Conclusions: 23000 Garfield Rd Area.xlsm

Curve Formula From Chart	
Formula Pt 1:	24.97
Formula Pt 2:	-0.2256

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".

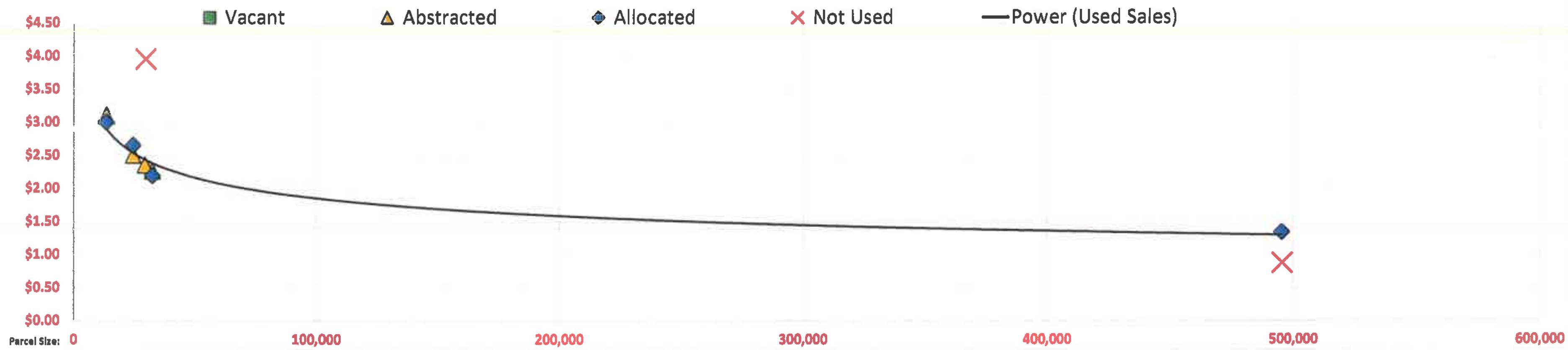
If you're using the Square Footage Table in Assessing.net				
SqFt	Acres	$/sf	$/ac	Concluded $
2,500	0.057	$4.27	$186,127	$10,682
5,000	0.115	$3.65	$159,181	$18,271
7,500	0.172	$3.33	$145,265	$25,011
10,000	0.230	$3.13	$136,136	$31,253
12,500	0.287	$2.97	$129,452	$37,148
15,000	0.344	$2.85	$124,235	$42,781
20,000	0.459	$2.67	$116,428	$53,456
25,000	0.574	$2.54	$110,711	$63,540
30,000	0.689	$2.44	$106,250	$73,175
40,000	0.918	$2.29	$99,573	$91,435
50,000	1.148	$2.17	$94,684	$108,682
60,000	1.377	$2.09	$90,868	$125,163
87,120	2.000	$1.92	$83,535	$167,070
130,680	3.000	$1.75	$76,232	$228,697
174,240	4.000	$1.64	$71,442	$285,767
217,800	5.000	$1.56	$67,934	$339,670
435,600	10.000	$1.33	$58,099	$580,992
653,400	15.000	$1.22	$53,020	$795,303
871,200	20.000	$1.14	$49,688	$993,763
1,089,000	25.000	$1.08	$47,249	$1,181,214

If you're using the Acreage Table in Assessing.net				
SqFt	Acres	$/sf	$/ac	Concluded $
43,560	1.0	$2.24	$97,676	$97,676
65,340	1.5	$2.05	$89,137	$133,705
87,120	2.0	$1.92	$83,535	$167,070
108,900	2.5	$1.82	$79,434	$198,584
130,680	3.0	$1.75	$76,232	$228,697
174,240	4.0	$1.64	$71,442	$285,767
217,800	5.0	$1.56	$67,934	$339,670
304,920	7.0	$1.45	$62,968	$440,775
435,600	10.0	$1.33	$58,099	$580,992
653,400	15.0	$1.22	$53,020	$795,303
871,200	20.0	$1.14	$49,688	$993,763
1,089,000	25.0	$1.08	$47,249	$1,181,214
1,306,800	30.0	$1.04	$45,344	$1,360,333
1,742,400	40.0	$0.98	$42,495	$1,699,792
2,178,000	50.0	$0.93	$40,408	$2,020,419
4,356,000	100.0	$0.79	$34,558	$3,455,846

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	4	10.06%	$2.56	$2.44	3	10.15%	$2.62	$2.66	7	11.04%	$2.59	$2.51
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	1	0.00%	$1.34	$1.34	1	0.00%	$1.34	$1.34
0.00	10000.00	0	0.00%	$0.00	$0.00	4	10.06%	$2.56	$2.44	4	21.91%	$2.30	$2.43	8	15.97%	$2.43	$2.44



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~~	~~05-014-049-20~~	~~6/8/2022~~	~~$3,300,000~~	~~$2,866,389~~	~~$433,611~~	~~0.1314~~	~~11.377~~	~~495,582~~	~~$38,113~~	~~$0.87~~	~~-14~~	~~0.00%~~	~~$433,611~~	~~$38,113~~	~~$0.87~~	~~$610.72~~	~~Low LTB Ratio~~
Allocation	1	05-014-049-20	6/8/2022	$3,300,000	$2,866,389	$665,280	0.2016	11.377	495,582	$58,476	$1.34	-14	0.00%	$665,280	$58,476	$1.34	$937.01	
Allocation	1	05-013-038-00	6/24/2021	$360,000	$284,963	$72,576	0.2016	0.758	33,018	$95,747	$2.20	-3	0.00%	$72,576	$95,747	$2.20	$362.88	
Abstraction	1	05-013-038-00	6/24/2021	$360,000	$284,963	$75,037	0.2084	0.758	33,018	$98,993	$2.27	-3	0.00%	$75,037	$98,993	$2.27	$375.19	
Abstraction	1	05-023-039-10	10/1/2020	$590,000	$519,318	$70,682	0.1198	0.689	30,013	$102,586	$2.36	6	0.00%	$70,682	$102,586	$2.36	$471.21	Low LTB Ratio
Abstraction	1	05-023-039-00	5/12/2020	$330,000	$267,141	$62,859	0.1905	0.575	25,047	$109,320	$2.51	11	0.00%	$62,859	$109,320	$2.51	$419.06	
Allocation	1	05-023-039-00	5/12/2020	$330,000	$267,141	$66,528	0.2016	0.575	25,047	$115,701	$2.66	11	0.00%	$66,528	$115,701	$2.66	$443.52	
Allocation	1	05-221-005-00	4/8/2021	$205,000	$162,486	$41,328	0.2016	0.315	13,721	$131,200	$3.01	0	0.00%	$41,328	$131,200	$3.01	$1,282.88	
Abstraction	1	05-221-005-00	4/8/2021	$205,000	$162,486	$42,514	0.2074	0.315	13,721	$134,965	$3.10	0	0.00%	$42,514	$134,965	$3.10	$1,319.70	
~~Allocation~~	~~0~~	~~05-023-039-10~~	~~10/1/2020~~	~~$590,000~~	~~$519,318~~	~~$118,944~~	~~0.2016~~	~~0.689~~	~~30,013~~	~~$172,633~~	~~$3.96~~	~~6~~	~~0.00%~~	~~$118,944~~	~~$172,633~~	~~$3.96~~	~~$792.96~~	~~Outlier~~