

Conclusions: NORTHPLAINS COMMERCIAL LAND VALUE STUDY 2025.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 | \$2.77 | \$120,648 | \$6,924 |
| Formula Pt 1: | 115.81 | 5,000 | 0.115 | \$1.99 | \$86,673 |
| Formula Pt 2: | -0.4772 | 7,500 | 0.172 | \$1.64 | \$71,427 |
| | 10,000 | 0.230 | \$1.43 | \$62,265 | \$14,294 |
| | 12,500 | 0.287 | \$1.29 | \$55,976 | \$16,063 |
| | 15,000 | 0.344 | \$1.18 | \$51,313 | \$17,670 |
| | 20,000 | 0.459 | \$1.03 | \$44,731 | \$20,538 |
| | 25,000 | 0.574 | \$0.92 | \$40,213 | \$23,079 |
| | 30,000 | 0.689 | \$0.85 | \$36,863 | \$25,388 |
| | 40,000 | 0.918 | \$0.74 | \$32,135 | \$29,508 |
| | 50,000 | 1.148 | \$0.66 | \$28,889 | \$33,160 |
| | 60,000 | 1.377 | \$0.61 | \$26,482 | \$36,477 |
| | 87,120 | 2.000 | \$0.51 | \$22,165 | \$44,330 |
| | 130,680 | 3.000 | \$0.42 | \$18,266 | \$54,798 |
| | 174,240 | 4.000 | \$0.37 | \$15,923 | \$63,693 |
| | 217,800 | 5.000 | \$0.33 | \$14,315 | \$71,575 |
| | 435,600 | 10.000 | \$0.24 | \$10,284 | \$102,838 |
| | 653,400 | 15.000 | \$0.19 | \$8,475 | \$127,123 |
| | 871,200 | 20.000 | \$0.17 | \$7,388 | \$147,757 |
| | 1,089,000 | 25.000 | \$0.15 | \$6,642 | \$166,041 |

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 | \$0.71 | \$30,854 | \$30,854 |
| 65,340 | 1.5 | \$0.58 | \$25,426 | \$38,139 |
| 87,120 | 2.0 | \$0.51 | \$22,165 | \$44,330 |
| 108,900 | 2.5 | \$0.46 | \$19,926 | \$49,816 |
| 130,680 | 3.0 | \$0.42 | \$18,266 | \$54,798 |
| 174,240 | 4.0 | \$0.37 | \$15,923 | \$63,693 |
| 217,800 | 5.0 | \$0.33 | \$14,315 | \$71,575 |
| 304,920 | 7.0 | \$0.28 | \$12,192 | \$85,342 |
| 435,600 | 10.0 | \$0.24 | \$10,284 | \$102,838 |
| 653,400 | 15.0 | \$0.19 | \$8,475 | \$127,123 |
| 871,200 | 20.0 | \$0.17 | \$7,388 | \$147,757 |
| 1,089,000 | 25.0 | \$0.15 | \$6,642 | \$166,041 |
| 1,306,800 | 30.0 | \$0.14 | \$6,088 | \$182,649 |
| 1,742,400 | 40.0 | \$0.12 | \$5,307 | \$212,295 |
| 2,178,000 | 50.0 | \$0.11 | \$4,771 | \$238,567 |
| 4,356,000 | 100.0 | \$0.08 | \$3,428 | \$342,770 |

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 | 1 | 0.00% | \$1.35 | \$1.35 | 7 | 41.75% | \$1.94 | \$2.06 | 9 | 59.67% | \$1.68 | \$1.46 | 17 | 58.70% | \$1.76 | \$1.46 |
| 1.00 | 1.99 | 0 | 0.00% | \$0.00 | \$0.00 | 2 | 48.91% | \$0.92 | \$0.92 | 3 | 15.52% | \$1.06 | \$1.16 | 5 | 24.83% | \$1.00 | \$1.16 |
| 2.00 | 4.99 | 0 | 0.00% | \$0.00 | \$0.00 | 4 | 32.35% | \$0.46 | \$0.43 | 5 | 40.00% | \$0.41 | \$0.35 | 9 | 38.01% | \$0.43 | \$0.38 |
| 5.00 | 9.99 | 0 | 0.00% | \$0.00 | \$0.00 | 2 | 4.00% | \$0.25 | \$0.25 | 2 | 35.00% | \$0.20 | \$0.20 | 4 | 16.00% | \$0.23 | \$0.25 |
| 10.00 | 10000.00 | 1 | 0.00% | \$0.09 | \$0.09 | 1 | 0.00% | \$0.21 | \$0.21 | 0 | 0.00% | \$0.00 | \$0.00 | 2 | 40.00% | \$0.15 | \$0.15 |
| 0.00 | 10000.00 | 2 | 87.50% | \$0.72 | \$0.72 | 16 | 131.20% | \$1.12 | \$0.61 | 19 | 85.94% | \$1.09 | \$0.82 | 37 | 100.18% | \$1.08 | \$0.74 |