

Good 10/23

Conclusions: 40000 Bay Meadows.xlsm

If you're using the Square Footage Table In Assessing.net					
Curve Formula	SqFt	Acres	\$/sf	\$/ac	Concluded \$
From Chart					
Formula Pt 1:	16.68				
Formula Pt 2:	-0.1786				
	2,500	0.057	\$2.83	\$130,981	\$130,981
	5,000	0.114	\$2.81	\$123,946	\$123,946
	7,500	0.171	\$2.73	\$119,104	\$119,104
	10,000	0.228	\$2.32	\$109,514	\$109,514
	12,500	0.285	\$2.00	\$88,642	\$88,642
	15,000	0.344	\$3.00	\$130,981	\$44,931
	20,000	0.459	\$2.85	\$123,946	\$56,908
	25,000	0.574	\$2.73	\$119,104	\$68,356
	30,000	0.689	\$2.65	\$115,288	\$79,399
	40,000	0.918	\$2.51	\$109,514	\$100,564
	50,000	1.148	\$2.42	\$105,235	\$120,793
	60,000	1.377	\$2.34	\$101,863	\$140,308
	87,120	2.000	\$2.19	\$95,300	\$190,599
	130,680	3.000	\$2.03	\$88,642	\$265,927
	174,240	4.000	\$1.93	\$84,203	\$336,811
	217,800	5.000	\$1.86	\$80,913	\$404,565
	435,600	10.000	\$1.64	\$71,491	\$714,914
	653,400	15.000	\$1.53	\$66,497	\$997,458
	871,200	20.000	\$1.45	\$63,167	\$1,263,337
	1,089,000	25.000	\$1.39	\$60,699	\$1,517,473
	1,306,800	30.000	\$1.35	\$58,754	\$1,762,626
	1,742,400	40.000	\$1.28	\$55,812	\$2,232,465
	2,178,000	50.000	\$1.23	\$53,631	\$2,681,554
	4,356,000	100.000	\$1.09	\$47,386	\$4,738,622

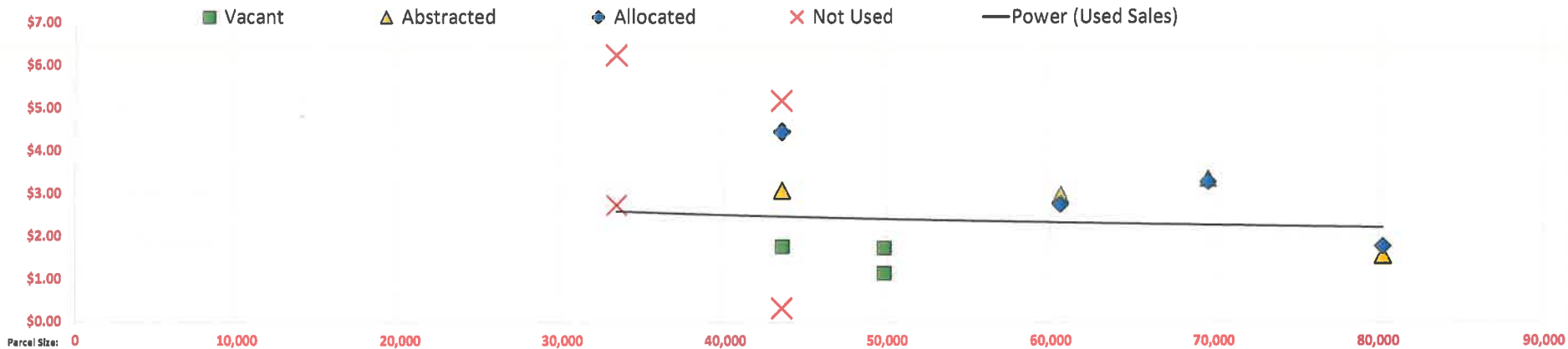
If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table In Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$2.48	\$107,859	\$107,859	
65,340	1.5	\$2.30	\$100,324	\$150,486	
87,120	2.0	\$2.19	\$95,300	\$190,599	
108,900	2.5	\$2.10	\$91,576	\$228,940	
130,680	3.0	\$2.03	\$88,642	\$265,927	
174,240	4.0	\$1.93	\$84,203	\$336,811	
217,800	5.0	\$1.86	\$80,913	\$404,565	
304,920	7.0	\$1.75	\$76,194	\$533,356	
435,600	10.0	\$1.64	\$71,491	\$714,914	
653,400	15.0	\$1.53	\$66,497	\$997,458	
871,200	20.0	\$1.45	\$63,167	\$1,263,337	
1,089,000	25.0	\$1.39	\$60,699	\$1,517,473	
1,306,800	30.0	\$1.35	\$58,754	\$1,762,626	
1,742,400	40.0	\$1.28	\$55,812	\$2,232,465	
2,178,000	50.0	\$1.23	\$53,631	\$2,681,554	
4,356,000	100.0	\$1.09	\$47,386	\$4,738,622	

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	3	11.88%	\$1.55	\$1.74	3	20.31%	\$2.63	\$2.97	3	18.12%	\$2.61	\$2.76	9	38.30%	\$2.27	\$1.79
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	3	11.88%	\$1.55	\$1.74	4	15.87%	\$2.75	\$3.03	4	26.45%	\$3.08	\$3.03	11	30.17%	\$2.54	\$2.76



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	0	05-358-012-00	5/15/2019	\$385,000	\$276,021	\$8,979	0.0233	0.999	43,516	\$8,988	\$0.21	23	56.98%	\$14,095	\$14,109	\$0.32	\$136.15	Low LTB Ratio
Vacant	1	05-358-016-00	3/8/2021	\$57,400	\$0	\$57,400	N/A	1.144	49,833	\$50,175	\$1.15	1	0.00%	\$57,400	\$50,175	\$1.15	\$899.55	
Abstraction	1	05-107-014-00	11/13/2020	\$385,000	\$259,434	\$125,566	0.3261	1.844	80,325	\$68,094	\$1.56	5	0.00%	\$125,566	\$68,094	\$1.56	\$411.19	
Vacant	1	05-358-016-00	6/27/2019	\$56,900	\$0	\$56,900	N/A	1.144	49,833	\$49,738	\$1.14	21	52.03%	\$86,503	\$75,614	\$1.74	\$1,355.63	
Vacant	1	05-358-011-00	5/24/2019	\$50,000	\$0	\$50,000	N/A	1.000	43,560	\$50,000	\$1.15	22	54.50%	\$77,252	\$77,252	\$1.77	\$793.55	
Allocation	1	05-107-014-00	11/13/2020	\$385,000	\$259,434	\$143,644	0.3731	1.844	80,325	\$77,898	\$1.79	5	0.00%	\$143,644	\$77,898	\$1.79	\$470.38	
Abstraction	0	05-107-011-00	7/31/2019	\$374,000	\$212,641	\$61,359	0.1641	0.765	33,323	\$80,308	\$1.84	20	49.55%	\$91,762	\$119,950	\$2.75	\$566.43	Low LTB Ratio
Allocation	1	05-358-001-00	8/3/2020	\$449,000	\$268,688	\$167,522	0.3731	1.392	60,636	\$120,346	\$2.76	8	0.00%	\$167,522	\$120,346	\$2.76	\$811.83	
Abstraction	1	05-358-001-00	8/3/2020	\$449,000	\$268,688	\$180,312	0.4016	1.392	60,636	\$129,534	\$2.97	8	0.00%	\$180,312	\$129,534	\$2.97	\$873.82	
Abstraction	1	05-358-012-00	10/13/2021	\$520,000	\$386,021	\$133,979	0.2577	0.999	43,516	\$134,113	\$3.08	-6	0.00%	\$133,979	\$134,113	\$3.08	\$1,294.11	Low LTB Ratio
Allocation	1	05-358-003-00	12/15/2021	\$615,000	\$380,326	\$229,457	0.3731	1.600	69,696	\$143,410	\$3.29	-8	0.00%	\$229,457	\$143,410	\$3.29	\$1,006.65	
Abstraction	1	05-358-003-00	12/15/2021	\$615,000	\$380,326	\$234,674	0.3816	1.600	69,696	\$146,671	\$3.37	-8	0.00%	\$234,674	\$146,671	\$3.37	\$1,029.54	
Allocation	1	05-358-012-00	10/13/2021	\$520,000	\$386,021	\$194,012	0.3731	0.999	43,516	\$194,206	\$4.46	-6	0.00%	\$194,012	\$194,206	\$4.46	\$1,873.97	
Allocation	0	05-358-012-00	5/15/2019	\$385,000	\$276,021	\$143,644	0.2731	0.999	43,516	\$143,787	\$3.30	23	56.98%	\$225,493	\$225,719	\$5.18	\$2,178.04	Outlier
Allocation	0	05-107-011-00	7/31/2019	\$374,000	\$212,641	\$139,539	0.3731	0.765	33,323	\$182,404	\$4.19	20	49.55%	\$208,679	\$272,783	\$6.26	\$1,288.14	Outlier