

Conclusions: 32000 Blue Star Estates.xls/m

Curve Formula		SqFt	Acres	\$/sf	\$/ac	Concluded \$
From Chart						
Formula Pt 1:	7556.68	2,500	0.057	\$23.96	\$1,043,588	\$59,894
Formula Pt 2:	-0.7371	5,000	0.115	\$14.37	\$626,097	\$71,866
		7,500	0.172	\$10.66	\$464,350	\$79,950
		10,000	0.230	\$8.62	\$375,625	\$86,232
		12,500	0.287	\$7.32	\$318,656	\$91,442
		15,000	0.344	\$6.40	\$278,586	\$95,932
		20,000	0.459	\$5.17	\$225,355	\$103,469
		25,000	0.574	\$4.39	\$191,177	\$109,720
		30,000	0.689	\$3.84	\$167,137	\$115,108
		40,000	0.918	\$3.10	\$135,201	\$124,152
		50,000	1.148	\$2.63	\$114,696	\$131,653
		60,000	1.377	\$2.30	\$100,273	\$138,117
		87,120	2.000	\$1.75	\$76,173	\$152,345
		130,680	3.000	\$1.30	\$56,494	\$169,483
		174,240	4.000	\$1.05	\$45,700	\$182,798
		217,800	5.000	\$0.89	\$38,769	\$193,843
		495,600	10.000	\$0.53	\$23,259	\$232,591
		693,400	15.000	\$0.40	\$17,250	\$258,755
		871,200	20.000	\$0.32	\$13,954	\$279,947
		1,089,000	25.000	\$0.27	\$11,883	\$295,947

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".

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

Acres 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	1	0.00%	\$3.02	\$3.02	4	6.55%	\$5.24	\$5.19	4	7.95%	\$5.11	\$5.32	9	11.17%	\$4.93	\$5.25		
1.00	1.99	1	0.00%	\$1.51	\$1.51	4	20.58%	\$2.82	\$2.75	3	20.27%	\$2.48	\$2.73	8	25.00%	\$2.53	\$2.57		
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	2	33.33%	\$2.27	\$2.27	8	28.74%	\$4.03	\$4.21	7	30.68%	\$3.99	\$4.13	17	34.95%	\$3.80	\$3.68		

