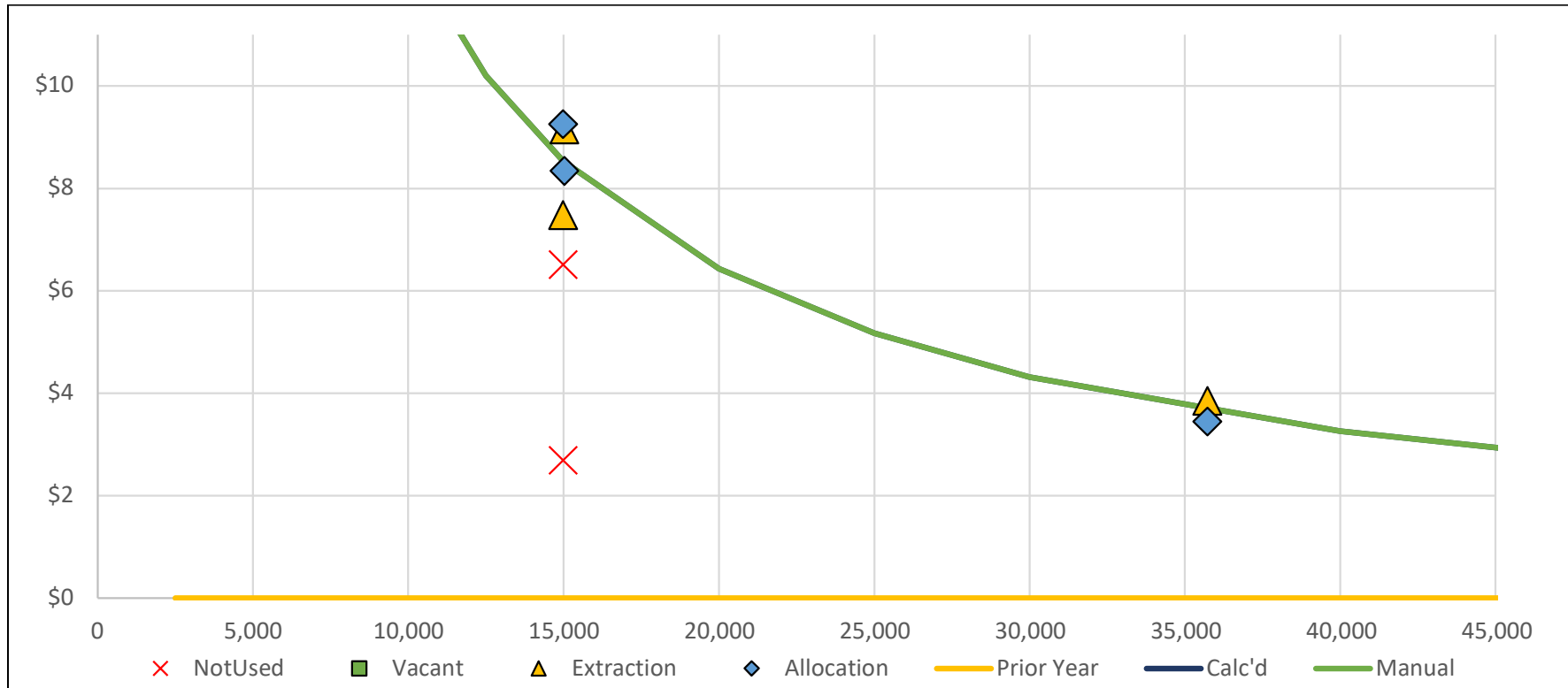


2024 Land Value Analysis

22200 Robinwood



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	TimeAdj\$	LndResid	\$/SF
1	Extraction	05-046-083-00	5/24/2021	\$320,000	14,985	\$207,896	\$320,000	\$112,104	\$7.48
0	Extraction	05-046-089-00	7/16/2020	\$225,000	14,985	\$184,763	\$225,000	\$40,237	\$2.69
1	Extraction	05-046-091-00	7/2/2020	\$284,300	35,719	\$146,684	\$284,300	\$137,616	\$3.85
1	Extraction	05-046-099-00	8/6/2021	\$289,000	15,028	\$151,490	\$289,000	\$137,510	\$9.15
1	Allocation	05-046-083-00	5/24/2021	\$320,000	14,985	\$207,896	\$320,000	\$138,720	\$9.26
0	Allocation	05-046-089-00	7/16/2020	\$225,000	14,985	\$184,763	\$225,000	\$97,538	\$6.51
1	Allocation	05-046-091-00	7/2/2020	\$284,300	35,719	\$146,684	\$284,300	\$123,244	\$3.45
1	Allocation	05-046-099-00	8/6/2021	\$289,000	15,028	\$151,490	\$289,000	\$125,282	\$8.34

2024 Land Value Analysis

22200 Robinwood

V=A*X^B	Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	Unused	Unused	\$49.37	\$123,425	Unused	\$49.37	\$123,425	Unused
5,000	Unused	Unused	\$25.03	\$125,150	Unused	\$25.03	\$125,150	Unused
7,500	Unused	Unused	\$16.82	\$126,150	Unused	\$16.82	\$126,150	Unused
10,000	Unused	Unused	\$12.69	\$126,900	Unused	\$12.69	\$126,900	Unused
12,500	Unused	Unused	\$10.20	\$127,500	Unused	\$10.20	\$127,500	Unused
15,000	Unused	Unused	\$8.53	\$127,950	Unused	\$8.53	\$127,950	Unused
20,000	Unused	Unused	\$6.43	\$128,600	Unused	\$6.43	\$128,600	Unused
25,000	Unused	Unused	\$5.17	\$129,250	Unused	\$5.17	\$129,250	Unused
30,000	Unused	Unused	\$4.32	\$129,600	Unused	\$4.32	\$129,600	Unused
40,000	Unused	Unused	\$3.26	\$130,400	Unused	\$3.26	\$130,400	Unused
50,000	Unused	Unused	\$2.62	\$131,000	Unused	\$2.62	\$131,000	Unused
60,000	Unused	Unused	\$2.19	\$131,400	Unused	\$2.19	\$131,400	Unused
87,120	Unused	Unused	\$1.52	\$132,422	Unused	\$1.52	\$132,422	Unused
130,680	Unused	Unused	\$1.02	\$133,294	Unused	\$1.02	\$133,294	Unused
174,240	Unused	Unused	\$0.77	\$134,165	Unused	\$0.77	\$134,165	Unused
217,800	Unused	Unused	\$0.62	\$135,036	Unused	\$0.62	\$135,036	Unused
435,600	Unused	Unused	\$0.31	\$135,036	Unused	\$0.31	\$135,036	Unused
653,400	Unused	Unused	\$0.21	\$137,214	Unused	\$0.21	\$137,214	Unused
871,200	Unused	Unused	\$0.16	\$139,392	Unused	\$0.16	\$139,392	Unused
1,089,000	Unused	Unused	\$0.13	\$141,570	Unused	\$0.13	\$141,570	Unused
Refresh Data	A= 0	B= 11.6566	A&B:	105,540.86	-0.9800	A&B:	105,540.86	-0.9800
	Set X and Y maximums for chart for zoom control							
	X Max:	45,000	(1 to 35,719)	Y Max:	\$11.00	(\$1 to \$9.26)		
Land Allocation %:		43.35%		Calculated Allocation %:			43.35%	

Land Value Conclusion -Statistics

22200 Robinwood

Starting Stats	
Min:	17.88%
Max:	48.41%
Mean:	37.23%
Median:	41.31%
StDev:	14.28%
COD (median):	26.07%
COV (mean):	38.36%

Standard Deviations to Allow	
StDevs Allowed Below Mean:	1.00
StDevs Allowed Above Mean:	1.00
Min Land% Allowed:	22.95%
Max Land% Allowed:	55.59%

<-edit

<-edit

Prior Year (Optional):	39.60%
Current year starting:	38.22%
Current year conclusion:	43.35%

<-edit (ref only)

43.35%

^Manual Override^ ^ Calculated # ^

Stats After Removals	
Min:	35.03%
Max:	48.41%
Mean:	43.67%
Median:	47.58%
StDev:	6.12%
COD (median):	9.37%
COV (mean):	14.01%

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	05-046-083-00	5/24/2021	\$320,000	14,985	\$207,896	\$112,104	35.03%
s002_E	0	Extraction	05-046-089-00	7/16/2020	\$225,000	14,985	\$184,763	\$40,237	17.88%
s003_E	1	Extraction	05-046-091-00	7/2/2020	\$284,300	35,719	\$146,684	\$137,616	48.41%
s004_E	1	Extraction	05-046-099-00	8/6/2021	\$289,000	15,028	\$151,490	\$137,510	47.58%