

Conclusions: 25000 Offices.xlsm

If you're using the Square Footage Table In Assessing.net				
Curve Formula From Chart	SqFt	Acres	\$/sf	\$/ac
Formula Pt 1:	2920.88	2.500	\$21.66	\$54,147
Formula Pt 2:	-0.6268	5.000	\$14.03	\$70,131
		7.500	\$10.88	\$81,598
		10.000	\$9.08	\$90,834
		12.500	\$7.90	\$98,722
		15.000	\$7.04	\$105,673
		20.000	\$5.88	\$117,650
		25.000	\$5.11	\$127,866
		30.000	\$4.56	\$136,869
		40.000	\$3.81	\$152,381
		50.000	\$3.31	\$165,613
		60.000	\$2.95	\$177,274
		87.120	\$2.34	\$203,745
		130.680	\$1.81	\$237,030
		174.240	\$1.51	\$263,893
		217.800	\$1.32	\$286,809
		435.600	\$0.85	\$371,478
		653.400	\$0.66	\$432,163
		871.200	\$0.55	\$481,141
		1,089,000	\$0.48	\$522,923

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	\$3.61	\$157,307	\$157,307
65,340	1.5	\$2.80	\$122,003	\$183,005
87,120	2.0	\$2.34	\$101,873	\$203,745
108,900	2.5	\$2.03	\$88,575	\$221,439
130,680	3.0	\$1.81	\$79,010	\$237,030
174,240	4.0	\$1.51	\$65,973	\$263,893
217,800	5.0	\$1.32	\$57,362	\$286,809
304,920	7.0	\$1.07	\$46,454	\$325,181
435,600	10.0	\$0.85	\$37,148	\$371,478
653,400	15.0	\$0.66	\$28,811	\$432,163
871,200	20.0	\$0.55	\$24,057	\$481,141
1,089,000	25.0	\$0.48	\$20,917	\$522,923
1,306,800	30.0	\$0.43	\$18,658	\$559,741
1,742,400	40.0	\$0.36	\$15,579	\$623,178
2,178,000	50.0	\$0.31	\$13,546	\$677,294
4,356,000	100.0	\$0.20	\$8,772	\$877,237

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				
Low	High	# 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	6	9.77%	\$4.94	\$4.69
1.00	1.99	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
5.00	9.99	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
0.00	10000.00	0	0.00%	\$0.00	\$0.00	6	9.77%	\$4.94	\$4.69
					Allocation				
					COD	# of Sales	COD	Mean \$/SF	Median \$/SF
					12.64%	7	12.64%	\$5.14	\$5.21
					All Methods				
					# of Sales	COD	Mean \$/SF	Median \$/SF	Median \$/SF
					13	12.71%	\$5.05	\$4.74	\$4.74
					0	0.00%	\$0.00	\$0.00	\$0.00
					0	0.00%	\$0.00	\$0.00	\$0.00
					0	0.00%	\$0.00	\$0.00	\$0.00
					0	0.00%	\$0.00	\$0.00	\$0.00
					13	12.71%	\$5.05	\$4.74	\$4.74



Pair Group	Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Residual Acre	Front Ft	Imprvmts Value	Land Residual	Indicated LB Ratio	Unadjusted \$ / acre	Unadjusted \$ / Sq Ft	# of Days	# of Months	% Change	% per Month	% per Year
1	Allocation	05-016-034-20	3050 SUNSET LN	5/28/2021	\$358,000	0.648	205.99	\$231,261	\$127,448	0.3560	\$136,679	\$4.52	1,163	39	30.18%	0.77%	9.29%
	Allocation	05-016-034-20	3050 SUNSET LN	4/5/2018	\$275,000	0.648	205.99	\$148,261	\$97,900	0.3560	\$151,080	\$3.47					
2	Allocation	05-015-059-42	3139 LOGAN VALLEY RD	6/10/2021	\$350,000	0.527	120.00	\$241,247	\$124,600	0.3560	\$236,433	\$5.43	685	23	22.81%	0.99%	11.90%
	Allocation	05-015-059-42	3139 LOGAN VALLEY RD	7/15/2019	\$285,000	0.527	120.00	\$176,247	\$101,460	0.3560	\$192,524	\$4.42					
3																	
4																	
5																	
6																	

➡ Designate sale pairings here. Assign the same group number to two sales you wish to pair.

Pair Group	Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Residual Acre	Front Ft	Imprvmts Value	Land Residual	Indicated LB Ratio	Unadjusted \$ / acre	Unadjusted \$ / Sq Ft
	Abstraction	05-015-025-16	3434 VETERANS DR	8/27/2020	\$469,000	0.267	82.00	\$397,170	\$65,830	0.1422	\$246,554	\$5.66
	Allocation	05-015-025-16	3434 VETERANS DR	8/27/2020	\$469,000	0.267	82.00	\$397,170	\$164,828	0.3560	\$617,333	\$14.17
	Abstraction	05-023-039-00	2301 N GARFIELD RD	5/12/2020	\$330,000	0.461	150.00	\$266,369	\$63,631	0.1928	\$138,028	\$3.17
	Allocation	05-023-039-00	2301 N GARFIELD RD	5/12/2020	\$330,000	0.461	150.00	\$266,369	\$117,480	0.3560	\$254,837	\$5.85
2	Abstraction	05-015-059-42	3139 LOGAN VALLEY RD	6/10/2021	\$350,000	0.527	120.00	\$241,247	\$108,753	0.3107	\$206,362	\$4.74
	Allocation	05-015-059-42	3139 LOGAN VALLEY RD	6/10/2021	\$350,000	0.527	120.00	\$241,247	\$124,600	0.3560	\$236,433	\$5.43
2	Abstraction	05-015-059-42	3139 LOGAN VALLEY RD	7/15/2019	\$285,000	0.527	120.00	\$176,247	\$108,753	0.3816	\$206,362	\$4.74
	Allocation	05-015-059-42	3139 LOGAN VALLEY RD	7/15/2019	\$285,000	0.527	120.00	\$176,247	\$101,460	0.3560	\$192,524	\$4.42
	Abstraction	05-015-059-44	3135 LOGAN VALLEY RD	7/30/2021	\$450,000	0.573	30.04	\$334,187	\$115,813	0.2574	\$202,117	\$4.64
	Allocation	05-015-059-44	3135 LOGAN VALLEY RD	7/30/2021	\$450,000	0.573	30.04	\$334,187	\$160,200	0.3560	\$279,581	\$6.42
1	Abstraction	05-016-034-20	3050 SUNSET LN	6/28/2021	\$358,000	0.648	205.99	\$231,261	\$126,739	0.3540	\$195,585	\$4.49
	Allocation	05-016-034-20	3050 SUNSET LN	6/28/2021	\$358,000	0.648	205.99	\$231,261	\$127,448	0.3560	\$196,679	\$4.52
1	Abstraction	05-016-034-20	3050 SUNSET LN	4/5/2018	\$275,000	0.648	205.99	\$148,261	\$126,739	0.4609	\$195,585	\$4.49
	Allocation	05-016-034-20	3050 SUNSET LN	4/5/2018	\$275,000	0.648	205.99	\$148,261	\$97,900	0.3560	\$151,080	\$3.47
	Abstraction	05-015-010-00	3805 VETERANS DR	1/29/2021	\$370,000	0.750	265.18	\$228,951	\$141,049	0.3812	\$188,065	\$4.32
	Allocation	05-015-010-00	3805 VETERANS DR	1/29/2021	\$370,000	0.750	265.18	\$228,951	\$131,720	0.3560	\$175,627	\$4.03

Indicated % time adjustment per month: 0.85%

*If all sales are within the study time period, a time adjustment does not need to be calculated.