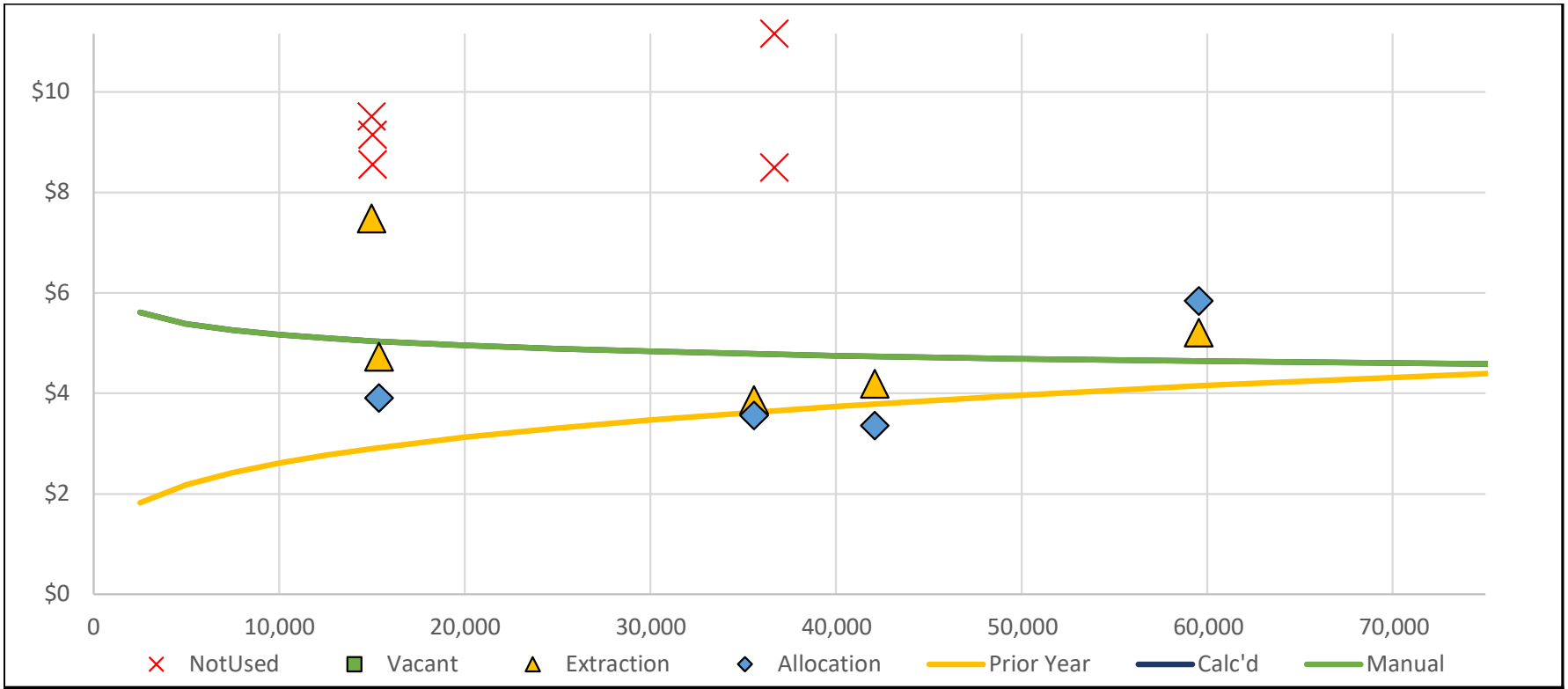
2024 Land Value Analysis

22000 Park-Barlow



Use	Imp/Vac	PNum	Date	Sale$	SqFt	Imprvmts	TimeAdj$	LndResid	$/SF
1	Extraction	05-014-010-10	7/19/2021	$780,785	59,547	$470,269	$780,785	$310,516	$5.21
1	Extraction	05-046-083-00	5/24/2021	$320,000	14,985	$207,896	$320,000	$112,104	$7.48
0	Extraction	05-046-099-00	8/6/2021	$289,000	15,028	$151,490	$289,000	$137,510	$9.15
1	Extraction	05-046-091-00	7/2/2020	$284,300	35,589	$146,684	$284,300	$137,616	$3.87
1	Extraction	05-280-011-10	7/6/2020	$135,000	15,377	$62,316	$135,000	$72,684	$4.73
1	Extraction	05-187-011-00	6/1/2020	$317,467	42,079	$140,931	$317,400	$176,469	$4.19
0	Extraction	05-014-057-00	6/30/2023	$700,000	36,678	$290,843	$700,000	$409,157	$11.16
1	Allocation	05-014-010-10	7/19/2021	$780,785	59,547	$470,269	$780,785	$347,684	$5.84
0	Allocation	05-046-083-00	5/24/2021	$320,000	14,985	$207,896	$320,000	$142,496	$9.51
0	Allocation	05-046-099-00	8/6/2021	$289,000	15,028	$151,490	$289,000	$128,692	$8.56
1	Allocation	05-046-091-00	7/2/2020	$284,300	35,589	$146,684	$284,300	$126,599	$3.56
1	Allocation	05-280-011-10	7/6/2020	$135,000	15,377	$62,316	$135,000	$60,116	$3.91
1	Allocation	05-187-011-00	6/1/2020	$317,467	42,079	$140,931	$317,400	$141,338	$3.36
~~0~~	~~Allocation~~	~~05-014-057-00~~	~~6/30/2023~~	~~$700,000~~	~~36,678~~	~~$290,843~~	~~$700,000~~	~~$311,710~~	~~$8.50~~

2024 Land Value Analysis

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y=A*X^B	Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
SqFt	$/SF	Concluded $	$/SF	Concluded $	% Change	$/SF	Concluded $	% Change
2,500	$1.82	$4,550	$5.61	$14,025	208.24%	$5.61	$14,025	208.24%
5,000	$2.18	$10,900	$5.38	$26,900	146.79%	$5.38	$26,900	146.79%
7,500	$2.42	$18,150	$5.26	$39,450	117.36%	$5.26	$39,450	117.36%
10,000	$2.61	$26,100	$5.17	$51,700	98.08%	$5.17	$51,700	98.08%
12,500	$2.77	$34,625	$5.10	$63,750	84.12%	$5.10	$63,750	84.12%
15,000	$2.90	$43,500	$5.04	$75,600	73.79%	$5.04	$75,600	73.79%
20,000	$3.13	$62,600	$4.96	$99,200	58.47%	$4.96	$99,200	58.47%
25,000	$3.31	$82,750	$4.89	$122,250	47.73%	$4.89	$122,250	47.73%
30,000	$3.47	$104,100	$4.84	$145,200	39.48%	$4.84	$145,200	39.48%
40,000	$3.74	$149,600	$4.75	$190,000	27.01%	$4.75	$190,000	27.01%
50,000	$3.96	$198,000	$4.69	$234,500	18.43%	$4.69	$234,500	18.43%
60,000	$4.16	$249,600	$4.64	$278,400	11.54%	$4.64	$278,400	11.54%
87,120	$4.58	$399,010	$4.54	$395,525	-0.87%	$4.54	$395,525	-0.87%
130,680	$5.09	$665,161	$4.43	$578,912	-12.97%	$4.43	$578,912	-12.97%
174,240	$5.48	$954,835	$4.35	$757,944	-20.62%	$4.35	$757,944	-20.62%
217,800	$5.81	$1,265,418	$4.30	$936,540	-25.99%	$4.30	$936,540	-25.99%
435,600	$6.95	$3,027,420	$4.12	$1,794,672	-40.72%	$4.12	$1,794,672	-40.72%
653,400	$7.72	$5,044,248	$4.02	$2,626,668	-47.93%	$4.02	$2,626,668	-47.93%
871,200	$8.32	$7,248,384	$3.95	$3,441,240	-52.52%	$3.95	$3,441,240	-52.52%
1,089,000	$8.81	$9,594,090	$3.90	$4,247,100	-55.73%	$3.90	$4,247,100	-55.73%
Refresh Data	A= 0.24	B= 0.2592	A&B:	8.96	-0.0598	A&B:	8.96	-0.0598
	<-- *Button*		Set X and Y maximums for chart for zoom control					
	X Max:	75,000	(1 to 59,547)		Y Max:	$11.16	($1 to $11.16)	
Land Allocation %:		44.53%	Calculated Allocation %:			44.53%		

2024 Land Value Conclusions - Statistics

22000 Park-Barlow

Starting Stats	
Min:	35.03%
Max:	58.45%
Mean:	48.38%
Median:	48.41%
StDev:	8.53%
COD (median):	13.43%
COV (mean):	17.63%

Standard Deviations to Allow		
StDevs Allowed Below Mean:	1.00	*<-edit*
StDevs Allowed Above Mean:	1.00	*<-edit*
Min Land% Allowed:	39.85%	
Max Land% Allowed:	56.94%	
Prior Year (Optional):	38.18%	*<-edit (ref only)*
Current year starting:	47.98%	
Current year conclusion:	**51.12%**	*51.12%*

*^Manual Override^* *^ Calculated # ^*

Stats After Removals	
Min:	47.58%
Max:	55.61%
Mean:	51.36%
Median:	51.13%
StDev:	3.44%
COD (median):	6.58%
COV (mean):	6.70%

Note that manually editing the Use column will deactivate automated inclusion/exclusion for that observation.

Key	Use	Imp/Vac	PNum	Date	Sale$	SqFt	Imprvmts	Land Residual	Land %
~~s001_E~~	~~0~~	~~Extraction~~	~~05-014-010-10~~	~~7/19/2021~~	~~$780,785~~	~~59,547~~	~~$470,269~~	~~$310,516~~	~~39.77%~~
~~s002_E~~	~~0~~	~~Extraction~~	~~05-046-083-00~~	~~5/24/2021~~	~~$320,000~~	~~14,985~~	~~$207,896~~	~~$112,104~~	~~35.03%~~
s003_E	1	Extraction	05-046-099-00	8/6/2021	$289,000	15,028	$151,490	$137,510	47.58%
s004_E	1	Extraction	05-046-091-00	7/2/2020	$284,300	35,589	$146,684	$137,616	48.41%
s005_E	1	Extraction	05-280-011-10	7/6/2020	$135,000	15,377	$62,316	$72,684	53.84%
s006_E	1	Extraction	05-187-011-00	6/1/2020	$317,467	42,079	$140,931	$176,536	55.61%
~~s007_E~~	~~0~~	~~Extraction~~	~~05-014-057-00~~	~~6/30/2023~~	~~$700,000~~	~~36,678~~	~~$290,843~~	~~$409,157~~	~~58.45%~~