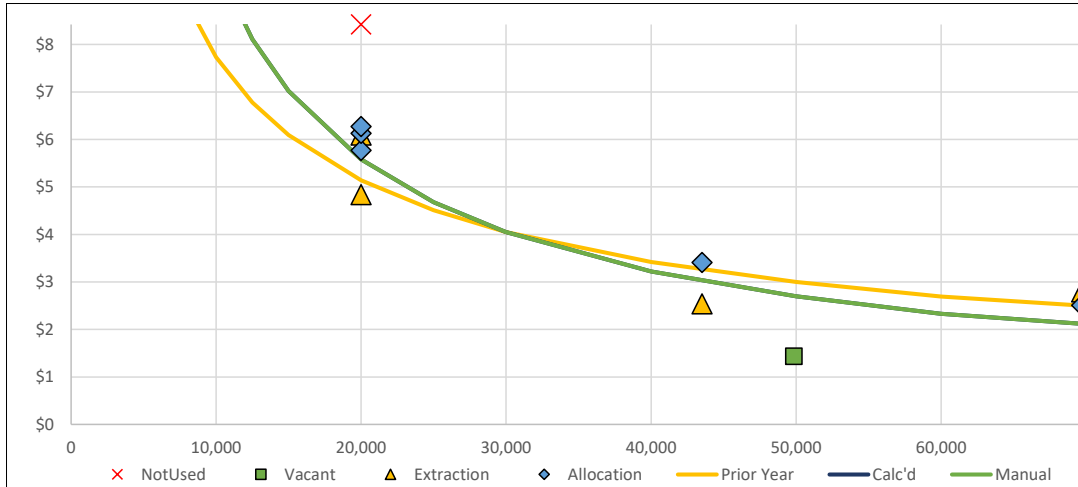


# 40000 Bay Meadows 2025 Land Value Study



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
1	Vacant	05-358-016-00	5/13/2024	\$72,000	49,833	\$0	\$72,000	\$72,000	\$1.44
1	Extraction	05-107-008-00	8/4/2022	\$405,000	19,994	\$308,189	\$405,000	\$96,811	\$4.84
1	Extraction	05-107-008-00	5/9/2024	\$430,000	19,994	\$308,189	\$430,000	\$121,811	\$6.09
0	Extraction	05-107-009-00	7/24/2023	\$440,000	19,994	\$271,615	\$440,000	\$168,385	\$8.42
1	Extraction	05-358-003-00	12/15/2021	\$615,000	69,696	\$420,310	\$615,000	\$194,690	\$2.79
1	Extraction	05-358-012-00	10/13/2021	\$520,000	43,516	\$409,528	\$520,000	\$110,472	\$2.54
1	Allocation	05-107-008-00	8/4/2022	\$405,000	19,994	\$308,189	\$405,000	\$115,425	\$5.77
1	Allocation	05-107-008-00	5/9/2024	\$430,000	19,994	\$308,189	\$430,000	\$122,550	\$6.13
1	Allocation	05-107-009-00	7/24/2023	\$440,000	19,994	\$271,615	\$440,000	\$125,400	\$6.27
1	Allocation	05-358-003-00	12/15/2021	\$615,000	69,696	\$420,310	\$615,000	\$175,275	\$2.51
1	Allocation	05-358-012-00	10/13/2021	\$520,000	43,516	\$409,528	\$520,000	\$148,200	\$3.41

v=A*X^B	Prior Year			Calculated From Analysis			Used (Concluded Land Values)		
SqFt	\$/SF	Concluded \$		\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$17.48	\$43,700		\$29.09	\$72,725	66.42%	\$29.09	\$72,725	66.42%
5,000	\$11.62	\$58,100		\$16.78	\$83,900	44.41%	\$16.78	\$83,900	44.41%
7,500	\$9.15	\$68,625		\$12.16	\$91,200	32.90%	\$12.16	\$91,200	32.90%
10,000	\$7.73	\$77,300		\$9.68	\$96,800	25.23%	\$9.68	\$96,800	25.23%
12,500	\$6.78	\$84,750		\$8.11	\$101,375	19.62%	\$8.11	\$101,375	19.62%
15,000	\$6.09	\$91,350		\$7.02	\$105,300	15.27%	\$7.02	\$105,300	15.27%
20,000	\$5.14	\$102,800		\$5.58	\$111,600	8.56%	\$5.58	\$111,600	8.56%
25,000	\$4.51	\$112,750		\$4.68	\$117,000	3.77%	\$4.68	\$117,000	3.77%
30,000	\$4.05	\$121,500		\$4.05	\$121,500	0.00%	\$4.05	\$121,500	0.00%
40,000	\$3.42	\$136,800		\$3.22	\$128,800	-5.85%	\$3.22	\$128,800	-5.85%
50,000	\$3.00	\$150,000		\$2.70	\$135,000	-10.00%	\$2.70	\$135,000	-10.00%
60,000	\$2.69	\$161,400		\$2.33	\$139,800	-13.38%	\$2.33	\$139,800	-13.38%
87,120	\$2.16	\$188,179		\$1.74	\$151,589	-19.44%	\$1.74	\$151,589	-19.44%
130,680	\$1.70	\$222,156		\$1.26	\$164,657	-25.88%	\$1.26	\$164,657	-25.88%
174,240	\$1.44	\$250,906		\$1.00	\$174,240	-30.56%	\$1.00	\$174,240	-30.56%
217,800	\$1.26	\$274,428		\$0.84	\$182,952	-33.33%	\$0.84	\$182,952	-33.33%
435,600	\$0.84	\$365,904		\$0.48	\$209,088	-42.86%	\$0.48	\$209,088	-42.86%
653,400	\$0.66	\$431,244		\$0.35	\$228,690	-46.97%	\$0.35	\$228,690	-46.97%
871,200	\$0.56	\$487,872		\$0.28	\$243,936	-50.00%	\$0.28	\$243,936	-50.00%
1,089,000	\$0.49	\$533,610		\$0.23	\$250,470	-53.06%	\$0.23	\$250,470	-53.06%
Refresh Data	A= 1752.48    B= -0.5889		A&B: 14,489.29    -0.7938		A&B: 14,489.29    -0.7938				
	Set X and Y maximums for chart for zoom control								
	X Max:		69,696	(1 to 69,696)		Y Max:		\$8.42	(\$1 to \$8.42)
Land Allocation %:		28.50%		Calculated Allocation %:		28.50%			