

**Conclusions: Rives Township Commercial Average LV Grid 2023-2024.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	\$3.02	\$131,617	\$7,554
Formula Pt 1: 78.20	5,000	0.115	\$2.26	\$98,658	\$11,324
Formula Pt 2: -0.4158	7,500	0.172	\$1.91	\$83,351	\$14,351
	10,000	0.230	\$1.70	\$73,953	\$16,977
	12,500	0.287	\$1.55	\$67,399	\$19,341
	15,000	0.344	\$1.43	\$62,478	\$21,515
	20,000	0.459	\$1.27	\$55,434	\$25,452
	25,000	0.574	\$1.16	\$50,522	\$28,996
	30,000	0.689	\$1.08	\$46,833	\$32,254
	40,000	0.918	\$0.95	\$41,553	\$38,157
	50,000	1.148	\$0.87	\$37,870	\$43,469
	60,000	1.377	\$0.81	\$35,105	\$48,355
	87,120	2.000	\$0.69	\$30,062	\$60,125
	130,680	3.000	\$0.58	\$25,398	\$76,194
	174,240	4.000	\$0.52	\$22,534	\$90,138
	217,800	5.000	\$0.47	\$20,537	\$102,687
	435,600	10.000	\$0.35	\$15,395	\$153,946
	653,400	15.000	\$0.30	\$13,006	\$195,091
	871,200	20.000	\$0.26	\$11,540	\$230,793
	1,089,000	25.000	\$0.24	\$10,517	\$262,926

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	\$0.92	\$40,105	\$40,105
65,340	1.5	\$0.78	\$33,883	\$50,824
87,120	2.0	\$0.69	\$30,062	\$60,125
108,900	2.5	\$0.63	\$27,398	\$68,496
130,680	3.0	\$0.58	\$25,398	\$76,194
174,240	4.0	\$0.52	\$22,534	\$90,138
217,800	5.0	\$0.47	\$20,537	\$102,687
304,920	7.0	\$0.41	\$17,856	\$124,992
435,600	10.0	\$0.35	\$15,395	\$153,946
653,400	15.0	\$0.30	\$13,006	\$195,091
871,200	20.0	\$0.26	\$11,540	\$230,793
1,089,000	25.0	\$0.24	\$10,517	\$262,926
1,306,800	30.0	\$0.22	\$9,749	\$292,475
1,742,400	40.0	\$0.20	\$8,650	\$345,998
2,178,000	50.0	\$0.18	\$7,883	\$394,172
4,356,000	100.0	\$0.14	\$5,909	\$590,932

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	4	39.38%	\$1.45	\$1.46	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	4	39.38%	\$1.45	\$1.46
1.00	1.99	3	23.27%	\$1.02	\$1.06	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	3	23.27%	\$1.02	\$1.06
2.00	4.99	8	40.72%	\$0.79	\$0.84	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	8	40.72%	\$0.79	\$0.84
5.00	9.99	2	32.50%	\$0.40	\$0.40	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	2	32.50%	\$0.40	\$0.40
10.00	10000.00	8	109.09%	\$0.30	\$0.17	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	8	109.09%	\$0.30	\$0.17
0.00	10000.00	25	64.06%	\$0.73	\$0.67	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	25	64.06%	\$0.73	\$0.67