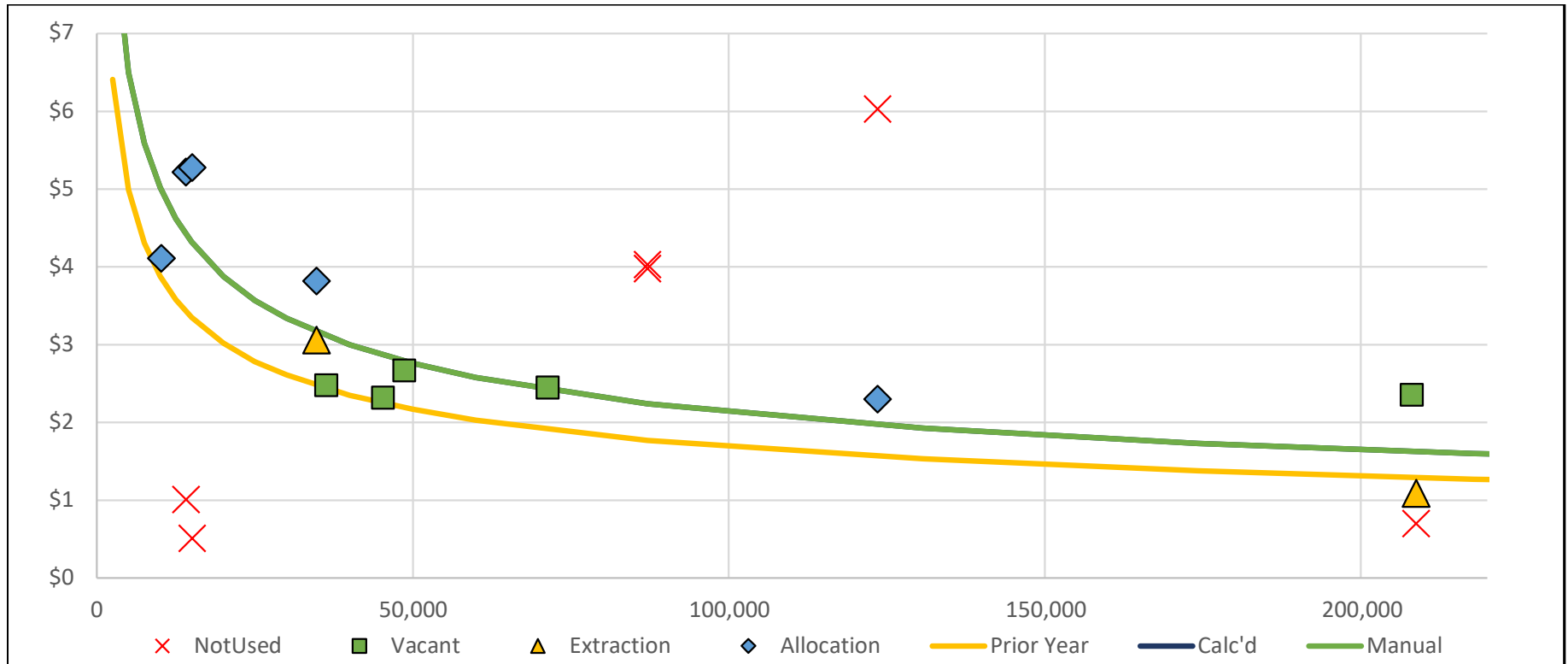


2024 Land Value Analysis

34000 Hammond-Heidbreder



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	TimeAdj\$	LndResid	\$/SF
1	Vacant	05-026-002-20	1/20/2023	\$490,000	207,999	\$0	\$490,000	\$490,000	\$2.36
1	Vacant	05-134-019-00	4/22/2022	\$175,000	71,308	\$0	\$175,000	\$175,000	\$2.45
1	Vacant	05-134-027-00	3/4/2022	\$130,000	48,613	\$0	\$130,000	\$130,000	\$2.67
1	Vacant	05-134-031-00	1/17/2022	\$105,000	45,259	\$0	\$105,000	\$105,000	\$2.32
1	Vacant	05-134-032-00	10/29/2021	\$90,000	36,242	\$0	\$90,000	\$90,000	\$2.48
0	Extraction	05-026-001-51	12/3/2021	\$1,390,000	123,536	\$644,759	\$1,390,000	\$745,241	\$6.03
0	Extraction	05-137-014-01	8/31/2021	\$360,000	14,113	\$345,713	\$360,000	\$14,287	\$1.01
0	Extraction	05-137-016-01	9/9/2021	\$205,000	10,193	\$210,674	\$205,000	-\$5,674	(\$0.56)
0	Extraction	05-137-026-00	11/19/2021	\$390,000	15,115	\$382,244	\$390,000	\$7,756	\$0.51
1	Extraction	05-148-011-00	10/20/2021	\$718,125	208,740	\$489,770	\$718,125	\$228,355	\$1.09
0	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	Allocation	05-026-001-51	12/3/2021	\$1,390,000	123,536	\$644,759	\$1,390,000	\$284,255	\$2.30
1	Allocation	05-137-014-01	8/31/2021	\$360,000	14,113	\$345,713	\$360,000	\$73,620	\$5.22

2024 Land Value Analysis**34000 Hammond-Heidbreder**

1	Allocation	05-137-016-01	9/9/2021	\$205,000	10,193	\$210,674	\$205,000	\$41,923	\$4.11
1	Allocation	05-137-026-00	11/19/2021	\$390,000	15,115	\$382,244	\$390,000	\$79,755	\$5.28
0	Allocation	05-148-011-00	10/20/2021	\$718,125	208,740	\$489,770	\$718,125	\$146,857	\$0.70
0	Allocation	05-148-026-00	6/23/2022	\$1,695,000	87,120	\$1,344,112	\$1,695,000	\$346,628	\$3.98
1	Allocation	05-179-001-00	1/6/2022	\$650,000	34,761	\$543,464	\$650,000	\$132,925	\$3.82

v=A*X^B	Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$6.41	\$16,025	\$8.41	\$21,025	31.20%	\$8.41	\$21,025	31.20%
5,000	\$4.99	\$24,950	\$6.50	\$32,500	30.26%	\$6.50	\$32,500	30.26%
7,500	\$4.31	\$32,325	\$5.59	\$41,925	29.70%	\$5.59	\$41,925	29.70%
10,000	\$3.88	\$38,800	\$5.02	\$50,200	29.38%	\$5.02	\$50,200	29.38%
12,500	\$3.58	\$44,750	\$4.62	\$57,750	29.05%	\$4.62	\$57,750	29.05%
15,000	\$3.35	\$50,250	\$4.32	\$64,800	28.96%	\$4.32	\$64,800	28.96%
20,000	\$3.02	\$60,400	\$3.88	\$77,600	28.48%	\$3.88	\$77,600	28.48%
25,000	\$2.78	\$69,500	\$3.57	\$89,250	28.42%	\$3.57	\$89,250	28.42%
30,000	\$2.61	\$78,300	\$3.34	\$100,200	27.97%	\$3.34	\$100,200	27.97%
40,000	\$2.35	\$94,000	\$3.00	\$120,000	27.66%	\$3.00	\$120,000	27.66%
50,000	\$2.17	\$108,500	\$2.76	\$138,000	27.19%	\$2.76	\$138,000	27.19%
60,000	\$2.03	\$121,800	\$2.58	\$154,800	27.09%	\$2.58	\$154,800	27.09%
87,120	\$1.77	\$154,202	\$2.24	\$195,149	26.55%	\$2.24	\$195,149	26.55%
130,680	\$1.53	\$199,940	\$1.93	\$252,212	26.14%	\$1.93	\$252,212	26.14%
174,240	\$1.38	\$240,451	\$1.73	\$301,435	25.36%	\$1.73	\$301,435	25.36%
217,800	\$1.27	\$276,606	\$1.60	\$348,480	25.98%	\$1.60	\$348,480	25.98%
435,600	\$0.99	\$431,244	\$1.23	\$535,788	24.24%	\$1.23	\$535,788	24.24%
653,400	\$0.85	\$555,390	\$1.06	\$692,604	24.71%	\$1.06	\$692,604	24.71%
871,200	\$0.77	\$670,824	\$0.95	\$827,640	23.38%	\$0.95	\$827,640	23.38%
1,089,000	\$0.71	\$773,190	\$0.88	\$958,320	23.94%	\$0.88	\$958,320	23.94%
Refresh Data	A= 108.94	B= -0.3621	A&B:	154.55	-0.3721	A&B:	154.55	-0.3721
	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 %:		20.45%		Calculated Allocation %:			20.45%	