

Conclusions: 49600 Unplatted West Central under 5ac.xlsm

If you're using the Square Footage Table In Assessing.net						
Curve Formula From Chart	SqFt	Acres	\$/sf	\$/ac	Concluded \$	
	2,500	0.057	\$30.22	\$1,316,444	\$75,553	
Formula Pt 1:	37031.93	5,000	0.115	\$16.10	\$701,144	\$80,480
Formula Pt 2:	-0.9089	7,500	0.172	\$11.13	\$485,025	\$83,510
	10,000	0.230	\$8.57	\$373,433	\$85,728	
	12,500	0.287	\$7.00	\$304,884	\$87,468	
	15,000	0.344	\$5.93	\$258,327	\$88,955	
	20,000	0.459	\$4.57	\$198,892	\$91,319	
	25,000	0.574	\$3.73	\$162,383	\$93,195	
	30,000	0.689	\$3.16	\$137,586	\$94,756	
	40,000	0.918	\$2.43	\$105,931	\$97,273	
	50,000	1.148	\$1.99	\$86,486	\$99,272	
	60,000	1.377	\$1.68	\$73,279	\$100,935	
	87,120	2.000	\$1.20	\$52,212	\$104,425	
	130,680	3.000	\$0.83	\$36,119	\$108,356	
	174,240	4.000	\$0.64	\$27,809	\$111,234	
	217,800	5.000	\$0.52	\$22,704	\$113,520	
	435,600	10.000	\$0.28	\$12,092	\$120,922	
	653,400	15.000	\$0.19	\$8,365	\$125,474	
	871,200	20.000	\$0.15	\$6,440	\$128,807	
	1,089,000	25.000	\$0.12	\$5,258	\$131,454	

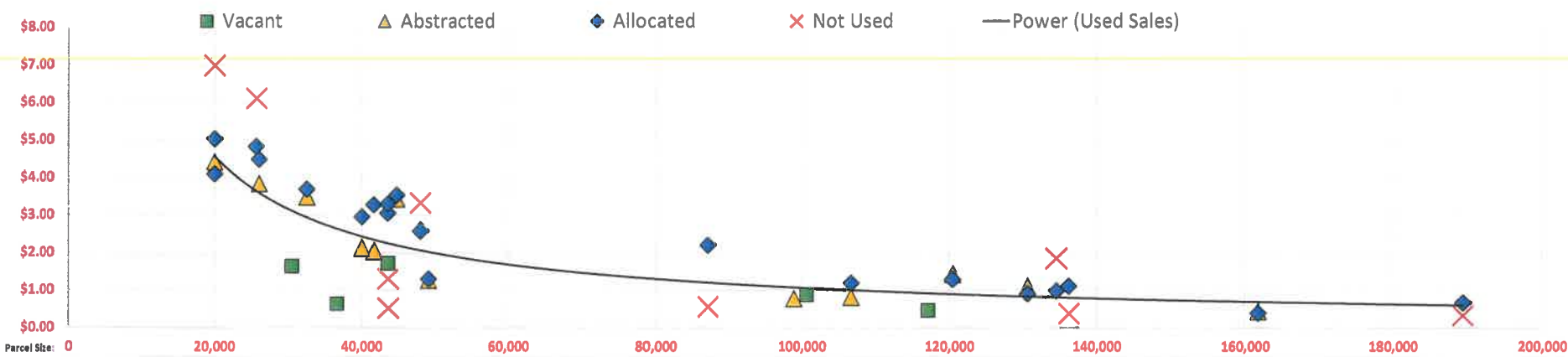
If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$2.25	\$98,032	\$98,032	
65,340	1.5	\$1.56	\$67,815	\$101,723	
87,120	2.0	\$1.20	\$52,212	\$104,425	
108,900	2.5	\$0.98	\$42,628	\$106,570	
130,680	3.0	\$0.83	\$36,119	\$108,356	
174,240	4.0	\$0.64	\$27,809	\$111,234	
217,800	5.0	\$0.52	\$22,704	\$113,520	
304,920	7.0	\$0.38	\$16,722	\$117,055	
435,600	10.0	\$0.28	\$12,092	\$120,922	
653,400	15.0	\$0.19	\$8,365	\$125,474	
871,200	20.0	\$0.15	\$6,440	\$128,807	
1,089,000	25.0	\$0.12	\$5,258	\$131,454	
1,306,800	30.0	\$0.10	\$4,455	\$133,656	
1,742,400	40.0	\$0.08	\$3,430	\$137,207	
2,178,000	50.0	\$0.06	\$2,801	\$140,026	
4,356,000	100.0	\$0.03	\$1,492	\$149,157	

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	2	43.86%	\$1.14	\$1.14	5	23.51%	\$3.18	\$3.48	7	15.37%	\$4.05	\$4.10	14	28.33%	\$3.33	\$3.59
1.00	1.99	1	0.00%	\$1.72	\$1.72	2	45.96%	\$2.35	\$2.35	5	19.35%	\$2.76	\$3.06	8	28.63%	\$2.53	\$2.82
2.00	4.99	2	31.34%	\$0.67	\$0.67	5	32.35%	\$0.90	\$0.81	8	33.97%	\$1.09	\$1.05	15	35.68%	\$0.97	\$0.91
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	5	51.36%	\$1.07	\$0.88	12	65.27%	\$2.09	\$1.73	20	46.30%	\$2.54	\$2.77	37	70.93%	\$2.20	\$1.72



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	05-018-017-35	10/2/2020	\$349,900	\$289,220	\$60,680	0.1734	4.350	189,486	\$13,949	\$0.32	6	0.00%	\$60,680	\$13,949	\$0.32	\$202.27	Low LTB Ratio
Abstraction	0	05-018-017-30	7/6/2020	\$415,000	\$364,481	\$50,519	0.1217	2.127	136,212	\$16,156	\$0.37	9	0.00%	\$50,519	\$16,156	\$0.37	N/A	Low LTB Ratio
Allocation	1	05-021-072-00	12/16/2021	\$175,000	\$105,758	\$63,753	0.3643	3.715	161,825	\$17,161	\$0.39	-9	0.00%	\$63,753	\$17,161	\$0.39	N/A	N/A
Abstraction	1	05-021-072-00	12/16/2021	\$175,000	\$105,758	\$69,242	0.3957	3.715	161,825	\$18,638	\$0.43	-9	0.00%	\$69,242	\$18,638	\$0.43	N/A	N/A
Vacant	1	05-017-022-50	6/10/2021	\$54,250	\$0	\$54,250	N/A	2.690	117,176	\$20,167	\$0.46	-2	0.00%	\$54,250	\$20,167	\$0.46	\$183.01	N/A
Abstraction	0	05-018-018-10	1/18/2022	\$394,000	\$271,570	\$22,430	0.0569	1.000	43,560	\$22,430	\$0.51	-10	0.00%	\$22,430	\$22,430	\$0.51	N/A	Low LTB Ratio
Abstraction	0	05-021-042-00	12/30/2021	\$525,000	\$477,393	\$47,607	0.0907	2.000	87,120	\$23,804	\$0.55	-9	0.00%	\$47,607	\$23,804	\$0.55	N/A	Low LTB Ratio
Vacant	1	05-021-048-20	9/8/2020	\$23,500	\$0	\$23,500	N/A	0.839	36,547	\$28,010	\$0.64	7	0.00%	\$23,500	\$28,010	\$0.64	N/A	N/A
Allocation	1	05-018-017-35	10/2/2020	\$349,900	\$289,220	\$127,469	0.3643	4.350	189,486	\$29,303	\$0.67	6	0.00%	\$127,469	\$29,303	\$0.67	\$424.90	N/A
Abstraction	1	05-021-051-00	5/15/2020	\$205,000	\$129,176	\$75,824	0.3699	2.270	98,881	\$33,403	\$0.77	11	0.00%	\$75,824	\$33,403	\$0.77	N/A	N/A
Abstraction	1	05-018-023-10	8/5/2021	\$350,000	\$263,136	\$86,864	0.2482	2.450	106,722	\$35,455	\$0.81	-4	0.00%	\$86,864	\$35,455	\$0.81	N/A	Low LTB Ratio
Vacant	1	05-017-015-00	11/2/2021	\$89,000	\$0	\$89,000	N/A	2.310	100,624	\$38,528	\$0.88	-7	0.00%	\$89,000	\$38,528	\$0.88	\$279.74	N/A
Allocation	1	05-017-022-00	9/1/2021	\$325,000	\$182,401	\$118,398	0.3643	3.000	130,680	\$39,466	\$0.91	-5	0.00%	\$118,398	\$39,466	\$0.91	N/A	N/A
Allocation	1	05-021-048-00	5/23/2022	\$362,500	\$115,213	\$132,059	0.3643	3.089	134,557	\$42,751	\$0.98	-14	0.00%	\$132,059	\$42,751	\$0.98	\$550.34	N/A
Abstraction	1	05-017-022-00	9/1/2021	\$325,000	\$182,401	\$142,599	0.4388	3.000	130,680	\$47,533	\$1.09	-5	0.00%	\$142,599	\$47,533	\$1.09	N/A	High LTB Ratio
Allocation	1	05-018-017-30	7/6/2020	\$415,000	\$364,481	\$151,185	0.3643	3.127	136,212	\$48,348	\$1.11	9	0.00%	\$151,185	\$48,348	\$1.11	N/A	N/A
Allocation	1	05-018-023-10	8/5/2021	\$350,000	\$263,136	\$127,505	0.3643	2.450	106,722	\$52,043	\$1.19	-4	0.00%	\$127,505	\$52,043	\$1.19	N/A	N/A
Abstraction	1	05-017-027-00	8/19/2020	\$175,000	\$112,506	\$62,494	0.3571	1.126	49,049	\$55,501	\$1.27	7	0.00%	\$62,494	\$55,501	\$1.27	N/A	N/A
Abstraction	0	05-018-018-10	6/30/2020	\$365,000	\$309,856	\$56,044	0.1532	1.000	43,560	\$56,044	\$1.29	9	0.00%	\$56,044	\$56,044	\$1.29	N/A	Low LTB Ratio
Allocation	1	05-020-024-10	6/18/2021	\$425,000	\$253,386	\$154,828	0.3643	2.766	120,487	\$55,975	\$1.29	-3	0.00%	\$154,828	\$55,975	\$1.29	\$647.60	N/A
Allocation	1	05-017-027-00	8/19/2020	\$175,000	\$112,506	\$63,753	0.3643	1.126	49,049	\$56,619	\$1.30	7	0.00%	\$63,753	\$56,619	\$1.30	N/A	N/A
Abstraction	1	05-020-024-10	6/18/2021	\$425,000	\$253,386	\$171,614	0.4038	2.766	120,487	\$62,044	\$1.42	-3	0.00%	\$171,614	\$62,044	\$1.42	\$717.81	N/A
Vacant	1	05-017-030-38	10/20/2020	\$50,000	\$0	\$50,000	N/A	0.701	30,536	\$71,327	\$1.64	5	0.00%	\$50,000	\$71,327	\$1.64	N/A	N/A
Vacant	1	05-017-030-26	9/11/2020	\$75,000	\$0	\$75,000	N/A	1.000	43,560	\$75,000	\$1.72	7	0.00%	\$75,000	\$75,000	\$1.72	N/A	N/A
Abstraction	0	05-021-048-00	5/23/2022	\$362,500	\$115,213	\$247,287	0.6922	3.089	134,557	\$80,054	\$1.84	-14	0.00%	\$247,287	\$80,054	\$1.84	\$1,020.52	High LTB Ratio
Abstraction	1	05-017-028-00	2/10/2021	\$375,000	\$290,114	\$84,886	0.2264	0.956	41,643	\$88,793	\$2.04	2	0.00%	\$84,886	\$88,793	\$2.04	N/A	Low LTB Ratio
Abstraction	1	05-017-044-00	9/24/2021	\$325,000	\$239,710	\$85,290	0.2624	0.918	39,988	\$92,908	\$2.13	-6	0.00%	\$85,290	\$92,908	\$2.13	N/A	Low LTB Ratio
Allocation	1	05-021-042-00	12/30/2021	\$525,000	\$477,393	\$191,258	0.3643	2.000	87,120	\$95,629	\$2.20	-9	0.00%	\$191,258	\$95,629	\$2.20	N/A	N/A
Allocation	1	05-017-041-00	3/12/2021	\$340,000	\$181,021	\$123,862	0.3643	1.100	47,916	\$112,602	\$2.58	1	0.00%	\$123,862	\$112,602	\$2.58	\$867.38	N/A
Allocation	1	05-017-044-00	9/24/2021	\$325,000	\$239,710	\$118,398	0.3643	0.918	39,988	\$128,973	\$2.96	-6	0.00%	\$118,398	\$128,973	\$2.96	N/A	N/A
Allocation	1	05-018-018-10	6/30/2020	\$365,000	\$309,856	\$133,297	0.3643	1.000	43,560	\$133,297	\$3.06	9	0.00%	\$133,297	\$133,297	\$3.06	N/A	N/A
Allocation	1	05-017-028-00	2/10/2021	\$375,000	\$290,114	\$136,613	0.3643	0.956	41,643	\$142,900	\$3.28	2	0.00%	\$136,613	\$142,900	\$3.28	N/A	N/A
Allocation	1	05-018-018-10	1/18/2022	\$394,000	\$371,570	\$143,534	0.3643	1.000	43,560	\$143,534	\$3.30	-10	0.00%	\$143,534	\$143,534	\$3.30	N/A	N/A
Abstraction	0	05-017-041-00	3/12/2021	\$340,000	\$181,021	\$158,979	0.4676	1.100	47,916	\$144,526	\$3.32	1	0.00%	\$158,979	\$144,526	\$3.32	\$1,113.30	High LTB Ratio
Abstraction	1	05-018-006-05	10/1/2021	\$434,750	\$281,505	\$153,245	0.3525	1.027	44,736	\$149,216	\$3.43	-6	0.00%	\$153,245	\$149,216	\$3.43	N/A	N/A
Abstraction	1	05-020-007-08	2/15/2022	\$330,000	\$216,772	\$113,228	0.3431	0.747	32,539	\$151,577	\$3.48	-10	0.00%	\$113,228	\$151,577	\$3.48	\$887.11	N/A

Allocation	1	05-018-006-05	10/1/2021	\$434,750	\$281,505	\$158,379	0.3643	1.027	44,736	\$154,216	\$3.54	-6	0.00%	\$158,379	\$154,216	\$3.54	N/A
Allocation	1	05-020-007-08	2/15/2022	\$330,000	\$216,772	\$120,219	0.3643	0.747	32,539	\$160,936	\$3.69	-10	0.00%	\$120,219	\$160,936	\$3.69	\$941.88
Abstraction	1	05-020-026-10	6/28/2021	\$320,000	\$219,947	\$100,053	0.3127	0.598	26,049	\$167,313	\$3.84	-3	0.00%	\$100,053	\$167,313	\$3.84	N/A
Allocation	1	05-017-010-00	4/1/2021	\$225,000	\$136,657	\$81,968	0.3643	0.459	19,994	\$178,578	\$4.10	0	0.00%	\$81,968	\$178,578	\$4.10	N/A
Abstraction	1	05-017-010-00	4/1/2021	\$225,000	\$136,657	\$88,343	0.3926	0.459	19,994	\$192,468	\$4.42	0	0.00%	\$88,343	\$192,468	\$4.42	N/A
Allocation	1	05-020-026-10	6/28/2021	\$320,000	\$219,947	\$116,576	0.3643	0.598	26,049	\$194,943	\$4.48	-3	0.00%	\$116,576	\$194,943	\$4.48	N/A
Allocation	1	05-020-026-20	11/4/2021	\$340,000	\$183,471	\$123,862	0.3643	0.589	25,657	\$210,292	\$4.83	-7	0.00%	\$123,862	\$210,292	\$4.83	N/A
Allocation	1	05-017-006-00	7/6/2021	\$276,000	\$136,205	\$100,547	0.3643	0.459	19,994	\$219,056	\$5.03	-3	0.00%	\$100,547	\$219,056	\$5.03	N/A
Abstraction	0	05-020-026-20	11/4/2021	\$340,000	\$183,471	\$156,529	0.4604	0.589	25,657	\$265,754	\$6.10	-7	0.00%	\$156,529	\$265,754	\$6.10	N/A
Abstraction	0	05-017-006-00	7/6/2021	\$276,000	\$136,205	\$139,795	0.5065	0.459	19,994	\$304,564	\$6.89	-3	0.00%	\$139,795	\$304,564	\$6.89	N/A

High-LTS-Ratio
High-LTS-Ratio