Conclusions: 34000 Hammond-Heidbreder.xlsm

Curve Formula From Chart	
Formula Pt 1:	108.94
Formula Pt 2:	-0.3621

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	$6.41	$279,267	$16,028
5,000	0.115	$4.99	$217,284	$24,941
7,500	0.172	$4.31	$187,617	$32,303
10,000	0.230	$3.88	$169,058	$38,810
12,500	0.287	$3.58	$155,937	$44,748
15,000	0.344	$3.35	$145,976	$50,267
20,000	0.459	$3.02	$131,536	$60,393
25,000	0.574	$2.79	$121,327	$69,632
30,000	0.689	$2.61	$113,577	$78,221
40,000	0.918	$2.35	$102,342	$93,978
50,000	1.148	$2.17	$94,399	$108,355
60,000	1.377	$2.03	$88,369	$121,720
87,120	2.000	$1.77	$77,207	$154,414
130,680	3.000	$1.53	$66,665	$199,996
174,240	4.000	$1.38	$60,071	$240,284
217,800	5.000	$1.27	$55,409	$277,043
435,600	10.000	$0.99	$43,111	$431,108
653,400	15.000	$0.85	$37,225	$558,369
871,200	20.000	$0.77	$33,542	$670,849
1,089,000	25.000	$0.71	$30,939	$773,477

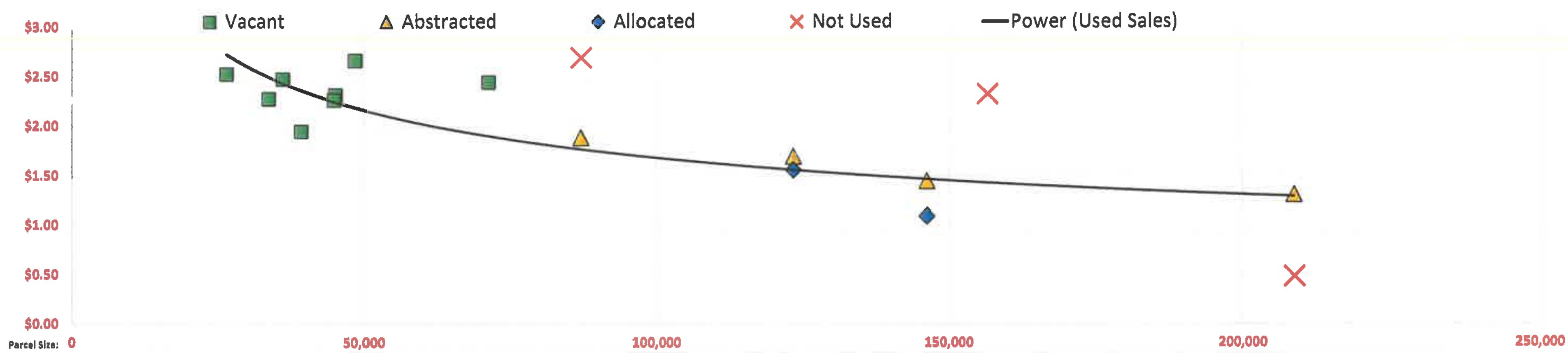
If you're using the Acreage Table in Assessing.net

SqFt	Acres	$/sf	$/ac	Concluded $
43,560	1.0	$2.28	$99,231	$99,231
65,340	1.5	$1.97	$85,682	$128,524
87,120	2.0	$1.77	$77,207	$154,414
108,900	2.5	$1.63	$71,215	$178,036
130,680	3.0	$1.53	$66,665	$199,996
174,240	4.0	$1.38	$60,071	$240,284
217,800	5.0	$1.27	$55,409	$277,043
304,920	7.0	$1.13	$49,054	$343,375
435,600	10.0	$0.99	$43,111	$431,108
653,400	15.0	$0.85	$37,225	$558,369
871,200	20.0	$0.77	$33,542	$670,849
1,089,000	25.0	$0.71	$30,939	$773,477
1,306,800	30.0	$0.66	$28,963	$868,881
1,742,400	40.0	$0.60	$26,098	$1,043,911
2,178,000	50.0	$0.55	$24,072	$1,203,611
4,356,000	100.0	$0.43	$18,729	$1,872,943

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	4	8.19%	$2.31	$2.38	0	0.00%	$0.00	$0.00	0	0.00%	$0.00	$0.00	4	8.19%	$2.31	$2.38
1.00	1.99	4	5.56%	$2.43	$2.39	0	0.00%	$0.00	$0.00	0	0.00%	$0.00	$0.00	4	5.56%	$2.43	$2.39
2.00	4.99	0	0.00%	$0.00	$0.00	4	13.17%	$1.59	$1.58	2	17.74%	$1.33	$1.33	6	14.40%	$1.50	$1.51
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	8	6.87%	$2.37	$2.39	4	13.17%	$1.59	$1.58	2	17.74%	$1.33	$1.33	14	20.48%	$2.00	$2.11



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	05-026-001-51	12/3/2021	$1,390,000	$1,180,404	$209,596	0.1508	2.836	123,536	$73,906	$1.70	-8	0.00%	$209,596	$73,906	$1.70	$972.60	
Allocation	1	05-026-001-51	12/3/2021	$1,390,000	$1,180,404	$192,654	0.1386	2.836	123,536	$67,932	$1.56	-8	0.00%	$192,654	$67,932	$1.56	$893.99	
Abstraction	1	05-127-011-00	12/7/2020	$1,146,000	$933,663	$212,337	0.1853	3.359	146,318	$63,214	$1.45	4	0.00%	$212,337	$63,214	$1.45	$839.28	
Allocation	1	05-127-011-00	12/7/2020	$1,146,000	$933,663	$158,836	0.1386	3.359	146,318	$47,287	$1.09	4	0.00%	$158,836	$47,287	$1.09	$627.81	
Vacant	1	05-134-014-00	9/16/2020	$67,000	$0	$67,000	N/A	0.608	26,484	$110,197	$2.53	7	0.00%	$67,000	$110,197	$2.53	$395.54	
Vacant	1	05-134-019-00	4/22/2022	$175,000	$0	$175,000	N/A	1.637	71,308	$106,903	$2.45	-13	0.00%	$175,000	$106,903	$2.45	$411.73	
Vacant	1	05-134-027-00	3/4/2022	$130,000	$0	$130,000	N/A	1.116	48,613	$116,487	$2.67	-11	0.00%	$130,000	$116,487	$2.67	$866.67	
~~Vacant~~	~~0~~	~~05-134-029-00~~	~~12/31/2020~~	~~$365,000~~	~~$0~~	~~$365,000~~	~~N/A~~	~~3.594~~	~~156,555~~	~~$101,558~~	~~$2.33~~	~~3~~	~~0.00%~~	~~$365,000~~	~~$101,558~~	~~$2.33~~	~~$1,001.10~~	~~Outlier~~
Vacant	1	05-134-031-00	1/17/2022	$105,000	$0	$105,000	N/A	1.039	45,259	$101,059	$2.32	-10	0.00%	$105,000	$101,059	$2.32	$685.80	
Vacant	1	05-134-032-00	10/29/2021	$90,000	$0	$90,000	N/A	0.832	36,242	$108,173	$2.48	-7	0.00%	$90,000	$108,173	$2.48	$559.01	
Vacant	1	05-134-033-00	12/9/2020	$77,000	$0	$77,000	N/A	0.775	33,759	$99,355	$2.28	4	0.00%	$77,000	$99,355	$2.28	$513.33	
Vacant	1	05-134-036-00	9/16/2020	$76,923	$0	$76,923	N/A	0.904	39,378	$85,092	$1.95	7	0.00%	$76,923	$85,092	$1.95	$439.56	
Vacant	1	05-134-037-00	9/16/2020	$102,000	$0	$102,000	N/A	1.033	44,997	$98,742	$2.27	7	0.00%	$102,000	$98,742	$2.27	$510.00	
Abstraction	1	05-148-011-00	10/20/2021	$718,125	$445,513	$272,612	0.3796	4.792	208,740	$56,889	$1.31	-7	0.00%	$272,612	$56,889	$1.31	$605.80	High LTB Ratio
~~Allocation~~	~~0~~	~~05-148-011-00~~	~~10/20/2021~~	~~$718,125~~	~~$445,513~~	~~$99,532~~	~~0.1386~~	~~4.792~~	~~208,740~~	~~$20,770~~	~~$0.48~~	~~-7~~	~~0.00%~~	~~$99,532~~	~~$20,770~~	~~$0.48~~	~~$221.18~~	~~Outlier~~
Abstraction	1	05-148-026-00	6/23/2022	$1,695,000	$1,530,510	$164,490	0.0970	2.000	87,120	$82,245	$1.89	-15	0.00%	$164,490	$82,245	$1.89	$683.58	
~~Allocation~~	~~0~~	~~05-148-026-00~~	~~6/23/2022~~	~~$1,695,000~~	~~$1,530,510~~	~~$234,927~~	~~0.1386~~	~~2.000~~	~~87,120~~	~~$117,464~~	~~$2.70~~	~~-15~~	~~0.00%~~	~~$234,927~~	~~$117,464~~	~~$2.70~~	~~$976.30~~	~~Outlier~~