

Land Value Grid Explanation

Don't forget to enable macros! ->

Outline of purpose

verified sales data for a particular property class and from a given neighborhood is entered into the spreadsheet. Calculations are automatically run against the entered data using approved sales analysis techniques to project a regression trend. From said trend, costs per unit are concluded to complete the land value study.

Users will have the ability to quickly pair sales to calculate time adjustments as well as the ability to quickly visualize and exclude sales from the regression trend calculation.

Breakdown of primary worksheets

- The **Global Settings** tab stores user entered information as well as calculated information that
- The **Data Entry** tab provides a layout for users to enter relevant verified sales data for a given
- The **Time Adjustment** tab serves as an interface to pair sales and calculate a *percent per month* time adjustment to apply to sales outside of the study period. This is not needed if only sales within the time period are used.
- Calculations are applied against entered data to derive tabulated statistical observations on the **Analysis** tab. The tab is further utilized to visualize the effect each statistical observation has on the
- Once the line of best fit is finalized, the **Conclusions** tab is utilized to determine the indicated cost per unit of any sized parcel as it would fall on said line. Thus price intervals are determined and entered

Step by step process (simplified)

1. Save a new workbook for each neighborhood (land table) for each class.
2. Enter verified sales data into established fields.
3. Pair sales to calculate monthly time adjustment if sales outside the time period are used.
4. Remove sales as warranted.
5. Review conclusions.

Step by step process (broken-down)

1. Enter Global Settings
 - a. The dates of the study period should be entered.
 - i. Note this area will also store information on time adjustments once calculated. Users can manually override the calculated time adjustment if they so choose.
 - b. Take note of the Land to Building ratio tolerance.
 - i. Once sales data has been entered, this section will determine a Land Allocation Multiplier. By default, the tolerance will automatically use statistics to establish parameters. In particular: Abstracted sales with an indicated LB Ratio that is plus or minus one standard deviation from the mean indicated LB Ratio. Note the tolerance and concluded Land Allocation Multiplier can be overridden at the
2. Populate Data Entry tab with verified sales data.
 - a. Mandatory fields include:
Valuation Method, Parcel Number, Sale Date, Sale Price, Total Acre, and Improvements Value.
 - b. For each row, be certain to select a Valuation Method.
 - i. **Note that improved sales should be entered twice:
Once using Abstraction and once using Allocation.**

- c. Multi-Parcel Sales should only be entered once under one primary parcel number. Be certain to include the net sale price, net acres of all parcels included in the sale, and net building values (all improvement TCVs) of all parcels included in the sale.
- d. Improvement values should be as of the date of sale.
- e. The sheet is designed for entry of Total Acres and Rights of Way to be separately listed for later exclusion from the total. If acreages are entered that are not inclusive of rights for way, then enter "0" in the right of way column.

- 3. Use the Time Adjustment tab to perform paired sales analysis and calculate a monthly time adjustment.
 - a. An observation or row will populate in the bottom section of the Time Adjustment tab for each row entered on the Data Entry tab.
 - b. Sales can be added in the Data Entry tab to be used in the Time Adjustment pairing interface, even if said sales won't ultimately be used in the final land value conclusions.
 - c. Use the first column of the bottom section of the Time Adjustment tab to designate "pair groups".
 - i. For instance, enter "1" to assign a sale to be paired.
 - ii. Enter "1" on another sale to pair it with the first sale.
 - iii. Do not enter a third "1" on another sale. Each pair group should only have two sales.
 - iv. There are 6 total groups available on the Time Adjustment interface.

4. Review the Analysis tab.

- a. An observation or row will populate for each row entered on the "Data Entry" tab.
- b. Observations can be removed or included in the analysis by entering a 0 (removed) or 1 (included) in the "Use" column. By default, newly entered data is automatically included unless specifically excluded in the "Use" column. An exclusion comment should be entered in the appropriate column explaining the reason why you need to eliminate an observation. Some remedies cannot be calculated from data containing negative or zero values.
 - i. Seek out observations with a zero or negative value in the "Adjusted Price Per Sq Ft" column and set their use to 0 in the "Use" column to correct the error.
 - ii. Observations with a negative land residual (abstracted sales where the appraised building value exceeds the sale price) will cause this to happen.
 - iii. It may be worth reviewing these occurrences to determine the cause and if it was in error.
- c. Data on the Analysis tab can be filtered and sorted for review using the pre-established arrows next to each column header. Sorting the Residual Acre or Residual Sq Ft column from smallest to largest can be very helpful for analysis. With such an array, the "Adjusted Price Per Sq Ft" column can be reviewed for atypical observations. The principle of economies of scale tells us that we should expect the price per unit to decrease as the square footage increases and visualizing the effect on the overall trend as observations are removed and added to the "Use" column. It may be helpful to adjust the maximum values for the Y and/or X axis to a smaller number to zoom in to where the data is most dense. Especially large parcels or extremely high prices per unit can result in undesirably wide or tall charts.
 - ii. Note that while "not used" observations will not contribute to the calculation of the regression trend, the data points are still visible on the chart.

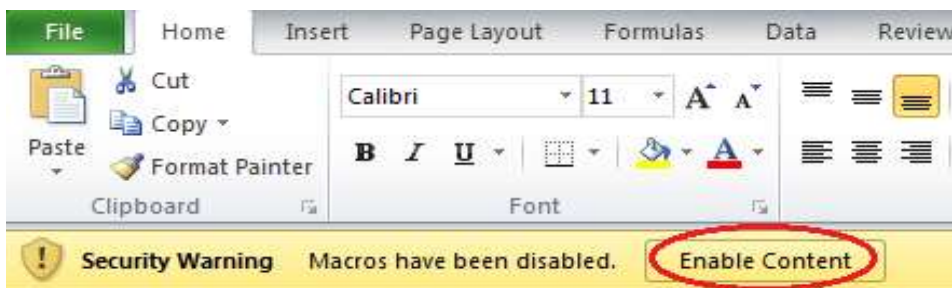
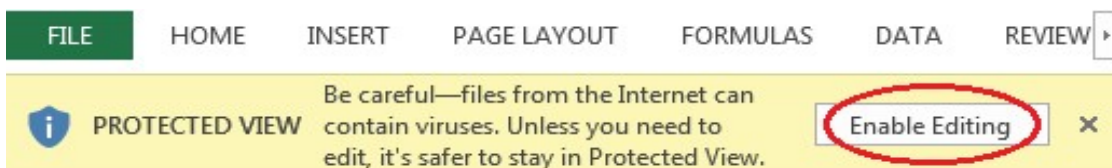
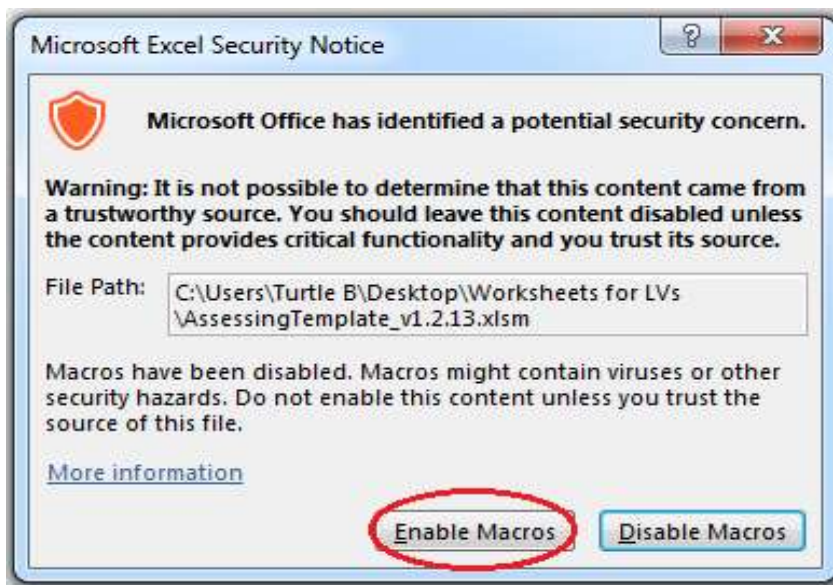
5. Review the Conclusions tab

- a. After establishing which observations will be used for land value determinations, the conclusions tab indicates the concluded value of a given area of land, based on its size, according to the regression trend of the sales data.
 - i. The square foot table indicates concluded values for the intervals pre-canned in the square foot table of Assessing.net for interpolation.
 - ii. The acreage table indicates concluded values for the intervals pre-canned in the square foot table of Assessing.net for interpolation.
- b. Note: Other statistics on the Conclusions tab can be useful in conducting the analysis as well. Different acreage ranges may be entered to analyze statistics of sales within custom graduations.

6. A new workbook can be saved for each neighborhood, each year.
 - a. This is useful to display conclusions.
 - b. This is useful to justify conclusions.
 - c. This is useful to monument improvement values as of the date of sale outside of your database.

7. The workbook is designed to analyze sales within an already established neighborhood or land table boundary and assumes the established neighborhood is homogeneous. The workbook is not designed to help establish neighborhoods.

8. Conclusions will require common sense, analysis, and appropriate judgement. This workbook is a tool and cannot conclude anything on its own. It falls to the user to appropriately consider and examine the data to eventually arrive at a reasonable conclusion. Developer/s of this workbook are not responsible for resulting conclusions, errors, or omissions. Users of this workbook voluntarily assume all liabilities.



User Defined Section

Dates for sales period	
Enter the dates for the sales period:	↓
Out Year Start:	4/1/2022
Out Year End:	3/31/2023
In Year Start:	4/1/2023
In Year End:	3/31/2024

Land to Building Ratio	
Enter the LB Ratio tolerance (optional):	↓
Set Min LB Ratio Abstracted Sales:	#DIV/0!
Set Max LB Ratio Abstracted Sales:	#DIV/0!

County & Unit Name	
Full local unit name if applicable:	
Full county name:	

Title	Value
Midpoint Study Period:	4/1/2023
Time Adjustment Per Month:	4.7686%

The LB Ratio of Abstracted Sales is used to calculate a "global" or weighted The Land Allocation Multiplier is applied to verified improved sales to conc Some Abstracted Sales will have an unusually low or high LB ratio indicatio To the left, set the min & max LB ratio tolerance to prevent outliers from (By default, unless overridden, this automatically excludes Abstracted sale:	
Title	Value
Weighted Land Residual:	\$0
Weighted Sale Price:	\$0
Land Allocation Multiplier:	#DIV/0!

Type	Desc
Vacant	Vacant Sales
Abstraction	Improved w/ Land Residual
Allocation	Improved w/ Land Allocation

Informational Section

Dates for sales period

Explanation

Sales outside of the study period will be adjusted to the midpoint of the Study Period
The rate of adjustment is a **percent per month** which is calculated on the "Time Adj" sheet

Land to Building Ratio

1 mean LB ratio (the Land Allocation Multiplier).
Include a price per unit using the Allocation method.
n and will disproportionately weight the Land Allocation Multiplier calculation.
contributing to the calculation.
s with an LB ratio indication plus or minus one standard deviation from the mean.)

Explanation

The sum of the indicated Land Residuals of Abstracted Sales within specified tolerance
The sum of the Sale Prices of Abstracted Sales within specified tolerance
This is the concluded LB ratio applied to sales using the Allocation method.

Verified Sales

Explanation

Verified vacant sales should be entered on the DataEntry tab
Improved sales should be entered and assigned the Abstraction valuation method
Improved sales should be entered and assigned the Allocation valuation method
Meaning: Improved sales should be twice entered!



Valuation	Parcel	Sale	Sale
Method	Number	Date	Price
Vacant	01-0026-0008-55-2	4/22/2022	\$82,368
Vacant	01-0021-0013-03-2	7/18/2022	\$125,000
Vacant	03-0010-0015-14-0	7/29/2022	\$325,000
Vacant	06-0020-0010-02-0	8/12/2022	\$105,000
Vacant	06-0020-0010-01-0	9/22/2022	\$89,448
Vacant	06-0030-0010-02-7	11/28/2022	\$25,000
Vacant	01-0028-0001-02-3	1/31/2023	\$44,087
Vacant	01-0028-0002-00-3	1/31/2023	\$95,708
Vacant	19-0004-0015-02-7	3/20/2023	\$240,000
Vacant	10-0024-0007-00-1	5/10/2023	\$140,000
Vacant	01-0021-0003-00-2	6/7/2023	\$140,000
Vacant	01-0005-0001-02-4	6/12/2023	\$643,200
Vacant	21-0002-0011-00-6	6/14/2023	\$131,200
Vacant	03-0026-0016-01-5	7/18/2023	\$225,000
Vacant	16-0032-0004-04-3	7/25/2023	\$97,500
Vacant	19-0012-0016-06-0	7/28/2023	\$123,450
Vacant	16-0015-0002-03-2	7/31/2023	\$100,000
Vacant	08-0033-0002-07-0	10/4/2023	\$404,775
Vacant	16-0015-0002-03-2	2/28/2024	\$127,500

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Pair Group	Valuation Method	Parcel Number	Address	Sale Date	Sale Price
1	Vacant	01-0026-0008-55-2	0	4/22/2022	\$82,368
	Vacant	01-0021-0013-03-2	0	7/18/2022	\$125,000
2	Vacant	01-0021-0003-00-2	0	6/7/2023	\$140,000
3					
4					
5					
6					



Designate sale pairings here. Assign the same group number to two sales you wish to

Pair Group	Valuation Method	Parcel Number	Address	Sale Date	Sale Price
1	Vacant	01-0026-0008-55-2	0	4/22/2022	\$82,368
1	Vacant	01-0021-0013-03-2	0	7/18/2022	\$125,000
	Vacant	03-0010-0015-14-0	0	7/29/2022	\$325,000
	Vacant	06-0020-0010-02-0	0	8/12/2022	\$105,000
	Vacant	06-0020-0010-01-0	0	9/22/2022	\$89,448
	Vacant	06-0030-0010-02-7	0	11/28/2022	\$25,000
	Vacant	01-0028-0001-02-3	0	1/31/2023	\$44,087
	Vacant	01-0028-0002-00-3	0	1/31/2023	\$95,708
	Vacant	19-0004-0015-02-7	0	3/20/2023	\$240,000
	Vacant	10-0024-0007-00-1	0	5/10/2023	\$140,000
2	Vacant	01-0021-0003-00-2	0	6/7/2023	\$140,000
	Vacant	01-0005-0001-02-4	0	6/12/2023	\$643,200
	Vacant	21-0002-0011-00-6	0	6/14/2023	\$131,200
	Vacant	03-0026-0016-01-5	0	7/18/2023	\$225,000
	Vacant	16-0032-0004-04-3	0	7/25/2023	\$97,500
	Vacant	19-0012-0016-06-0	0	7/28/2023	\$123,450
	Vacant	16-0015-0002-03-2	0	7/31/2023	\$100,000
	Vacant	08-0033-0002-07-0	0	10/4/2023	\$404,775
	Vacant	16-0015-0002-03-2	0	2/28/2024	\$127,500

Residual Acre	Front Ft	Imprvmnts Value	Land Residual	Indicated LB Ratio	Unadjusted \$ / acre	Unadjusted \$ / Sq Ft	# of Days
11.140	100.00	\$0	\$82,368	N/A	\$7,394	\$0.17	86
14.790	100.00	\$0	\$125,000	N/A	\$8,452	\$0.19	
40.730	100.00	\$0	\$140,000	N/A	\$3,437	\$0.08	

to pair.

Residual Acre	Front Ft	Imprvmnts Value	Land Residual	Indicated LB Ratio	Unadjusted \$ / acre	Unadjusted \$ / Sq Ft
11.140	100.00	\$0	\$82,368	N/A	\$7,394	\$0.17
14.790	100.00	\$0	\$125,000	N/A	\$8,452	\$0.19
58.100	100.00	\$0	\$325,000	N/A	\$5,594	\$0.13
8.790	100.00	\$0	\$105,000	N/A	\$11,945	\$0.27
8.460	100.00	\$0	\$89,448	N/A	\$10,573	\$0.24
0.250	100.00	\$0	\$25,000	N/A	\$100,000	\$2.30
8.990	100.00	\$0	\$44,087	N/A	\$4,904	\$0.11
19.210	100.00	\$0	\$95,708	N/A	\$4,982	\$0.11
24.230	100.00	\$0	\$240,000	N/A	\$9,905	\$0.23
0.510	100.00	\$0	\$140,000	N/A	\$274,510	\$6.30
40.730	100.00	\$0	\$140,000	N/A	\$3,437	\$0.08
81.030	100.00	\$0	\$643,200	N/A	\$7,938	\$0.18
26.240	100.00	\$0	\$131,200	N/A	\$5,000	\$0.11
24.030	100.00	\$0	\$225,000	N/A	\$9,363	\$0.21
0.790	100.00	\$0	\$97,500	N/A	\$123,418	\$2.83
24.530	0.00	\$0	\$123,450	N/A	\$5,033	\$0.12
26.570	0.00	\$0	\$100,000	N/A	\$3,764	\$0.09
60.480	0.00	\$0	\$404,775	N/A	\$6,693	\$0.15
26.570	0.00	\$0	\$127,500	N/A	\$4,799	\$0.11

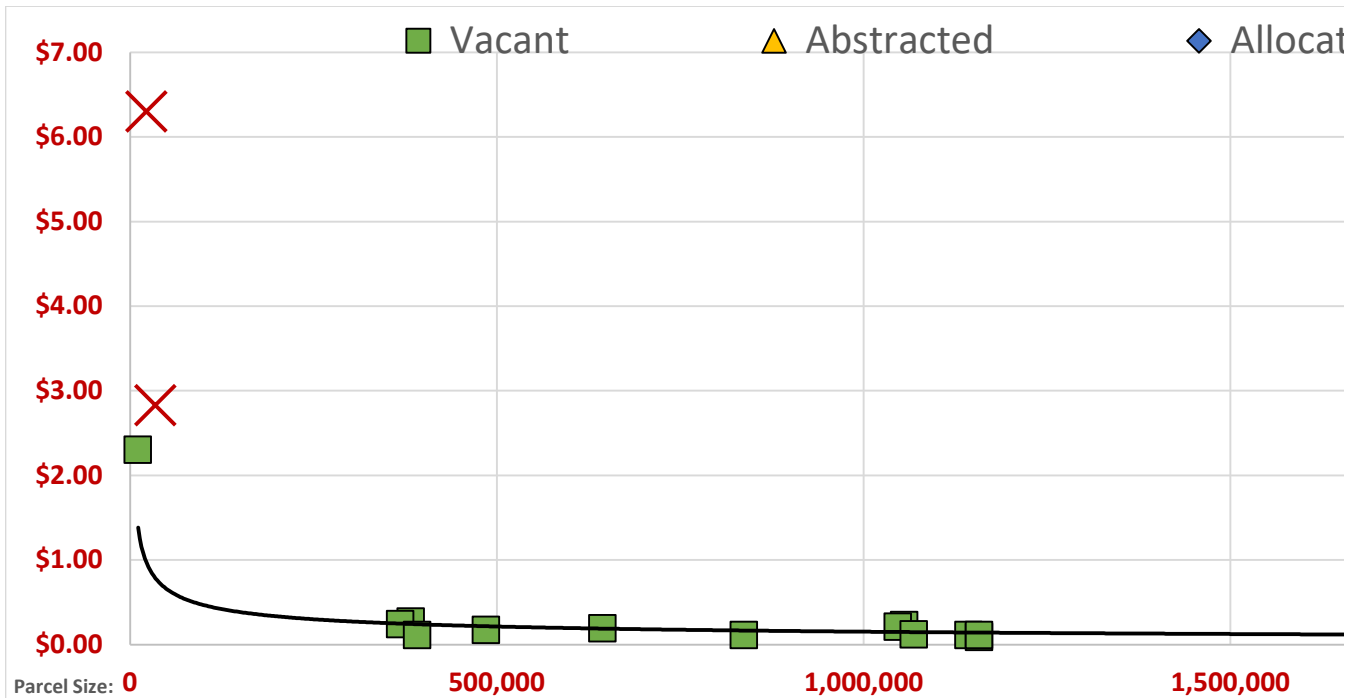
Indicated % t

*If all sales are within the study time

# of Months	% Change	% per Month	% per Year
3	14.31%	4.77%	57.22%

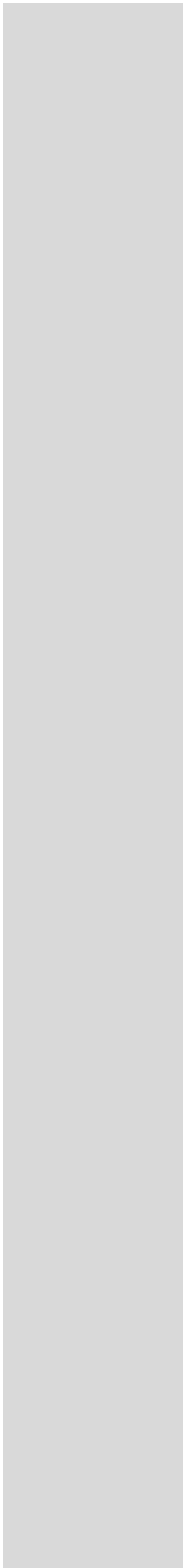
time adjustment per month:	4.77%
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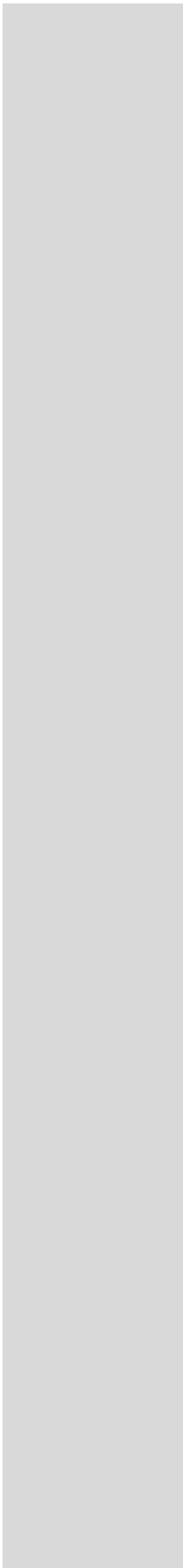
period, a time adjustment does not need to be calculated.

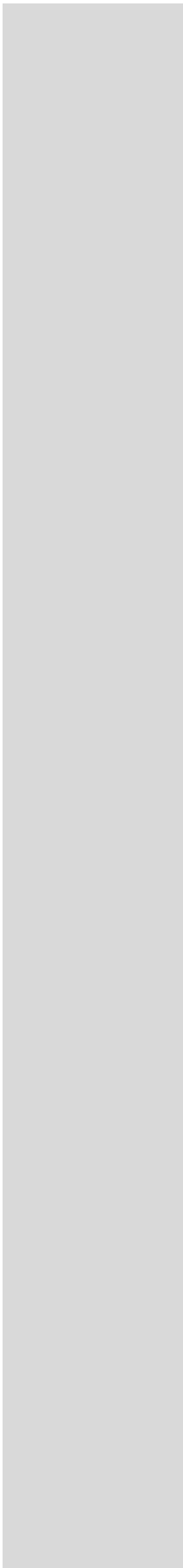


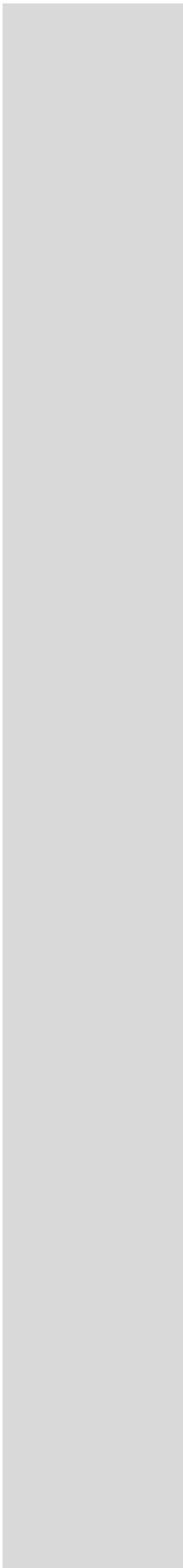
You cannot begin a new analysis using this workbook after 01/06/2020. Please obtain the latest version from

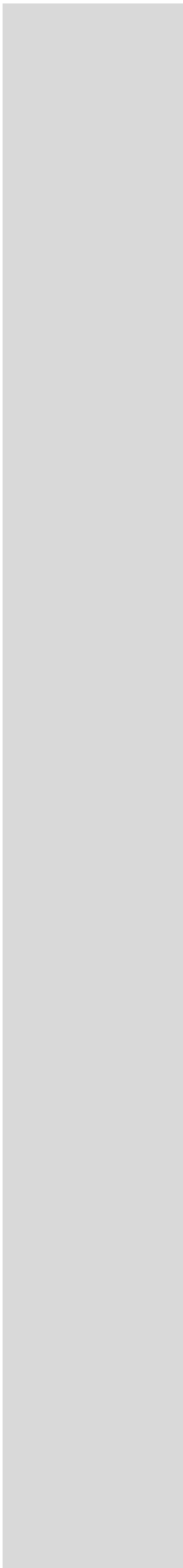
Valuation Method	Use? 1=Yes, 0=No	Parcel Number	Sale Date	Sale Price	Imprvmnts Value	Land Residual
Vacant	1	01-0021-0003-00-2	6/7/2023	\$140,000		\$140,000
Vacant	1	16-0015-0002-03-2	7/31/2023	\$100,000		\$100,000
Vacant	1	01-0028-0001-02-3	1/31/2023	\$44,087	\$0	\$44,087
Vacant	1	01-0028-0002-00-3	1/31/2023	\$95,708	\$0	\$95,708
Vacant	1	21-0002-0011-00-6	6/14/2023	\$131,200		\$131,200
Vacant	1	16-0015-0002-03-2	2/28/2024	\$127,500		\$127,500
Vacant	1	19-0012-0016-06-0	7/28/2023	\$123,450		\$123,450
Vacant	1	03-0010-0015-14-0	7/29/2022	\$325,000	\$0	\$325,000
Vacant	1	08-0033-0002-07-0	10/4/2023	\$404,775		\$404,775
Vacant	1	01-0026-0008-55-2	4/22/2022	\$82,368	\$0	\$82,368
Vacant	1	01-0005-0001-02-4	6/12/2023	\$643,200		\$643,200
Vacant	1	01-0021-0013-03-2	7/18/2022	\$125,000	\$0	\$125,000
Vacant	1	03-0026-0016-01-5	7/18/2023	\$225,000		\$225,000
Vacant	1	19-0004-0015-02-7	3/20/2023	\$240,000	\$0	\$240,000
Vacant	1	06-0020-0010-01-0	9/22/2022	\$89,448	\$0	\$89,448
Vacant	1	06-0020-0010-02-0	8/12/2022	\$105,000	\$0	\$105,000
Vacant	1	06-0030-0010-02-7	11/28/2022	\$25,000	\$0	\$25,000
Vacant	0	16-0032-0004-04-3	7/25/2023	\$97,500		\$97,500
Vacant	0	10-0024-0007-00-1	5/10/2023	\$140,000	\$0	\$140,000

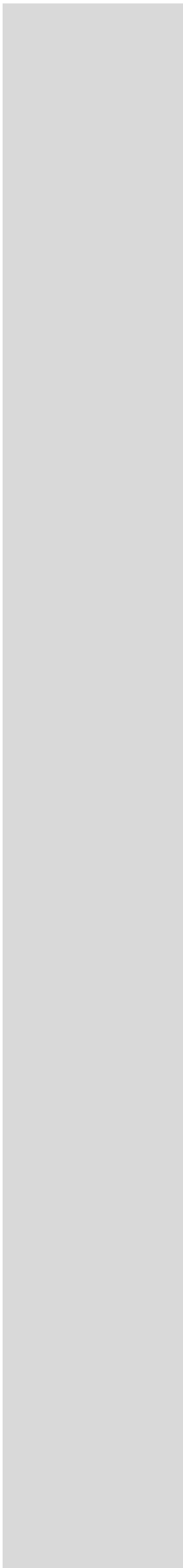


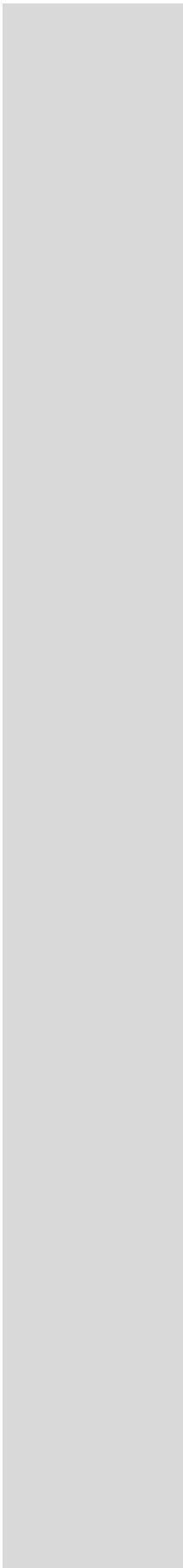


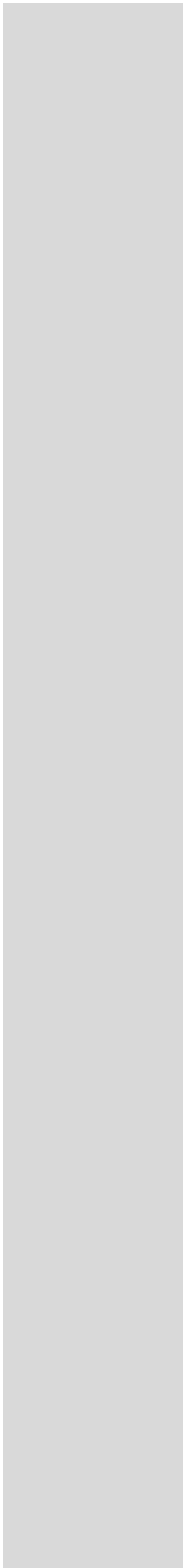


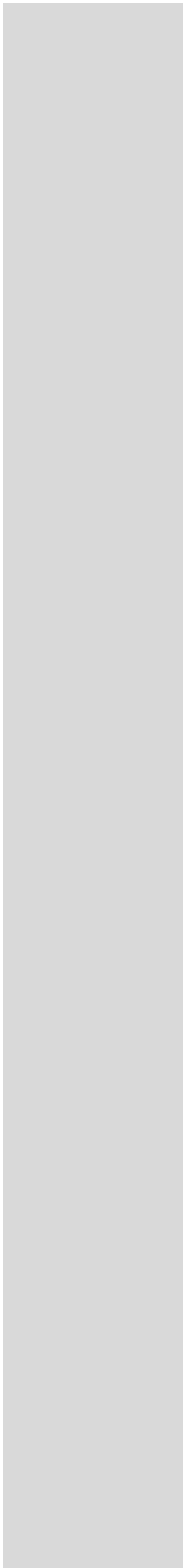


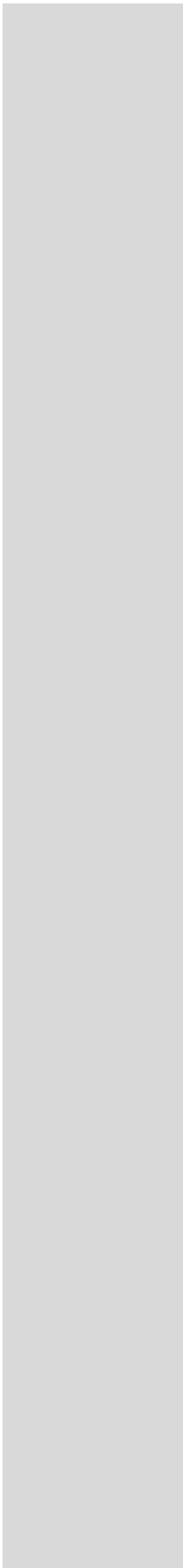




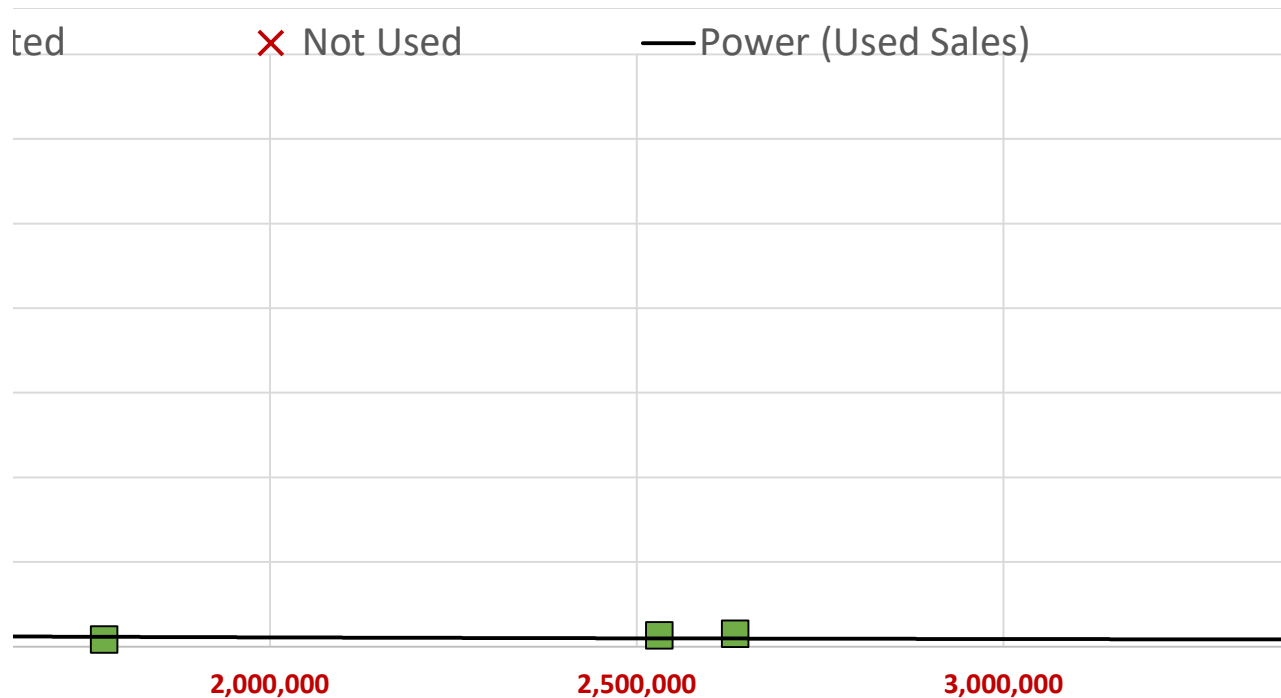






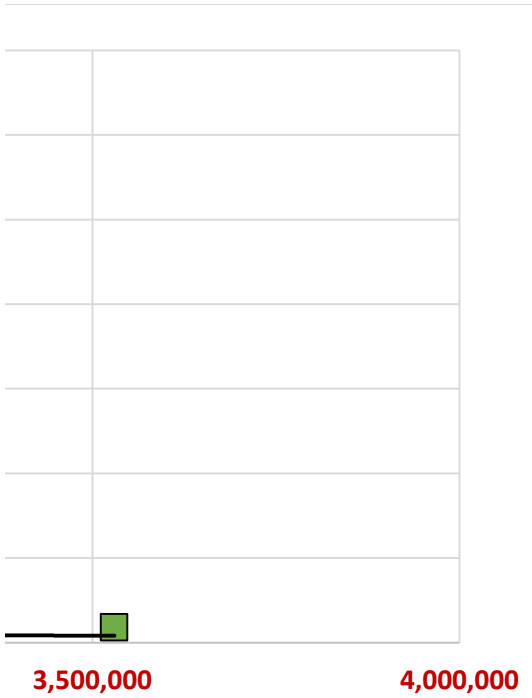






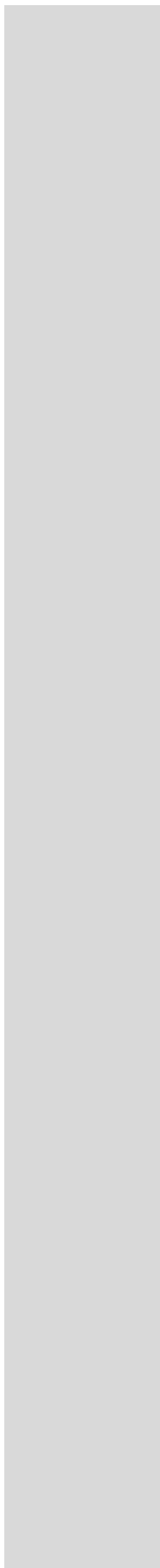
Tony or Warren at that time. Your conclusions and completed work will still be visible in this workbook (

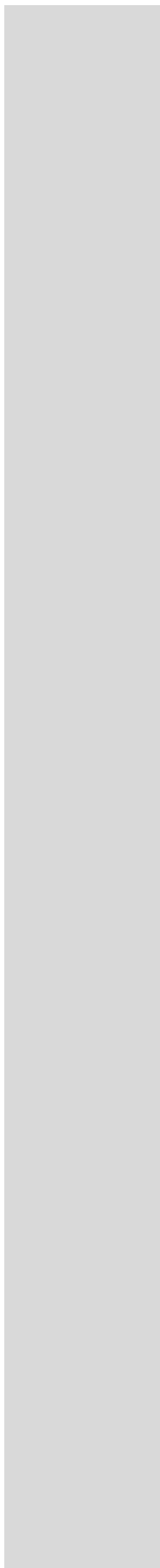
Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price
N/A	40.730	1,774,199	\$3,437	\$0.08	-2	0.00%	\$140,000
N/A	26.570	1,157,389	\$3,764	\$0.09	-4	0.00%	\$100,000
N/A	8.990	391,605	\$4,904	\$0.11	2	0.00%	\$44,087
N/A	19.210	836,788	\$4,982	\$0.11	2	0.00%	\$95,708
N/A	26.240	1,143,014	\$5,000	\$0.11	-2	0.00%	\$131,200
N/A	26.570	1,157,389	\$4,799	\$0.11	-11	0.00%	\$127,500
N/A	24.530	1,068,527	\$5,033	\$0.12	-4	0.00%	\$123,450
N/A	58.100	2,530,836	\$5,594	\$0.13	8	0.00%	\$325,000
N/A	60.480	2,634,509	\$6,693	\$0.15	-6	0.00%	\$404,775
N/A	11.140	485,259	\$7,394	\$0.17	11	0.00%	\$82,368
N/A	81.030	3,529,667	\$7,938	\$0.18	-2	0.00%	\$643,200
N/A	14.790	644,252	\$8,452	\$0.19	8	0.00%	\$125,000
N/A	24.030	1,046,747	\$9,363	\$0.21	-4	0.00%	\$225,000
N/A	24.230	1,055,459	\$9,905	\$0.23	0	0.00%	\$240,000
N/A	8.460	368,517	\$10,573	\$0.24	6	0.00%	\$89,448
N/A	8.790	382,892	\$11,945	\$0.27	8	0.00%	\$105,000
N/A	0.250	10,890	\$100,000	\$2.30	4	0.00%	\$25,000
N/A	0.790	34,412	\$123,418	\$2.83	-4	0.00%	\$97,500
N/A	0.510	22,216	\$274,510	\$6.30	-1	0.00%	\$140,000

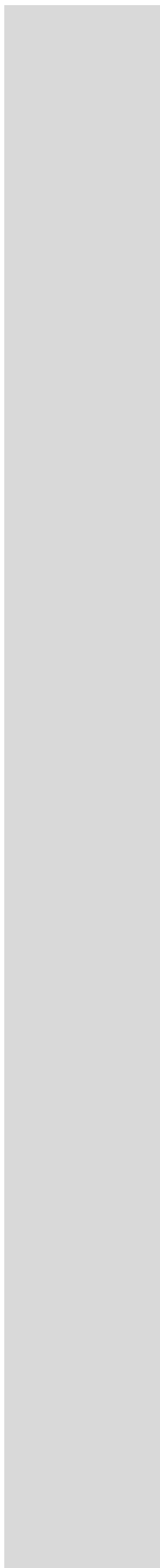


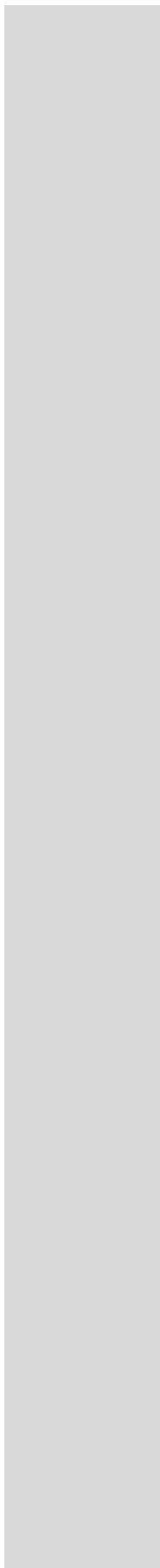
on the other tabs.

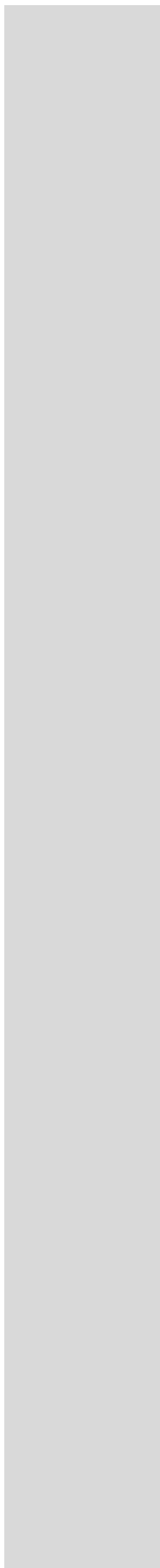
Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Exclusion Comment
\$3,437	\$0.08	\$1,400.00	
\$3,764	\$0.09	N/A	
\$4,904	\$0.11	\$440.87	
\$4,982	\$0.11	\$957.08	
\$5,000	\$0.11	\$1,312.00	
\$4,799	\$0.11	N/A	
\$5,033	\$0.12	N/A	
\$5,594	\$0.13	\$3,250.00	
\$6,693	\$0.15	N/A	
\$7,394	\$0.17	\$823.68	
\$7,938	\$0.18	\$6,432.00	
\$8,452	\$0.19	\$1,250.00	
\$9,363	\$0.21	\$2,250.00	
\$9,905	\$0.23	\$2,400.00	
\$10,573	\$0.24	\$894.48	
\$11,945	\$0.27	\$1,050.00	
\$100,000	\$2.30	\$250.00	
\$123,418	\$2.83	\$975.00	
\$274,510	\$6.30	\$1,400.00	

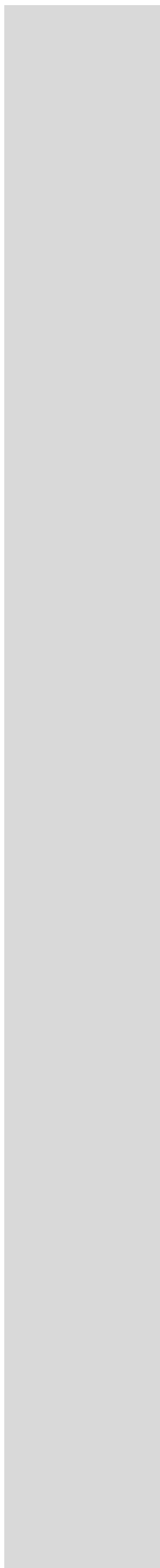


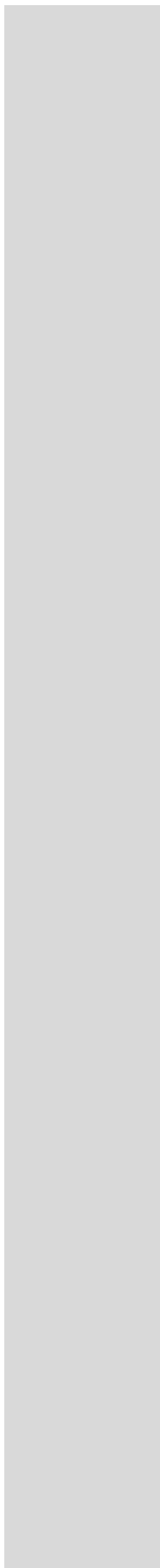


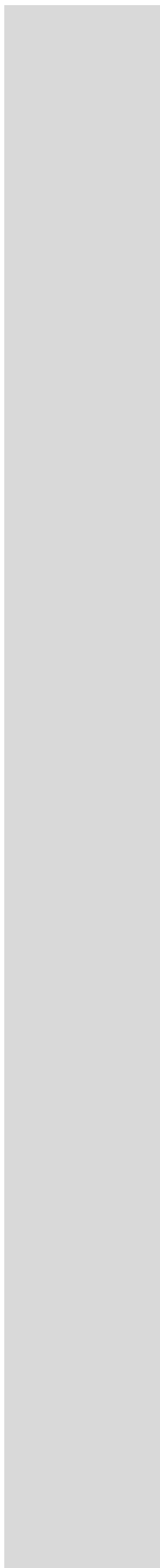


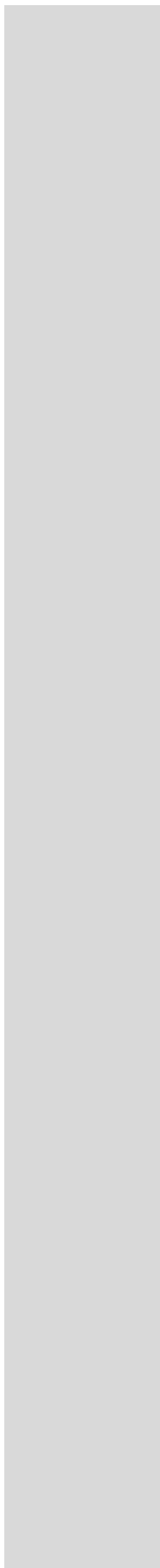


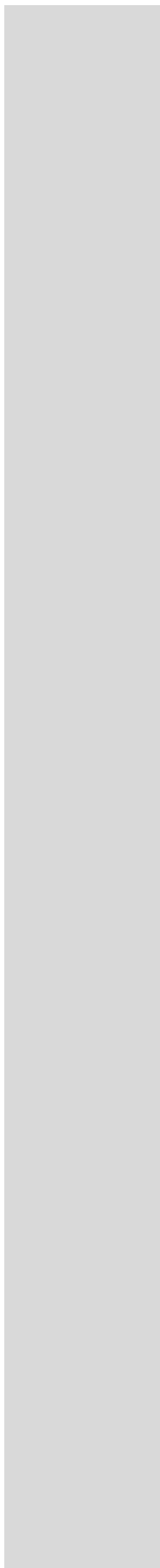




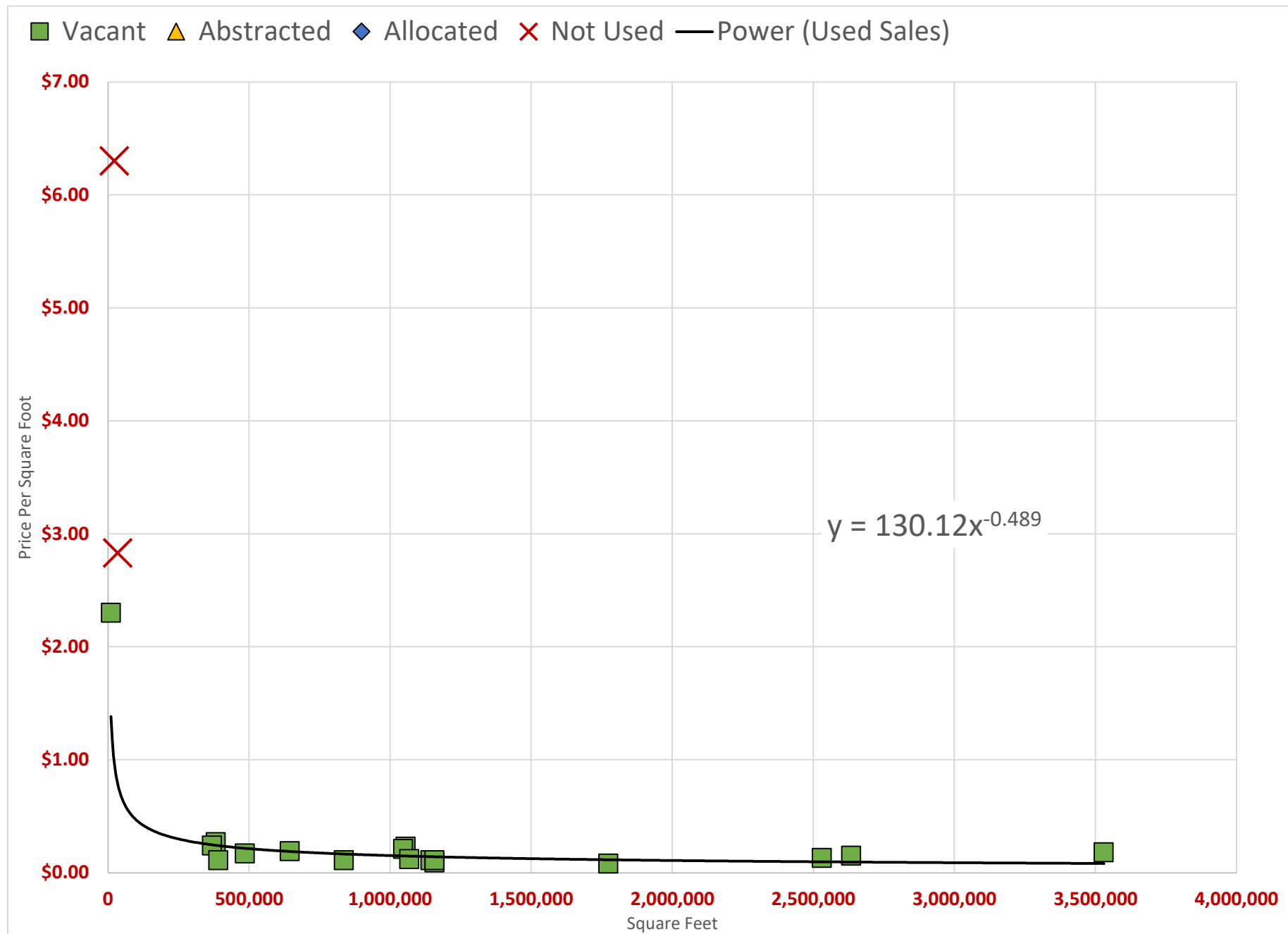




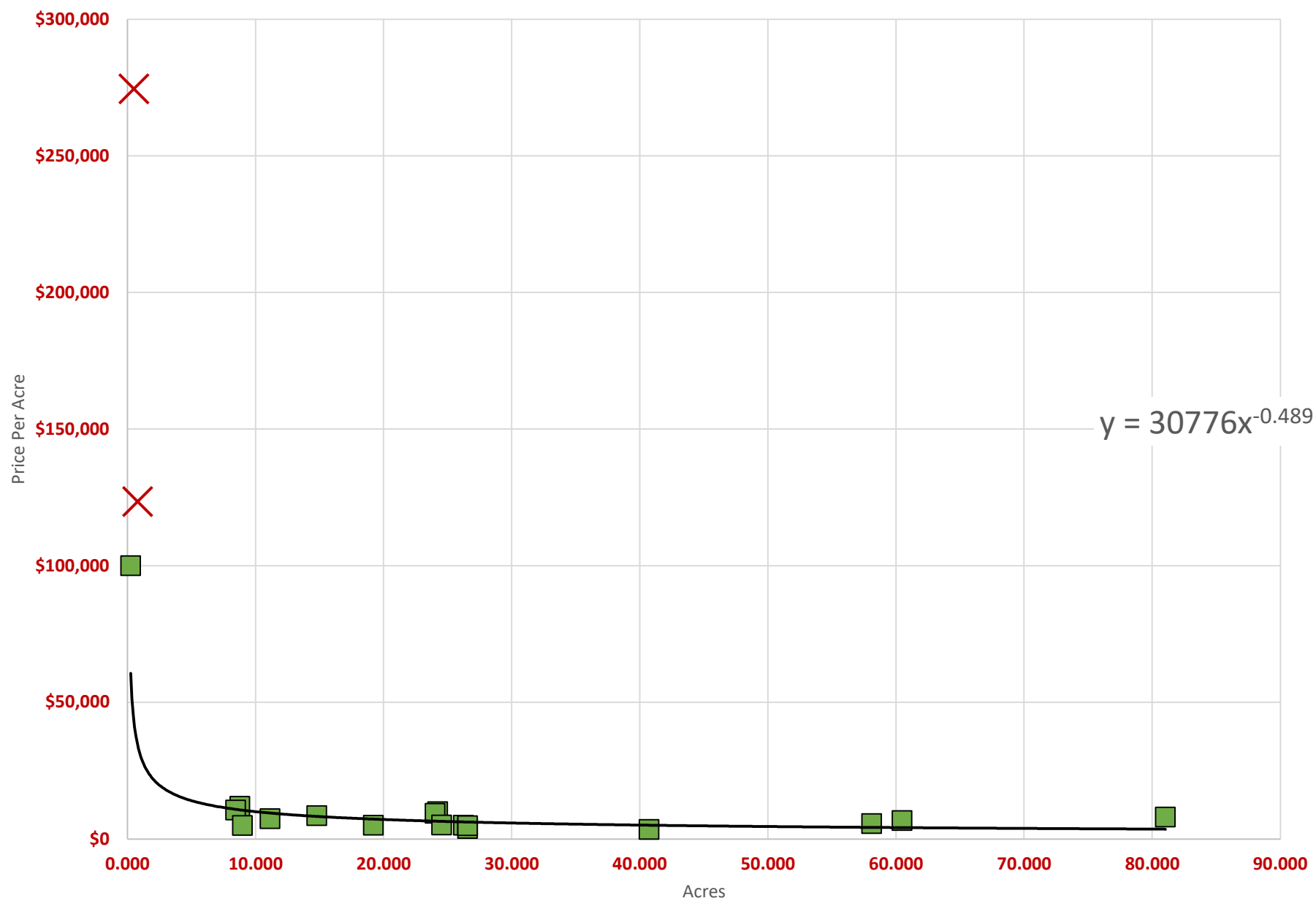










■ Vacant ▲ Abstracted ◆ Allocated ✕ Not Used — Power (Used Sales)



Curve Formula From Chart		If you're using the Square Footage Table in Assessing.net				
Formula Pt 1:	#NAME?	SqFt	Acres	\$/sf	\$/ac	Concluded \$
Formula Pt 2:	#NAME?	2,500	0.057	#NAME?	#NAME?	#NAME?
		5,000	0.115	#NAME?	#NAME?	#NAME?
		7,500	0.172	#NAME?	#NAME?	#NAME?
		10,000	0.230	#NAME?	#NAME?	#NAME?
		12,500	0.287	#NAME?	#NAME?	#NAME?
		15,000	0.344	#NAME?	#NAME?	#NAME?
		20,000	0.459	#NAME?	#NAME?	#NAME?
		25,000	0.574	#NAME?	#NAME?	#NAME?
		30,000	0.689	#NAME?	#NAME?	#NAME?
		40,000	0.918	#NAME?	#NAME?	#NAME?
		50,000	1.148	#NAME?	#NAME?	#NAME?
		60,000	1.377	#NAME?	#NAME?	#NAME?
		87,120	2.000	#NAME?	#NAME?	#NAME?
		130,680	3.000	#NAME?	#NAME?	#NAME?
		174,240	4.000	#NAME?	#NAME?	#NAME?
		217,800	5.000	#NAME?	#NAME?	#NAME?
		435,600	10.000	#NAME?	#NAME?	#NAME?
		653,400	15.000	#NAME?	#NAME?	#NAME?
		871,200	20.000	#NAME?	#NAME?	#NAME?
		1,089,000	25.000	#NAME?	#NAME?	#NAME?
		_____ This slope				



 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".



 The Grey fields below can be edited to adjust acreage ranges. Enter acreage

Acre Ranges		Vacant				Abst	
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD
0.00	0.99	1	0.00%	\$2.30	\$2.30	0	0.00%
1.00	1.99	0	0.00%	\$0.00	\$0.00	0	0.00%
2.00	4.99	0	0.00%	\$0.00	\$0.00	0	0.00%
5.00	9.99	3	22.22%	\$0.21	\$0.24	0	0.00%
10.00	10000.00	13	30.18%	\$0.14	\$0.13	0	0.00%
0.00	10000.00	17	114.90%	\$0.28	\$0.15	0	0.00%

If you're using the Acreage Table		
SqFt	Acres	\$/sf
43,560	1.0	#NAME?
65,340	1.5	#NAME?
87,120	2.0	#NAME?
108,900	2.5	#NAME?
130,680	3.0	#NAME?
174,240	4.0	#NAME?
217,800	5.0	#NAME?
304,920	7.0	#NAME?
435,600	10.0	#NAME?
653,400	15.0	#NAME?
871,200	20.0	#NAME?
1,089,000	25.0	#NAME?
1,306,800	30.0	#NAME?
1,742,400	40.0	#NAME?
2,178,000	50.0	#NAME?
4,356,000	100.0	#NAME?

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

es to two decimal places.

raction		Allocation				All Met	
Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD
\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	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	0	0.00%
\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	3	22.22%
\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	13	30.18%
\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	17	114.90%

in Assessing.net	
\$/ac	Concluded \$
#NAME?	#NAME?
#NAME?	#NAME?
#NAME?	#NAME?
#NAME?	#NAME?
#NAME?	#NAME?
#NAME?	#NAME?
#NAME?	#NAME?
#NAME?	#NAME?
#NAME?	#NAME?
#NAME?	#NAME?
#NAME?	#NAME?
#NAME?	#NAME?
#NAME?	#NAME?
#NAME?	#NAME?
#NAME?	#NAME?
#NAME?	#NAME?

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:hods	
Mean \$/SF	Median \$/SF
\$2.30	\$2.30
\$0.00	\$0.00
\$0.00	\$0.00
\$0.21	\$0.24
\$0.14	\$0.13
\$0.28	\$0.15

Dates for sales period
Out Year Start: 4/1/2021
Out Year End: 3/31/2022
In Year Start: 4/1/2022
In Year End: 3/31/2023

Land Value Analysis
Used Sales

Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvmnts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Other Parcels in Sale	Comments	
Vacant	01-0026-0008-55-2		4/22/2022	\$82,368			11.380	495,713	100	10,454		0	\$82,368	N/A	11.140	485,259	\$7,394	\$0.17	11	0.00%	\$82,368	\$7,394	\$0.17	\$823.68		
Vacant	01-0021-0013-03-2		7/18/2022	\$125,000			14.790	644,252	100	0		0	\$125,000	N/A	14.790	644,252	\$8,452	\$0.19	8	0.00%	\$125,000	\$8,452	\$0.19	\$1,250.00		
Vacant	03-0010-0015-14-0		7/29/2022	\$325,000			58.450	2,546,082	100	15,246		0	\$325,000	N/A	58.100	2,530,836	\$5,594	\$0.13	8	0.00%	\$325,000	\$5,594	\$0.13	\$3,250.00		
Vacant	06-0020-0010-02-0		8/12/2022	\$105,000			9.090	395,960	100	13,068		0	\$105,000	N/A	8.790	382,892	\$11,945	\$0.27	8	0.00%	\$105,000	\$11,945	\$0.27	\$1,050.00		
Vacant	06-0020-0010-01-0		9/22/2022	\$89,448			8.790	382,892	100	14,375		0	\$89,448	N/A	8.460	368,517	\$10,573	\$0.24	6	0.00%	\$89,448	\$10,573	\$0.24	\$894.48		
Vacant	06-0030-0010-02-7		11/28/2022	\$25,000			0.250	10,890	100	0		0	\$25,000	N/A	0.250	10,890	\$100,000	\$2.30	4	0.00%	\$25,000	\$100,000	\$2.30	\$250.00		
Vacant	01-0028-0001-02-3		1/31/2023	\$44,087			9.310	405,544	100	13,939		0	\$44,087	N/A	8.990	391,605	\$4,904	\$0.11	2	0.00%	\$44,087	\$4,904	\$0.11	\$440.87		
Vacant	01-0028-0002-00-3		1/31/2023	\$95,708			19.530	850,727	100	13,939		0	\$95,708	N/A	19.210	836,788	\$4,982	\$0.11	2	0.00%	\$95,708	\$4,982	\$0.11	\$957.08		
Vacant	19-0004-0015-02-7		3/20/2023	\$240,000			24.230	1,055,459	100	0		0	\$240,000	N/A	24.230	1,055,459	\$9,905	\$0.23	0	0.00%	\$240,000	\$9,905	\$0.23	\$2,400.00		
Vacant	01-0021-0003-00-2		6/7/2023	\$140,000			40.730	1,774,199	100	0		\$140,000	N/A	40.730	1,774,199	\$3,437	\$0.08	-2	0.00%	\$140,000	\$3,437	\$0.08	\$1,400.00			
Vacant	01-0005-0001-02-4		6/12/2023	\$643,200			81.030	3,529,667	100	0		\$643,200	N/A	81.030	3,529,667	\$7,938	\$0.18	-2	0.00%	\$643,200	\$7,938	\$0.18	\$6,432.00			
Vacant	21-0002-0011-00-6		6/14/2023	\$131,200			26.240	1,143,014	100	0		\$131,200	N/A	26.240	1,143,014	\$5,000	\$0.11	-2	0.00%	\$131,200	\$5,000	\$0.11	\$1,312.00			
Vacant	03-0026-0016-01-5		7/18/2023	\$225,000			24.030	1,046,747	100	0		\$225,000	N/A	24.030	1,046,747	\$9,363	\$0.21	-4	0.00%	\$225,000	\$9,363	\$0.21	\$2,250.00			
Vacant	19-0012-0016-06-0		7/28/2023	\$123,450			24.530	1,068,527				\$123,450	N/A	24.530	1,068,527	\$5,033	\$0.12	-4	0.00%	\$123,450	\$5,033	\$0.12	N/A			
Vacant	16-0015-0002-03-2		7/31/2023	\$100,000			26.570	1,157,389				\$100,000	N/A	26.570	1,157,389	\$3,764	\$0.09	-4	0.00%	\$100,000	\$3,764	\$0.09	N/A			
Vacant	08-0033-0002-07-0		10/4/2023	\$404,775			60.480	2,634,509				\$404,775	N/A	60.480	2,634,509	\$6,693	\$0.15	-6	0.00%	\$404,775	\$6,693	\$0.15	N/A			
Vacant	16-0015-0002-03-2		2/28/2024	\$127,500			26.570	1,157,389				\$127,500	N/A	26.570	1,157,389	\$4,799	\$0.11	-11	0.00%	\$127,500	\$4,799	\$0.11	N/A			

Dates for sales period
Out Year Start: 4/1/2017
Out Year End: 3/31/2018
In Year Start: 4/1/2018
In Year End: 3/31/2019

Land Value Analysis
Not Used Sales

Valuation Method	Exclusion Comment	Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvmnts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$/ acre	Unadjust \$/ Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Other Parcels in Sale	Comments
Vacant		10-0024-0007-00-1		5/10/2023	\$140,000			0.510	22,216	100	0	0	\$140,000	N/A	0.510	22,216	\$274,510	\$6.30	-1	0.00%	\$140,000	\$274,510	\$6.30	\$1,400.00		
Vacant		16-0032-0004-04-3		7/25/2023	\$97,500			0.790	34,412	100	0		\$97,500	N/A	0.790	34,412	\$123,418	\$2.83	-4	0.00%	\$97,500	\$123,418	\$2.83	\$975.00		