

**Conclusions: 25200 Copper Ridge.xlsm**

If you're using the Square Footage Table in Assessing.net					
Curve Formula	SqFt	Acres	\$/sf	\$/ac	Concluded \$
From Chart	2,500	0.057	\$12.90	\$562,105	\$32,260
Formula Pt 1:	82.16	0.115	\$10.95	\$477,087	\$54,762
Formula Pt 2:	-0.2366	0.172	\$9.95	\$433,447	\$74,629
		0.230	\$9.30	\$404,928	\$92,959
		0.287	\$8.82	\$384,105	\$110,223
		0.344	\$8.45	\$367,889	\$126,683
		0.459	\$7.89	\$343,682	\$157,797
		0.574	\$7.48	\$326,009	\$187,103
		0.689	\$7.17	\$312,245	\$215,045
		0.918	\$6.70	\$291,700	\$267,861
		1.148	\$6.35	\$276,700	\$317,608
		1.377	\$6.08	\$265,018	\$365,039
		2.000	\$5.57	\$242,637	\$485,273
		3.000	\$5.06	\$220,442	\$661,327
		4.000	\$4.73	\$205,938	\$823,751
		5.000	\$4.48	\$195,348	\$976,739
		10.000	\$3.81	\$165,801	\$1,658,014
		15.000	\$3.46	\$150,635	\$2,259,531
		20.000	\$3.23	\$140,724	\$2,814,479
		25.000	\$3.06	\$133,487	\$3,337,184

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".

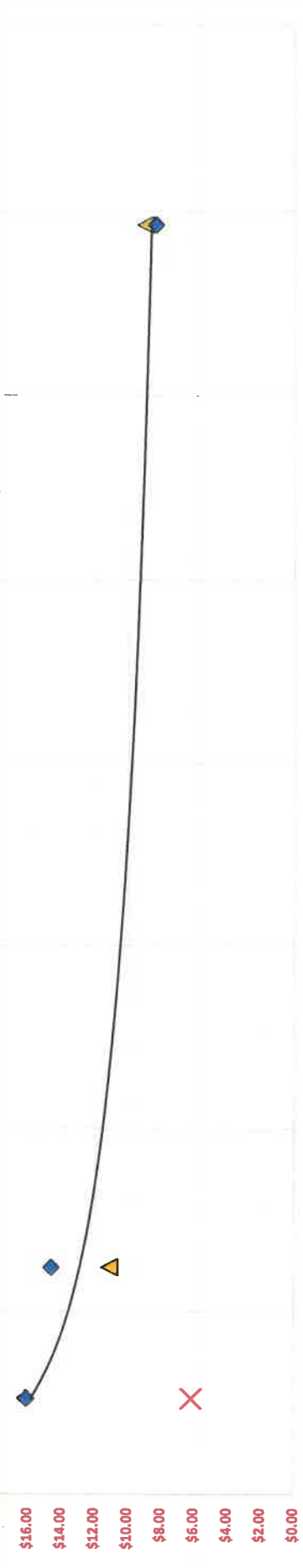
If you're using the Acreage Table in Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$6.56	\$285,875	\$285,875	
65,340	1.5	\$5.96	\$259,726	\$389,589	
87,120	2.0	\$5.57	\$242,637	\$485,273	
108,900	2.5	\$5.28	\$230,159	\$575,398	
130,680	3.0	\$5.06	\$220,442	\$661,327	
174,240	4.0	\$4.73	\$205,938	\$823,751	
217,800	5.0	\$4.48	\$195,348	\$976,739	
304,920	7.0	\$4.14	\$180,400	\$1,262,799	
435,600	10.0	\$3.81	\$165,801	\$1,658,014	
653,400	15.0	\$3.46	\$150,635	\$2,259,531	
871,200	20.0	\$3.23	\$140,724	\$2,814,479	
1,089,000	25.0	\$3.06	\$133,487	\$3,337,184	
1,306,800	30.0	\$2.94	\$127,852	\$3,835,554	
1,742,400	40.0	\$2.74	\$119,439	\$4,777,578	
2,178,000	50.0	\$2.60	\$113,297	\$5,664,871	
4,356,000	100.0	\$2.21	\$96,161	\$9,616,118	

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	# of Sales	COD	Mean \$/SF	Median \$/SF		
0.00	0.99	0	0.00%	0.00%	\$0.00	\$0.00	2	10.61%	\$10.04	\$10.04	3	17.76%	\$13.04	\$14.66	5	24.32%	\$11.84	\$11.10	5	24.32%	\$11.84	\$11.10		
1.00	1.99	0	0.00%	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	0.00%	\$0.00	\$0.00		
2.00	4.99	0	0.00%	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	0.00%	\$0.00	\$0.00		
5.00	9.99	0	0.00%	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	0.00%	\$0.00	\$0.00		
10.00	10000.00	0	0.00%	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	0.00%	\$0.00	\$0.00		
0.00	10000.00	0	0.00%	0.00%	\$0.00	\$0.00	2	10.61%	\$10.04	\$10.04	3	17.76%	\$13.04	\$14.66	5	24.32%	\$11.84	\$11.10	5	24.32%	\$11.84	\$11.10		

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



Parcel Size: 0 2,000 4,000 6,000 8,000 10,000 12,000 14,000 16,000

**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? 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	05-096-002-13	3/5/2021	\$285,000	\$278,540	\$6,460	0.024	1,045	1,045	\$269,467	\$6.48	4	0.00%	\$6,460	\$269,467	\$6.48	N/A	Low-LTB-Ratio
Allocation	1	05-097-003-00	3/19/2022	\$1,950,000	\$1,825,743	\$115,440	0.0592	0.318	13,852	\$363,019	\$8.33	-10	0.00%	\$115,440	\$363,019	\$8.33	\$620.65	
Abstraction	1	05-097-003-00	3/19/2022	\$1,950,000	\$1,825,743	\$124,257	0.0637	0.318	13,852	\$390,745	\$8.97	-10	0.00%	\$124,257	\$390,745	\$8.97	\$668.05	
Abstraction	1	05-096-005-05	7/31/2020	\$615,000	\$587,449	\$27,551	0.0448	0.057	2,483	\$483,351	\$11.10	8	0.00%	\$27,551	\$483,351	\$11.10	N/A	
Allocation	1	05-096-005-05	7/31/2020	\$615,000	\$587,449	\$36,408	0.0592	0.057	2,483	\$638,737	\$14.66	8	0.00%	\$36,408	\$638,737	\$14.66	N/A	
Allocation	1	05-096-002-13	3/5/2021	\$285,000	\$278,540	\$16,872	0.0592	0.024	1,045	\$703,000	\$16.14	1	0.00%	\$16,872	\$703,000	\$16.14	N/A	