

Conclusions: 27000 Mult Fam-Apts-MH Parks.xlsm

| If you're using the Square Footage Table In Assessing.net |           |        |         |             |
|-----------------------------------------------------------|-----------|--------|---------|-------------|
| Curve Formula                                             | SqFt      | Acres  | \$/sf   | \$/ac       |
| From Chart                                                | 2,500     | 0.057  | \$75.86 | \$3,304.625 |
| Formula Pt 1:                                             | 5,000     | 0.115  | \$41.89 | \$1,824.842 |
| Formula Pt 2:                                             | 7,500     | 0.172  | \$29.60 | \$1,289.333 |
|                                                           | 10,000    | 0.230  | \$23.13 | \$1,007.693 |
|                                                           | 12,500    | 0.287  | \$19.11 | \$832.346   |
|                                                           | 15,000    | 0.344  | \$16.34 | \$711.981   |
|                                                           | 20,000    | 0.459  | \$12.77 | \$556.456   |
|                                                           | 25,000    | 0.574  | \$10.55 | \$459.628   |
|                                                           | 30,000    | 0.689  | \$9.03  | \$393.162   |
|                                                           | 40,000    | 0.918  | \$7.05  | \$307.280   |
|                                                           | 50,000    | 1.148  | \$5.83  | \$253.811   |
|                                                           | 60,000    | 1.377  | \$4.98  | \$217.107   |
|                                                           | 87,120    | 2.000  | \$3.62  | \$157.730   |
|                                                           | 130,680   | 3.000  | \$2.56  | \$111.443   |
|                                                           | 174,240   | 4.000  | \$2.00  | \$87.100    |
|                                                           | 217,800   | 5.000  | \$1.65  | \$71.944    |
|                                                           | 435,600   | 10.000 | \$0.91  | \$39.728    |
|                                                           | 653,400   | 15.000 | \$0.64  | \$28.070    |
|                                                           | 871,200   | 20.000 | \$0.50  | \$21.938    |
|                                                           | 1,089,000 | 25.000 | \$0.42  | \$18.121    |
|                                                           |           |        |         | \$453.018   |

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   | \$6.56 | \$285.635 | \$285,635    |
| 65,340                                             | 1.5   | \$4.63 | \$201.814 | \$302,721    |
| 87,120                                             | 2.0   | \$3.62 | \$157.730 | \$315,460    |
| 108,900                                            | 2.5   | \$2.99 | \$130.284 | \$325,710    |
| 130,680                                            | 3.0   | \$2.56 | \$111.443 | \$334,330    |
| 174,240                                            | 4.0   | \$2.00 | \$87.100  | \$348,400    |
| 217,800                                            | 5.0   | \$1.65 | \$71.944  | \$359,719    |
| 304,920                                            | 7.0   | \$1.24 | \$53.927  | \$377,486    |
| 435,600                                            | 10.0  | \$0.91 | \$39.728  | \$397,280    |
| 653,400                                            | 15.0  | \$0.64 | \$28.070  | \$421,044    |
| 871,200                                            | 20.0  | \$0.50 | \$21.938  | \$438,762    |
| 1,089,000                                          | 25.0  | \$0.42 | \$18.121  | \$453,018    |
| 1,306,800                                          | 30.0  | \$0.36 | \$15.500  | \$465,008    |
| 1,742,400                                          | 40.0  | \$0.28 | \$12.114  | \$484,577    |
| 2,178,000                                          | 50.0  | \$0.23 | \$10.006  | \$500,320    |
| 4,356,000                                          | 100.0 | \$0.13 | \$5.526   | \$552,562    |

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 | Mean \$/SF | Median \$/SF | Mean \$/SF | Median \$/SF |
| 0.00        | 0.99     | 0          | 0.00% | \$0.00     | \$0.00       | 2          | 4.63%       | \$6.26     | \$6.26       | 2          | 35.96% | \$10.01    | \$10.01      | 4          | 30.02% | \$8.14     | \$8.14       | \$8.14     | \$6.48       | \$8.14     | \$6.48       |
| 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       | \$0.00     | \$0.00       | \$0.00     | \$0.00       |
| 2.00        | 4.99     | 0          | 0.00% | \$0.00     | \$0.00       | 3          | 62.59%      | \$3.17     | \$1.96       | 2          | 58.60% | \$2.01     | \$2.01       | 5          | 61.53% | \$2.70     | \$2.70       | \$2.70     | \$1.96       | \$2.70     | \$1.96       |
| 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       | \$0.00     | \$0.00       | \$0.00     | \$0.00       |
| 10.00       | 10000.00 | 1          | 0.00% | \$0.38     | \$0.38       | 0          | 0.00%       | \$0.00     | \$0.00       | 0          | 0.00%  | \$0.00     | \$0.00       | 1          | 0.00%  | \$0.38     | \$0.38       | \$0.38     | \$0.38       | \$0.38     | \$0.38       |
| 0.00        | 10000.00 | 1          | 0.00% | \$0.38     | \$0.38       | 5          | 30.77%      | \$4.40     | \$5.61       | 4          | 83.47% | \$6.01     | \$4.80       | 10         | 67.96% | \$4.64     | \$4.64       | \$4.64     | \$4.40       | \$4.64     | \$4.40       |

