	0.205	8,930	\$568,624	\$13.05	-3	0.00%	\$116,568	\$568,624	\$13.05	\$2,590.40	High LTB Ratio
Abstraction	0	05-050-023-00	9/23/2021	\$794,000	\$513,797	\$280,203	0.3529	0.490	21,344	\$571,843	\$13.13	-6	0.00%	\$280,203	\$571,843	\$13.13	\$1,077.70	Low LTB Ratio
Allocation	1	05-031-054-00	7/31/2020	\$500,000	\$211,556	\$269,050	0.5381	0.436	18,992	\$617,087	\$14.17	8	0.00%	\$269,050	\$617,087	\$14.17	\$2,743.17	
Abstraction	1	05-031-054-00	7/31/2020	\$500,000	\$211,556	\$288,444	0.5769	0.436	18,992	\$661,569	\$15.19	8	0.00%	\$288,444	\$661,569	\$15.19	\$2,940.91	
Abstraction	1	05-295-014-00	10/28/2020	\$825,000	\$529,481	\$295,519	0.3582	0.435	18,949	\$679,354	\$15.60	5	0.00%	\$295,519	\$679,354	\$15.60	\$2,955.19	Low LTB Ratio
Abstraction	1	05-295-010-00	10/23/2020	\$530,000	\$251,468	\$278,532	0.5255	0.399	17,380	\$698,075	\$16.03	5	0.00%	\$278,532	\$698,075	\$16.03	\$2,789.78	
Allocation	1	05-031-056-00	3/19/2021	\$355,000	\$117,176	\$191,026	0.5381	0.273	11,892	\$699,727	\$16.06	0	0.00%	\$191,026	\$699,727	\$16.06	\$3,171.60	
Allocation	1	05-295-010-00	10/23/2020	\$530,000	\$251,468	\$285,193	0.5381	0.399	17,380	\$714,769	\$16.41	5	0.00%	\$285,193	\$714,769	\$16.41	\$2,856.50	
Allocation	1	05-270-014-00	10/7/2021	\$525,000	\$213,596	\$282,503	0.5381	0.377	16,422	\$749,344	\$17.20	-6	0.00%	\$282,503	\$749,344	\$17.20	\$2,893.31	
Vacant	1	05-295-003-00	5/2/2022	\$160,000	\$0	\$160,000	N/A	0.205	8,930	\$780,488	\$17.92	-13	0.00%	\$160,000	\$780,488	\$17.92	\$3,555.56	
Abstraction	1	05-270-008-00	7/29/2021	\$760,000	\$408,960	\$351,040	0.4619	0.435	18,949	\$806,989	\$18.53	-4	0.00%	\$351,040	\$806,989	\$18.53	\$3,080.92	Low LTB Ratio
Allocation	1	05-290-001-00	9/27/2021	\$550,000	\$187,244	\$295,955	0.5381	0.366	15,943	\$808,620	\$18.56	-6	0.00%	\$295,955	\$808,620	\$18.56	\$2,745.66	
Abstraction	1	05-270-014-00	10/7/2021	\$525,000	\$213,596	\$311,404	0.5932	0.377	16,422	\$826,005	\$18.96	-6	0.00%	\$311,404	\$826,005	\$18.96	\$3,189.31	
Allocation	0	05-283-035-00	5/5/2022	\$1,375,000	\$555,415	\$739,888	0.5381	0.869	37,854	\$851,424	\$19.55	-13	0.00%	\$739,888	\$851,424	\$19.55	\$7,445.78	Doesn't fit size pattern
Allocation	1	05-030-057-00	11/30/2021	\$900,000	\$948,628	\$484,290	0.5381	0.559	24,350	\$866,351	\$19.89	-8	0.00%	\$484,290	\$866,351	\$19.89	\$4,842.90	
Abstraction	1	05-031-056-00	3/19/2021	\$355,000	\$117,176	\$237,824	0.6699	0.273	11,892	\$871,150	\$20.00	0	0.00%	\$237,824	\$871,150	\$20.00	\$3,948.60	High LTB Ratio
Allocation	1	05-050-023-00	9/23/2021	\$794,000	\$513,797	\$427,251	0.5381	0.490	21,344	\$871,942	\$20.02	-6	0.00%	\$427,251	\$871,942	\$20.02	\$1,643.27	
Abstraction	1	05-030-015-00	6/25/2021	\$775,000	\$368,239	\$406,761	0.5249	0.464	20,212	\$876,640	\$20.12	-3	0.00%	\$406,761	\$876,640	\$20.12	\$2,083.60	
Allocation	1	05-030-015-00	6/25/2021	\$775,000	\$368,239	\$417,028	0.5381	0.464	20,212	\$898,766	\$20.63	-3	0.00%	\$417,028	\$898,766	\$20.63	\$2,136.19	
Abstraction	0	05-031-017-00	8/5/2021	\$200,000	\$13,231	\$186,769	0.9338	0.204	8,886	\$915,534	\$21.02	-4	0.00%	\$186,769	\$915,534	\$21.02	\$2,873.37	High LTB Ratio
Allocation	1	05-270-008-00	7/29/2021	\$760,000	\$408,960	\$408,956	0.5381	0.435	18,949	\$940,129	\$21.58	-4	0.00%	\$408,956	\$940,129	\$21.58	\$3,589.22	
Abstraction	0	05-283-035-00	5/5/2022	\$1,375,000	\$555,415	\$819,585	0.5961	0.869	37,854	\$943,136	\$21.65	-13	0.00%	\$819,585	\$943,136	\$21.65	\$8,247.81	Doesn't fit size pattern
Abstraction	1	05-290-001-00	9/27/2021	\$550,000	\$187,244	\$362,756	0.6596	0.366	15,943	\$991,137	\$22.75	-6	0.00%	\$362,756	\$991,137	\$22.75	\$3,365.40	High LTB Ratio
Allocation	1	05-295-014-00	10/28/2020	\$825,000	\$529,481	\$443,933	0.5381	0.435	18,949	\$1,020,534	\$23.43	5	0.00%	\$443,933	\$1,020,534	\$23.43	\$4,439.33	

Abstraction	1	05-031-063-10	11/20/2020	\$525,000	\$268,355	\$256,645	0.4888	0.218	9,496	\$1,177,271	\$27.03	4	0.00%	\$256,645	\$1,177,271	\$27.03	\$3,019.35	Low LTB Ratio
Abstraction	1	05-050-021-00	4/9/2020	\$710,000	\$396,514	\$313,486	0.4415	0.248	10,803	\$1,264,056	\$29.02	12	0.00%	\$313,486	\$1,264,056	\$29.02	\$2,849.87	
Allocation	1	05-031-063-10	11/20/2020	\$525,000	\$268,355	\$282,503	0.5381	0.218	9,496	\$1,295,883	\$29.75	4	0.00%	\$282,503	\$1,295,883	\$29.75	\$3,323.56	Doesn't fit size pattern
Allocation	1	05-295-013-00	7/16/2021	\$525,000	\$176,636	\$282,503	0.5381	0.207	9,017	\$1,364,746	\$31.33	-4	0.00%	\$282,503	\$1,364,746	\$31.33	\$5,650.05	
Abstraction	0	05-031-072-00	5/28/2021	\$1,220,000	\$566,748	\$653,252	0.5355	0.442	19,254	\$1,477,946	\$33.93	-2	0.00%	\$653,252	\$1,477,946	\$33.93	\$4,380.71	Doesn't fit size pattern
Allocation	1	05-050-036-00	5/28/2021	\$600,000	\$269,022	\$322,860	0.5381	0.218	9,496	\$1,481,009	\$34.00	-2	0.00%	\$322,860	\$1,481,009	\$34.00	\$3,228.60	
Allocation	0	05-031-072-00	5/28/2021	\$1,220,000	\$566,748	\$656,482	0.5381	0.442	19,254	\$1,485,253	\$34.10	-2	0.00%	\$656,482	\$1,485,253	\$34.10	\$4,402.37	Doesn't fit size pattern
Abstraction	1	05-050-036-00	5/28/2021	\$600,000	\$269,022	\$330,978	0.5516	0.218	9,496	\$1,518,248	\$34.85	-2	0.00%	\$330,978	\$1,518,248	\$34.85	\$3,309.78	
Allocation	1	05-050-021-00	4/9/2020	\$710,000	\$396,514	\$382,051	0.5381	0.248	10,803	\$1,540,528	\$35.37	12	0.00%	\$382,051	\$1,540,528	\$35.37	\$3,473.19	High LTB Ratio
Abstraction	0	05-295-013-00	7/16/2021	\$525,000	\$176,636	\$348,364	0.6636	0.207	9,017	\$1,682,918	\$38.63	-4	0.00%	\$348,364	\$1,682,918	\$38.63	\$6,967.28	
Abstraction	0	05-180-007-10	4/12/2021	\$490,000	\$344,565	\$145,435	0.2968	0.058	2,526	\$2,507,500	\$57.56	0	0.00%	\$145,435	\$2,507,500	\$57.56	\$1,772.52	Low LTB Ratio
Allocation	0	05-180-007-10	4/12/2021	\$490,000	\$344,565	\$263,669	0.5381	0.058	2,526	\$4,546,017	\$104.36	0	0.00%	\$263,669	\$4,546,017	\$104.36	\$3,213.52	