Conclusions: 22000 Park-Barlow.xlsm

Curve Formula From Chart	
Formula Pt 1:	0.24
Formula Pt 2:	0.2592

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	$1.82	$79,256	$4,549
5,000	0.115	$2.18	$94,854	$10,888
7,500	0.172	$2.42	$105,366	$18,141
10,000	0.230	$2.61	$113,523	$26,061
12,500	0.287	$2.76	$120,282	$34,516
15,000	0.344	$2.89	$126,103	$43,424
20,000	0.459	$3.12	$135,865	$62,381
25,000	0.574	$3.30	$143,955	$82,619
30,000	0.689	$3.46	$150,921	$103,940
40,000	0.918	$3.73	$162,605	$149,316
50,000	1.148	$3.96	$172,287	$197,758
60,000	1.377	$4.15	$180,624	$248,794
87,120	2.000	$4.57	$198,956	$397,912
130,680	3.000	$5.07	$221,003	$663,010
174,240	4.000	$5.47	$238,113	$952,451
217,800	5.000	$5.79	$252,291	$1,261,453
435,600	10.000	$6.93	$301,944	$3,019,442
653,400	15.000	$7.70	$335,404	$5,031,066
871,200	20.000	$8.30	$361,370	$7,227,403
1,089,000	25.000	$8.79	$382,887	$9,572,180

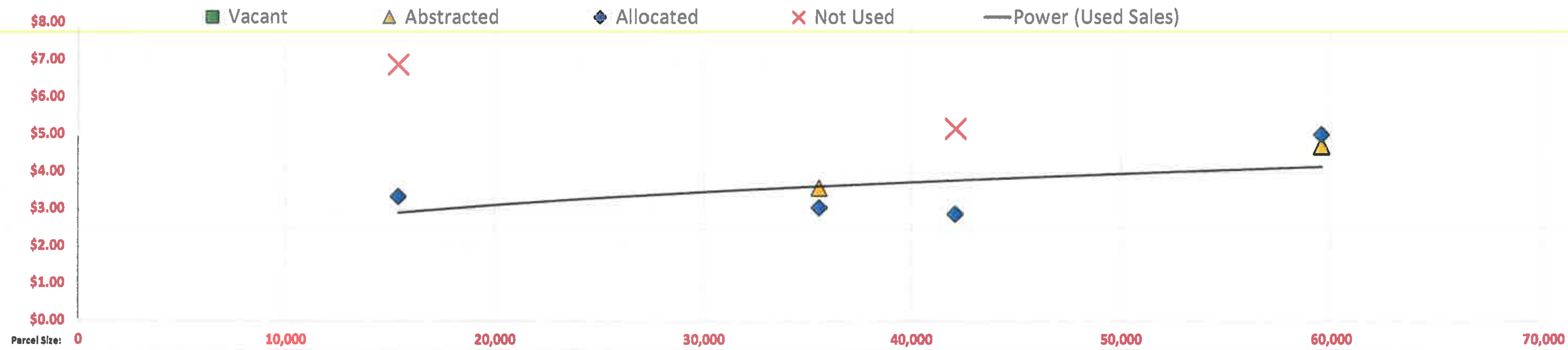
If you're using the Acreage Table in Assessing.net

SqFt	Acres	$/sf	$/ac	Concluded $
43,560	1.0	$3.82	$166,238	$166,238
65,340	1.5	$4.24	$184,660	$276,990
87,120	2.0	$4.57	$198,956	$397,912
108,900	2.5	$4.84	$210,802	$527,006
130,680	3.0	$5.07	$221,003	$663,010
174,240	4.0	$5.47	$238,113	$952,451
217,800	5.0	$5.79	$252,291	$1,261,453
304,920	7.0	$6.32	$275,281	$1,926,970
435,600	10.0	$6.93	$301,944	$3,019,442
653,400	15.0	$7.70	$335,404	$5,031,066
871,200	20.0	$8.30	$361,370	$7,227,403
1,089,000	25.0	$8.79	$382,887	$9,572,180
1,306,800	30.0	$9.22	$401,416	$12,042,469
1,742,400	40.0	$9.93	$432,492	$17,299,669
2,178,000	50.0	$10.52	$458,244	$22,912,180
4,356,000	100.0	$12.59	$548,431	$54,843,096

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	1	0.00%	$3.58	$3.58	3	5.14%	$3.09	$3.05	4	7.81%	$3.22	$3.20
1.00	1.99	0	0.00%	$0.00	$0.00	1	0.00%	$4.69	$4.69	1	0.00%	$5.01	$5.01	2	3.30%	$4.85	$4.85
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**	**13.42%**	**$4.14**	**$4.14**	**4**	**18.98%**	**$3.57**	**$3.20**	**6**	**19.24%**	**$3.76**	**$3.47**



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~~	~~05-280-011-10~~	~~7/6/2020~~	~~$135,000~~	~~$29,068~~	~~$105,932~~	~~0.7847~~	~~0.353~~	~~15,377~~	~~$300,091~~	~~$6.89~~	~~9~~	~~0.00%~~	~~$105,932~~	~~$300,091~~	~~$6.89~~	~~$707.35~~	~~High LTB Ratio~~
Allocation	1	05-280-011-10	7/6/2020	$135,000	$29,068	$51,543	0.3818	0.353	15,377	$146,014	$3.35	9	0.00%	$51,543	$146,014	$3.35	$344.17	
Abstraction	1	05-046-091-00	7/2/2020	$284,300	$156,721	$127,579	0.4487	0.817	35,589	$156,155	$3.58	9	0.00%	$127,579	$156,155	$3.58	$1,026.63	
Allocation	1	05-046-091-00	7/2/2020	$284,300	$156,721	$108,546	0.3818	0.817	35,589	$132,859	$3.05	9	0.00%	$108,546	$132,859	$3.05	$873.47	
~~Abstraction~~	~~0~~	~~05-187-011-00~~	~~6/1/2020~~	~~$317,467~~	~~$99,894~~	~~$217,573~~	~~0.6853~~	~~0.966~~	~~42,079~~	~~$225,231~~	~~$5.17~~	~~10~~	~~0.00%~~	~~$217,573~~	~~$225,231~~	~~$5.17~~	~~$2,175.73~~	~~High LTB Ratio~~
Allocation	1	05-187-011-00	6/1/2020	$317,467	$99,894	$121,209	0.3818	0.966	42,079	$125,475	$2.88	10	0.00%	$121,209	$125,475	$2.88	$1,212.09	
Abstraction	1	05-014-010-10	7/19/2021	$780,785	$501,675	$279,110	0.3575	1.367	59,547	$204,177	$4.69	-4	0.00%	$279,110	$204,177	$4.69	$1,641.82	
Allocation	1	05-014-010-10	7/19/2021	$780,785	$501,675	$298,104	0.3818	1.367	59,547	$218,071	$5.01	-4	0.00%	$298,104	$218,071	$5.01	$1,753.55	