

Conclusions: RRN.xlsm

Curve Formula From Chart		If you're using the Square Footage Table in Assessing.net				
		SqFt	Acres	\$/sf	\$/ac	Concluded \$
		2,500	0.057	\$3.37	\$146,810	\$8,426
Formula Pt 1:	96.06	5,000	0.115	\$2.50	\$109,110	\$12,524
Formula Pt 2:	-0.4282	7,500	0.172	\$2.11	\$91,721	\$15,792
		10,000	0.230	\$1.86	\$81,091	\$18,616
		12,500	0.287	\$1.69	\$73,702	\$21,150
		15,000	0.344	\$1.56	\$68,167	\$23,474
		20,000	0.459	\$1.38	\$60,267	\$27,671
		25,000	0.574	\$1.26	\$54,776	\$31,437
		30,000	0.689	\$1.16	\$50,662	\$34,891
		40,000	0.918	\$1.03	\$44,791	\$41,130
		50,000	1.148	\$0.93	\$40,709	\$46,728
		60,000	1.377	\$0.86	\$37,652	\$51,863
		87,120	2.000	\$0.74	\$32,095	\$64,191
		130,680	3.000	\$0.62	\$26,980	\$80,941
		174,240	4.000	\$0.55	\$23,853	\$95,414
		217,800	5.000	\$0.50	\$21,680	\$108,400
		435,600	10.000	\$0.37	\$16,113	\$161,126
		653,400	15.000	\$0.31	\$13,545	\$203,171
		871,200	20.000	\$0.27	\$11,975	\$239,500
		1,089,000	25.000	\$0.25	\$10,884	\$272,095

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	\$0.99	\$43,185	\$43,185	
65,340	1.5	\$0.83	\$36,303	\$54,454	
87,120	2.0	\$0.74	\$32,095	\$64,191	
108,900	2.5	\$0.67	\$29,171	\$72,927	
130,680	3.0	\$0.62	\$26,980	\$80,941	
174,240	4.0	\$0.55	\$23,853	\$95,414	
217,800	5.0	\$0.50	\$21,680	\$108,400	
304,920	7.0	\$0.43	\$18,771	\$131,398	
435,600	10.0	\$0.37	\$16,113	\$161,126	
653,400	15.0	\$0.31	\$13,545	\$203,171	
871,200	20.0	\$0.27	\$11,975	\$239,500	
1,089,000	25.0	\$0.25	\$10,884	\$272,095	
1,306,800	30.0	\$0.23	\$10,066	\$301,995	
1,742,400	40.0	\$0.20	\$8,900	\$355,994	
2,178,000	50.0	\$0.19	\$8,089	\$404,445	
4,356,000	100.0	\$0.14	\$6,012	\$601,171	

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	1	0.00%	\$1.26	\$1.26	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$1.26	\$1.26
1.00	1.99	0	0.00%	\$0.00	\$0.00	1	0.00%	\$1.12	\$1.12	0	0.00%	\$0.00	\$0.00	1	0.00%	\$1.12	\$1.12
2.00	4.99	5	29.01%	\$0.88	\$0.71	4	31.93%	\$0.39	\$0.42	0	0.00%	\$0.00	\$0.00	9	40.07%	\$0.66	\$0.61
5.00	9.99	4	14.74%	\$0.46	\$0.48	2	18.10%	\$0.53	\$0.53	0	0.00%	\$0.00	\$0.00	6	16.49%	\$0.48	\$0.48
10.00	10000.00	1	0.00%	\$0.36	\$0.36	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.36	\$0.36
0.00	10000.00	11	42.18%	\$0.71	\$0.61	7	38.29%	\$0.53	\$0.50	0	0.00%	\$0.00	\$0.00	18	43.23%	\$0.64	\$0.55