

If you're using the Square Footage Table in Assessing.net					
Curve Formula From Chart	SqFt	Acres	\$/sf	\$/ac	Concluded \$
Formula Pt 1: 39.29	2,500	0.057	\$1.69	\$73,822	\$4,237
Formula Pt 2: -0.4018	7,500	0.172	\$1.09	\$47,479	\$8,175
↑ 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".					
	10,000	0.230	\$0.97	\$42,296	\$9,710
	12,500	0.287	\$0.89	\$38,670	\$11,097
	15,000	0.344	\$0.83	\$35,938	\$12,375
	20,000	0.459	\$0.73	\$32,016	\$14,700
	25,000	0.574	\$0.67	\$29,271	\$16,799
	30,000	0.689	\$0.62	\$27,203	\$18,735
	40,000	0.918	\$0.56	\$24,234	\$22,253
	50,000	1.148	\$0.51	\$22,156	\$25,432
	60,000	1.377	\$0.47	\$20,591	\$28,362
	87,120	2.000	\$0.41	\$17,726	\$35,452
	130,680	3.000	\$0.35	\$15,061	\$45,184
	174,240	4.000	\$0.31	\$13,417	\$53,670
	217,800	5.000	\$0.28	\$12,267	\$61,334
	435,600	10.000	\$0.21	\$9,285	\$92,853
	653,400	15.000	\$0.18	\$7,890	\$118,343
	871,200	20.000	\$0.16	\$7,028	\$140,568
	1,089,000	25.000	\$0.15	\$6,426	\$160,643

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

If you're using the Acreage Table in Assessing.net				
SqFt	Acres	\$/sf	\$/ac	Concluded \$
43,560	1.0	\$0.54	\$23,418	\$23,418
65,340	1.5	\$0.46	\$19,898	\$29,847
87,120	2.0	\$0.41	\$17,726	\$35,452
108,900	2.5	\$0.37	\$16,206	\$40,515
130,680	3.0	\$0.35	\$15,061	\$45,184
174,240	4.0	\$0.31	\$13,417	\$53,670
217,800	5.0	\$0.28	\$12,267	\$61,334
304,920	7.0	\$0.25	\$10,716	\$75,011
435,600	10.0	\$0.21	\$9,285	\$92,853
653,400	15.0	\$0.18	\$7,890	\$118,343
871,200	20.0	\$0.16	\$7,028	\$140,568
1,089,000	25.0	\$0.15	\$6,426	\$160,643
1,306,800	30.0	\$0.14	\$5,972	\$179,156
1,742,400	40.0	\$0.12	\$5,320	\$212,802
2,178,000	50.0	\$0.11	\$4,864	\$243,193
4,356,000	100.0	\$0.08	\$3,682	\$368,164

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	171	211.79%	\$2.09	\$0.78	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	171	211.79%	\$2.09	\$0.78
1.00	1.99	16	143.34%	\$0.77	\$0.39	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	16	143.34%	\$0.77	\$0.39
2.00	4.99	36	57.49%	\$0.28	\$0.23	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	36	57.49%	\$0.28	\$0.23
5.00	9.99	23	61.45%	\$0.20	\$0.15	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	23	61.45%	\$0.20	\$0.15
10.00	10000.00	127	45.49%	\$0.16	\$0.13	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	127	45.49%	\$0.16	\$0.13
0.00	10000.00	373	377.43%	\$1.08	\$0.25	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	373	377.43%	\$1.08	\$0.25

