

Conclusions: 25500 Medical.xlsm

If you're using the Square Footage Table In Assessing.net				
Curve Formula From Chart	SqFt	Acres	\$/sf	\$/ac
Formula Pt 1: 0.89	2,500	0.057	\$1.44	\$3,608
Formula Pt 2: 0.0621	5,000	0.115	\$1.51	\$7,534
	7,500	0.172	\$1.55	\$11,589
	10,000	0.230	\$1.57	\$15,730
	12,500	0.287	\$1.59	\$19,937
	15,000	0.344	\$1.61	\$24,197
	20,000	0.459	\$1.64	\$32,845
	25,000	0.574	\$1.67	\$41,629
	30,000	0.689	\$1.68	\$50,524
	40,000	0.918	\$1.71	\$68,580
	50,000	1.148	\$1.74	\$86,921
	60,000	1.377	\$1.76	\$105,494
	87,120	2.000	\$1.80	\$156,767
	130,680	3.000	\$1.85	\$241,148
	174,240	4.000	\$1.88	\$327,328
	217,800	5.000	\$1.90	\$414,872
	435,600	10.000	\$1.99	\$866,251
	653,400	15.000	\$2.04	\$1,332,520
	871,200	20.000	\$2.08	\$1,808,729
	1,089,000	25.000	\$2.11	\$2,292,469

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	\$1.72	\$75,080	\$75,080
65,340	1.5	\$1.77	\$76,995	\$115,493
87,120	2.0	\$1.80	\$78,383	\$156,767
108,900	2.5	\$1.82	\$79,477	\$198,694
130,680	3.0	\$1.85	\$80,383	\$241,148
174,240	4.0	\$1.88	\$81,832	\$327,328
217,800	5.0	\$1.90	\$82,974	\$414,872
304,920	7.0	\$1.95	\$84,727	\$593,088
435,600	10.0	\$1.99	\$86,625	\$866,251
653,400	15.0	\$2.04	\$88,835	\$1,332,520
871,200	20.0	\$2.08	\$90,436	\$1,808,729
1,089,000	25.0	\$2.11	\$91,699	\$2,292,469
1,306,800	30.0	\$2.13	\$92,743	\$2,782,297
1,742,400	40.0	\$2.17	\$94,416	\$3,776,620
2,178,000	50.0	\$2.20	\$95,733	\$4,786,669
4,356,000	100.0	\$2.29	\$99,945	\$9,994,550

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
0.00	0.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	2	19.16%	\$1.67	\$1.67
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
2.00	4.99	0	0.00%	\$0.00	\$0.00	1	0.00%	\$2.08	\$2.08	1	0.00%	\$1.99	\$2.04
5.00	9.99	0	0.00%	\$0.00	\$0.00	1	0.00%	\$1.75	\$1.75	1	0.00%	\$1.79	\$1.77
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
0.00	10000.00	0	0.00%	\$0.00	\$0.00	2	8.62%	\$1.92	\$1.92	4	11.11%	\$1.78	\$1.83

Power (Used Sales)

Not Used

Allocated

Abstracted

Vacant

Parcel Size: 0

\$3.00

\$2.50

\$2.00

\$1.50

\$1.00

\$0.50

\$0.00

Parcel Size: 0

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	Sale Price Adjusted	Per Acre Adjust \$	Per Sq Ft Adjust \$	Per Front Ft Adjust \$	Exclusion Comment
Abstraction	1	05-004-027-00	2/10/2022	\$6,800,000	\$6,395,947	\$404,053	0.0594	5.310	231,304	\$76,093	\$1.75	-10	0.00%	\$404,053	\$76,093	\$1.75	\$1,466.78	
Allocation	1	05-004-027-00	2/10/2022	\$6,800,000	\$6,395,947	\$414,120	0.0609	5.310	231,304	\$77,989	\$1.79	-10	0.00%	\$414,120	\$77,989	\$1.79	\$1,503.32	
Abstracted	0	05-078-004-00	4/17/2020	\$650,000	\$567,394	\$82,606	0.1171	0.675	29,403	\$122,379	\$2.81	11	0.00%	\$82,606	\$122,379	\$2.81	\$2,697.14	High-LTE-Rate
Allocation	1	05-078-004-00	4/17/2020	\$650,000	\$567,394	\$39,585	0.0609	0.675	29,403	\$58,644	\$1.35	11	0.00%	\$39,585	\$58,644	\$1.35	\$1,484.14	High-LTE-Rate
Abstracted	0	05-083-002-00	6/1/2022	\$3,200,000	\$1,402,999	\$97,001	0.0816	0.843	36,721	\$116,134	\$2.67	-4	0.00%	\$97,001	\$116,134	\$2.67	N/A	High-LTE-Rate
Allocation	1	05-083-002-00	6/1/2022	\$3,200,000	\$1,402,999	\$73,080	0.0609	0.843	36,721	\$86,690	\$1.99	-14	0.00%	\$73,080	\$86,690	\$1.99	N/A	High-LTE-Rate
Abstraction	1	05-347-011-00	10/29/2021	\$3,500,000	\$3,277,040	\$222,960	0.0637	2.457	107,027	\$90,745	\$2.08	-7	0.00%	\$222,960	\$90,745	\$2.08	\$825.78	
Allocation	1	05-347-011-00	10/29/2021	\$3,500,000	\$3,277,040	\$213,150	0.0609	2.457	107,027	\$86,752	\$1.99	-7	0.00%	\$213,150	\$86,752	\$1.99	\$789.44	