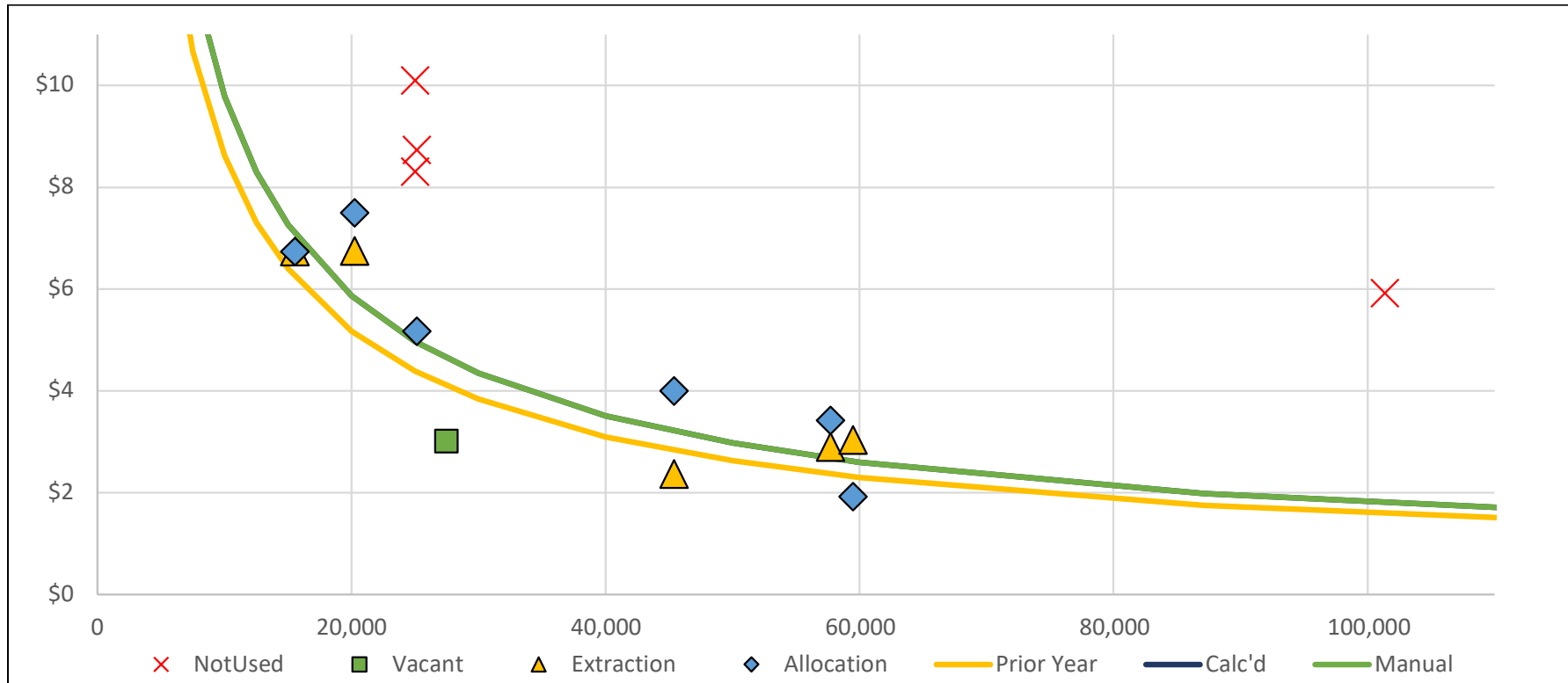


2024 Land Value Analysis

32000 Blue Star



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	TimeAdj\$	LndResid	\$/SF
0	Vacant	05-060-012-00	2/24/2023	\$600,000	101,364	\$308,783	\$600,000	\$600,000	\$5.92
1	Vacant	05-060-064-00	7/28/2022	\$83,000	27,443	\$7,687	\$83,000	\$83,000	\$3.02
0	Extraction	05-060-008-00	7/5/2023	\$495,000	25,003	\$242,499	\$495,000	\$252,501	\$10.10
0	Extraction	05-060-009-00	11/3/2021	\$310,000	25,134	\$90,599	\$310,000	\$219,401	\$8.73
1	Extraction	05-060-016-00	6/7/2021	\$470,000	57,717	\$302,471	\$470,000	\$167,529	\$2.90
1	Extraction	05-060-034-00	9/23/2021	\$272,000	59,503	\$91,342	\$272,000	\$180,658	\$3.04
1	Extraction	05-060-051-20	7/17/2023	\$362,000	20,255	\$225,337	\$362,000	\$136,663	\$6.75
1	Extraction	05-060-052-00	5/31/2022	\$432,500	45,390	\$325,038	\$432,500	\$107,462	\$2.37
1	Extraction	05-060-061-00	6/29/2022	\$250,000	15,551	\$145,159	\$250,000	\$104,841	\$6.74
0	Allocation	05-060-008-00	7/5/2023	\$495,000	25,003	\$242,499	\$495,000	\$207,653	\$8.31
1	Allocation	05-060-009-00	11/3/2021	\$310,000	25,134	\$90,599	\$310,000	\$130,045	\$5.17
1	Allocation	05-060-016-00	6/7/2021	\$470,000	57,717	\$302,471	\$470,000	\$197,165	\$3.42
1	Allocation	05-060-034-00	9/23/2021	\$272,000	59,503	\$91,342	\$272,000	\$114,104	\$1.92
1	Allocation	05-060-051-20	7/17/2023	\$362,000	20,255	\$225,337	\$362,000	\$151,859	\$7.50

2024 Land Value Analysis**32000 Blue Star**

1	Allocation	05-060-052-00	5/31/2022	\$432,500	45,390	\$325,038	\$432,500	\$181,434	\$4.00
1	Allocation	05-060-061-00	6/29/2022	\$250,000	15,551	\$145,159	\$250,000	\$104,875	\$6.74

2024 Land Value Analysis

32000 Blue Star

v=A*X^B	Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$23.96	\$59,900	\$27.27	\$68,175	13.81%	\$27.27	\$68,175	13.81%
5,000	\$14.37	\$71,850	\$16.34	\$81,700	13.71%	\$16.34	\$81,700	13.71%
7,500	\$10.66	\$79,950	\$12.11	\$90,825	13.60%	\$12.11	\$90,825	13.60%
10,000	\$8.62	\$86,200	\$9.79	\$97,900	13.57%	\$9.79	\$97,900	13.57%
12,500	\$7.31	\$91,375	\$8.30	\$103,750	13.54%	\$8.30	\$103,750	13.54%
15,000	\$6.40	\$96,000	\$7.26	\$108,900	13.44%	\$7.26	\$108,900	13.44%
20,000	\$5.17	\$103,400	\$5.87	\$117,400	13.54%	\$5.87	\$117,400	13.54%
25,000	\$4.39	\$109,750	\$4.97	\$124,250	13.21%	\$4.97	\$124,250	13.21%
30,000	\$3.84	\$115,200	\$4.35	\$130,500	13.28%	\$4.35	\$130,500	13.28%
40,000	\$3.10	\$124,000	\$3.51	\$140,400	13.23%	\$3.51	\$140,400	13.23%
50,000	\$2.63	\$131,500	\$2.98	\$149,000	13.31%	\$2.98	\$149,000	13.31%
60,000	\$2.30	\$138,000	\$2.60	\$156,000	13.04%	\$2.60	\$156,000	13.04%
87,120	\$1.75	\$152,460	\$1.98	\$172,498	13.14%	\$1.98	\$172,498	13.14%
130,680	\$1.30	\$169,884	\$1.47	\$192,100	13.08%	\$1.47	\$192,100	13.08%
174,240	\$1.05	\$182,952	\$1.18	\$205,603	12.38%	\$1.18	\$205,603	12.38%
217,800	\$0.89	\$193,842	\$1.00	\$217,800	12.36%	\$1.00	\$217,800	12.36%
435,600	\$0.53	\$230,868	\$0.60	\$261,360	13.21%	\$0.60	\$261,360	13.21%
653,400	\$0.40	\$261,360	\$0.45	\$294,030	12.50%	\$0.45	\$294,030	12.50%
871,200	\$0.32	\$278,784	\$0.36	\$313,632	12.50%	\$0.36	\$313,632	12.50%
1,089,000	\$0.27	\$294,030	\$0.31	\$337,590	14.81%	\$0.31	\$337,590	14.81%
Refresh Data	A= 7656.68	B= -0.7371	A&B:	8,838.43	-0.7389	A&B:	8,838.43	-0.7389
	Set X and Y maximums for chart for zoom control							
	X Max:	110,000	(1 to 101,364)	Y Max:	\$11.00	(\$1 to \$10.10)		
Land Allocation %:		41.95%		Calculated Allocation %:			41.95%	

2024 Land Value Conclusions - Statistics

32000 Blue Star

Starting Stats	
Min:	24.85%
Max:	70.77%
Mean:	46.91%
Median:	41.94%
StDev:	16.78%
COD (median):	30.64%
COV (mean):	35.77%

Standard Deviations to Allow	
StDevs Allowed Below Mean:	1.00
StDevs Allowed Above Mean:	1.00
Min Land% Allowed:	30.13%
Max Land% Allowed:	58.72%

<-edit

<-edit

Prior Year (Optional):	33.49%
Current year starting:	45.11%
Current year conclusion:	41.95%

<-edit (ref only)

41.95%

^Manual Override^ ^ Calculated # ^

Stats After Removals	
Min:	35.64%
Max:	51.01%
Mean:	41.59%
Median:	39.85%
StDev:	5.90%
COD (median):	12.27%
COV (mean):	14.19%

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	05-060-008-00	7/5/2023	\$495,000	25,003	\$242,499	\$252,501	51.01%
s002_E	0	Extraction	05-060-009-00	11/3/2021	\$310,000	25,134	\$90,599	\$219,401	70.77%
s004_E	1	Extraction	05-060-016-00	6/7/2021	\$470,000	57,717	\$302,471	\$167,529	35.64%
s005_E	0	Extraction	05-060-034-00	9/23/2021	\$272,000	59,503	\$91,342	\$180,658	66.42%
s006_E	1	Extraction	05-060-051-20	7/17/2023	\$362,000	20,255	\$225,337	\$136,663	37.75%
s007_E	0	Extraction	05-060-052-00	5/31/2022	\$432,500	45,390	\$325,038	\$107,462	24.85%
s008_E	1	Extraction	05-060-061-00	6/29/2022	\$250,000	15,551	\$145,159	\$104,841	41.94%