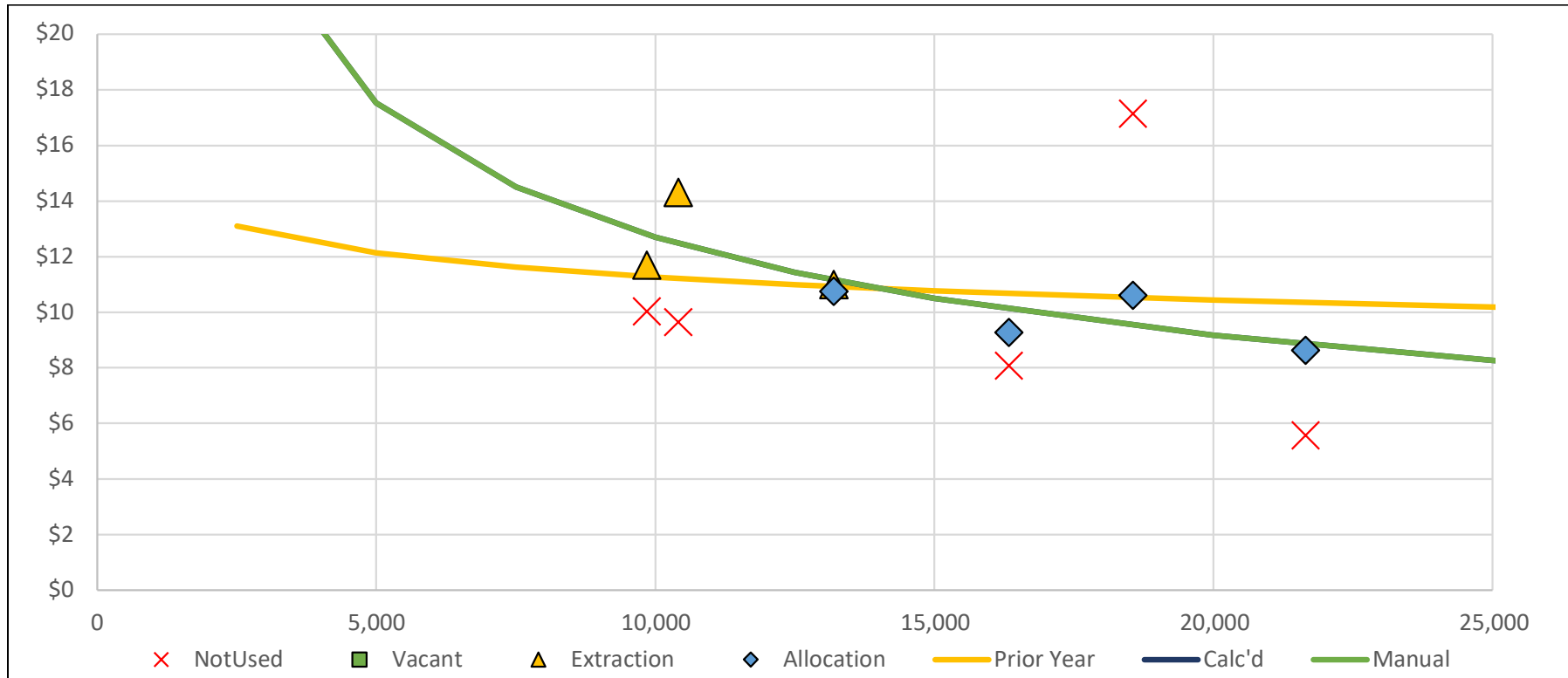


2024 Land Value Analysis

24500 GT Commons



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	TimeAdj\$	LndResid	\$/SF
1	Extraction	05-416-003-00	5/23/2022	\$431,000	10,411	\$282,055	\$431,000	\$148,945	\$14.31
1	Extraction	05-416-017-00	1/11/2022	\$424,000	9,845	\$308,912	\$424,000	\$115,088	\$11.69
0	Extraction	05-416-019-00	6/1/2021	\$650,000	16,335	\$518,017	\$650,000	\$131,983	\$8.08
0	Extraction	05-416-021-00	5/27/2021	\$802,500	21,649	\$682,013	\$802,500	\$120,487	\$5.57
0	Extraction	05-463-002-00	10/11/2022	\$845,000	18,557	\$526,802	\$845,000	\$318,198	\$17.15
1	Extraction	05-463-008-00	11/14/2022	\$610,000	13,199	\$464,898	\$610,000	\$145,102	\$10.99
0	Allocation	05-416-003-00	5/23/2022	\$431,000	10,411	\$282,055	\$431,000	\$100,380	\$9.64
0	Allocation	05-416-017-00	1/11/2022	\$424,000	9,845	\$308,912	\$424,000	\$98,750	\$10.03
1	Allocation	05-416-019-00	6/1/2021	\$650,000	16,335	\$518,017	\$650,000	\$151,385	\$9.27
1	Allocation	05-416-021-00	5/27/2021	\$802,500	21,649	\$682,013	\$802,500	\$186,902	\$8.63
1	Allocation	05-463-002-00	10/11/2022	\$845,000	18,557	\$526,802	\$845,000	\$196,801	\$10.61
1	Allocation	05-463-008-00	11/14/2022	\$610,000	13,199	\$464,898	\$610,000	\$142,069	\$10.76

2024 Land Value Analysis

24500 GT Commons

v=A*X^B	Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$13.10	\$32,750	\$24.22	\$60,550	84.89%	\$24.22	\$60,550	84.89%
5,000	\$12.14	\$60,700	\$17.53	\$87,650	44.40%	\$17.53	\$87,650	44.40%
7,500	\$11.62	\$87,150	\$14.51	\$108,825	24.87%	\$14.51	\$108,825	24.87%
10,000	\$11.26	\$112,600	\$12.69	\$126,900	12.70%	\$12.69	\$126,900	12.70%
12,500	\$10.99	\$137,375	\$11.43	\$142,875	4.00%	\$11.43	\$142,875	4.00%
15,000	\$10.77	\$161,550	\$10.50	\$157,500	-2.51%	\$10.50	\$157,500	-2.51%
20,000	\$10.44	\$208,800	\$9.18	\$183,600	-12.07%	\$9.18	\$183,600	-12.07%
25,000	\$10.19	\$254,750	\$8.27	\$206,750	-18.84%	\$8.27	\$206,750	-18.84%
30,000	\$9.99	\$299,700	\$7.60	\$228,000	-23.92%	\$7.60	\$228,000	-23.92%
40,000	\$9.68	\$387,200	\$6.64	\$265,600	-31.40%	\$6.64	\$265,600	-31.40%
50,000	\$9.45	\$472,500	\$5.99	\$299,500	-36.61%	\$5.99	\$299,500	-36.61%
60,000	\$9.26	\$555,600	\$5.50	\$330,000	-40.60%	\$5.50	\$330,000	-40.60%
87,120	\$8.89	\$774,497	\$4.62	\$402,494	-48.03%	\$4.62	\$402,494	-48.03%
130,680	\$8.51	\$1,112,087	\$3.82	\$499,198	-55.11%	\$3.82	\$499,198	-55.11%
174,240	\$8.25	\$1,437,480	\$3.34	\$581,962	-59.52%	\$3.34	\$581,962	-59.52%
217,800	\$8.05	\$1,753,290	\$3.01	\$655,578	-62.61%	\$3.01	\$655,578	-62.61%
435,600	\$7.46	\$3,249,576	\$2.18	\$949,608	-70.78%	\$2.18	\$949,608	-70.78%
653,400	\$7.14	\$4,665,276	\$1.80	\$1,176,120	-74.79%	\$1.80	\$1,176,120	-74.79%
871,200	\$6.92	\$6,028,704	\$1.58	\$1,376,496	-77.17%	\$1.58	\$1,376,496	-77.17%
1,089,000	\$6.75	\$7,350,750	\$1.42	\$1,546,380	-78.96%	\$1.42	\$1,546,380	-78.96%
Refresh Data	A= 30.73	B= -0.109	A&B:	932.62	-0.4666	A&B:	932.62	-0.4666
	Set X and Y maximums for chart for zoom control							
	X Max:	25,000	(1 to 21,649)	Y Max:	\$20.00	(\$1 to \$17.15)		
Land Allocation %:		23.29%		Calculated Allocation %:			23.29%	

2024 Land Value Conclusions - Statistics

24500 GT Commons

Starting Stats	
Min:	15.01%
Max:	37.66%
Mean:	26.41%
Median:	25.47%
StDev:	8.57%
COD (median):	26.34%
COV (mean):	32.45%

Standard Deviations to Allow	
StDevs Allowed Below Mean:	1.00
StDevs Allowed Above Mean:	1.00
Min Land% Allowed:	17.84%
Max Land% Allowed:	34.04%

<-edit

<-edit

Prior Year (Optional):	28.54%
Current year starting:	26.04%
Current year conclusion:	23.29%

<-edit (ref only)

23.29%

^Manual Override^ ^ Calculated # ^

Stats After Removals	
Min:	20.31%
Max:	27.14%
Mean:	23.75%
Median:	23.79%
StDev:	2.79%
COD (median):	9.57%
COV (mean):	11.75%

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	0	Extraction	05-416-003-00	5/23/2022	\$431,000	10,411	\$282,055	\$148,945	34.56%
s002_E	1	Extraction	05-416-017-00	1/11/2022	\$424,000	9,845	\$308,912	\$115,088	27.14%
s003_E	1	Extraction	05-416-019-00	6/1/2021	\$650,000	16,335	\$518,017	\$131,983	20.31%
s004_E	0	Extraction	05-416-021-00	5/27/2021	\$802,500	21,649	\$682,013	\$120,487	15.01%
s005_E	0	Extraction	05-463-002-00	10/11/2022	\$845,000	18,557	\$526,802	\$318,198	37.66%
s006_E	1	Extraction	05-463-008-00	11/14/2022	\$610,000	13,199	\$464,898	\$145,102	23.79%