

Conclusions: 22200 Robinwood.xlsm

If you're using the Square Footage Table In Assessing.net					
Curve Formula From Chart	SqFt	Acres	\$/sf	\$/ac	Concluded \$
Formula Pt 1: 0.00	2,500	0.057	\$0.00	\$0	\$0
Formula Pt 2: 11.6566	5,000	0.115	\$0.00	\$1	\$1
	7,500	0.172	\$0.00	\$103	\$18
	10,000	0.230	\$0.07	\$2,951	\$678
	12,500	0.287	\$0.91	\$39,780	\$11,415
	15,000	0.344	\$7.65	\$333,153	\$114,722
	20,000	0.459	\$218.73	\$9,528,019	\$4,374,665
	25,000	0.574	\$2,948.18	\$128,432,762	\$73,704,524
	30,000	0.689	\$24,690.89	#####	\$740,726,637
	40,000	0.918	#####	#####	#####
	50,000	1.148	#####	#####	#####
	60,000	1.377	#####	#####	#####
	87,120	2.000	#####	#####	#####
	130,680	3.000	#####	#####	#####
	174,240	4.000	#####	#####	#####
	217,800	5.000	#####	#####	#####
	435,600	10.000	#####	#####	#####
	653,400	15.000	#####	#####	#####
	871,200	20.000	#####	#####	#####
	1,089,000	25.000	#####	#####	#####

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	#####	#####	#####	#####
65,340	1.5	#####	#####	#####	#####
87,120	2.0	#####	#####	#####	#####
108,900	2.5	#####	#####	#####	#####
130,680	3.0	#####	#####	#####	#####
174,240	4.0	#####	#####	#####	#####
217,800	5.0	#####	#####	#####	#####
304,920	7.0	#####	#####	#####	#####
435,600	10.0	#####	#####	#####	#####
653,400	15.0	#####	#####	#####	#####
871,200	20.0	#####	#####	#####	#####
1,089,000	25.0	#####	#####	#####	#####
1,306,800	30.0	#####	#####	#####	#####
1,742,400	40.0	#####	#####	#####	#####
2,178,000	50.0	#####	#####	#####	#####
4,356,000	100.0	#####	#####	#####	#####

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	3	0.12%	\$8.04	\$8.05	3	10.98%	\$7.34	\$7.62	6	6.16%	\$7.69	\$8.04
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	3	0.12%	\$8.04	\$8.05	3	10.98%	\$7.34	\$7.62	6	6.16%	\$7.69	\$8.04

■ Vacant
 ▲ Abstracted
 ◆ Allocated
 ✗ Not Used
 — Power (Used Sales)

\$9.00
 \$8.00
 \$7.00
 \$6.00
 \$5.00
 \$4.00
 \$3.00
 \$2.00
 \$1.00

Parcel Size: 0

2,000 4,000 6,000 8,000 10,000 12,000 14,000 16,000

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	Imprvmnts Value	Land Residual	Indicated LB Ratio	Resid Acre	Sq Ft	Unadjst \$ / acre	Unadjst \$ / Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Per Acre	Per Sq Ft	Adjust \$	Per Front Ft	Exclusion Comment
Abstraction	1	05-046-083-00	5/24/2021	\$320,000	\$199,439	\$120,561	0.3768	0.344	14,985	\$350,468	\$8.05	-2	0.00%	\$120,561	\$350,468	\$8.05	\$1,205.61		
Allocation	1	05-046-083-00	5/24/2021	\$320,000	\$199,439	\$126,720	0.3960	0.344	14,985	\$368,372	\$8.46	-2	0.00%	\$126,720	\$368,372	\$8.46	\$1,267.20		
Abstraction	1	05-046-089-00	7/16/2020	\$225,000	\$104,439	\$120,561	0.5358	0.344	14,985	\$350,468	\$8.05	9	0.00%	\$120,561	\$350,468	\$8.05	\$1,205.61		
Allocation	1	05-046-089-00	7/16/2020	\$225,000	\$104,439	\$89,100	0.3960	0.344	14,985	\$259,012	\$5.95	9	0.00%	\$89,100	\$259,012	\$5.95	\$891.00		
Abstraction	1	05-046-099-00	8/6/2021	\$289,000	\$168,417	\$120,583	0.4172	0.345	15,028	\$349,516	\$8.02	-4	0.00%	\$120,583	\$349,516	\$8.02	\$1,205.83		
Allocation	1	05-046-099-00	8/6/2021	\$289,000	\$168,417	\$114,444	0.3960	0.345	15,028	\$331,722	\$7.62	-4	0.00%	\$114,444	\$331,722	\$7.62	\$1,144.44		

High LTB Ratio