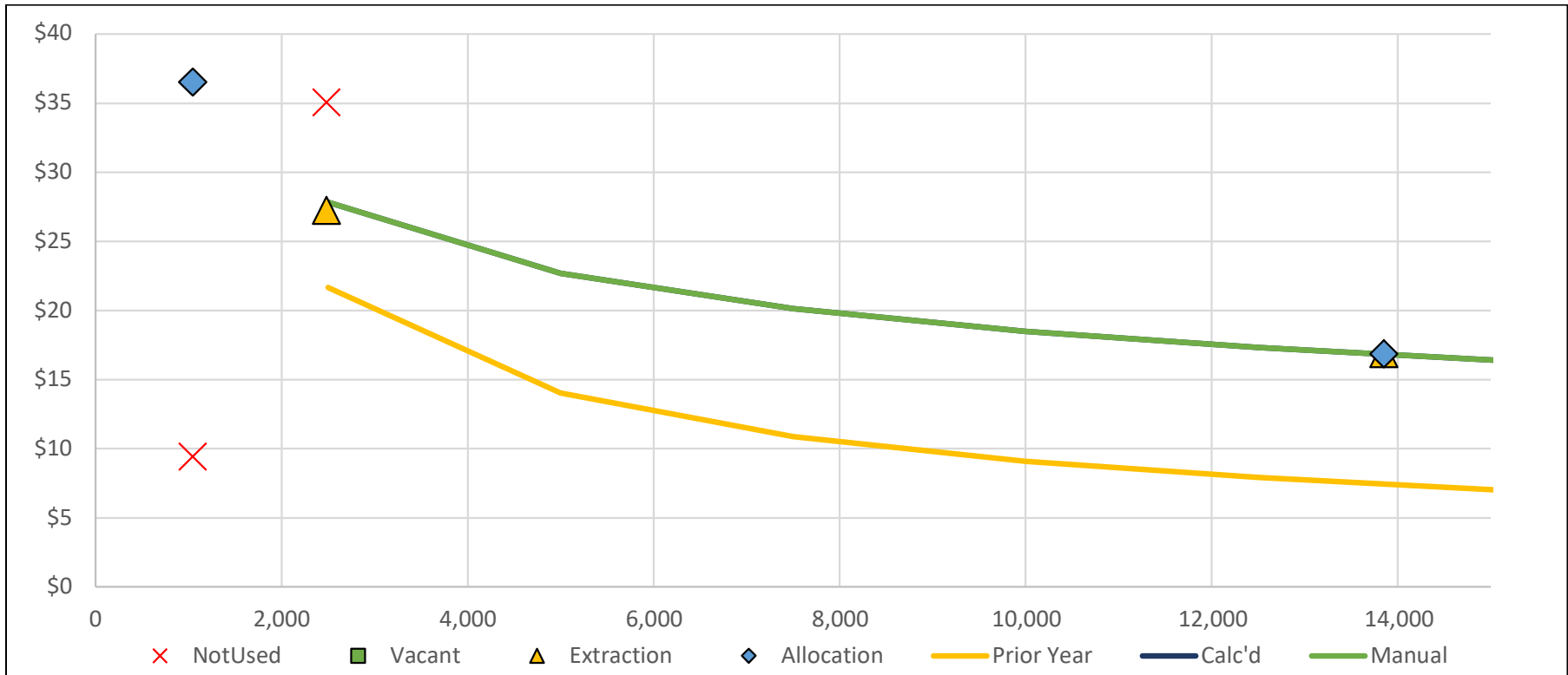


2024 Land Value Analysis

25200 Copper Ridge



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	TimeAdj\$	LndResid	\$/SF
1	Extraction	05-097-003-00	1/19/2022	\$1,950,000	13,852	\$1,716,300	\$1,950,000	\$233,700	\$16.87
1	Extraction	05-096-005-05	7/31/2020	\$615,000	2,483	\$659,242	\$726,900	\$67,658	\$27.25
0	Extraction	05-096-002-13	3/5/2021	\$285,000	1,045	\$308,842	\$318,700	\$9,858	\$9.43
1	Allocation	05-097-003-00	1/19/2022	\$1,950,000	13,852	\$1,716,300	\$1,950,000	\$233,610	\$16.86
0	Allocation	05-096-005-05	7/31/2020	\$615,000	2,483	\$659,242	\$726,900	\$87,083	\$35.07
1	Allocation	05-096-002-13	3/5/2021	\$285,000	1,045	\$308,842	\$318,700	\$38,180	\$36.54

2024 Land Value Analysis

25200 Copper Ridge

v=A*X^B	Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$21.66	\$54,150	\$27.84	\$69,600	28.53%	\$27.84	\$69,600	28.53%
5,000	\$14.03	\$70,150	\$22.69	\$113,450	61.72%	\$22.69	\$113,450	61.72%
7,500	\$10.88	\$81,600	\$20.14	\$151,050	85.11%	\$20.14	\$151,050	85.11%
10,000	\$9.08	\$90,800	\$18.50	\$185,000	103.74%	\$18.50	\$185,000	103.74%
12,500	\$7.90	\$98,750	\$17.32	\$216,500	119.24%	\$17.32	\$216,500	119.24%
15,000	\$7.05	\$105,750	\$16.42	\$246,300	132.91%	\$16.42	\$246,300	132.91%
20,000	\$5.88	\$117,600	\$15.08	\$301,600	156.46%	\$15.08	\$301,600	156.46%
25,000	\$5.12	\$128,000	\$14.12	\$353,000	175.78%	\$14.12	\$353,000	175.78%
30,000	\$4.56	\$136,800	\$13.38	\$401,400	193.42%	\$13.38	\$401,400	193.42%
40,000	\$3.81	\$152,400	\$12.30	\$492,000	222.83%	\$12.30	\$492,000	222.83%
50,000	\$3.31	\$165,500	\$11.51	\$575,500	247.73%	\$11.51	\$575,500	247.73%
60,000	\$2.96	\$177,600	\$10.91	\$654,600	268.58%	\$10.91	\$654,600	268.58%
87,120	\$2.34	\$203,861	\$9.78	\$852,034	317.95%	\$9.78	\$852,034	317.95%
130,680	\$1.81	\$236,531	\$8.67	\$1,132,996	379.01%	\$8.67	\$1,132,996	379.01%
174,240	\$1.51	\$263,102	\$7.97	\$1,388,693	427.81%	\$7.97	\$1,388,693	427.81%
217,800	\$1.32	\$287,496	\$7.46	\$1,624,788	465.15%	\$7.46	\$1,624,788	465.15%
435,600	\$0.85	\$370,260	\$6.08	\$2,648,448	615.29%	\$6.08	\$2,648,448	615.29%
653,400	\$0.66	\$431,244	\$5.40	\$3,528,360	718.18%	\$5.40	\$3,528,360	718.18%
871,200	\$0.55	\$479,160	\$4.96	\$4,321,152	801.82%	\$4.96	\$4,321,152	801.82%
1,089,000	\$0.48	\$522,720	\$4.64	\$5,052,960	866.67%	\$4.64	\$5,052,960	866.67%
Refresh Data	A= 2920.88	B= -0.6268	A&B:	279.24	-0.2947	A&B:	279.24	-0.2947
	Set X and Y maximums for chart for zoom control							
	X Max:	15,000	(1 to 13,852)	Y Max:	\$40.00	(\$1 to \$36.54)		
Land Allocation %:		11.98%		Calculated Allocation %:			Undetermined	

2024 Land Value Conclusions - Statistics

25200 Copper Ridge

Starting Stats	
Min:	11.98%
Max:	11.98%
Mean:	11.98%
Median:	11.98%
StDev:	#DIV/0!
COD (median):	0.00%
COV (mean):	#DIV/0!

Standard Deviations to Allow	
StDevs Allowed Below Mean:	1.00
StDevs Allowed Above Mean:	1.00
Min Land% Allowed:	#DIV/0!
Max Land% Allowed:	#DIV/0!

Prior Year (Optional):	35.60%
Current year starting:	11.98%
Current year conclusion:	11.98%

<-edit

<-edit

<-edit (ref only)

Undetermined

^Manual Override^ ^ Calculated # ^

Stats After Removals	
Min:	0.00%
Max:	0.00%
Mean:	0.00%
Median:	0.00%
StDev:	0.00%
COD (median):	#DIV/0!
COV (mean):	#DIV/0!

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	ofc condo	Extraction	05-097-003-00	1/19/2022	\$1,950,000	13,852	\$1,716,300	\$233,700	11.98%