

Conclusions: 49200 Unplatted East Near City under5ac.xlsm

If you're using the Square Footage Table In Assessing.net				
Curve Formula	SqFt	Acres	\$/sf	\$/ac
From Chart	2,500	0.057	\$13.47	\$33,666
Formula Pt 1:	818.06	0.115	\$9.36	\$407,688
Formula Pt 2:	-0.5249	0.172	\$7.57	\$229,533
	10,000	0.230	\$6.50	\$283,348
	12,500	0.287	\$5.79	\$252,031
	15,000	0.344	\$5.26	\$229,030
	20,000	0.459	\$4.52	\$196,931
	25,000	0.574	\$4.02	\$175,165
	30,000	0.689	\$3.65	\$159,179
	40,000	0.918	\$3.14	\$136,869
	50,000	1.148	\$2.79	\$121,742
	60,000	1.377	\$2.54	\$110,631
	87,120	2.000	\$2.09	\$90,963
	130,680	3.000	\$1.69	\$73,525
	174,240	4.000	\$1.45	\$63,220
	217,800	5.000	\$1.29	\$56,233
	435,600	10.000	\$0.90	\$39,082
	653,400	15.000	\$0.73	\$31,590
	871,200	20.000	\$0.62	\$27,163
	1,089,000	25.000	\$0.55	\$24,161

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	\$3.00	\$130,879	\$130,879
65,340	1.5	\$2.43	\$105,789	\$158,684
87,120	2.0	\$2.09	\$90,963	\$181,925
108,900	2.5	\$1.86	\$80,909	\$202,272
130,680	3.0	\$1.69	\$73,525	\$220,575
174,240	4.0	\$1.45	\$63,220	\$252,881
217,800	5.0	\$1.29	\$56,233	\$281,164
304,920	7.0	\$1.08	\$47,129	\$329,903
435,600	10.0	\$0.90	\$39,082	\$390,825
653,400	15.0	\$0.73	\$31,590	\$473,855
871,200	20.0	\$0.62	\$27,163	\$543,257
1,089,000	25.0	\$0.55	\$24,161	\$604,016
1,306,800	30.0	\$0.50	\$21,956	\$658,670
1,742,400	40.0	\$0.43	\$18,879	\$755,141
2,178,000	50.0	\$0.39	\$16,792	\$839,597
4,356,000	100.0	\$0.27	\$11,671	\$1,167,062

Reduced by 100%
Concl. Value \$/sf
\$510.04
\$585.43
\$55.21
\$4.73
\$4.07
\$3.62
\$3.29
\$2.83
\$2.51
\$2.29
\$1.88
\$1.52
\$1.31

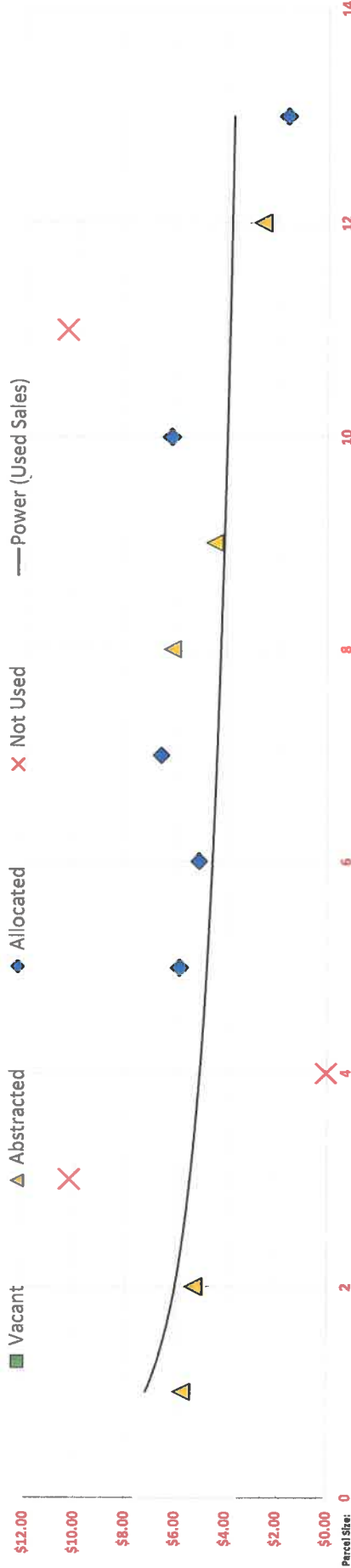
This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

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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	4	9.67%	\$5.39	\$5.48	4	7.70%	\$5.92	\$6.01	8	9.10%	\$5.65	\$5.78
1.00	1.99	0	0.00%	\$0.00	\$0.00	1	0.00%	\$2.56	\$2.56	1	0.00%	\$1.56	\$1.56	2	24.27%	\$2.06	\$2.06
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	5	18.32%	\$4.82	\$5.24	5	20.99%	\$5.05	\$5.84	10	21.04%	\$4.94	\$5.48

* Assessor believes study is showing a higher land value than could be expected + area does not support.
Reduced all conclusions by 100% bringing it more in line with the market.



Parcel Size: 0

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](#)

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