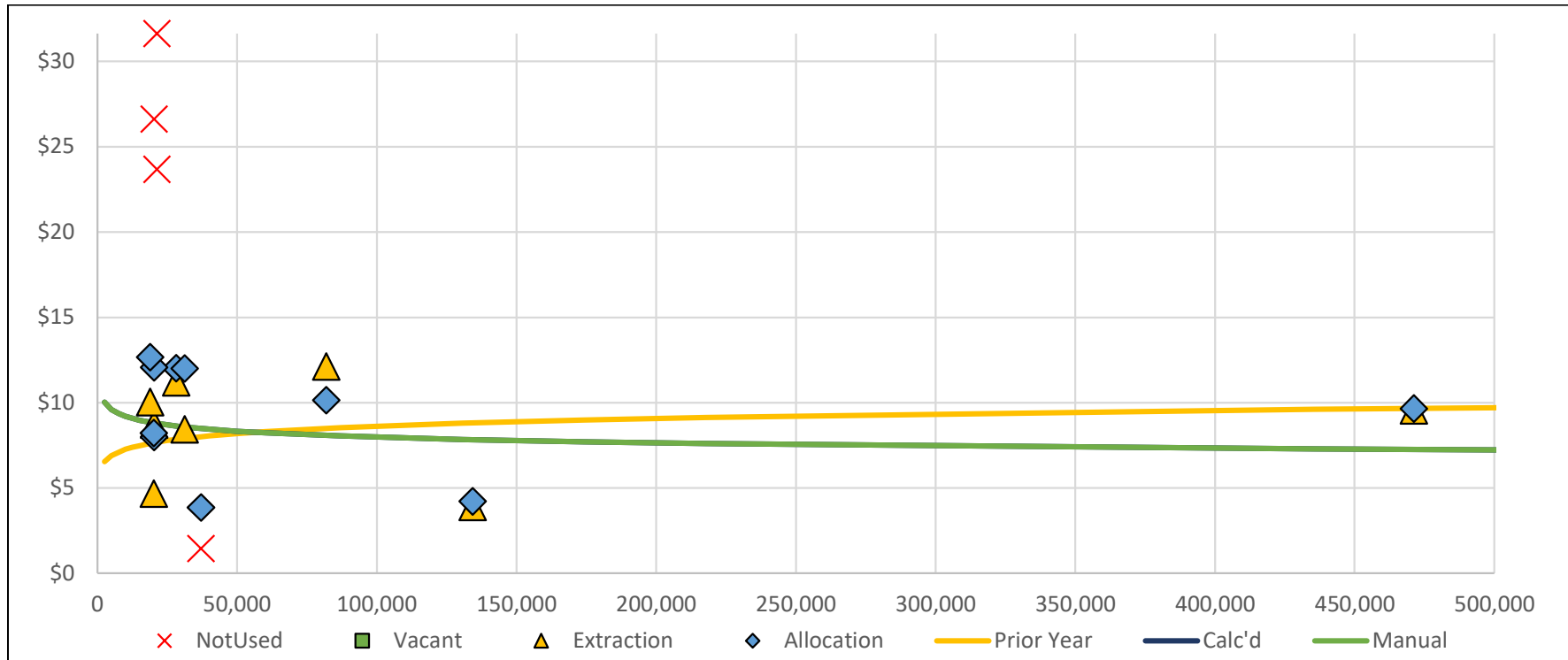


2024 Land Value Analysis

21500 Airport Rd



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	TimeAdj\$	LndResid	\$/SF
0	Extraction	05-013-010-00	1/14/2022	\$1,150,000	21,257	\$477,567	\$1,150,000	\$672,433	\$31.63
1	Extraction	05-013-013-00	6/24/2022	\$775,000	28,227	\$459,274	\$775,000	\$315,726	\$11.19
1	Extraction	05-013-016-00	12/29/2021	\$369,900	20,255	\$193,560	\$369,900	\$176,340	\$8.71
1	Extraction	05-014-029-00	11/22/2022	\$1,900,000	81,936	\$907,037	\$1,900,000	\$992,963	\$12.12
1	Extraction	05-014-034-10	5/31/2023	\$1,295,000	134,208	\$774,236	\$1,295,000	\$520,764	\$3.88
0	Extraction	05-014-049-40	10/27/2022	\$560,000	20,299	\$19,636	\$560,000	\$540,364	\$26.62
1	Extraction	05-014-056-00	7/8/2021	\$545,000	18,818	\$355,988	\$545,000	\$189,012	\$10.04
1	Extraction	05-014-070-00	6/25/2021	\$378,000	20,125	\$284,031	\$378,000	\$93,969	\$4.67
1	Extraction	05-014-084-00	4/22/2021	\$853,752	31,145	\$591,611	\$853,752	\$262,141	\$8.42
1	Extraction	05-022-009-20	9/9/2022	\$10,400,000	471,276	\$5,894,798	\$10,400,000	\$4,505,202	\$9.56
0	Extraction	05-234-001-00	7/30/2021	\$325,000	37,070	\$271,198	\$325,000	\$53,802	\$1.45
0	Allocation	05-013-010-00	1/14/2022	\$1,150,000	21,257	\$477,567	\$1,150,000	\$503,125	\$23.67
1	Allocation	05-013-013-00	6/24/2022	\$775,000	28,227	\$459,274	\$775,000	\$339,063	\$12.01
1	Allocation	05-013-016-00	12/29/2021	\$369,900	20,255	\$193,560	\$369,900	\$161,831	\$7.99
1	Allocation	05-014-029-00	11/22/2022	\$1,900,000	81,936	\$907,037	\$1,900,000	\$831,250	\$10.15
1	Allocation	05-014-034-10	5/31/2023	\$1,295,000	134,208	\$774,236	\$1,295,000	\$566,563	\$4.22

2024 Land Value Analysis**21500 Airport Rd**

1	Allocation	05-014-049-40	10/27/2022	\$560,000	20,299	\$19,636	\$560,000	\$245,000	\$12.07
1	Allocation	05-014-056-00	7/8/2021	\$545,000	18,818	\$355,988	\$545,000	\$238,438	\$12.67
1	Allocation	05-014-070-00	6/25/2021	\$378,000	20,125	\$284,031	\$378,000	\$165,375	\$8.22
1	Allocation	05-014-084-00	4/22/2021	\$853,752	31,145	\$591,611	\$853,752	\$373,517	\$11.99
1	Allocation	05-022-009-20	9/9/2022	\$10,400,000	471,276	\$5,894,798	\$10,400,000	\$4,550,000	\$9.65
1	Allocation	05-234-001-00	7/30/2021	\$325,000	37,070	\$271,198	\$325,000	\$142,188	\$3.84

2024 Land Value Analysis

21500 Airport Rd

$V=A \times X^B$	Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$6.54	\$16,350	\$10.02	\$25,050	53.21%	\$10.02	\$25,050	53.21%
5,000	\$6.89	\$34,450	\$9.60	\$48,000	39.33%	\$9.60	\$48,000	39.33%
7,500	\$7.10	\$53,250	\$9.36	\$70,200	31.83%	\$9.36	\$70,200	31.83%
10,000	\$7.26	\$72,600	\$9.19	\$91,900	26.58%	\$9.19	\$91,900	26.58%
12,500	\$7.38	\$92,250	\$9.07	\$113,375	22.90%	\$9.07	\$113,375	22.90%
15,000	\$7.48	\$112,200	\$8.97	\$134,550	19.92%	\$8.97	\$134,550	19.92%
20,000	\$7.64	\$152,800	\$8.81	\$176,200	15.31%	\$8.81	\$176,200	15.31%
25,000	\$7.77	\$194,250	\$8.69	\$217,250	11.84%	\$8.69	\$217,250	11.84%
30,000	\$7.88	\$236,400	\$8.59	\$257,700	9.01%	\$8.59	\$257,700	9.01%
40,000	\$8.05	\$322,000	\$8.44	\$337,600	4.84%	\$8.44	\$337,600	4.84%
50,000	\$8.18	\$409,000	\$8.32	\$416,000	1.71%	\$8.32	\$416,000	1.71%
60,000	\$8.29	\$497,400	\$8.23	\$493,800	-0.72%	\$8.23	\$493,800	-0.72%
87,120	\$8.53	\$743,134	\$8.04	\$700,445	-5.74%	\$8.04	\$700,445	-5.74%
130,680	\$8.79	\$1,148,677	\$7.84	\$1,024,531	-10.81%	\$7.84	\$1,024,531	-10.81%
174,240	\$8.98	\$1,564,675	\$7.70	\$1,341,648	-14.25%	\$7.70	\$1,341,648	-14.25%
217,800	\$9.13	\$1,988,514	\$7.60	\$1,655,280	-16.76%	\$7.60	\$1,655,280	-16.76%
435,600	\$9.62	\$4,190,472	\$7.28	\$3,171,168	-24.32%	\$7.28	\$3,171,168	-24.32%
653,400	\$9.91	\$6,475,194	\$7.10	\$4,639,140	-28.36%	\$7.10	\$4,639,140	-28.36%
871,200	\$10.13	\$8,825,256	\$6.97	\$6,072,264	-31.19%	\$6.97	\$6,072,264	-31.19%
1,089,000	\$10.30	\$11,216,700	\$6.88	\$7,492,320	-33.20%	\$6.88	\$7,492,320	-33.20%
Refresh Data	A= 3.65	B= 0.0746	A&B:	16.26	-0.0619	A&B:	16.26	-0.0619
	<-- Button		Set X and Y maximums for chart for zoom control					
	X Max:	500,000	(1 to 471,276)	Y Max:	\$31.63	(\$1 to \$31.63)		
	Land Allocation %:		43.75%		Calculated Allocation %:		43.75%	

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%