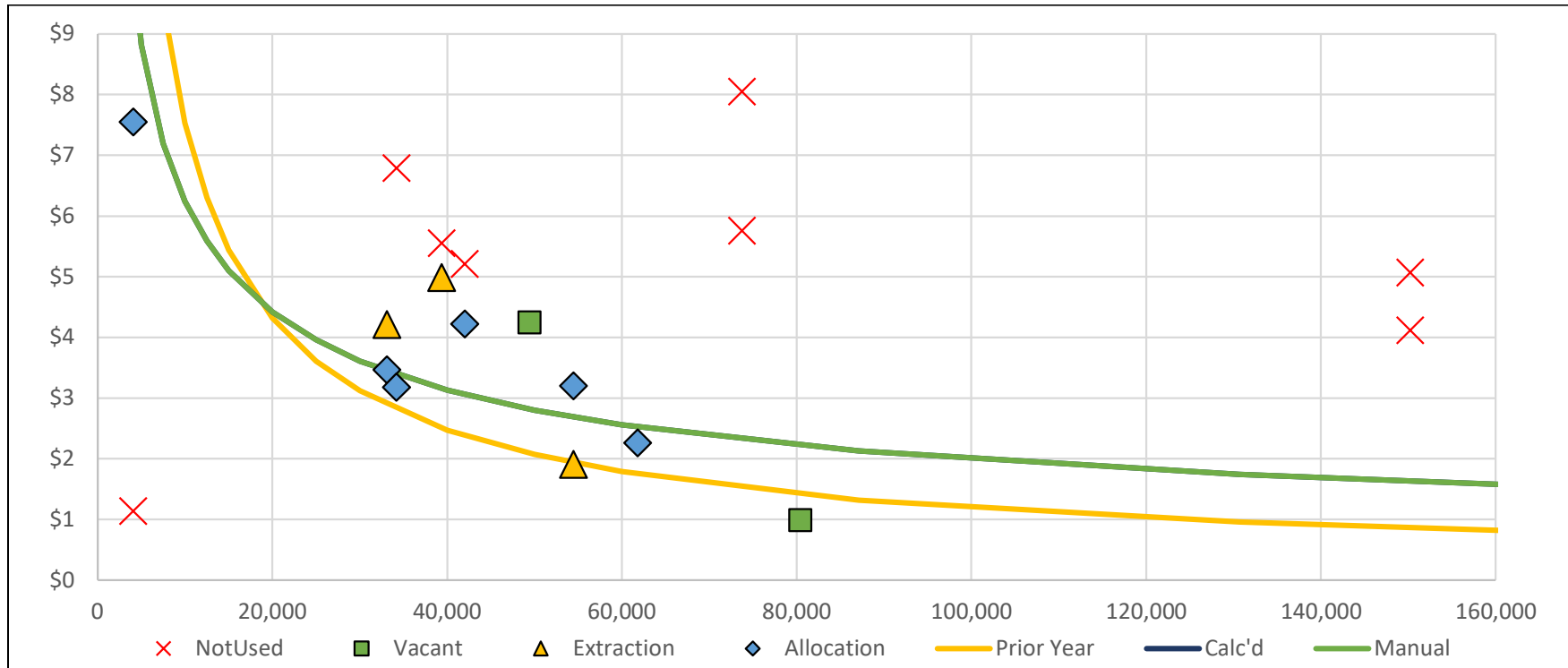


# 2024 Land Value Analysis

22500 Cass Rd Area



| Use | Imp/Vac    | PNum          | Date       | Sale\$      | SqFt    | Imprvmts    | TimeAdj\$   | LndResid  | \$/SF    |
|-----|------------|---------------|------------|-------------|---------|-------------|-------------|-----------|----------|
| 1   | Vacant     | 05-022-033-35 | 5/5/2022   | \$80,000    | 80,412  | \$0         | \$80,000    | \$80,000  | \$0.99   |
| 1   | Vacant     | 05-238-001-00 | 5/15/2023  | \$209,900   | 49,397  | \$0         | \$209,900   | \$209,900 | \$4.25   |
| 0   | Extraction | 05-022-001-00 | 2/2/2022   | \$560,000   | 61,812  | \$584,126   | \$560,000   | -\$24,126 | (\$0.39) |
| 1   | Extraction | 05-022-027-33 | 9/9/2021   | \$698,300   | 54,450  | \$594,124   | \$698,300   | \$104,176 | \$1.91   |
| 1   | Extraction | 05-022-033-10 | 5/5/2022   | \$460,000   | 33,106  | \$320,696   | \$460,000   | \$139,304 | \$4.21   |
| 0   | Extraction | 05-074-011-00 | 12/30/2021 | \$1,700,000 | 73,747  | \$1,106,551 | \$1,700,000 | \$593,449 | \$8.05   |
| 0   | Extraction | 05-074-014-00 | 6/1/2023   | \$122,500   | 4,051   | \$117,901   | \$122,500   | \$4,599   | \$1.14   |
| 1   | Extraction | 05-193-001-00 | 4/10/2023  | \$875,000   | 39,378  | \$678,546   | \$875,000   | \$196,454 | \$4.99   |
| 0   | Extraction | 05-310-001-00 | 6/5/2023   | \$710,000   | 41,992  | \$491,202   | \$710,000   | \$218,798 | \$5.21   |
| 0   | Extraction | 05-310-002-00 | 1/10/2022  | \$435,000   | 34,195  | \$202,952   | \$435,000   | \$232,048 | \$6.79   |
| 0   | Extraction | 05-310-007-00 | 12/15/2022 | \$3,050,000 | 150,238 | \$2,431,145 | \$3,050,000 | \$618,855 | \$4.12   |
| 1   | Allocation | 05-022-001-00 | 2/2/2022   | \$560,000   | 61,812  | \$584,126   | \$560,000   | \$139,832 | \$2.26   |
| 1   | Allocation | 05-022-027-33 | 9/9/2021   | \$698,300   | 54,450  | \$594,124   | \$698,300   | \$174,366 | \$3.20   |
| 1   | Allocation | 05-022-033-10 | 5/5/2022   | \$460,000   | 33,106  | \$320,696   | \$460,000   | \$114,862 | \$3.47   |
| 0   | Allocation | 05-074-011-00 | 12/30/2021 | \$1,700,000 | 73,747  | \$1,106,551 | \$1,700,000 | \$424,490 | \$5.76   |
| 1   | Allocation | 05-074-014-00 | 6/1/2023   | \$122,500   | 4,051   | \$117,901   | \$122,500   | \$30,588  | \$7.55   |

**2024 Land Value Analysis****22500 Cass Rd Area**

|   |            |               |            |             |         |             |             |           |        |
|---|------------|---------------|------------|-------------|---------|-------------|-------------|-----------|--------|
| 0 | Allocation | 05-193-001-00 | 4/10/2023  | \$875,000   | 39,378  | \$678,546   | \$875,000   | \$218,488 | \$5.55 |
| 1 | Allocation | 05-310-001-00 | 6/5/2023   | \$710,000   | 41,992  | \$491,202   | \$710,000   | \$177,287 | \$4.22 |
| 1 | Allocation | 05-310-002-00 | 1/10/2022  | \$435,000   | 34,195  | \$202,952   | \$435,000   | \$108,620 | \$3.18 |
| 0 | Allocation | 05-310-007-00 | 12/15/2022 | \$3,050,000 | 150,238 | \$2,431,145 | \$3,050,000 | \$761,585 | \$5.07 |

# 2024 Land Value Analysis

22500 Cass Rd Area

| $v=A \times X^B$   | Prior Year                                      |              | Calculated From Analysis |                          |          | Used (Concluded Land Values) |              |          |
|--------------------|---|--------------|--------------------------|--------------------------|----------|------------------------------|--------------|----------|
| SqFt               | \$/SF   | Concluded \$ | \$/SF                    | Concluded \$             | % Change | \$/SF                        | Concluded \$ | % Change |
| 2,500              | \$22.95   | \$57,375     | \$12.45                  | \$31,125                 | -45.75%  | \$12.45                      | \$31,125     | -45.75%  |
| 5,000              | \$13.15   | \$65,750     | \$8.82                   | \$44,100                 | -32.93%  | \$8.82                       | \$44,100     | -32.93%  |
| 7,500              | \$9.49  | \$71,175     | \$7.20                   | \$54,000                 | -24.13%  | \$7.20                       | \$54,000     | -24.13%  |
| 10,000             | \$7.53  | \$75,300     | \$6.24                   | \$62,400                 | -17.13%  | \$6.24                       | \$62,400     | -17.13%  |
| 12,500             | \$6.30  | \$78,750     | \$5.59                   | \$69,875                 | -11.27%  | \$5.59                       | \$69,875     | -11.27%  |
| 15,000             | \$5.44  | \$81,600     | \$5.10                   | \$76,500                 | -6.25%   | \$5.10                       | \$76,500     | -6.25%   |
| 20,000             | \$4.32  | \$86,400     | \$4.42                   | \$88,400                 | 2.31%    | \$4.42                       | \$88,400     | 2.31%    |
| 25,000             | \$3.61  | \$90,250     | \$3.96                   | \$99,000                 | 9.70%    | \$3.96                       | \$99,000     | 9.70%    |
| 30,000             | \$3.12  | \$93,600     | \$3.61                   | \$108,300                | 15.71%   | \$3.61                       | \$108,300    | 15.71%   |
| 40,000             | \$2.47  | \$98,800     | \$3.13                   | \$125,200                | 26.72%   | \$3.13                       | \$125,200    | 26.72%   |
| 50,000             | \$2.07  | \$103,500    | \$2.80                   | \$140,000                | 35.27%   | \$2.80                       | \$140,000    | 35.27%   |
| 60,000             | \$1.79  | \$107,400    | \$2.56                   | \$153,600                | 43.02%   | \$2.56                       | \$153,600    | 43.02%   |
| 87,120             | \$1.32  | \$114,998    | \$2.13                   | \$185,566                | 61.36%   | \$2.13                       | \$185,566    | 61.36%   |
| 130,680            | \$0.96  | \$125,453    | \$1.74                   | \$227,383                | 81.25%   | \$1.74                       | \$227,383    | 81.25%   |
| 174,240            | \$0.76  | \$132,422    | \$1.50                   | \$261,360                | 97.37%   | \$1.50                       | \$261,360    | 97.37%   |
| 217,800            | \$0.63  | \$137,214    | \$1.35                   | \$294,030                | 114.29%  | \$1.35                       | \$294,030    | 114.29%  |
| 435,600            | \$0.36  | \$156,816    | \$0.95                   | \$413,820                | 163.89%  | \$0.95                       | \$413,820    | 163.89%  |
| 653,400            | \$0.26  | \$169,884    | \$0.78                   | \$509,652                | 200.00%  | \$0.78                       | \$509,652    | 200.00%  |
| 871,200            | \$0.21  | \$182,952    | \$0.68                   | \$592,416                | 223.81%  | \$0.68                       | \$592,416    | 223.81%  |
| 1,089,000          | \$0.17  | \$185,130    | \$0.60                   | \$653,400                | 252.94%  | \$0.60                       | \$653,400    | 252.94%  |
| Refresh Data       | A= 12319.65                                     | B= -0.8034   | A&B:                     | 611.75                   | -0.4978  | A&B:                         | 611.75       | -0.4978  |
|                    | <-- Button                                      |              |                          |                          |          |                              |              |          |
|                    | Set X and Y maximums for chart for zoom control |              |                          |                          |          |                              |              |          |
|                    | X Max:  | 160,000      | (1 to 150,238)           | Y Max:                   | \$9.00   | (\$1 to \$8.05)              |              |          |
| Land Allocation %: |   | 24.97%       |                          | Calculated Allocation %: |          |                              | 24.97%       |          |

**2024 Land Value Conclusions - Statistics**

**22500 Cass Rd Area**

| Starting Stats |        |
|----------------|--------|
| Min:           | 3.75%  |
| Max:           | 53.34% |
| Mean:          | 26.35% |
| Median:        | 26.37% |
| StDev:         | 14.79% |
| COD (median):  | 41.69% |
| COV (mean):    | 56.13% |

| Standard Deviations to Allow |        |
|------------------------------|--------|
| StDevs Allowed Below Mean:   | 1.00   |
| StDevs Allowed Above Mean:   | 1.00   |
| Min Land% Allowed:           | 11.56% |
| Max Land% Allowed:           | 41.16% |

<-edit

<-edit

|                                 |               |
|---------------------------------|---------------|
| Prior Year (Optional):          | 17.65%        |
| Current year starting:          | 26.18%        |
| <b>Current year conclusion:</b> | <b>24.97%</b> |

<-edit (ref only)

24.97%

^Manual Override^   ^ Calculated # ^

| Stats After Removals |        |
|----------------------|--------|
| Min:                 | 14.92% |
| Max:                 | 34.91% |
| Mean:                | 25.61% |
| Median:              | 26.37% |
| StDev:               | 6.93%  |
| COD (median):        | 24.24% |
| COV (mean):          | 27.06% |

| 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 % |
| s002_E  | 1   | Extraction | 05-022-027-33 | 9/9/2021   | \$698,300   | 54,450  | \$594,124   | \$104,176     | 14.92% |
| s003_E  | 1   | Extraction | 05-022-033-10 | 5/5/2022   | \$460,000   | 33,106  | \$320,696   | \$139,304     | 30.28% |
| s005_E  | 1   | Extraction | 05-074-011-00 | 12/30/2021 | \$1,700,000 | 73,747  | \$1,106,551 | \$593,449     | 34.91% |
| s006_E  | 0   | Extraction | 05-074-014-00 | 6/1/2023   | \$122,500   | 4,051   | \$117,901   | \$4,599       | 3.75%  |
| s007_E  | 1   | Extraction | 05-193-001-00 | 4/10/2023  | \$875,000   | 39,378  | \$678,546   | \$196,454     | 22.45% |
| s009_E  | 1   | Extraction | 05-310-001-00 | 6/5/2023   | \$710,000   | 41,992  | \$491,202   | \$218,798     | 30.82% |
| s010_E  | 0   | Extraction | 05-310-002-00 | 1/10/2022  | \$435,000   | 34,195  | \$202,952   | \$232,048     | 53.34% |
| s011_E  | 1   | Extraction | 05-310-007-00 | 12/15/2022 | \$3,050,000 | 150,238 | \$2,431,145 | \$618,855     | 20.29% |