

Red B

Conclusions: 41300 Chelsea Park I.xlsm

If you're using the Square Footage Table In Assessing.net					
Curve Formula From Chart	SqFt	Acres	\$/sf	\$/ac	Concluded \$
Formula Pt 1: 15.67	7,500	0.172	\$15.67	\$682,434	\$117,499
Formula Pt 2: 0.0000	10,000	0.230	\$15.67	\$682,434	\$156,665
	15,000	0.344	\$15.67	\$682,434	\$234,908
	20,000	0.459	\$15.67	\$682,434	\$313,231
	25,000	0.574	\$15.67	\$682,434	\$391,554
	30,000	0.689	\$15.67	\$682,434	\$469,877
	35,000	0.804	\$15.67	\$682,434	\$548,200
	40,000	0.919	\$15.67	\$682,434	\$626,523
	45,000	1.034	\$15.67	\$682,434	\$704,846
	50,000	1.149	\$15.67	\$682,434	\$783,169
	55,000	1.264	\$15.67	\$682,434	\$861,492
	60,000	1.379	\$15.67	\$682,434	\$939,815
	65,000	1.494	\$15.67	\$682,434	\$1,018,138
	70,000	1.609	\$15.67	\$682,434	\$1,096,461
	75,000	1.724	\$15.67	\$682,434	\$1,174,784
	80,000	1.839	\$15.67	\$682,434	\$1,253,107
	85,000	1.954	\$15.67	\$682,434	\$1,331,430
	90,000	2.069	\$15.67	\$682,434	\$1,409,753
	95,000	2.184	\$15.67	\$682,434	\$1,488,076
	100,000	2.299	\$15.67	\$682,434	\$1,566,399

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".

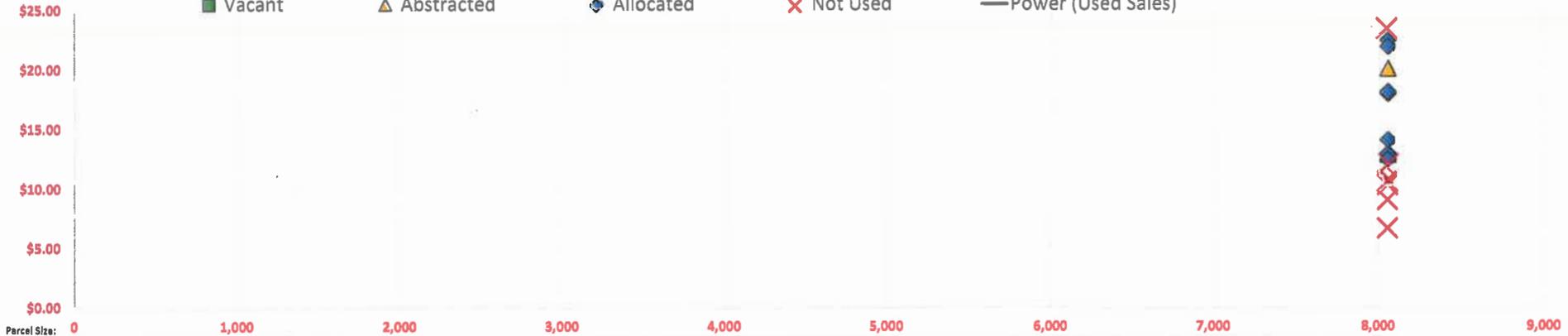
If you're using the Acreage Table In Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$15.67	\$682,434	\$682,434	
65,340	1.5	\$15.67	\$682,434	\$1,023,651	
87,120	2.0	\$15.67	\$682,434	\$1,364,868	
108,900	2.5	\$15.67	\$682,434	\$1,706,086	
130,680	3.0	\$15.67	\$682,434	\$2,047,303	
174,240	4.0	\$15.67	\$682,434	\$2,729,737	
217,800	5.0	\$15.67	\$682,434	\$3,412,171	
304,920	7.0	\$15.67	\$682,434	\$4,777,039	
435,600	10.0	\$15.67	\$682,434	\$6,824,342	
653,400	15.0	\$15.67	\$682,434	\$10,236,513	
871,200	20.0	\$15.67	\$682,434	\$13,648,684	
1,089,000	25.0	\$15.67	\$682,434	\$17,060,855	
1,306,800	30.0	\$15.67	\$682,434	\$20,473,026	
1,742,400	40.0	\$15.67	\$682,434	\$27,297,369	
2,178,000	50.0	\$15.67	\$682,434	\$34,121,711	
4,356,000	100.0	\$15.67	\$682,434	\$68,243,421	

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	3	18.49%	\$15.30	\$12.98	9	22.19%	\$16.30	\$14.05	12	21.55%	\$16.05	\$14.05
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
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	0	0.00%	\$0.00	\$0.00	3	18.49%	\$15.30	\$12.98	9	22.19%	\$16.30	\$14.05	12	21.55%	\$16.05	\$14.05

■ Vacant
 ▲ Abstracted
 ◆ Allocated
 ✗ Not Used
 — Power (Used Sales)



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	05-082-002-00	2/19/2021	\$239,000	\$134,430	\$104,570	0.4375	0.185	8,059	\$565,243	\$12.98	1	0.00%	\$104,570	\$565,243	\$12.98	N/A	
Abstraction	1	05-082-012-00	10/30/2020	\$238,900	\$135,297	\$103,603	0.4337	0.185	8,059	\$560,016	\$12.86	5	0.00%	\$103,603	\$560,016	\$12.86	N/A	
Abstraction	0	05-082-027-00	7/10/2020	\$230,000	\$155,633	\$74,367	0.3333	0.185	8,059	\$401,984	\$9.23	9	0.00%	\$74,367	\$401,984	\$9.23	N/A	Low LTB Ratio
Abstraction	1	05-082-027-00	4/13/2022	\$331,950	\$170,296	\$161,654	0.4870	0.185	8,059	\$873,805	\$20.06	-12	0.00%	\$161,654	\$873,805	\$20.06	N/A	High LTB Ratio
Abstraction	0	05-082-030-00	9/15/2021	\$260,000	\$173,173	\$86,827	0.3340	0.185	8,059	\$469,335	\$10.77	-5	0.00%	\$86,827	\$469,335	\$10.77	N/A	Low LTB Ratio
Abstraction	0	05-082-030-00	3/31/2021	\$260,000	\$162,681	\$97,319	0.3743	0.185	8,059	\$526,049	\$12.08	0	0.00%	\$97,319	\$526,049	\$12.08	N/A	Low LTB Ratio
Abstraction	0	05-082-044-00	6/10/2022	\$335,000	\$144,139	\$190,861	0.5697	0.185	8,059	\$1,031,681	\$23.68	-14	0.00%	\$190,861	\$1,031,681	\$23.68	N/A	High LTB Ratio
Abstraction	0	05-082-063-00	11/15/2021	\$415,000	\$359,775	\$55,225	0.1331	0.185	8,059	\$298,514	\$6.85	-7	0.00%	\$55,225	\$298,514	\$6.85	N/A	Low LTB Ratio
Abstraction	0	05-082-064-00	10/19/2021	\$405,000	\$320,429	\$84,571	0.2088	0.185	8,059	\$457,141	\$10.49	-7	0.00%	\$84,571	\$457,141	\$10.49	N/A	Low LTB Ratio
Allocation	1	05-082-002-00	2/19/2021	\$239,000	\$134,430	\$104,108	0.4356	0.185	8,059	\$562,748	\$12.92	1	0.00%	\$104,108	\$562,748	\$12.92	N/A	
Allocation	1	05-082-012-00	10/30/2020	\$238,900	\$135,297	\$104,065	0.4356	0.185	8,059	\$562,513	\$12.91	5	0.00%	\$104,065	\$562,513	\$12.91	N/A	
Allocation	1	05-082-027-00	7/10/2020	\$230,000	\$155,633	\$100,188	0.4356	0.185	8,059	\$541,557	\$12.43	9	0.00%	\$100,188	\$541,557	\$12.43	N/A	
Allocation	1	05-082-027-00	4/13/2022	\$331,950	\$170,296	\$144,597	0.4356	0.185	8,059	\$781,608	\$17.94	-12	0.00%	\$144,597	\$781,608	\$17.94	N/A	
Allocation	1	05-082-029-00	9/15/2021	\$260,000	\$173,173	\$113,256	0.4356	0.185	8,059	\$612,195	\$14.05	-5	0.00%	\$113,256	\$612,195	\$14.05	N/A	
Allocation	1	05-082-030-00	3/31/2021	\$260,000	\$162,681	\$113,256	0.4356	0.185	8,059	\$612,195	\$14.05	0	0.00%	\$113,256	\$612,195	\$14.05	N/A	
Allocation	1	05-082-044-00	6/10/2022	\$335,000	\$144,139	\$145,926	0.4356	0.185	8,059	\$788,789	\$18.11	-14	0.00%	\$145,926	\$788,789	\$18.11	N/A	
Allocation	1	05-082-063-00	11/15/2021	\$415,000	\$359,775	\$180,774	0.4356	0.185	8,059	\$977,157	\$22.43	-7	0.00%	\$180,774	\$977,157	\$22.43	N/A	
Allocation	1	05-082-064-00	10/19/2021	\$405,000	\$320,429	\$176,418	0.4356	0.185	8,059	\$953,611	\$21.89	-7	0.00%	\$176,418	\$953,611	\$21.89	N/A	