Conclusions: HEN Commercial Average LV Grid 2023-2024.xlsm

Curve Formula From Chart		SqFt	Acres	$/sf	$/ac	Concluded $
		2,500	0.057	#NAME?	#NAME?	#NAME?
Formula Pt 1:	#NAME?	5,000	0.115	#NAME?	#NAME?	#NAME?
Formula Pt 2:	#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?

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	#NAME?	#NAME?	#NAME?
65,340	1.5	#NAME?	#NAME?	#NAME?
87,120	2.0	#NAME?	#NAME?	#NAME?
108,900	2.5	#NAME?	#NAME?	#NAME?
130,680	3.0	#NAME?	#NAME?	#NAME?
174,240	4.0	#NAME?	#NAME?	#NAME?
217,800	5.0	#NAME?	#NAME?	#NAME?
304,920	7.0	#NAME?	#NAME?	#NAME?
435,600	10.0	#NAME?	#NAME?	#NAME?
653,400	15.0	#NAME?	#NAME?	#NAME?
871,200	20.0	#NAME?	#NAME?	#NAME?
1,089,000	25.0	#NAME?	#NAME?	#NAME?
1,306,800	30.0	#NAME?	#NAME?	#NAME?
1,742,400	40.0	#NAME?	#NAME?	#NAME?
2,178,000	50.0	#NAME?	#NAME?	#NAME?
4,356,000	100.0	#NAME?	#NAME?	#NAME?

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	3	39.80%	$1.23	$0.98	0	0.00%	$0.00	$0.00	0	0.00%	$0.00	$0.00	3	39.80%	$1.23	$0.98
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	24	59.55%	$0.67	$0.65	0	0.00%	$0.00	$0.00	0	0.00%	$0.00	$0.00	24	59.55%	$0.67	$0.65