Conclusions: 47975 Traditions Exc Very Small.xlsm

Curve Formula From Chart	
Formula Pt 1:	8637.78
Formula Pt 2:	-0.7854

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 $
7,500	0.057	$18.52	$806,915	$48,911
5,000	0.115	$10.75	$468,172	$53,739
7,500	0.172	$7.82	$340,493	$58,625
10,000	0.230	$6.24	$271,634	$62,359
12,500	0.287	$5.23	$227,967	$65,418
15,000	0.344	$4.54	$197,554	$68,028
20,000	0.459	$3.62	$157,602	$72,361
25,000	0.574	$3.04	$132,267	$75,911
30,000	0.689	$2.63	$114,621	$78,940
40,000	0.918	$2.10	$91,441	$83,968
50,000	1.148	$1.76	$76,741	$88,087
60,000	1.377	$1.53	$66,503	$91,602
87,120	2.000	$1.14	$49,618	$99,236
130,680	3.000	$0.83	$36,086	$108,258
174,240	4.000	$0.66	$28,788	$115,153
217,800	5.000	$0.55	$24,160	$120,802
435,600	10.000	$0.32	$14,018	$140,179
653,400	15.000	$0.23	$10,195	$152,924
871,200	20.000	$0.19	$8,133	$162,664
1,089,000	25.000	$0.16	$6,826	$170,644

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

SqFt	Acres	$/sf	$/ac	Concluded $
43,560	1.0	$1.96	$85,518	$85,518
65,340	1.5	$1.43	$62,196	$93,294
87,120	2.0	$1.14	$49,618	$99,236
108,900	2.5	$0.96	$41,641	$104,104
130,680	3.0	$0.83	$36,086	$108,258
174,240	4.0	$0.66	$28,788	$115,153
217,800	5.0	$0.55	$24,160	$120,802
304,920	7.0	$0.43	$18,550	$129,849
435,600	10.0	$0.32	$14,018	$140,179
653,400	15.0	$0.23	$10,195	$152,924
871,200	20.0	$0.19	$8,133	$162,664
1,089,000	25.0	$0.16	$6,826	$170,644
1,306,800	30.0	$0.14	$5,915	$177,453
1,742,400	40.0	$0.11	$4,719	$188,755
2,178,000	50.0	$0.09	$3,960	$198,015
4,356,000	100.0	$0.05	$2,298	$229,777

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	23.98%	$7.59	$7.59	6	16.25%	$8.33	$8.87	8	17.32%	$8.15	$8.87
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	23.98%	$7.59	$7.59	6	16.25%	$8.33	$8.87	8	17.32%	$8.15	$8.87

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

Y-axis: $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	05-319-130-00	5/9/2022	$232,219	$230,212	$2,007	0.0086	0.199	8,668	$10,085	$0.23	-13	0.00%	$2,007	$10,085	$0.23	$19.66	Low LTB Ratio
Abstraction	0	05-319-031-00	10/22/2020	$239,000	$215,330	$23,670	0.0990	0.138	6,011	$171,522	$3.94	5	0.00%	$23,670	$171,522	$3.94	$345.85	Low LTB Ratio
Abstraction	1	05-319-023-00	9/23/2020	$251,900	$199,828	$52,072	0.2067	0.207	9,017	$251,556	$5.77	6	0.00%	$52,072	$251,556	$5.77	$826.54	
Allocation	1	05-319-130-00	5/9/2022	$232,219	$230,212	$50,786	0.2187	0.199	8,668	$255,208	$5.86	-13	0.00%	$50,786	$255,208	$5.86	$497.47	
Allocation	1	05-319-023-00	9/23/2020	$251,900	$199,828	$55,091	0.2187	0.207	9,017	$266,138	$6.11	6	0.00%	$55,091	$266,138	$6.11	$874.45	
Abstraction	0	05-319-044-00	12/16/2020	$239,900	$205,759	$34,141	0.1423	0.115	5,009	$296,878	$6.81	4	0.00%	$34,141	$296,878	$6.81	$682.82	Low LTB Ratio
Abstraction	0	05-319-051-00	12/1/2021	$259,900	$215,627	$44,273	0.1703	0.133	5,793	$332,880	$7.64	-8	0.00%	$44,273	$332,880	$7.64	$775.77	Low LTB Ratio
Allocation	1	05-319-031-00	10/22/2020	$239,000	$215,330	$52,269	0.2187	0.138	6,011	$378,763	$8.70	5	0.00%	$52,269	$378,763	$8.70	$763.72	
Allocation	1	05-319-001-00	1/31/2022	$345,900	$267,229	$75,648	0.2187	0.192	8,364	$394,002	$9.04	-10	0.00%	$75,648	$394,002	$9.04	$885.19	
Abstraction	1	05-319-001-00	1/31/2022	$345,900	$267,229	$78,671	0.2274	0.192	8,364	$409,745	$9.41	-10	0.00%	$78,671	$409,745	$9.41	$920.56	
Allocation	1	05-319-051-00	12/1/2021	$259,900	$215,627	$56,840	0.2187	0.133	5,793	$427,369	$9.81	-8	0.00%	$56,840	$427,369	$9.81	$995.97	
Allocation	1	05-319-044-00	12/16/2020	$239,900	$205,759	$52,466	0.2187	0.115	5,009	$456,227	$10.47	4	0.00%	$52,466	$456,227	$10.47	$1,049.32	