Conclusions: 2025-2026 Com Ind Land Values NORTHPLAINS.xlsm

Curve Formula		If you're using the Square Footage Table in Assessing.net				
From Chart		SqFt	Acres	$/sf	$/ac	Concluded $
		2,500	0.057	$3.39	$147,825	$8,484
Formula Pt 1:	182.36	5,000	0.115	$2.38	$103,863	$11,922
Formula Pt 2:	-0.5092	7,500	0.172	$1.94	$84,487	$14,547
		10,000	0.230	$1.68	$72,975	$16,753
If the above formulas		12,500	0.287	$1.50	$65,136	$18,692
are not calculating, make		15,000	0.344	$1.36	$59,361	$20,441
sure that any sales with		20,000	0.459	$1.18	$51,272	$23,541
a 0 or less $ per unit		25,000	0.574	$1.05	$45,765	$26,266
are set to "not used". If		30,000	0.689	$0.96	$41,708	$28,724
they are still not		40,000	0.918	$0.83	$36,024	$33,080
calculating, refresh them		50,000	1.148	$0.74	$32,155	$36,909
by double clicking them		60,000	1.377	$0.67	$29,304	$40,364
and pressing "enter".		87,120	2.000	$0.56	$24,236	$48,471
		130,680	3.000	$0.45	$19,714	$59,143
		174,240	4.000	$0.39	$17,028	$68,112
		217,800	5.000	$0.35	$15,199	$75,995
		435,600	10.000	$0.25	$10,679	$106,790
		653,400	15.000	$0.20	$8,687	$130,302
		871,200	20.000	$0.17	$7,503	$150,062
		1,089,000	25.000	$0.15	$6,697	$167,430

If you're using the Acreage Table in Assessing.net				
SqFt	Acres	$/sf	$/ac	Concluded $
43,560	1.0	$0.79	$34,494	$34,494
65,340	1.5	$0.64	$28,059	$42,089
87,120	2.0	$0.56	$24,236	$48,471
108,900	2.5	$0.50	$21,632	$54,081
130,680	3.0	$0.45	$19,714	$59,143
174,240	4.0	$0.39	$17,028	$68,112
217,800	5.0	$0.35	$15,199	$75,995
304,920	7.0	$0.29	$12,806	$89,641
435,600	10.0	$0.25	$10,679	$106,790
653,400	15.0	$0.20	$8,687	$130,302
871,200	20.0	$0.17	$7,503	$150,062
1,089,000	25.0	$0.15	$6,697	$167,430
1,306,800	30.0	$0.14	$6,103	$183,103
1,742,400	40.0	$0.12	$5,272	$210,869
2,178,000	50.0	$0.11	$4,705	$235,275
4,356,000	100.0	$0.08	$3,306	$330,611

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	99.75%	$2.06	$1.35	8	28.62%	$1.60	$1.73	10	62.38%	$2.06	$1.85	21	55.01%	$1.89	$1.72
1.00	1.99	0	0.00%	$0.00	$0.00	3	19.10%	$0.85	$0.89	4	12.38%	$1.00	$1.01	7	16.00%	$0.93	$1.00
2.00	4.99	0	0.00%	$0.00	$0.00	3	5.83%	$0.42	$0.40	4	58.93%	$0.55	$0.42	7	37.86%	$0.49	$0.40
5.00	9.99	0	0.00%	$0.00	$0.00	1	0.00%	$0.24	$0.24	1	0.00%	$0.18	$0.18	2	14.29%	$0.21	$0.21
10.00	10000.00	0	0.00%	$0.00	$0.00	1	0.00%	$0.21	$0.21	1	0.00%	$0.06	$0.06	2	55.56%	$0.14	$0.14
0.00	10000.00	3	99.75%	$2.06	$1.35	16	57.88%	$1.07	$0.98	20	86.83%	$1.35	$1.01	39	77.78%	$1.29	$1.02