

Conclusions: RRS.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	\$1.23	\$53,478	\$3,069
Formula Pt 1:	17.85	5,000	0.115	\$0.97	\$42,187	\$4,842
Formula Pt 2:	-0.3421	7,500	0.172	\$0.84	\$36,722	\$6,323
		10,000	0.230	\$0.76	\$33,280	\$7,640
		12,500	0.287	\$0.71	\$30,834	\$8,848
		15,000	0.344	\$0.67	\$28,969	\$9,976
		20,000	0.459	\$0.60	\$26,254	\$12,054
		25,000	0.574	\$0.56	\$24,324	\$13,960
		30,000	0.689	\$0.52	\$22,853	\$15,739
		40,000	0.918	\$0.48	\$20,711	\$19,018
		50,000	1.148	\$0.44	\$19,188	\$22,025
		60,000	1.377	\$0.41	\$18,028	\$24,832
		87,120	2.000	\$0.36	\$15,868	\$31,737
		130,680	3.000	\$0.32	\$13,813	\$41,439
		174,240	4.000	\$0.29	\$12,518	\$50,072
		217,800	5.000	\$0.27	\$11,598	\$57,990
		435,600	10.000	\$0.21	\$9,149	\$91,493
		653,400	15.000	\$0.18	\$7,964	\$119,463
		871,200	20.000	\$0.17	\$7,218	\$144,353
		1,089,000	25.000	\$0.15	\$6,687	\$167,178

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	\$0.46	\$20,115	\$20,115	
65,340	1.5	\$0.40	\$17,510	\$26,265	
87,120	2.0	\$0.36	\$15,868	\$31,737	
108,900	2.5	\$0.34	\$14,702	\$36,755	
130,680	3.0	\$0.32	\$13,813	\$41,439	
174,240	4.0	\$0.29	\$12,518	\$50,072	
217,800	5.0	\$0.27	\$11,598	\$57,990	
304,920	7.0	\$0.24	\$10,337	\$72,358	
435,600	10.0	\$0.21	\$9,149	\$91,493	
653,400	15.0	\$0.18	\$7,964	\$119,463	
871,200	20.0	\$0.17	\$7,218	\$144,353	
1,089,000	25.0	\$0.15	\$6,687	\$167,178	
1,306,800	30.0	\$0.14	\$6,283	\$188,481	
1,742,400	40.0	\$0.13	\$5,694	\$227,751	
2,178,000	50.0	\$0.12	\$5,275	\$263,763	
4,356,000	100.0	\$0.10	\$4,162	\$416,150	

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%	\$1.35	\$1.35	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$1.35	\$1.35
1.00	1.99	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
2.00	4.99	6	68.09%	\$0.32	\$0.24	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	6	68.09%	\$0.32	\$0.24
5.00	9.99	4	39.77%	\$0.24	\$0.22	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	4	39.77%	\$0.24	\$0.22
10.00	10000.00	5	39.05%	\$0.24	\$0.21	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	5	39.05%	\$0.24	\$0.21
0.00	10000.00	16	81.25%	\$0.34	\$0.22	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	16	81.25%	\$0.34	\$0.22