Conclusions: 31000 Industrial.xlsm

Curve Formula From Chart	
Formula Pt 1:	92.23
Formula Pt 2:	-0.3626

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	$5.41	$235,478	$13,515
5,000	0.115	$4.20	$183,149	$21,023
7,500	0.172	$3.63	$158,110	$27,223
10,000	0.230	$3.27	$142,449	$32,702
12,500	0.287	$3.02	$131,378	$37,700
15,000	0.344	$2.82	$122,974	$42,346
20,000	0.459	$2.54	$110,793	$50,869
25,000	0.574	$2.35	$102,182	$58,645
30,000	0.689	$2.20	$95,646	$65,872
40,000	0.918	$1.98	$86,172	$79,130
50,000	1.148	$1.82	$79,475	$91,225
60,000	1.377	$1.71	$74,391	$102,467
87,120	2.000	$1.49	$64,982	$129,965
130,680	3.000	$1.29	$56,098	$168,295
174,240	4.000	$1.16	$50,542	$202,167
217,800	5.000	$1.07	$46,614	$233,068
435,600	10.000	$0.83	$36,255	$362,549
653,400	15.000	$0.72	$31,298	$469,474
871,200	20.000	$0.65	$28,198	$563,963
1,089,000	25.000	$0.60	$26,007	$650,165

If you're using the Acreage Table in Assessing.net				
SqFt	Acres	$/sf	$/ac	Concluded $
43,560	1.0	$1.92	$83,549	$83,549
65,340	1.5	$1.66	$72,127	$108,190
87,120	2.0	$1.49	$64,982	$129,965
108,900	2.5	$1.38	$59,932	$149,830
130,680	3.0	$1.29	$56,098	$168,295
174,240	4.0	$1.16	$50,542	$202,167
217,800	5.0	$1.07	$46,614	$233,068
304,920	7.0	$0.95	$41,260	$288,821
435,600	10.0	$0.83	$36,255	$362,549
653,400	15.0	$0.72	$31,298	$469,474
871,200	20.0	$0.65	$28,198	$563,963
1,089,000	25.0	$0.60	$26,007	$650,165
1,306,800	30.0	$0.56	$24,343	$730,291
1,742,400	40.0	$0.50	$21,932	$877,274
2,178,000	50.0	$0.46	$20,227	$1,011,365
4,356,000	100.0	$0.36	$15,732	$1,573,230

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	0	0.00%	$0.00	$0.00	0	0.00%	$0.00	$0.00	0	0.00%	$0.00	$0.00
1.00	1.99	2	19.64%	$1.12	$1.12	3	2.99%	$2.23	$2.23	3	7.34%	$1.14	$1.09	8	35.17%	$1.55	$1.32
2.00	4.99	0	0.00%	$0.00	$0.00	4	8.29%	$1.78	$1.78	2	21.85%	$1.51	$1.51	6	11.70%	$1.69	$1.78
5.00	9.99	0	0.00%	$0.00	$0.00	1	0.00%	$1.09	$1.09	1	0.00%	$0.40	$0.40	2	46.31%	$0.75	$0.75
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	2	19.64%	$1.12	$1.12	8	16.43%	$1.86	$1.93	6	25.99%	$1.14	$1.14	16	31.79%	$1.50	$1.44

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	1	05-033-007-10	9/10/2021	$500,000	$336,651	$163,349	0.3267	1.685	73,399	$96,943	$2.23	-5	0.00%	$163,349	$96,943	$2.23	N/A	
Allocation	1	05-033-007-10	9/10/2021	$500,000	$336,651	$80,000	0.1600	1.685	73,399	$47,478	$1.09	-5	0.00%	$80,000	$47,478	$1.09	N/A	
Abstraction	1	05-127-003-00	9/1/2021	$1,070,000	$882,509	$187,491	0.1752	2.132	92,870	$87,941	$2.02	-5	0.00%	$187,491	$87,941	$2.02	$362.95	
Allocation	1	05-127-003-00	9/1/2021	$1,070,000	$882,509	$171,200	0.1600	2.132	92,870	$80,300	$1.84	-5	0.00%	$171,200	$80,300	$1.84	$331.41	
Abstraction	1	05-127-004-50	12/21/2021	$2,260,000	$2,085,852	$174,148	0.0771	1.876	81,719	$92,829	$2.13	-9	0.00%	$174,148	$92,829	$2.13	$740.99	Low LTB Ratio
~~Allocation~~	~~0~~	~~05-127-004-50~~	~~12/21/2021~~	~~$2,260,000~~	~~$2,085,852~~	~~$361,600~~	~~0.1600~~	~~1.876~~	~~81,719~~	~~$192,751~~	~~$4.42~~	~~-9~~	~~0.00%~~	~~$361,600~~	~~$192,751~~	~~$4.42~~	~~$1,538.59~~	~~Outlier~~
Vacant	1	05-127-009-00	6/2/2022	$104,000	$0	$104,000	N/A	1.779	77,493	$58,460	$1.34	-14	0.00%	$104,000	$58,460	$1.34	$436.89	
Abstraction	1	05-148-008-00	5/27/2020	$535,000	$380,980	$154,020	0.2879	1.520	66,211	$101,329	$2.33	10	0.00%	$154,020	$101,329	$2.33	$613.67	
Allocation	1	05-148-008-00	5/27/2020	$535,000	$380,980	$85,600	0.1600	1.520	66,211	$56,316	$1.29	10	0.00%	$85,600	$56,316	$1.29	$341.06	
Abstraction	1	05-148-021-00	8/4/2021	$2,825,000	$2,549,391	$275,609	0.0976	4.132	179,990	$66,701	$1.53	-4	0.00%	$275,609	$66,701	$1.53	$459.35	
~~Allocation~~	~~0~~	~~05-148-021-00~~	~~8/4/2021~~	~~$2,825,000~~	~~$2,549,391~~	~~$452,000~~	~~0.1600~~	~~4.132~~	~~179,990~~	~~$109,390~~	~~$2.51~~	~~-4~~	~~0.00%~~	~~$452,000~~	~~$109,390~~	~~$2.51~~	~~$753.33~~	~~Outlier~~
Abstraction	1	05-187-008-10	3/25/2021	$1,750,000	$1,535,391	$214,609	0.1226	2.697	117,481	$79,573	$1.83	0	0.00%	$214,609	$79,573	$1.83	$841.60	
~~Allocation~~	~~0~~	~~05-187-008-10~~	~~3/25/2021~~	~~$1,750,000~~	~~$1,535,391~~	~~$280,000~~	~~0.1600~~	~~2.697~~	~~117,481~~	~~$103,819~~	~~$2.38~~	~~0~~	~~0.00%~~	~~$280,000~~	~~$103,819~~	~~$2.38~~	~~$1,098.04~~	~~Outlier~~
~~Abstraction~~	~~0~~	~~05-242-005-00~~	~~5/19/2022~~	~~$320,000~~	~~$190,673~~	~~$129,327~~	~~0.4041~~	~~1.119~~	~~48,744~~	~~$115,574~~	~~$2.65~~	~~-14~~	~~0.00%~~	~~$129,327~~	~~$115,574~~	~~$2.65~~	~~$710.59~~	~~High LTB Ratio~~
Allocation	1	05-242-005-00	5/19/2022	$320,000	$190,673	$51,200	0.1600	1.119	48,744	$45,755	$1.05	-14	0.00%	$51,200	$45,755	$1.05	$281.32	
Abstraction	1	05-033-007-30	12/28/2020	$1,000,000	$567,548	$432,452	0.4325	9.087	395,829	$47,590	$1.09	3	0.00%	$432,452	$47,590	$1.09	N/A	High LTB Ratio
Allocation	1	05-033-007-30	12/28/2020	$1,000,000	$567,548	$160,000	0.1600	9.087	395,829	$17,608	$0.40	3	0.00%	$160,000	$17,608	$0.40	N/A	
Vacant	1	05-127-009-00	1/27/2020	$70,000	$0	$70,000	N/A	1.779	77,493	$39,348	$0.90	14	0.00%	$70,000	$39,348	$0.90	$294.06	
Abstraction	1	05-148-025-00	8/2/2021	$1,000,000	$766,470	$233,530	0.2335	3.106	135,297	$75,187	$1.73	-4	0.00%	$233,530	$75,187	$1.73	$525.39	
Allocation	1	05-148-025-00	8/2/2021	$1,000,000	$766,470	$160,000	0.1600	3.106	135,297	$51,513	$1.18	-4	0.00%	$160,000	$51,513	$1.18	$359.96	