Conclusions: 21000 US 31.xlsm

Curve Formula From Chart	
Formula Pt 1:	7.92
Formula Pt 2:	-0.0802

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".

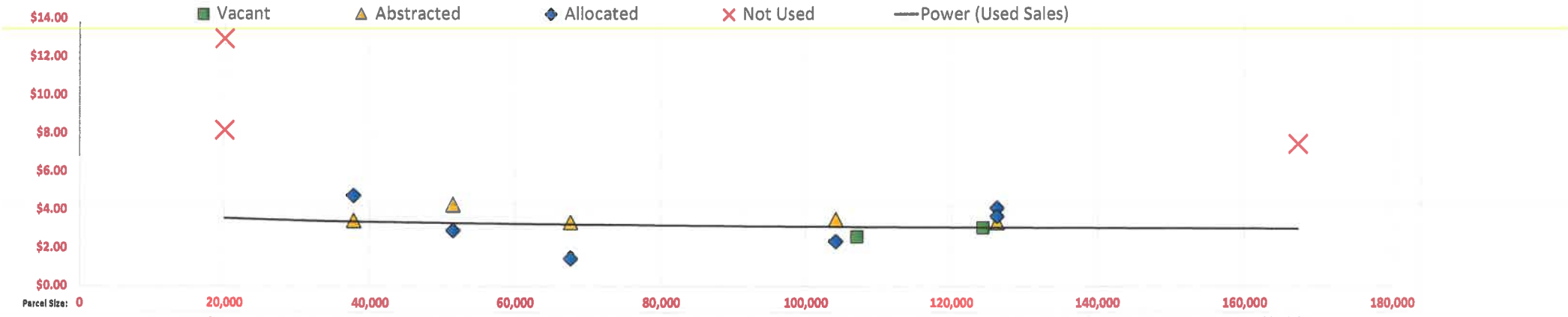
If you're using the Square Footage Table in Assessing.net				
SqFt	Acres	$/sf	$/ac	Concluded $
2,500	0.057	$4.23	$184,113	$10,567
5,000	0.115	$4.00	$174,157	$19,990
7,500	0.172	$3.87	$168,584	$29,026
10,000	0.230	$3.78	$164,738	$37,819
12,500	0.287	$3.71	$161,816	$46,435
15,000	0.344	$3.66	$159,467	$54,913
20,000	0.459	$3.58	$155,829	$71,547
25,000	0.574	$3.51	$153,065	$87,847
30,000	0.689	$3.46	$150,843	$103,886
40,000	0.918	$3.38	$147,402	$135,355
50,000	1.148	$3.32	$144,787	$166,193
60,000	1.377	$3.28	$142,685	$196,536
87,120	2.000	$3.18	$138,480	$276,960
130,680	3.000	$3.08	$134,049	$402,147
174,240	4.000	$3.01	$130,991	$523,965
217,800	5.000	$2.95	$128,668	$643,338
435,600	10.000	$2.79	$121,709	$1,217,093
653,400	15.000	$2.70	$117,815	$1,767,221
871,200	20.000	$2.64	$115,127	$2,302,545
1,089,000	25.000	$2.60	$113,085	$2,827,126

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

If you're using the Acreage Table in Assessing.net				
SqFt	Acres	$/sf	$/ac	Concluded $
43,560	1.0	$3.36	$146,397	$146,397
65,340	1.5	$3.25	$141,713	$212,569
87,120	2.0	$3.18	$138,480	$276,960
108,900	2.5	$3.12	$136,024	$340,059
130,680	3.0	$3.08	$134,049	$402,147
174,240	4.0	$3.01	$130,991	$523,965
217,800	5.0	$2.95	$128,668	$643,338
304,920	7.0	$2.88	$125,242	$876,691
435,600	10.0	$2.79	$121,709	$1,217,093
653,400	15.0	$2.70	$117,815	$1,767,221
871,200	20.0	$2.64	$115,127	$2,302,545
1,089,000	25.0	$2.60	$113,085	$2,827,126
1,306,800	30.0	$2.56	$111,443	$3,343,299
1,742,400	40.0	$2.50	$108,901	$4,356,049
2,178,000	50.0	$2.46	$106,969	$5,348,471
4,356,000	100.0	$2.32	$101,185	$10,118,453

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	1	0.00%	$3.46	$3.46	1	0.00%	$4.77	$4.77	2	15.92%	$4.12	$4.12
1.00	1.99	0	0.00%	$0.00	$0.00	2	11.81%	$3.81	$3.81	2	34.25%	$2.19	$2.19	4	25.71%	$3.00	$3.15
2.00	4.99	2	8.26%	$2.85	$2.85	3	1.59%	$3.41	$3.36	3	15.81%	$3.39	$3.69	8	12.17%	$3.26	$3.36
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	8.26%	$2.85	$2.85	6	5.67%	$3.55	$3.41	6	29.31%	$3.22	$3.32	14	17.05%	$3.31	$3.36



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~~	~~05-021-036-10~~	~~4/18/2022~~	~~$1,000,000~~	~~$835,849~~	~~$164,151~~	~~0.1642~~	~~0.459~~	~~19,994~~	~~$357,627~~	~~$8.21~~	~~-13~~	~~0.00%~~	~~$164,151~~	~~$357,627~~	~~$8.21~~	~~$1,641.51~~	~~Outlier~~
~~Allocation~~	~~0~~	~~05-021-036-10~~	~~4/18/2022~~	~~$1,000,000~~	~~$835,849~~	~~$260,100~~	~~0.2601~~	~~0.459~~	~~19,994~~	~~$566,667~~	~~$13.01~~	~~-13~~	~~0.00%~~	~~$260,100~~	~~$566,667~~	~~$13.01~~	~~$2,601.00~~	~~Outlier~~
Abstraction	1	05-033-007-90	3/1/2022	$692,000	$561,166	$130,834	0.1891	0.867	37,767	$150,904	$3.46	-11	0.00%	$130,834	$150,904	$3.46	$1,046.67	
Allocation	1	05-033-007-90	3/1/2022	$692,000	$561,166	$179,989	0.2601	0.867	37,767	$207,600	$4.77	-11	0.00%	$179,989	$207,600	$4.77	$1,439.91	
Abstraction	1	05-016-032-50	11/13/2020	$580,000	$361,138	$218,862	0.3773	1.179	51,357	$185,634	$4.26	5	0.00%	$218,862	$185,634	$4.26	$1,142.79	
Allocation	1	05-016-032-50	11/13/2020	$580,000	$361,138	$150,858	0.2601	1.179	51,357	$127,954	$2.94	5	0.00%	$150,858	$127,954	$2.94	$787.71	
Abstraction	1	05-032-009-10	10/9/2020	$374,000	$146,783	$227,217	0.6075	1.553	67,649	$146,308	$3.36	6	0.00%	$227,217	$146,308	$3.36	$1,514.78	High LTB Ratio
Allocation	1	05-032-009-10	10/9/2020	$374,000	$146,783	$97,277	0.2601	1.553	67,649	$62,638	$1.44	6	0.00%	$97,277	$62,638	$1.44	$648.52	
Abstraction	1	05-016-012-10	6/25/2021	$950,000	$583,358	$366,642	0.3859	2.390	104,108	$153,407	$3.52	-3	0.00%	$366,642	$153,407	$3.52	$753.37	
Allocation	1	05-016-012-10	6/25/2021	$950,000	$583,358	$247,095	0.2601	2.390	104,108	$103,387	$2.37	-3	0.00%	$247,095	$103,387	$2.37	$507.73	
Vacant	1	05-032-011-00	12/20/2021	$278,747		$278,747	N/A	2.456	106,983	$113,496	$2.61	-9	0.00%	$278,747	$113,496	$2.61	$1,620.62	
Vacant	1	05-032-012-00	12/10/2021	$382,500		$382,500	N/A	2.855	124,364	$133,975	$3.08	-8	0.00%	$382,500	$133,975	$3.08	$1,912.50	
Abstraction	1	05-016-016-15	4/1/2022	$2,000,000	$1,576,168	$423,832	0.2119	2.900	126,324	$146,149	$3.36	-12	0.00%	$423,832	$146,149	$3.36	$2,317.29	
Allocation	1	05-016-016-15	4/1/2022	$2,000,000	$1,576,168	$520,200	0.2601	2.900	126,324	$179,379	$4.12	-12	0.00%	$520,200	$179,379	$4.12	$2,844.18	
Abstraction	1	05-016-016-15	5/1/2020	$1,790,000	$1,366,168	$423,832	0.2368	2.900	126,324	$146,149	$3.36	11	0.00%	$423,832	$146,149	$3.36	$2,317.29	
Allocation	1	05-016-016-15	5/1/2020	$1,790,000	$1,366,168	$465,579	0.2601	2.900	126,324	$160,544	$3.69	11	0.00%	$465,579	$160,544	$3.69	$2,545.54	
~~Vacant~~	~~0~~	~~05-021-011-00~~	~~4/30/2020~~	~~$1,250,000~~		~~$1,250,000~~	~~N/A~~	~~3.840~~	~~167,270~~	~~$325,521~~	~~$7.47~~	~~11~~	~~0.00%~~	~~$1,250,000~~	~~$325,521~~	~~$7.47~~	~~$6,099.94~~	~~Outlier~~