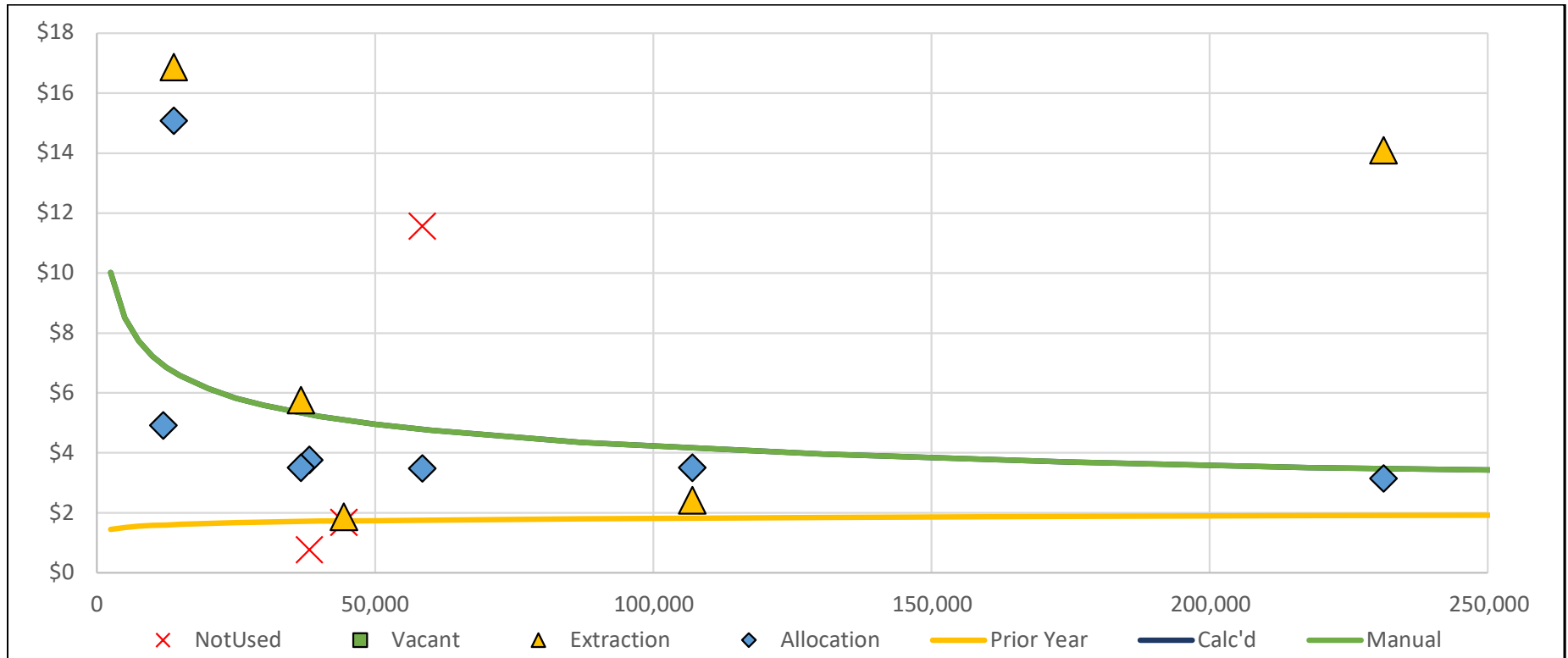


2024 Land Value Analysis

25500 Medical



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
1	Extraction	05-097-003-00	1/19/2022	\$1,950,000	13,852	\$1,716,300	\$1,950,000	\$233,700	\$16.87
1	Extraction	05-004-027-00	2/10/2022	\$6,800,000	231,304	\$3,541,092	\$6,800,000	\$3,258,908	\$14.09
0	Extraction	05-044-005-00	9/1/2022	\$550,000	11,979	\$727,034	\$550,000	-\$177,034	(\$14.78)
0	Extraction	05-083-001-00	4/26/2023	\$1,345,000	38,202	\$1,315,602	\$1,345,000	\$29,398	\$0.77
1	Extraction	05-083-002-00	6/1/2022	\$1,200,000	36,721	\$988,347	\$1,200,000	\$211,653	\$5.76
0	Extraction	05-347-005-00	3/10/2023	\$1,900,000	58,501	\$1,223,173	\$1,900,000	\$676,827	\$11.57
1	Extraction	05-347-006-00	8/18/2023	\$695,000	44,388	\$612,140	\$695,000	\$82,860	\$1.87
1	Extraction	05-347-011-00	10/29/2021	\$3,500,000	107,027	\$3,241,411	\$3,500,000	\$258,589	\$2.42
1	Allocation	05-097-003-00	1/19/2022	\$1,950,000	13,852	\$1,716,300	\$1,950,000	\$208,845	\$15.08
1	Allocation	05-004-027-00	2/10/2022	\$6,800,000	231,304	\$3,541,092	\$6,800,000	\$728,280	\$3.15
1	Allocation	05-044-005-00	9/1/2022	\$550,000	11,979	\$727,034	\$550,000	\$58,905	\$4.92
1	Allocation	05-083-001-00	4/26/2023	\$1,345,000	38,202	\$1,315,602	\$1,345,000	\$144,050	\$3.77
1	Allocation	05-083-002-00	6/1/2022	\$1,200,000	36,721	\$988,347	\$1,200,000	\$128,520	\$3.50
1	Allocation	05-347-005-00	3/10/2023	\$1,900,000	58,501	\$1,223,173	\$1,900,000	\$203,490	\$3.48

2024 Land Value Analysis

25500 Medical

0	Allocation	05-347-006-00	8/18/2023	\$695,000	44,388	\$612,140	\$695,000	\$74,435	\$1.68
1	Allocation	05-347-011-00	10/29/2021	\$3,500,000	107,027	\$3,241,411	\$3,500,000	\$374,850	\$3.50

2024 Land Value Analysis

25500 Medical

$V=A \times X^B$	Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$1.45	\$3,625	\$10.02	\$25,050	591.03%	\$10.02	\$25,050	591.03%
5,000	\$1.51	\$7,550	\$8.51	\$42,550	463.58%	\$8.51	\$42,550	463.58%
7,500	\$1.55	\$11,625	\$7.74	\$58,050	399.35%	\$7.74	\$58,050	399.35%
10,000	\$1.58	\$15,800	\$7.23	\$72,300	357.59%	\$7.23	\$72,300	357.59%
12,500	\$1.60	\$20,000	\$6.86	\$85,750	328.75%	\$6.86	\$85,750	328.75%
15,000	\$1.62	\$24,300	\$6.58	\$98,700	306.17%	\$6.58	\$98,700	306.17%
20,000	\$1.65	\$33,000	\$6.15	\$123,000	272.73%	\$6.15	\$123,000	272.73%
25,000	\$1.67	\$41,750	\$5.83	\$145,750	249.10%	\$5.83	\$145,750	249.10%
30,000	\$1.69	\$50,700	\$5.59	\$167,700	230.77%	\$5.59	\$167,700	230.77%
40,000	\$1.72	\$68,800	\$5.22	\$208,800	203.49%	\$5.22	\$208,800	203.49%
50,000	\$1.74	\$87,000	\$4.96	\$248,000	185.06%	\$4.96	\$248,000	185.06%
60,000	\$1.76	\$105,600	\$4.75	\$285,000	169.89%	\$4.75	\$285,000	169.89%
87,120	\$1.80	\$156,816	\$4.35	\$378,972	141.67%	\$4.35	\$378,972	141.67%
130,680	\$1.85	\$241,758	\$3.96	\$517,493	114.05%	\$3.96	\$517,493	114.05%
174,240	\$1.88	\$327,571	\$3.70	\$644,688	96.81%	\$3.70	\$644,688	96.81%
217,800	\$1.91	\$415,998	\$3.51	\$764,478	83.77%	\$3.51	\$764,478	83.77%
435,600	\$1.99	\$866,844	\$2.98	\$1,298,088	49.75%	\$2.98	\$1,298,088	49.75%
653,400	\$2.04	\$1,332,936	\$2.71	\$1,770,714	32.84%	\$2.71	\$1,770,714	32.84%
871,200	\$2.08	\$1,812,096	\$2.53	\$2,204,136	21.63%	\$2.53	\$2,204,136	21.63%
1,089,000	\$2.11	\$2,297,790	\$2.40	\$2,613,600	13.74%	\$2.40	\$2,613,600	13.74%
Refresh Data	A= 0.89	B= 0.0621	A&B:	62.95	-0.2349	A&B:	62.95	-0.2349
	Set X and Y maximums for chart for zoom control							
	X Max:	250,000	(1 to 231,304)	Y Max:	\$18.00	(\$1 to \$16.87)		
Land Allocation %:	10.71%		Calculated Allocation %:				10.71%	

2024 Land Value Conclusions - Statistics

25500 Medical

Starting Stats	
Min:	2.19%
Max:	47.93%
Mean:	19.24%
Median:	11.98%
StDev:	16.49%
COD (median):	95.03%
COV (mean):	85.71%

Standard Deviations to Allow	
StDevs Allowed Below Mean:	1.00
StDevs Allowed Above Mean:	1.00
Min Land% Allowed:	2.75%
Max Land% Allowed:	28.47%

<-edit

<-edit

Prior Year (Optional):	6.09%
Current year starting:	27.33%
Current year conclusion:	10.71%

<-edit (ref only)

10.71%

^Manual Override^ ^ Calculated # ^

Stats After Removals	
Min:	7.39%
Max:	17.64%
Mean:	12.23%
Median:	11.95%
StDev:	3.63%
COD (median):	21.57%
COV (mean):	29.68%

Note that manually editing the Use column will deactivate automated inclusion/exclusion for that observation.

Key	Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	Land Residual	Land %
s001_E	1	Extraction	05-097-003-00	1/19/2022	\$1,950,000	13,852	\$1,716,300	\$233,700	11.98%
s002_E	0	Extraction	05-004-027-00	2/10/2022	\$6,800,000	231,304	\$3,541,092	\$3,258,908	47.93%
s004_E	0	Extraction	05-083-001-00	4/26/2023	\$1,345,000	38,202	\$1,315,602	\$29,398	2.19%
s005_E	1	Extraction	05-083-002-00	6/1/2022	\$1,200,000	36,721	\$988,347	\$211,653	17.64%
s006_E	0	Extraction	05-347-005-00	3/10/2023	\$1,900,000	58,501	\$1,223,173	\$676,827	35.62%
s007_E	1	Extraction	05-347-006-00	8/18/2023	\$695,000	44,388	\$612,140	\$82,860	11.92%
s008_E	1	Extraction	05-347-011-00	10/29/2021	\$3,500,000	107,027	\$3,241,411	\$258,589	7.39%