

Curve Formula From Chart		If you're using the Square Footage Table in Assessing.net				
		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	5,000	0.115	\$1.28	\$55,878	\$6,414
		7,500	0.172	\$1.09	\$47,479	\$8,175
<div>↑</div> <p>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".</p>		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

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	\$0.54	\$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

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	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

