

Conclusions: 24500 GT Commons.xlsm

If you're using the Square Footage Table in Assessing.net				
Curve Formula	SqFt	Acres	\$/sf	\$/ac
From Chart	2,500	0.057	\$13.09	\$570,302
Formula Pt 1:	30.73	5,000	0.115	\$12.14
Formula Pt 2:	-0.1090	7,500	0.172	\$11.61
 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".	10,000	0.230	\$11.26	\$490,296
	12,500	0.287	\$10.99	\$478,511
	15,000	0.344	\$10.77	\$469,092
	20,000	0.459	\$10.44	\$454,606
	25,000	0.574	\$10.19	\$443,679
	30,000	0.689	\$9.98	\$434,946
	40,000	0.918	\$9.68	\$421,514
	50,000	1.148	\$9.44	\$411,382
	60,000	1.377	\$9.26	\$403,285
	87,120	2.000	\$8.89	\$387,215
130,680	3.000	\$8.50	\$370,469	\$1,111,406
174,240	4.000	\$8.24	\$359,028	\$1,436,113
217,800	5.000	\$8.04	\$350,398	\$1,751,991
435,600	10.000	\$7.46	\$324,892	\$3,248,917
653,400	15.000	\$7.14	\$310,841	\$4,662,616
871,200	20.000	\$6.92	\$301,242	\$6,024,840
1,089,000	25.000	\$6.75	\$294,001	\$7,350,026

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	\$9.59	\$417,614	\$417,614
65,340	1.5	\$9.17	\$399,553	\$599,330
87,120	2.0	\$8.89	\$387,215	\$774,429
108,900	2.5	\$8.68	\$377,907	\$944,768
130,680	3.0	\$8.50	\$370,469	\$1,111,406
174,240	4.0	\$8.24	\$359,028	\$1,436,113
217,800	5.0	\$8.04	\$350,398	\$1,751,991
304,920	7.0	\$7.75	\$337,776	\$2,364,431
435,600	10.0	\$7.46	\$324,892	\$3,248,917
653,400	15.0	\$7.14	\$310,841	\$4,662,616
871,200	20.0	\$6.92	\$301,242	\$6,024,840
1,089,000	25.0	\$6.75	\$294,001	\$7,350,026
1,306,800	30.0	\$6.62	\$288,214	\$8,646,423
1,742,400	40.0	\$6.41	\$279,314	\$11,172,552
2,178,000	50.0	\$6.26	\$272,600	\$13,629,995
4,356,000	100.0	\$5.80	\$252,757	\$25,275,663

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

Acre Ranges		Vacant					Abstraction					Allocation					All Methods				
		# 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	# of Sales	COD	Mean \$/SF	Median \$/SF
Low	High																				
0.00	0.99	0	0.00%	\$0.00	\$0.00	2	0.10%	\$10.41	\$10.41	15	4.58%	\$10.93	\$10.89	17	4.52%	\$10.87	\$10.58				
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	2	0.10%	\$10.41	\$10.41	15	4.58%	\$10.93	\$10.89	17	4.52%	\$10.87	\$10.58				

