



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
1	Vacant	05-032-011-00	12/20/2021	\$278,747	106,969	\$0	\$278,747	\$278,747	\$2.61
1	Vacant	05-032-012-00	12/10/2021	\$382,500	124,382	\$0	\$382,500	\$382,500	\$3.08
1	Extraction	05-016-012-10	6/25/2021	\$950,000	104,108	\$752,099	\$950,000	\$197,901	\$1.90
1	Extraction	05-021-006-00	9/21/2021	\$419,500	38,376	\$312,333	\$419,500	\$107,167	\$2.79
1	Extraction	05-033-007-90	3/1/2022	\$692,000	37,767	\$526,808	\$692,000	\$165,192	\$4.37
1	Extraction	05-136-001-00	7/14/2021	\$2,500,000	158,083	\$2,059,392	\$2,500,000	\$440,608	\$2.79
1	Allocation	05-016-012-10	6/25/2021	\$950,000	104,108	\$752,099	\$950,000	\$216,695	\$2.08
1	Allocation	05-021-006-00	9/21/2021	\$419,500	38,376	\$312,333	\$419,500	\$95,688	\$2.49
1	Allocation	05-033-007-90	3/1/2022	\$692,000	37,767	\$526,808	\$692,000	\$157,845	\$4.18
1	Allocation	05-136-001-00	7/14/2021	\$2,500,000	158,083	\$2,059,392	\$2,500,000	\$570,250	\$3.61

v=A*X^B	Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$4.23	\$10,575	\$4.80	\$12,000	13.48%	\$4.80	\$12,000	13.48%
5,000	\$4.00	\$20,000	\$4.33	\$21,650	8.25%	\$4.33	\$21,650	8.25%
7,500	\$3.87	\$29,025	\$4.08	\$30,600	5.43%	\$4.08	\$30,600	5.43%
10,000	\$3.78	\$37,800	\$3.91	\$39,100	3.44%	\$3.91	\$39,100	3.44%
12,500	\$3.72	\$46,500	\$3.78	\$47,250	1.61%	\$3.78	\$47,250	1.61%
15,000	\$3.66	\$54,900	\$3.68	\$55,200	0.55%	\$3.68	\$55,200	0.55%
20,000	\$3.58	\$71,600	\$3.53	\$70,600	-1.40%	\$3.53	\$70,600	-1.40%
25,000	\$3.52	\$88,000	\$3.41	\$85,250	-3.13%	\$3.41	\$85,250	-3.13%
30,000	\$3.46	\$103,800	\$3.32	\$99,600	-4.05%	\$3.32	\$99,600	-4.05%
40,000	\$3.39	\$135,600	\$3.18	\$127,200	-6.19%	\$3.18	\$127,200	-6.19%
50,000	\$3.33	\$166,500	\$3.08	\$154,000	-7.51%	\$3.08	\$154,000	-7.51%
60,000	\$3.28	\$196,800	\$3.00	\$180,000	-8.54%	\$3.00	\$180,000	-8.54%
87,120	\$3.18	\$277,042	\$2.84	\$247,421	-10.69%	\$2.84	\$247,421	-10.69%
130,680	\$3.08	\$402,494	\$2.67	\$348,916	-13.31%	\$2.67	\$348,916	-13.31%
174,240	\$3.01	\$524,462	\$2.56	\$446,054	-14.95%	\$2.56	\$446,054	-14.95%
217,800	\$2.96	\$644,688	\$2.48	\$540,144	-16.22%	\$2.48	\$540,144	-16.22%
435,600	\$2.80	\$1,219,680	\$2.24	\$975,744	-20.00%	\$2.24	\$975,744	-20.00%
653,400	\$2.71	\$1,770,714	\$2.11	\$1,378,674	-22.14%	\$2.11	\$1,378,674	-22.14%
871,200	\$2.64	\$2,299,968	\$2.02	\$1,759,824	-23.48%	\$2.02	\$1,759,824	-23.48%
1,089,000	\$2.60	\$2,831,400	\$1.95	\$2,123,550	-25.00%	\$1.95	\$2,123,550	-25.00%
Refresh Data	A= 7.92	B= -0.0802	A&B:	15.25	-0.1478	A&B:	15.25	-0.1478
	Set X and Y maximums for chart for zoom control							
	X Max:	200,000	(1 to 158,083)	Y Max:	\$6.00	(\$1 to \$4.37)		
Land Allocation %:	22.81%		Calculated Allocation %:				22.81%	

2024 Land Value Conclusions - Statistics

21000 US31

Starting Stats	
Min:	17.62%
Max:	25.55%
Mean:	21.97%
Median:	22.35%
StDev:	3.50%
COD (median):	12.27%
COV (mean):	15.93%

Standard Deviations to Allow	
StDevs Allowed Below Mean:	1.00
StDevs Allowed Above Mean:	1.00
Min Land% Allowed:	18.47%
Max Land% Allowed:	25.85%

<-edit

<-edit

Prior Year (Optional):	26.01%
Current year starting:	19.97%
Current year conclusion:	22.81%

<-edit (ref only)

22.81%

^Manual Override^ ^ Calculated # ^

Stats After Removals	
Min:	20.83%
Max:	25.55%
Mean:	23.42%
Median:	23.87%
StDev:	1.95%
COD (median):	6.59%
COV (mean):	8.33%

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	05-016-012-10	6/25/2021	\$950,000	104,108	\$752,099	\$197,901	20.83%
s002_E	1	Extraction	05-021-006-00	9/21/2021	\$419,500	38,376	\$312,333	\$107,167	25.55%
s005_E	1	Extraction	05-033-007-90	3/1/2022	\$692,000	37,767	\$526,808	\$165,192	23.87%
s006_E	0	Extraction	05-136-001-00	7/14/2021	\$2,500,000	158,083	\$2,059,392	\$440,608	17.62%