

Land In Two Towns  
Calculation Methods

Local Acres = 643.80  
Border Acres = 408.83  
Total Acres = 1,052.63



Land Table - Formula Calculation

Table #	Site/Acre Land Rates				
		Site/Total		Residual/Other	
Rownum	Acres	1.00	2.00	3.00	4.00
16	48.00	2150.00	93750.00	1000.00	77000.00
17	50.00	1000.00	150000.00	1000.00	77000.00
18	98.00	1000.00	150000.00	1000.00	77000.00
19	100.00	1000.00	150000.00	1000.00	77000.00
20	198.00	1000.00	150000.00	1000.00	77000.00
21	200.00	1000.00	150000.00	1000.00	77000.00
22	298.00	1000.00	150000.00	500.00	226000.00
23	300.00	500.00	300000.00	500.00	226000.00
24	498.00	500.00	300000.00	500.00	226000.00
25	500.00	500.00	300000.00	500.00	226000.00
26	9998.00	500.00	300000.00	500.00	226000.00
27	10000.00	500.00	300000.00	500.00	226000.00

Ax + B = Value  
(Acres \* Rate) + Constant = Value

100 Total Acres  
(100 \* 1,000) + 150,000 = 250,000  
Includes 2 Acre Site Value

2 Acre House Site = 75,000  
98 Acres Residual  
(98 \* 1,000) + 77,000 = 175,000

75,000 + 175,000 = 250,000

Land in Two Towns - 1,052.63 Total Acres  
Assume Building Site is Local

Land ID:	<input type="text" value="1"/>	Local	Land ID:	<input type="text" value="2"/>	Border
Calc Method:	<input type="text" value="2"/>	Acreage	Calc Method:	<input type="text" value="2"/>	Acreage
Land Type:	<input type="text" value="6"/>	Total	Land Type:	<input type="text" value="6"/>	Total
Area:	<input type="text" value="643.80"/>		Area:	<input type="text" value="408.83"/>	
Grade:	<input type="text" value="1.00"/>		Grade:	<input type="text" value="0.00"/>	

Land Grade for Border Town Acres = 0.00

LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
AC Total	643.80	1.00	1.00		505,400
AC Total	408.83	1.00			
<b>Total</b>	<b>1052.63</b>				<b>505,400</b>
<b>TOTAL PROPERTY VALUE</b>					<b>505,400</b>

Formula = (Acres \* 500) + 300,000

$(1,052.63 * 500) + 300,000 = 826,315 / 1052.63 = \$785$  Per Acre      Note: Value 643.8 = 966/Acre

$643.80 * 785 = 505,383 * 1.0 = 505,400$

Land in Two Towns - 1,052.63 Total Acres  
Assume Building Site is in Border Town

Land ID:	<input type="text" value="1"/>		Land ID:	<input type="text" value="2"/>	
Calc Method:	<input type="text" value="2"/>	Acreage	Calc Method:	<input type="text" value="2"/>	Acreage
Land Type:	<input type="text" value="5"/>	Other	Land Type:	<input type="text" value="5"/>	Other
Area:	<input type="text" value="643.80"/>		Area:	<input type="text" value="408.83"/>	
Grade:	<input type="text" value="1.00"/>		Grade:	<input type="text" value="0.00"/>	

LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
AC Other	643.80	1.00	1.00		460,100
AC Other	408.83	1.00			
<b>Total</b>	<b>1052.63</b>				<b>460,100</b>
<b>TOTAL PROPERTY VALUE</b>					<b>460,100</b>

Formula = (500 \* Acres) + 226,000

$(1,052.63 * 500) + 226,000 = 752,315 / 1052.63 = 714.70$  Per Acre

$643.80 * 714.70 = 460,124 * 1.0 = 460,100$

**Land In Two Towns**  
House Site & Residual – Local  
Border Town – Border

<b>Land ID:</b>	<input type="text" value="1"/>	<b>Land ID:</b>	<input type="text" value="2"/>	<b>Land ID:</b>	<input type="text" value="3"/>
<b>Calc Method:</b>	<input type="text" value="1"/> Site	<b>Calc Method:</b>	<input type="text" value="2"/> Acreage	<b>Calc Method:</b>	<input type="text" value="2"/> Acreage
<b>Land Type:</b>	<input type="text" value="1"/> Bldg Lot	<b>Land Type:</b>	<input type="text" value="5"/> Other	<b>Land Type:</b>	<input type="text" value="5"/> Other
<b>Area:</b>	<input type="text" value="2.00"/>	<b>Area:</b>	<input type="text" value="641.80"/>	<b>Area:</b>	<input type="text" value="408.83"/>
<b>Grade:</b>	<input type="text" value="1.00"/>	<b>Grade:</b>	<input type="text" value="1.00"/>	<b>Grade:</b>	<input type="text" value="0.00"/>

LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.00	1.00		75,000
AC Other	641.80	1.00	1.00		459,000
AC Other	408.83	1.00			
<b>Total</b>	<b>1052.63</b>				<b>534,000</b>
<b>TOTAL PROPERTY VALUE</b>					<b>534,000</b>

1,052.63 – 2 Acre Site = 1,050.63 Residual Acres

$(1,050.63 * 500) + 226,000 = 751,315 / 1,050.63 = 715.11$  Per Acre

$641.80 * 715.11 = 458,957 * 1.0 = 459,000$

**Land Types must be the SAME**

Otherwise

Calculates Only Local Residual Land Value

$(641.8 * 500) + 226,000 = 546,900$

LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.00	1.00		75,000
AC Other	641.80	1.00	1.00		546,900
AC Total	408.83	1.00			
<b>Total</b>	<b>1052.63</b>				<b>621,900</b>
<b>TOTAL PROPERTY VALUE</b>					<b>621,900</b>

Border Town Land Not  
Used in the Calculation