

**Conclusions: 24000 West Side.xlsm**

Curve Formula				
From Chart				
SqFt	Acres	\$/sf	\$/ac	Concluded \$
2,500	0.057	\$8.42	\$366,846	\$21,054
5,000	0.115	\$6.88	\$299,617	\$34,391
7,500	0.172	\$6.11	\$266,156	\$45,826
10,000	0.230	\$5.62	\$244,708	\$56,177
12,500	0.287	\$5.26	\$229,268	\$65,791
15,000	0.344	\$4.99	\$217,380	\$74,855
20,000	0.459	\$4.59	\$199,862	\$91,764
25,000	0.574	\$4.30	\$187,252	\$107,468
30,000	0.689	\$4.08	\$177,542	\$122,274
40,000	0.918	\$3.75	\$163,234	\$149,894
50,000	1.148	\$3.51	\$152,935	\$175,546
60,000	1.377	\$3.33	\$145,005	\$199,731
87,120	2.000	\$2.99	\$130,041	\$260,081
130,680	3.000	\$2.65	\$115,518	\$346,554
174,240	4.000	\$2.44	\$106,209	\$424,836
217,800	5.000	\$2.28	\$99,508	\$497,540
435,600	10.000	\$1.87	\$81,272	\$812,717
653,400	15.000	\$1.66	\$72,196	\$1,082,934
871,200	20.000	\$1.52	\$66,378	\$1,327,551
1,089,000	25.000	\$1.43	\$62,190	\$1,554,741

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	\$3.66	\$159,220	\$159,220
65,340	1.5	\$3.25	\$141,439	\$212,158
87,120	2.0	\$2.99	\$130,041	\$260,081
109,900	2.5	\$2.80	\$121,836	\$304,590
130,680	3.0	\$2.65	\$115,518	\$346,554
174,240	4.0	\$2.44	\$106,209	\$424,836
217,800	5.0	\$2.28	\$99,508	\$497,540
304,920	7.0	\$2.07	\$90,194	\$631,361
435,600	10.0	\$1.87	\$81,272	\$812,717
653,400	15.0	\$1.66	\$72,196	\$1,082,934
871,200	20.0	\$1.52	\$66,378	\$1,327,551
1,089,000	25.0	\$1.43	\$62,190	\$1,554,741
1,306,800	30.0	\$1.35	\$58,965	\$1,768,943
1,742,400	40.0	\$1.24	\$54,213	\$2,168,519
2,178,000	50.0	\$1.17	\$50,793	\$2,539,627
4,356,000	100.0	\$0.95	\$41,484	\$4,148,411

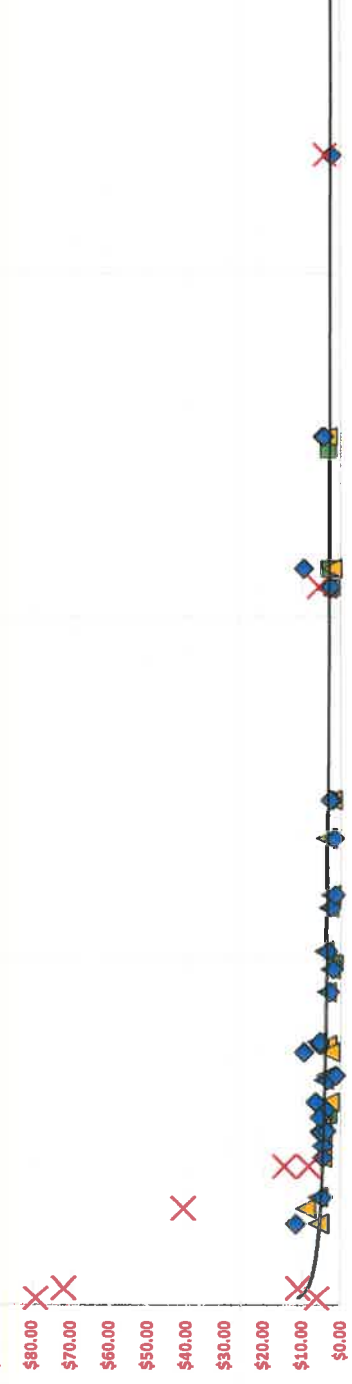
This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

Acre Ranges	Vacant					Abstraction					Allocation					All Methods				
	High	Low	# 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	1.00	1	0.00%	\$3.02	\$3.02	16	21.35%	\$4.84	\$4.74	15	31.52%	\$5.25	\$4.93	32	27.30%	\$4.98	\$4.74		
1.00	1.99	2.00	1	0.00%	\$1.51	\$1.51	8	21.82%	\$2.97	\$2.87	8	24.02%	\$2.22	\$2.17	17	25.97%	\$2.53	\$2.41		
2.00	4.99	5.00	3	11.11%	\$2.63	\$2.61	4	10.71%	\$3.08	\$3.36	6	52.86%	\$4.27	\$3.38	13	35.11%	\$3.53	\$3.08		
5.00	9.99	10.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$1.75	\$1.75	1	0.00%	\$8.52	\$8.52	2	65.92%	\$5.14	\$5.14		
10.00	10000.00	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	10000.00	5	18.24%	\$2.49	\$2.61	29	33.36%	\$3.98	\$3.53	30	48.75%	\$4.36	\$3.90	64	42.88%	\$4.04	\$3.53		

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

✗ \$90.00 
 ✗ \$80.00 
 ✗ \$70.00 
 ✗ \$60.00 
 ✗ \$50.00 
 ✗ \$40.00 
 ✗ \$30.00 
 ✗ \$20.00 
 ✗ \$10.00 
 ✗ \$0.00



Parcel Size: 0 50,000 100,000 150,000 200,000 250,000

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?	Parcel Number	Sale Date	Sale Price	Imprints 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	Exclusion Comment
Abstraction	0	05-006-002-13	3/5/2021	\$285,000	\$276,540	\$6,460	0.0227	0.024	1,045	\$269,467	\$6,460	4	0.00%	\$269,467	N/A	N/A	Low LTB Ratio
Abstraction	0	05-006-002-13	2/5/2021	\$285,000	\$276,540	\$6,460	0.0227	0.024	1,045	\$269,467	\$6,460	4	0.00%	\$269,467	N/A	N/A	Outlier-Mediate
Abstraction	0	05-006-005-05	7/31/2020	\$615,000	\$587,440	\$27,560	0.0448	0.057	2,482	\$483,954	\$11,140	8	0.00%	\$483,954	N/A	N/A	Low LTB Ratio
Abstraction	0	05-006-005-05	7/31/2020	\$615,000	\$587,440	\$27,560	0.0448	0.057	2,482	\$483,954	\$11,140	8	0.00%	\$483,954	N/A	N/A	Outlier-Mediate
Abstraction	1	05-015-025-16	8/27/2020	\$463,000	\$397,170	\$134,224	0.1422	0.267	11,631	\$246,554	\$5,66	7	0.00%	\$246,554	\$802.80	\$1,636.87	Low LTB Ratio
Abstraction	1	05-015-025-16	8/27/2020	\$463,000	\$397,170	\$134,224	0.1422	0.267	11,631	\$246,554	\$5,66	7	0.00%	\$246,554	\$802.80	\$1,636.87	Outlier-Mediate
Abstraction	1	05-097-003-00	1/19/2022	\$1,950,000	\$1,825,743	\$124,257	0.0637	0.318	13,852	\$390,745	\$8,97	-10	0.00%	\$390,745	\$668.05	\$9,938.27	Low LTB Ratio
Abstraction	0	05-097-003-00	1/19/2022	\$1,950,000	\$1,825,743	\$124,257	0.0637	0.318	13,852	\$390,745	\$8,97	-10	0.00%	\$390,745	\$668.05	\$9,938.27	Outlier-Mediate
Abstraction	1	05-060-061-00	6/29/2022	\$250,000	\$159,567	\$90,433	0.3617	0.357	15,551	\$203,011	\$5,82	-15	0.00%	\$203,011	\$72,475	\$203,011	Low LTB Ratio
Abstraction	1	05-060-061-00	6/29/2022	\$250,000	\$159,567	\$90,433	0.3617	0.357	15,551	\$203,011	\$5,82	-15	0.00%	\$203,011	\$72,475	\$203,011	Outlier-Mediate
Abstraction	0	05-021-006-10	4/18/2022	\$400,000	\$395,840	\$4,160	0.1643	0.459	19,984	\$857,627	\$9,45	-13	0.00%	\$857,627	\$2,644.54	\$2,644.54	Doesn't fit pattern
Abstraction	0	05-021-006-10	4/18/2022	\$400,000	\$395,840	\$4,160	0.1643	0.459	19,984	\$857,627	\$9,45	-13	0.00%	\$857,627	\$2,644.54	\$2,644.54	Doesn't fit pattern
Abstraction	1	05-060-043-00	2/25/2021	\$333,000	\$232,313	\$100,687	0.3024	0.488	21,257	\$206,326	\$4,74	1	0.00%	\$206,326	\$855.02	\$4,74	Low LTB Ratio
Abstraction	1	05-060-043-00	2/25/2021	\$333,000	\$232,313	\$100,687	0.3024	0.488	21,257	\$206,326	\$4,74	1	0.00%	\$206,326	\$855.02	\$4,74	Outlier-Mediate
Abstraction	1	05-015-059-42	6/10/2021	\$350,000	\$241,247	\$108,753	0.3107	0.527	22,956	\$206,362	\$4,74	-2	0.00%	\$206,362	\$906.28	\$4,74	Low LTB Ratio
Abstraction	1	05-015-059-42	6/10/2021	\$350,000	\$241,247	\$108,753	0.3107	0.527	22,956	\$206,362	\$4,74	-2	0.00%	\$206,362	\$906.28	\$4,74	Outlier-Mediate
Abstraction	1	05-015-059-44	7/30/2021	\$450,000	\$394,187	\$115,813	0.2574	0.573	24,960	\$202,117	\$4,64	-4	0.00%	\$202,117	\$845.54	\$4,64	Low LTB Ratio
Abstraction	1	05-015-059-44	7/30/2021	\$450,000	\$394,187	\$115,813	0.2574	0.573	24,960	\$202,117	\$4,64	-4	0.00%	\$202,117	\$845.54	\$4,64	Outlier-Mediate
Abstraction	1	05-015-059-44	7/30/2021	\$450,000	\$394,187	\$115,813	0.2574	0.573	24,960	\$202,117	\$4,64	-4	0.00%	\$202,117	\$845.54	\$4,64	Doesn't fit pattern
Abstraction	1	05-060-006-00	3/30/2021	\$425,000	\$291,769	\$133,231	0.3135	0.574	25,003	\$227,670	\$5,23	0	0.00%	\$227,670	\$1,065.85	\$5,23	Low LTB Ratio
Abstraction	1	05-060-006-00	3/30/2021	\$425,000	\$291,769	\$133,231	0.3135	0.574	25,003	\$227,670	\$5,23	0	0.00%	\$227,670	\$1,065.85	\$5,23	Outlier-Mediate
Abstraction	1	05-060-009-00	11/3/2021	\$310,000	\$176,544	\$133,456	0.4305	0.577	25,134	\$231,293	\$5,31	-7	0.00%	\$231,293	\$1,127.64	\$5,31	Low LTB Ratio
Abstraction	1	05-060-009-00	11/3/2021	\$310,000	\$176,544	\$133,456	0.4305	0.577	25,134	\$231,293	\$5,31	-7	0.00%	\$231,293	\$1,127.64	\$5,31	Outlier-Mediate
Abstraction	1	05-060-010-00	6/12/2020	\$495,000	\$358,088	\$136,912	0.2766	0.623	27,138	\$219,762	\$5,05	10	0.00%	\$219,762	\$5,05	\$5,05	Low LTB Ratio
Abstraction	1	05-060-010-00	6/12/2020	\$495,000	\$358,088	\$136,912	0.2766	0.623	27,138	\$219,762	\$5,05	10	0.00%	\$219,762	\$5,05	\$5,05	Outlier-Mediate
Abstraction	1	05-060-064-00	7/28/2022	\$85,000	\$0	\$85,000	N/A	0.630	27,443	\$131,746	\$3,02	-16	0.00%	\$131,746	\$3,02	\$3,02	Low LTB Ratio
Abstraction	1	05-060-064-00	7/28/2022	\$85,000	\$0	\$85,000	N/A	0.630	27,443	\$131,746	\$3,02	-16	0.00%	\$131,746	\$3,02	\$3,02	Outlier-Mediate
Abstraction	1	05-016-034-20	6/28/2021	\$58,000	\$231,261	\$103,784	0.2899	0.648	28,227	\$160,161	\$3,68	-3	0.00%	\$160,161	\$53.83	\$3,68	Low LTB Ratio
Abstraction	1	05-016-034-20	6/28/2021	\$58,000	\$231,261	\$103,784	0.2899	0.648	28,227	\$160,161	\$3,68	-3	0.00%	\$160,161	\$53.83	\$3,68	Outlier-Mediate
Abstraction	1	05-078-004-00	4/17/2020	\$650,000	\$567,394	\$82,606	0.1271	0.675	29,403	\$279,163	\$6,41	11	0.00%	\$279,163	\$6,41	\$6,41	Low LTB Ratio
Abstraction	1	05-078-004-00	4/17/2020	\$650,000	\$567,394	\$82,606	0.1271	0.675	29,403	\$279,163	\$6,41	11	0.00%	\$279,163	\$6,41	\$6,41	Outlier-Mediate
Abstraction	1	05-015-010-00	1/29/2021	\$370,000	\$228,951	\$141,049	0.3812	0.750	32,670	\$188,065	\$4,32	2	0.00%	\$188,065	\$4,32	\$4,32	Low LTB Ratio
Abstraction	1	05-015-010-00	1/29/2021	\$370,000	\$228,951	\$141,049	0.3812	0.750	32,670	\$188,065	\$4,32	2	0.00%	\$188,065	\$4,32	\$4,32	Outlier-Mediate
Abstraction	1	05-060-028-00	9/18/2020	\$125,000	\$7,651	\$117,349	0.9388	0.764	33,280	\$153,598	\$3,53	6	0.00%	\$153,598	\$3,53	\$3,53	Low LTB Ratio
Abstraction	1	05-060-028-00	9/18/2020	\$125,000	\$7,651	\$117,349	0.9388	0.764	33,280	\$153,598	\$3,53	6	0.00%	\$153,598	\$3,53	\$3,53	Outlier-Mediate
Abstraction	1	05-083-002-00	6/1/2022	\$1,200,000	\$1,102,099	\$97,901	0.0816	0.843	36,721	\$116,134	\$2,67	-14	0.00%	\$116,134	\$2,67	\$2,67	Low LTB Ratio
Abstraction	1	05-083-002-00	6/1/2022	\$1,200,000	\$1,102,099	\$97,901	0.0816	0.843	36,721	\$116,134	\$2,67	-14	0.00%	\$116,134	\$2,67	\$2,67	Outlier-Mediate
Abstraction	1	05-033-007-90	3/1/2022	\$692,000	\$561,166	\$130,834	0.1891	0.867	37,767	\$150,904	\$3,46	-11	0.00%	\$150,904	\$3,46	\$3,46	Low LTB Ratio
Abstraction	1	05-033-007-90	3/1/2022	\$692,000	\$561,166	\$130,834	0.1891	0.867	37,767	\$150,904	\$3,46	-11	0.00%	\$150,904	\$3,46	\$3,46	Outlier-Mediate
Abstraction	1	05-140-005-10	9/15/2021	\$700,000	\$471,911	\$228,089	0.3258	0.877	38,202	\$260,079	\$5,97	-5	0.00%	\$260,079	\$5,97	\$5,97	Low LTB Ratio
Abstraction	1	05-140-005-10	9/15/2021	\$700,000	\$471,911	\$228,089	0.3258	0.877	38,202	\$260,079	\$5,97	-5	0.00%	\$260,079	\$5,97	\$5,97	Outlier-Mediate

Allocation	1	05-140-005-10	9/15/2021	\$700,000	\$471,911	\$202,930	0.2899	0.877	36,202	\$231,391	\$5.31	-5	0.00%	\$202,930	\$231,391	\$5.31	\$796.33
Abstraction	1	05-060-052-00	9/31/2022	\$432,500	\$265,600	\$166,900	0.3859	1.042	45,390	\$160,173	\$3.68	-14	0.00%	\$166,900	\$160,173	\$3.68	\$754.38
Allocation	1	05-060-052-00	5/31/2022	\$432,500	\$265,600	\$125,382	0.2899	1.042	45,390	\$120,328	\$2.76	-14	0.00%	\$125,382	\$120,328	\$2.76	\$566.72
Abstraction	1	05-242-005-00	5/19/2022	\$320,000	\$190,673	\$129,327	0.4041	1.119	48,744	\$115,574	\$2.65	-14	0.00%	\$129,327	\$115,574	\$2.65	\$710.59
Allocation	1	05-242-005-00	5/19/2022	\$320,000	\$190,673	\$92,768	0.2899	1.119	48,744	\$82,903	\$1.90	-14	0.00%	\$92,768	\$82,903	\$1.90	\$509.71
Vacant	1	05-242-004-00	1/27/2021	\$75,000	\$0	\$75,000	N/A	1.139	49,615	\$65,847	\$1.51	2	0.00%	\$75,000	\$65,847	\$1.51	\$403.75
Abstraction	1	05-016-032-50	11/13/2020	\$580,000	\$361,138	\$218,862	0.3773	1.179	51,357	\$185,634	\$4.26	5	0.00%	\$218,862	\$185,634	\$4.26	\$1,142.79
Allocation	1	05-016-032-50	11/13/2020	\$580,000	\$361,138	\$168,142	0.2899	1.179	51,357	\$142,614	\$3.27	5	0.00%	\$168,142	\$142,614	\$3.27	\$877.96
Abstraction	1	05-060-016-00	6/7/2021	\$470,000	\$292,463	\$177,537	0.3777	1.325	57,717	\$133,990	\$3.08	-2	0.00%	\$177,537	\$133,990	\$3.08	\$915.38
Allocation	1	05-060-016-00	5/7/2021	\$470,000	\$292,463	\$136,253	0.2899	1.325	57,717	\$102,832	\$2.36	-2	0.00%	\$136,253	\$102,832	\$2.36	\$702.52
Abstraction	1	05-060-034-00	9/23/2021	\$272,000	\$128,407	\$143,593	0.5279	1.366	59,503	\$105,119	\$2.41	-6	0.00%	\$143,593	\$105,119	\$2.41	\$1,402.82
Allocation	1	05-060-034-00	9/23/2021	\$272,000	\$128,407	\$78,853	0.2899	1.366	59,503	\$57,725	\$1.33	-6	0.00%	\$78,853	\$57,725	\$1.33	\$770.35
Abstraction	1	05-032-009-10	10/9/2020	\$374,000	\$146,783	\$227,217	0.6075	1.553	67,649	\$146,308	\$3.36	6	0.00%	\$227,217	\$146,308	\$3.36	\$1,514.78
Allocation	1	05-032-009-10	10/9/2020	\$374,000	\$146,783	\$108,423	0.2899	1.553	67,649	\$69,815	\$1.60	6	0.00%	\$108,423	\$69,815	\$1.60	\$722.82
Abstraction	1	05-033-007-10	9/10/2021	\$500,000	\$336,651	\$163,349	0.3267	1.685	73,399	\$96,943	\$2.23	-5	0.00%	\$163,349	\$96,943	\$2.23	N/A
Allocation	1	05-033-007-10	9/10/2021	\$500,000	\$336,651	\$144,950	0.2899	1.685	73,399	\$86,024	\$1.97	-5	0.00%	\$144,950	\$86,024	\$1.97	N/A
Abstraction	1	05-033-007-15	12/21/2020	\$650,000	\$496,234	\$153,766	0.2366	1.685	73,399	\$91,256	\$2.09	3	0.00%	\$153,766	\$91,256	\$2.09	\$384.42
Allocation	1	05-016-012-10	6/25/2021	\$950,000	\$583,358	\$366,642	0.3859	2.390	104,108	\$153,407	\$3.52	-3	0.00%	\$366,642	\$153,407	\$3.52	\$471.09
Allocation	1	05-016-012-10	6/25/2021	\$950,000	\$583,358	\$275,405	0.2899	2.390	104,108	\$115,232	\$2.65	-3	0.00%	\$275,405	\$115,232	\$2.65	\$565.90
Vacant	0	05-008-022-40	1/11/2021	\$230,000	\$0	\$230,000	N/A	2.393	104,239	\$96,114	\$2.21	3	0.00%	\$230,000	\$96,114	\$2.21	\$439.54
Associates	0	05-235-008-00	6/45/2022	\$650,000	\$664,790	\$685,270	0.6464	2.096	104,270	\$244,270	\$6.64	-4	0.00%	\$685,270	\$244,270	\$6.64	\$954.18
Allocation	1	05-275-008-00	6/15/2022	\$250,000	\$364,730	\$275,405	0.2899	2.396	104,370	\$114,944	\$2.64	-1	0.00%	\$275,405	\$114,944	\$2.64	\$1,652.69
Vacant	1	05-032-011-00	12/20/2021	\$278,747	\$0	\$278,747	N/A	2.456	106,983	\$113,496	\$2.61	-9	0.00%	\$278,747	\$113,496	\$2.61	\$1,620.62
Allocation	1	05-347-011-00	10/29/2021	\$9,500,000	\$3,277,040	\$222,960	0.0637	2.457	107,027	\$90,745	\$2.08	-7	0.00%	\$222,960	\$90,745	\$2.08	\$825.78
Vacant	1	05-347-011-00	10/29/2021	\$9,500,000	\$3,277,040	\$1,014,650	0.2899	2.457	107,027	\$412,963	\$9.48	-7	0.00%	\$1,014,650	\$412,963	\$9.48	\$3,757.96
Allocation	1	05-032-012-00	12/10/2021	\$382,500	\$0	\$382,500	N/A	2.855	124,364	\$133,975	\$3.08	-8	0.00%	\$382,500	\$133,975	\$3.08	\$1,912.50
Abstraction	1	05-016-016-15	4/1/2022	\$2,000,000	\$1,576,168	\$423,832	0.2119	2.900	126,324	\$146,149	\$3.36	-12	0.00%	\$423,832	\$146,149	\$3.36	\$2,317.29
Allocation	1	05-016-016-15	4/1/2022	\$2,000,000	\$1,576,168	\$579,800	0.2899	2.900	126,324	\$199,931	\$4.59	-12	0.00%	\$579,800	\$199,931	\$4.59	\$3,170.04
Abstraction	1	05-016-016-15	5/1/2020	\$1,790,000	\$1,366,168	\$423,832	0.2368	2.900	126,324	\$146,149	\$3.36	11	0.00%	\$423,832	\$146,149	\$3.36	\$2,317.29
Allocation	1	05-016-016-15	5/1/2020	\$1,790,000	\$1,366,168	\$518,921	0.2899	2.900	126,324	\$178,938	\$4.11	11	0.00%	\$518,921	\$178,938	\$4.11	\$2,837.18
Associates	0	05-021-041-00	4/20/2020	\$4,250,000	\$599,607	\$651,993	0.5344	3.840	167,270	\$469,634	\$9.99	11	0.00%	\$651,993	\$469,634	\$9.99	\$6,470.77
Allocation	1	05-021-011-00	4/30/2020	\$1,250,000	\$598,607	\$362,375	0.2899	3.840	167,270	\$94,368	\$2.17	11	0.00%	\$362,375	\$94,368	\$2.17	\$1,768.37
Abstraction	1	05-004-027-00	2/10/2022	\$6,800,000	\$6,395,947	\$404,053	0.0594	5.310	231,304	\$76,093	\$1.75	-10	0.00%	\$404,053	\$76,093	\$1.75	\$1,466.78
Allocation	1	05-004-027-00	2/10/2022	\$6,800,000	\$6,395,947	\$1,971,320	0.2899	5.310	231,304	\$371,247	\$8.52	-10	0.00%	\$1,971,320	\$371,247	\$8.52	\$7,156.21