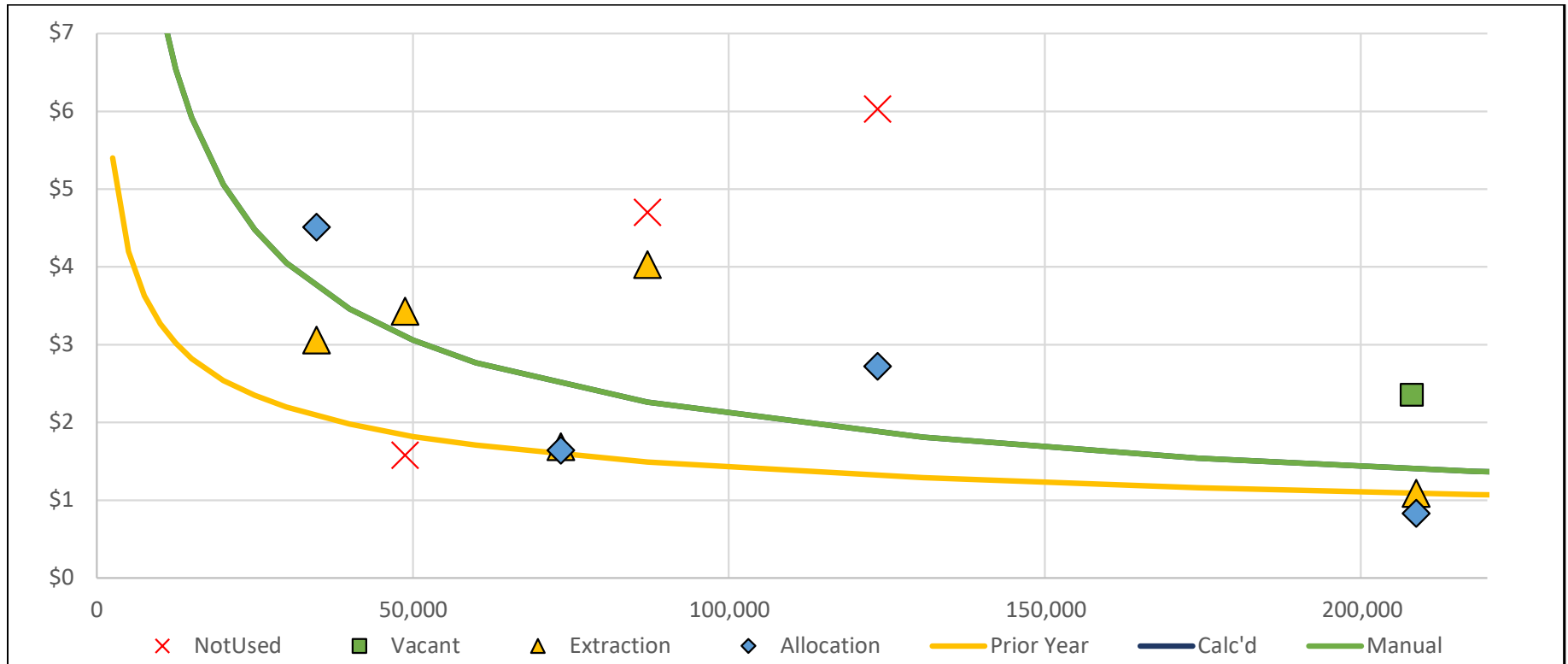


## 2024 Land Value Analysis

31000 Industrial



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
1	Vacant	05-026-002-20	1/20/2023	\$490,000	207,999	\$0	\$490,000	\$490,000	\$2.36
1	Extraction	05-033-007-10	9/10/2021	\$500,000	73,399	\$375,901	\$500,000	\$124,099	\$1.69
0	Extraction	05-026-001-51	12/3/2021	\$1,390,000	123,536	\$644,759	\$1,390,000	\$745,241	\$6.03
1	Extraction	05-148-011-00	10/20/2021	\$718,125	208,740	\$489,770	\$718,125	\$228,355	\$1.09
1	Extraction	05-148-026-00	6/23/2022	\$1,695,000	87,120	\$1,344,112	\$1,695,000	\$350,888	\$4.03
1	Extraction	05-179-001-00	1/6/2022	\$650,000	34,761	\$543,464	\$650,000	\$106,536	\$3.06
1	Extraction	05-242-005-00	5/19/2022	\$320,000	48,744	\$152,789	\$320,000	\$167,211	\$3.43
1	Allocation	05-033-007-10	9/10/2021	\$500,000	73,399	\$375,901	\$500,000	\$120,700	\$1.64
1	Allocation	05-026-001-51	12/3/2021	\$1,390,000	123,536	\$644,759	\$1,390,000	\$335,546	\$2.72
1	Allocation	05-148-011-00	10/20/2021	\$718,125	208,740	\$489,770	\$718,125	\$173,355	\$0.83
0	Allocation	05-148-026-00	6/23/2022	\$1,695,000	87,120	\$1,344,112	\$1,695,000	\$409,173	\$4.70
1	Allocation	05-179-001-00	1/6/2022	\$650,000	34,761	\$543,464	\$650,000	\$156,910	\$4.51
0	Allocation	05-242-005-00	5/19/2022	\$320,000	48,744	\$152,789	\$320,000	\$77,248	\$1.58

## 2024 Land Value Analysis

31000 Industrial

v=A*X^B	Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$5.40	\$13,500	\$15.80	\$39,500	192.59%	\$15.80	\$39,500	192.59%
5,000	\$4.20	\$21,000	\$10.81	\$54,050	157.38%	\$10.81	\$54,050	157.38%
7,500	\$3.63	\$27,225	\$8.66	\$64,950	138.57%	\$8.66	\$64,950	138.57%
10,000	\$3.27	\$32,700	\$7.39	\$73,900	125.99%	\$7.39	\$73,900	125.99%
12,500	\$3.02	\$37,750	\$6.54	\$81,750	116.56%	\$6.54	\$81,750	116.56%
15,000	\$2.82	\$42,300	\$5.92	\$88,800	109.93%	\$5.92	\$88,800	109.93%
20,000	\$2.54	\$50,800	\$5.06	\$101,200	99.21%	\$5.06	\$101,200	99.21%
25,000	\$2.35	\$58,750	\$4.48	\$112,000	90.64%	\$4.48	\$112,000	90.64%
30,000	\$2.20	\$66,000	\$4.05	\$121,500	84.09%	\$4.05	\$121,500	84.09%
40,000	\$1.98	\$79,200	\$3.46	\$138,400	74.75%	\$3.46	\$138,400	74.75%
50,000	\$1.82	\$91,000	\$3.06	\$153,000	68.13%	\$3.06	\$153,000	68.13%
60,000	\$1.71	\$102,600	\$2.77	\$166,200	61.99%	\$2.77	\$166,200	61.99%
87,120	\$1.49	\$129,809	\$2.26	\$196,891	51.68%	\$2.26	\$196,891	51.68%
130,680	\$1.29	\$168,577	\$1.81	\$236,531	40.31%	\$1.81	\$236,531	40.31%
174,240	\$1.16	\$202,118	\$1.54	\$268,330	32.76%	\$1.54	\$268,330	32.76%
217,800	\$1.07	\$233,046	\$1.37	\$298,386	28.04%	\$1.37	\$298,386	28.04%
435,600	\$0.83	\$361,548	\$0.94	\$409,464	13.25%	\$0.94	\$409,464	13.25%
653,400	\$0.72	\$470,448	\$0.75	\$490,050	4.17%	\$0.75	\$490,050	4.17%
871,200	\$0.65	\$566,280	\$0.64	\$557,568	-1.54%	\$0.64	\$557,568	-1.54%
1,089,000	\$0.60	\$653,400	\$0.57	\$620,730	-5.00%	\$0.57	\$620,730	-5.00%
Refresh Data	A= 92.23	B= -0.3626	A&B:	1,149.46	-0.5479	A&B:	1,149.46	-0.5479
	Set X and Y maximums for chart for zoom control							
	X Max:	220,000	(1 to 208,740)	Y Max:	\$7.00	(\$1 to \$6.03)		
Land Allocation %:		24.14%		Calculated Allocation %:			24.14%	

**2024 Land Value Conclusions - Statistics**

**31000 Industrial**

Starting Stats	
Min:	16.39%
Max:	53.61%
Mean:	33.26%
Median:	28.31%
StDev:	16.07%
COD (median):	44.60%
COV (mean):	48.32%

Standard Deviations to Allow	
StDevs Allowed Below Mean:	1.00
StDevs Allowed Above Mean:	1.00
Min Land% Allowed:	17.19%
Max Land% Allowed:	44.38%

<-edit

<-edit

Prior Year (Optional):	16.00%
Current year starting:	32.66%
<b>Current year conclusion:</b>	<b>24.14%</b>

<-edit (ref only)

24.14%

^Manual Override^ ^ Calculated # ^

Stats After Removals	
Min:	20.70%
Max:	31.80%
Mean:	25.77%
Median:	24.82%
StDev:	4.58%
COD (median):	14.91%
COV (mean):	17.77%

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	05-033-007-10	9/10/2021	\$500,000	73,399	\$375,901	\$124,099	24.82%
s002_E	0	Extraction	05-026-001-51	12/3/2021	\$1,390,000	123,536	\$644,759	\$745,241	53.61%
s004_E	1	Extraction	05-148-011-00	10/20/2021	\$718,125	208,740	\$489,770	\$228,355	31.80%
s005_E	1	Extraction	05-148-026-00	6/23/2022	\$1,695,000	87,120	\$1,344,112	\$350,888	20.70%
s006_E	0	Extraction	05-179-001-00	1/6/2022	\$650,000	34,761	\$543,464	\$106,536	16.39%
s007_E	0	Extraction	05-242-005-00	5/19/2022	\$320,000	48,744	\$152,789	\$167,211	52.25%