Conclusions: 21500 Airport.xlsm

Curve Formula From Chart	
Formula Pt 1:	3.65
Formula Pt 2:	0.0746

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	$6.54	$284,769	$16,343
5,000	0.115	$6.88	$299,875	$34,421
7,500	0.172	$7.10	$309,080	$53,216
10,000	0.230	$7.25	$315,782	$72,494
12,500	0.287	$7.37	$321,080	$92,137
15,000	0.344	$7.47	$325,475	$112,078
20,000	0.459	$7.63	$332,533	$152,678
25,000	0.574	$7.76	$338,112	$194,050
30,000	0.689	$7.87	$342,741	$236,047
40,000	0.918	$8.04	$350,173	$321,554
50,000	1.148	$8.17	$356,048	$408,687
60,000	1.377	$8.29	$360,922	$497,137
87,120	2.000	$8.52	$371,100	$742,200
130,680	3.000	$8.78	$382,491	$1,147,474
174,240	4.000	$8.97	$390,785	$1,563,141
217,800	5.000	$9.12	$397,342	$1,986,711
435,600	10.000	$9.61	$418,420	$4,184,197
653,400	15.000	$9.90	$431,264	$6,468,958
871,200	20.000	$10.12	$440,615	$8,812,307
1,089,000	25.000	$10.28	$448,008	$11,200,208

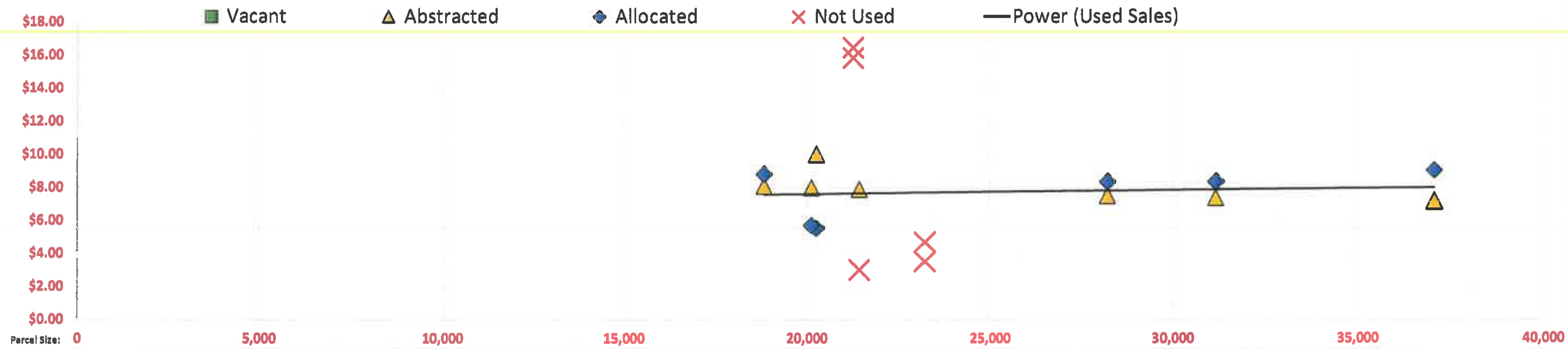
If you're using the Acreage Table in Assessing.net

SqFt	Acres	$/sf	$/ac	Concluded $
43,560	1.0	$8.09	$352,406	$352,406
65,340	1.5	$8.34	$363,224	$544,835
87,120	2.0	$8.52	$371,100	$742,200
108,900	2.5	$8.66	$377,326	$943,316
130,680	3.0	$8.78	$382,491	$1,147,474
174,240	4.0	$8.97	$390,785	$1,563,141
217,800	5.0	$9.12	$397,342	$1,986,711
304,920	7.0	$9.35	$407,438	$2,852,064
435,600	10.0	$9.61	$418,420	$4,184,197
653,400	15.0	$9.90	$431,264	$6,468,958
871,200	20.0	$10.12	$440,615	$8,812,307
1,089,000	25.0	$10.28	$448,008	$11,200,208
1,306,800	30.0	$10.43	$454,141	$13,624,225
1,742,400	40.0	$10.65	$463,988	$18,559,535
2,178,000	50.0	$10.83	$471,774	$23,588,677
4,356,000	100.0	$11.40	$496,799	$49,679,939

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	7	7.42%	$8.03	$7.93	6	13.11%	$7.65	$8.37	13	10.98%	$7.85	$8.03
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	7	7.42%	$8.03	$7.93	6	13.11%	$7.65	$8.37	13	10.98%	$7.85	$8.03



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	1	05-014-056-00	7/8/2021	$545,000	$392,035	$152,965	0.2807	0.432	18,818	$354,086	$8.13	-3	0.00%	$152,965	$354,086	$8.13	$1,529.65	
Allocation	1	05-014-056-00	7/8/2021	$545,000	$392,035	$166,116	0.3048	0.432	18,818	$384,528	$8.83	-3	0.00%	$166,116	$384,528	$8.83	$1,661.16	
Abstraction	1	05-014-070-00	6/25/2021	$378,000	$216,326	$161,674	0.4277	0.462	20,125	$349,944	$8.03	-3	0.00%	$161,674	$349,944	$8.03	$979.84	
Allocation	1	05-014-070-00	6/25/2021	$378,000	$216,326	$115,214	0.3048	0.462	20,125	$249,382	$5.73	-3	0.00%	$115,214	$249,382	$5.73	$698.27	
Abstraction	1	05-013-016-00	12/29/2021	$369,900	$166,765	$203,135	0.5492	0.465	20,255	$436,849	$10.03	-9	0.00%	$203,135	$436,849	$10.03	$2,051.87	
Allocation	1	05-013-016-00	12/29/2021	$369,900	$166,765	$112,746	0.3048	0.465	20,255	$242,463	$5.57	-9	0.00%	$112,746	$242,463	$5.57	$1,138.84	
~~Abstraction~~	~~0~~	~~05-013-010-00~~	~~1/14/2022~~	~~$1,150,000~~	~~$812,196~~	~~$337,804~~	~~0.2937~~	~~0.488~~	~~21,257~~	~~$692,221~~	~~$15.89~~	~~-9~~	~~0.00%~~	~~$337,804~~	~~$692,221~~	~~$15.89~~	~~$2,274.77~~	~~Prime Corner~~
~~Allocation~~	~~0~~	~~05-013-010-00~~	~~1/14/2022~~	~~$1,150,000~~	~~$812,196~~	~~$350,520~~	~~0.3048~~	~~0.488~~	~~21,257~~	~~$718,279~~	~~$16.49~~	~~-9~~	~~0.00%~~	~~$350,520~~	~~$718,279~~	~~$16.49~~	~~$2,360.40~~	~~Prime Corner~~
Abstraction	1	05-013-044-00	9/28/2020	$214,000	$43,986	$170,014	0.7945	0.492	21,432	$345,557	$7.93	6	0.00%	$170,014	$345,557	$7.93	$1,700.14	High LTB Ratio
~~Allocation~~	~~0~~	~~05-013-044-00~~	~~9/28/2020~~	~~$214,000~~	~~$43,986~~	~~$65,227~~	~~0.3048~~	~~0.492~~	~~21,432~~	~~$132,576~~	~~$3.04~~	~~6~~	~~0.00%~~	~~$65,227~~	~~$132,576~~	~~$3.04~~	~~$652.27~~	~~Pattern outlier~~
~~Abstraction~~	~~0~~	~~05-014-049-76~~	~~5/31/2022~~	~~$270,000~~	~~$161,153~~	~~$108,847~~	~~0.4031~~	~~0.533~~	~~23,217~~	~~$204,216~~	~~$4.69~~	~~-14~~	~~0.00%~~	~~$108,847~~	~~$204,216~~	~~$4.69~~	~~$680.08~~	~~Stigma Area~~
~~Allocation~~	~~0~~	~~05-014-049-76~~	~~5/31/2022~~	~~$270,000~~	~~$161,153~~	~~$82,296~~	~~0.3048~~	~~0.533~~	~~23,217~~	~~$154,402~~	~~$3.54~~	~~-14~~	~~0.00%~~	~~$82,296~~	~~$154,402~~	~~$3.54~~	~~$514.19~~	~~Stigma Area~~
Abstraction	1	05-013-013-00	6/24/2022	$775,000	$562,389	$212,611	0.2743	0.648	28,227	$328,103	$7.53	-15	0.00%	$212,611	$328,103	$7.53	$2,147.59	
Allocation	1	05-013-013-00	6/24/2022	$775,000	$562,389	$236,220	0.3048	0.648	28,227	$364,537	$8.37	-15	0.00%	$236,220	$364,537	$8.37	$2,386.06	
Abstraction	1	05-014-084-00	4/22/2021	$853,752	$623,523	$230,229	0.2697	0.715	31,145	$321,999	$7.39	-1	0.00%	$230,229	$321,999	$7.39	$1,485.35	
Allocation	1	05-014-084-00	4/22/2021	$853,752	$623,523	$260,224	0.3048	0.715	31,145	$363,949	$8.36	-1	0.00%	$260,224	$363,949	$8.36	$1,678.86	
Abstraction	1	05-014-083-30	2/5/2021	$1,100,000	$834,985	$265,015	0.2409	0.851	37,070	$311,416	$7.15	2	0.00%	$265,015	$311,416	$7.15	$2,686.42	
Allocation	1	05-014-083-30	2/5/2021	$1,100,000	$834,985	$335,280	0.3048	0.851	37,070	$393,984	$9.04	2	0.00%	$335,280	$393,984	$9.04	$3,398.68	