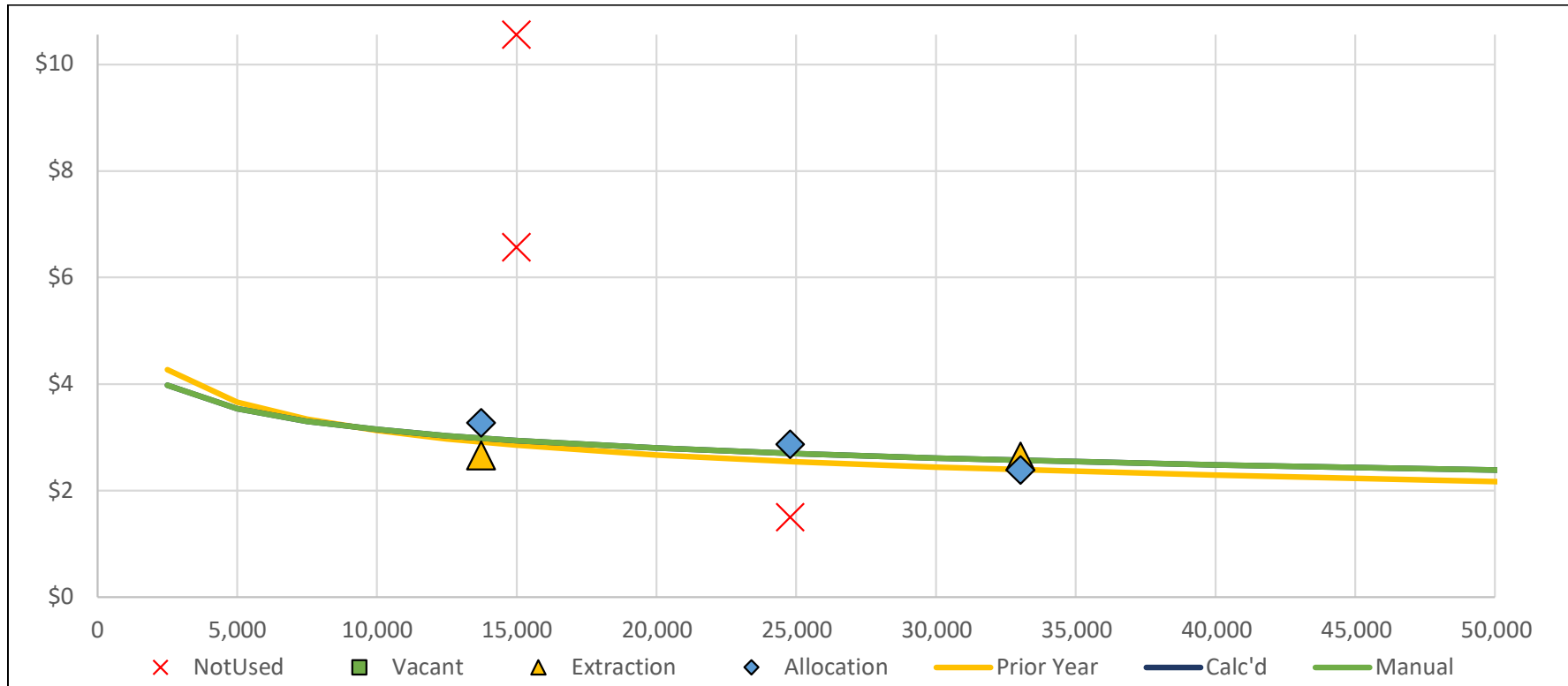


2024 Land Value Analysis

23000 Garfield Rd Area



2024 Land Value Analysis

23000 Garfield 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	\$4.27	\$10,675	\$3.98	\$9,950	-6.79%	\$3.98	\$9,950	-6.79%
5,000	\$3.66	\$18,300	\$3.54	\$17,700	-3.28%	\$3.54	\$17,700	-3.28%
7,500	\$3.34	\$25,050	\$3.30	\$24,750	-1.20%	\$3.30	\$24,750	-1.20%
10,000	\$3.13	\$31,300	\$3.15	\$31,500	0.64%	\$3.15	\$31,500	0.64%
12,500	\$2.97	\$37,125	\$3.03	\$37,875	2.02%	\$3.03	\$37,875	2.02%
15,000	\$2.85	\$42,750	\$2.94	\$44,100	3.16%	\$2.94	\$44,100	3.16%
20,000	\$2.67	\$53,400	\$2.80	\$56,000	4.87%	\$2.80	\$56,000	4.87%
25,000	\$2.54	\$63,500	\$2.69	\$67,250	5.91%	\$2.69	\$67,250	5.91%
30,000	\$2.44	\$73,200	\$2.61	\$78,300	6.97%	\$2.61	\$78,300	6.97%
40,000	\$2.29	\$91,600	\$2.48	\$99,200	8.30%	\$2.48	\$99,200	8.30%
50,000	\$2.17	\$108,500	\$2.39	\$119,500	10.14%	\$2.39	\$119,500	10.14%
60,000	\$2.09	\$125,400	\$2.32	\$139,200	11.00%	\$2.32	\$139,200	11.00%
87,120	\$1.92	\$167,270	\$2.18	\$189,922	13.54%	\$2.18	\$189,922	13.54%
130,680	\$1.75	\$228,690	\$2.03	\$265,280	16.00%	\$2.03	\$265,280	16.00%
174,240	\$1.64	\$285,754	\$1.93	\$336,283	17.68%	\$1.93	\$336,283	17.68%
217,800	\$1.56	\$339,768	\$1.86	\$405,108	19.23%	\$1.86	\$405,108	19.23%
435,600	\$1.33	\$579,348	\$1.65	\$718,740	24.06%	\$1.65	\$718,740	24.06%
653,400	\$1.22	\$797,148	\$1.54	\$1,006,236	26.23%	\$1.54	\$1,006,236	26.23%
871,200	\$1.14	\$993,168	\$1.47	\$1,280,664	28.95%	\$1.47	\$1,280,664	28.95%
1,089,000	\$1.09	\$1,187,010	\$1.42	\$1,546,380	30.28%	\$1.42	\$1,546,380	30.28%
Refresh Data	A= 24.97	B= -0.2256	A&B:	15.10	-0.1703	A&B:	15.10	-0.1703
	Set X and Y maximums for chart for zoom control							
	X Max:	50,000	(1 to 33,018)	Y Max:	\$10.56	(\$1 to \$10.56)		
Land Allocation %:		21.88%		Calculated Allocation %:			21.88%	

2024 Land Value Conclusions - Statistics

23000 Garfield Rd Area

Starting Stats	
Min:	11.40%
Max:	35.16%
Mean:	22.14%
Median:	21.01%
StDev:	10.13%
COD (median):	35.83%
COV (mean):	45.75%

Standard Deviations to Allow	
StDevs Allowed Below Mean:	1.00
StDevs Allowed Above Mean:	1.00
Min Land% Allowed:	12.01%
Max Land% Allowed:	31.14%

<-edit

<-edit

Prior Year (Optional):	20.16%
Current year starting:	23.80%
Current year conclusion:	21.88%

<-edit (ref only)

21.88%

^Manual Override^ ^ Calculated # ^

Stats After Removals	
Min:	17.83%
Max:	24.18%
Mean:	21.01%
Median:	21.01%
StDev:	3.18%
COD (median):	15.11%
COV (mean):	15.14%

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	05-013-038-00	6/24/2021	\$360,000	33,018	\$272,958	\$87,042	24.18%
s002_E	0	Extraction	05-023-003-00	12/1/2022	\$450,000	14,985	\$291,794	\$158,206	35.16%
s003_E	0	Extraction	05-023-003-10	7/14/2022	\$325,000	24,786	\$287,943	\$37,057	11.40%
s004_E	1	Extraction	05-221-005-00	4/8/2021	\$205,000	13,721	\$168,443	\$36,557	17.83%