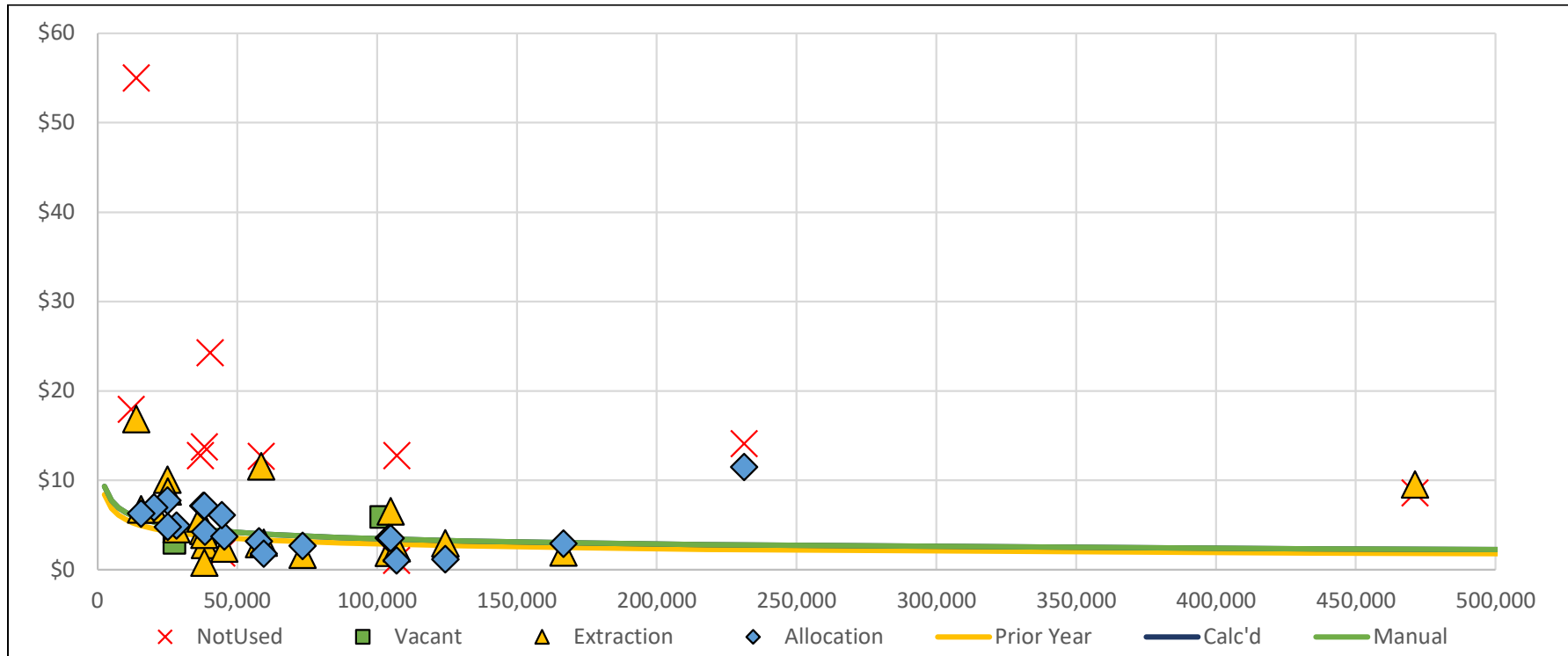


2024 Land Value Analysis

24000 West Side



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	TimeAdj\$	LndResid	\$/SF
1	Vacant	05-060-012-00	2/24/2023	\$600,000	101,364	\$0	\$600,000	\$600,000	\$5.92
1	Vacant	05-060-064-00	7/28/2022	\$83,000	27,443	\$0	\$83,000	\$83,000	\$3.02
0	Extraction	05-004-027-00	2/10/2022	\$6,800,000	231,304	\$3,541,092	\$6,800,000	\$3,258,908	\$14.09
1	Extraction	05-006-001-10	4/4/2023	\$1,250,000	166,704	\$926,120	\$1,250,000	\$323,880	\$1.94
1	Extraction	05-016-012-10	6/25/2021	\$950,000	104,108	\$752,099	\$950,000	\$197,901	\$1.90
1	Extraction	05-016-034-20	6/28/2021	\$358,000	28,227	\$229,699	\$358,000	\$128,301	\$4.55
1	Extraction	05-021-006-00	9/21/2021	\$419,500	38,376	\$312,333	\$419,500	\$107,167	\$2.79
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	05-032-011-00	12/20/2021	\$278,747	106,983	\$167,805	\$278,747	\$110,942	\$1.04
1	Extraction	05-032-012-00	12/10/2021	\$382,500	124,364	\$16,751	\$382,500	\$365,749	\$2.94
1	Extraction	05-033-007-10	9/10/2021	\$500,000	73,399	\$375,901	\$500,000	\$124,099	\$1.69
1	Extraction	05-033-007-90	3/1/2022	\$692,000	37,767	\$526,808	\$692,000	\$165,192	\$4.37
0	Extraction	05-044-005-00	9/1/2022	\$550,000	11,979	\$727,034	\$550,000	-\$177,034	(\$14.78)
1	Extraction	05-060-008-00	7/5/2023	\$495,000	25,003	\$242,499	\$495,000	\$252,501	\$10.10
1	Extraction	05-060-009-00	11/3/2021	\$310,000	25,134	\$90,599	\$310,000	\$219,401	\$8.73
1	Extraction	05-060-016-00	6/7/2021	\$470,000	57,717	\$302,471	\$470,000	\$167,529	\$2.90

2024 Land Value Analysis

24000 West Side

1	Extraction	05-060-034-00	9/23/2021	\$272,000	59,503	\$91,342	\$272,000	\$180,658	\$3.04
1	Extraction	05-060-051-20	7/17/2023	\$362,000	20,255	\$225,337	\$362,000	\$136,663	\$6.75
1	Extraction	05-060-052-00	5/31/2022	\$432,500	45,390	\$325,038	\$432,500	\$107,462	\$2.37
1	Extraction	05-060-061-00	6/29/2022	\$250,000	15,551	\$145,159	\$250,000	\$104,841	\$6.74
1	Extraction	05-083-001-00	4/26/2023	\$1,345,000	38,202	\$1,315,602	\$1,345,000	\$29,398	\$0.77
1	Extraction	05-083-002-00	6/1/2022	\$1,200,000	36,721	\$988,347	\$1,200,000	\$211,653	\$5.76
1	Extraction	05-097-003-00	1/19/2022	\$1,950,000	13,852	\$1,716,300	\$1,950,000	\$233,700	\$16.87
0	Extraction	05-136-001-00	7/14/2021	\$2,500,000	40,206	\$2,767,591	\$2,500,000	-\$267,591	(\$6.66)
1	Extraction	05-140-005-10	9/15/2021	\$700,000	38,202	\$551,784	\$700,000	\$148,216	\$3.88
1	Extraction	05-275-008-00	6/15/2022	\$950,000	104,892	\$264,478	\$950,000	\$685,522	\$6.54
1	Extraction	05-347-005-00	3/10/2023	\$1,900,000	58,501	\$1,223,173	\$1,900,000	\$676,827	\$11.57
0	Extraction	05-347-006-00	8/18/2023	\$695,000	44,388	\$612,140	\$695,000	\$82,860	\$1.87
1	Extraction	05-347-011-00	10/29/2021	\$3,500,000	107,027	\$3,241,411	\$3,500,000	\$258,589	\$2.42
1	Allocation	05-004-027-00	2/10/2022	\$6,800,000	231,304	\$3,541,092	\$6,800,000	\$2,656,760	\$11.49
1	Allocation	05-006-001-10	4/4/2023	\$1,250,000	166,704	\$926,120	\$1,250,000	\$488,375	\$2.93
1	Allocation	05-016-012-10	6/25/2021	\$950,000	104,108	\$752,099	\$950,000	\$371,165	\$3.57
1	Allocation	05-016-034-20	6/28/2021	\$358,000	28,227	\$229,699	\$358,000	\$139,871	\$4.96
1	Allocation	05-021-006-00	9/21/2021	\$419,500	38,376	\$312,333	\$419,500	\$163,899	\$4.27
0	Allocation	05-022-009-20	9/9/2022	\$10,400,000	471,276	\$5,894,798	\$10,400,000	\$4,063,280	\$8.62
1	Allocation	05-032-011-00	12/20/2021	\$278,747	106,983	\$167,805	\$278,747	\$108,906	\$1.02
1	Allocation	05-032-012-00	12/10/2021	\$382,500	124,364	\$16,751	\$382,500	\$149,443	\$1.20
1	Allocation	05-033-007-10	9/10/2021	\$500,000	73,399	\$375,901	\$500,000	\$195,350	\$2.66
1	Allocation	05-033-007-90	3/1/2022	\$692,000	37,767	\$526,808	\$692,000	\$270,364	\$7.16
0	Allocation	05-044-005-00	9/1/2022	\$550,000	11,979	\$727,034	\$550,000	\$214,885	\$17.94
1	Allocation	05-060-008-00	7/5/2023	\$495,000	25,003	\$242,499	\$495,000	\$193,397	\$7.73
1	Allocation	05-060-009-00	11/3/2021	\$310,000	25,134	\$90,599	\$310,000	\$121,117	\$4.82
1	Allocation	05-060-016-00	6/7/2021	\$470,000	57,717	\$302,471	\$470,000	\$183,629	\$3.18
1	Allocation	05-060-034-00	9/23/2021	\$272,000	59,503	\$91,342	\$272,000	\$106,270	\$1.79
1	Allocation	05-060-051-20	7/17/2023	\$362,000	20,255	\$225,337	\$362,000	\$141,433	\$6.98
1	Allocation	05-060-052-00	5/31/2022	\$432,500	45,390	\$325,038	\$432,500	\$168,978	\$3.72
1	Allocation	05-060-061-00	6/29/2022	\$250,000	15,551	\$145,159	\$250,000	\$97,675	\$6.28
0	Allocation	05-083-001-00	4/26/2023	\$1,345,000	38,202	\$1,315,602	\$1,345,000	\$525,492	\$13.76
0	Allocation	05-083-002-00	6/1/2022	\$1,200,000	36,721	\$988,347	\$1,200,000	\$468,840	\$12.77
0	Allocation	05-097-003-00	1/19/2022	\$1,950,000	13,852	\$1,716,300	\$1,950,000	\$761,865	\$55.00
0	Allocation	05-136-001-00	7/14/2021	\$2,500,000	40,206	\$2,767,591	\$2,500,000	\$976,750	\$24.29
1	Allocation	05-140-005-10	9/15/2021	\$700,000	38,202	\$551,784	\$700,000	\$273,490	\$7.16
1	Allocation	05-275-008-00	6/15/2022	\$950,000	104,892	\$264,478	\$950,000	\$371,165	\$3.54
0	Allocation	05-347-005-00	3/10/2023	\$1,900,000	58,501	\$1,223,173	\$1,900,000	\$742,330	\$12.69
1	Allocation	05-347-006-00	8/18/2023	\$695,000	44,388	\$612,140	\$695,000	\$271,537	\$6.12
0	Allocation	05-347-011-00	10/29/2021	\$3,500,000	107,027	\$3,241,411	\$3,500,000	\$1,367,450	\$12.78

2024 Land Value Analysis

24000 West Side

V=A*X^B	Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$8.42	\$21,050	\$9.31	\$23,275	10.57%	\$9.31	\$23,275	10.57%
5,000	\$6.88	\$34,400	\$7.73	\$38,650	12.35%	\$7.73	\$38,650	12.35%
7,500	\$6.11	\$45,825	\$6.93	\$51,975	13.42%	\$6.93	\$51,975	13.42%
10,000	\$5.62	\$56,200	\$6.42	\$64,200	14.23%	\$6.42	\$64,200	14.23%
12,500	\$5.26	\$65,750	\$6.04	\$75,500	14.83%	\$6.04	\$75,500	14.83%
15,000	\$4.99	\$74,850	\$5.76	\$86,400	15.43%	\$5.76	\$86,400	15.43%
20,000	\$4.59	\$91,800	\$5.33	\$106,600	16.12%	\$5.33	\$106,600	16.12%
25,000	\$4.30	\$107,500	\$5.02	\$125,500	16.74%	\$5.02	\$125,500	16.74%
30,000	\$4.07	\$122,100	\$4.78	\$143,400	17.44%	\$4.78	\$143,400	17.44%
40,000	\$3.75	\$150,000	\$4.43	\$177,200	18.13%	\$4.43	\$177,200	18.13%
50,000	\$3.51	\$175,500	\$4.17	\$208,500	18.80%	\$4.17	\$208,500	18.80%
60,000	\$3.33	\$199,800	\$3.97	\$238,200	19.22%	\$3.97	\$238,200	19.22%
87,120	\$2.98	\$259,618	\$3.59	\$312,761	20.47%	\$3.59	\$312,761	20.47%
130,680	\$2.65	\$346,302	\$3.22	\$420,790	21.51%	\$3.22	\$420,790	21.51%
174,240	\$2.44	\$425,146	\$2.98	\$519,235	22.13%	\$2.98	\$519,235	22.13%
217,800	\$2.28	\$496,584	\$2.81	\$612,018	23.25%	\$2.81	\$612,018	23.25%
435,600	\$1.86	\$810,216	\$2.33	\$1,014,948	25.27%	\$2.33	\$1,014,948	25.27%
653,400	\$1.66	\$1,084,644	\$2.09	\$1,365,606	25.90%	\$2.09	\$1,365,606	25.90%
871,200	\$1.52	\$1,324,224	\$1.94	\$1,690,128	27.63%	\$1.94	\$1,690,128	27.63%
1,089,000	\$1.43	\$1,557,270	\$1.82	\$1,981,980	27.27%	\$1.82	\$1,981,980	27.27%
Refresh Data	A= 82.75	B= -0.2921	A&B:	75.81	-0.2681	A&B:	75.81	-0.2681
	<-- Button							
	Set X and Y maximums for chart for zoom control							
	X Max:	500,000	(1 to 471,276)	Y Max:	\$60.00	(\$1 to \$55.00)		
Land Allocation %:		39.07%		Calculated Allocation %:			39.07%	

2024 Land Value Conclusions - Statistics

24000 West Side

Starting Stats	
Min:	2.19%
Max:	95.62%
Mean:	35.68%
Median:	35.62%
StDev:	22.34%
COD (median):	47.17%
COV (mean):	62.61%

Standard Deviations to Allow	
StDevs Allowed Below Mean:	1.00
StDevs Allowed Above Mean:	1.00
Min Land% Allowed:	13.34%
Max Land% Allowed:	57.96%

Prior Year (Optional):	28.99%	<-edit (ref only)
Current year starting:	34.68%	
Current year conclusion:	39.07%	39.07%

Stats After Removals	
Min:	17.64%
Max:	51.01%
Mean:	32.56%
Median:	35.62%
StDev:	9.90%
COD (median):	24.54%
COV (mean):	30.41%

^Manual Override^ ^ Calculated # ^

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	1	Extraction	05-004-027-00	2/10/2022	\$6,800,000	231,304	\$3,541,092	\$3,258,908	47.93%
s002_E	1	Extraction	05-006-001-10	4/4/2023	\$1,250,000	166,704	\$926,120	\$323,880	25.91%
s003_E	1	Extraction	05-016-012-10	6/25/2021	\$950,000	104,108	\$752,099	\$197,901	20.83%
s004_E	1	Extraction	05-016-034-20	6/28/2021	\$358,000	28,227	\$229,699	\$128,301	35.84%
s005_E	1	Extraction	05-021-006-00	9/21/2021	\$419,500	38,376	\$312,333	\$107,167	25.55%
s006_E	1	Extraction	05-022-009-20	9/9/2022	\$10,400,000	471,276	\$5,894,798	\$4,505,202	43.32%
s007_E	1	Extraction	05-032-011-00	12/20/2021	\$278,747	106,983	\$167,805	\$110,942	39.80%
s008_E	0	Extraction	05-032-012-00	12/10/2021	\$382,500	124,364	\$16,751	\$365,749	95.62%
s009_E	1	Extraction	05-033-007-10	9/10/2021	\$500,000	73,399	\$375,901	\$124,099	24.82%
s010_E	1	Extraction	05-033-007-90	3/1/2022	\$692,000	37,767	\$526,808	\$165,192	23.87%
s012_E	1	Extraction	05-060-008-00	7/5/2023	\$495,000	25,003	\$242,499	\$252,501	51.01%
s013_E	0	Extraction	05-060-009-00	11/3/2021	\$310,000	25,134	\$90,599	\$219,401	70.77%
s015_E	1	Extraction	05-060-016-00	6/7/2021	\$470,000	57,717	\$302,471	\$167,529	35.64%
s016_E	0	Extraction	05-060-034-00	9/23/2021	\$272,000	59,503	\$91,342	\$180,658	66.42%
s017_E	1	Extraction	05-060-051-20	7/17/2023	\$362,000	20,255	\$225,337	\$136,663	37.75%
s018_E	1	Extraction	05-060-052-00	5/31/2022	\$432,500	45,390	\$325,038	\$107,462	24.85%
s019_E	1	Extraction	05-060-061-00	6/29/2022	\$250,000	15,551	\$145,159	\$104,841	41.94%
s021_E	0	Extraction	05-083-001-00	4/26/2023	\$1,345,000	38,202	\$1,315,602	\$29,398	2.19%
s022_E	1	Extraction	05-083-002-00	6/1/2022	\$1,200,000	36,721	\$988,347	\$211,653	17.64%
s023_E	0	Extraction	05-097-003-00	1/19/2022	\$1,950,000	13,852	\$1,716,300	\$233,700	11.98%
s025_E	1	Extraction	05-140-005-10	9/15/2021	\$700,000	38,202	\$551,784	\$148,216	21.17%
s026_E	0	Extraction	05-275-008-00	6/15/2022	\$950,000	104,892	\$264,478	\$685,522	72.16%
s027_E	1	Extraction	05-347-005-00	3/10/2023	\$1,900,000	58,501	\$1,223,173	\$676,827	35.62%
s028_E	0	Extraction	05-347-006-00	8/18/2023	\$695,000	44,388	\$612,140	\$82,860	11.92%
s029_E	0	Extraction	05-347-011-00	10/29/2021	\$3,500,000	107,027	\$3,241,411	\$258,589	7.39%