

Conclusions: 22500 Cass Rd Area.xlsm

If you're using the Square Footage Table in Assessing.net					
Curve Formula	SqFt	Acres	\$/sf	\$/ac	Concluded \$
From Chart					
Formula Pt 1:	12319.65	2,500	0.057	\$22.94	\$999,363
Formula Pt 2:	-0.8034	5,000	0.115	\$13.15	\$72,625
		7,500	0.172	\$9.49	\$413,424
		10,000	0.230	\$7.53	\$328,109
		12,500	0.287	\$6.30	\$274,258
		15,000	0.344	\$5.44	\$236,888
		20,000	0.459	\$4.32	\$188,003
		25,000	0.574	\$3.61	\$157,147
		30,000	0.689	\$3.12	\$135,735
		40,000	0.918	\$2.47	\$107,724
		50,000	1.148	\$2.07	\$90,044
		60,000	1.377	\$1.79	\$77,775
		87,120	2.000	\$1.32	\$57,638
		130,680	3.000	\$0.96	\$41,614
		174,240	4.000	\$0.76	\$33,026
		217,800	5.000	\$0.63	\$27,606
		435,600	10.000	\$0.36	\$15,818
		653,400	15.000	\$0.26	\$11,420
		871,200	20.000	\$0.21	\$9,063
		1,089,000	25.000	\$0.17	\$7,576

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	\$2.31	\$100.592	\$100,592
65,340	1.5	\$1.67	\$72,626	\$108,938
87,120	2.0	\$1.32	\$57,638	\$115,277
108,900	2.5	\$1.11	\$48,178	\$120,446
130,680	3.0	\$0.96	\$41,614	\$124,841
174,240	4.0	\$0.76	\$33,026	\$132,105
217,800	5.0	\$0.63	\$27,606	\$138,029
304,920	7.0	\$0.48	\$21,067	\$147,467
435,600	10.0	\$0.36	\$15,818	\$158,178
653,400	15.0	\$0.26	\$11,420	\$171,302
871,200	20.0	\$0.21	\$9,063	\$181,269
1,089,000	25.0	\$0.17	\$7,576	\$189,398
1,306,800	30.0	\$0.15	\$6,544	\$196,309
1,742,400	40.0	\$0.12	\$5,193	\$207,731
2,178,000	50.0	\$0.10	\$4,341	\$217,046
4,356,000	100.0	\$0.06	\$2,487	\$248,731

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	\$0.00	\$0.00	2	1.21%	\$2.90	\$2.90	2	4.26%	\$2.35	\$2.35	4	10.26%	\$2.62	\$2.66
1.00	1.99	2	47.06%	2	\$1.87	\$1.87	2	9.66%	\$1.92	\$1.92	3	12.02%	\$1.90	\$1.83	7	21.78%	\$1.89	\$1.83
2.00	4.99	1	0.00%	0	\$1.37	\$1.37	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.71	\$0.71	2	31.73%	\$1.04	\$1.04
5.00	9.99	0	0.00%	0	\$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	\$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	42.82%	3	\$1.70	\$1.37	4	19.76%	\$2.41	\$2.48	6	23.04%	\$1.85	\$2.04	13	26.63%	\$1.99	\$2.10

