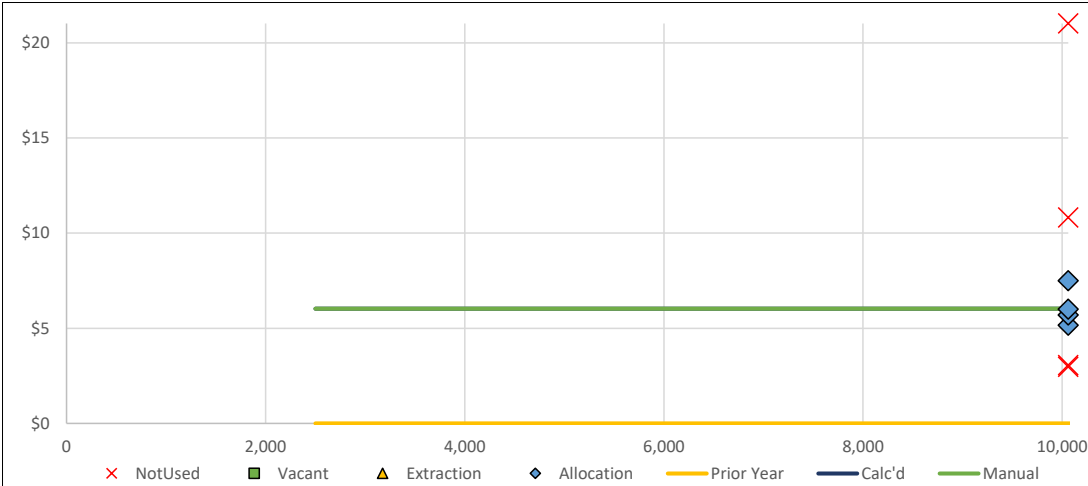


40100 Ashland Park
2025 Land Value Study



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
0	Extraction	05-047-017-02	4/20/2022	\$357,000	10,062	\$248,058	\$357,000	\$108,942	\$10.83
0	Extraction	05-047-031-02	5/17/2023	\$518,500	10,062	\$307,010	\$518,500	\$211,490	\$21.02
0	Extraction	05-047-018-02	2/20/2020	\$394,500	10,062	\$364,603	\$394,500	\$29,897	\$2.97
0	Extraction	05-047-031-01	7/8/2020	\$415,000	10,062	\$384,164	\$415,000	\$30,836	\$3.06
1	Allocation	05-047-017-02	4/20/2022	\$357,000	10,062	\$248,058	\$357,000	\$51,944	\$5.16
1	Allocation	05-047-031-02	5/17/2023	\$518,500	10,062	\$307,010	\$518,500	\$75,442	\$7.50
1	Allocation	05-047-018-02	2/20/2020	\$394,500	10,062	\$364,603	\$394,500	\$57,400	\$5.70
1	Allocation	05-047-031-01	7/8/2020	\$415,000	10,062	\$384,164	\$415,000	\$60,383	\$6.00

v=A*X^B		Prior Year			Calculated From Analysis			Used (Concluded Land Values)		
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change		
2,500	Unused	Unused	\$6.03	\$15,075	Unused	\$6.03	\$15,075	Unused		
5,000	Unused	Unused	\$6.03	\$30,150	Unused	\$6.03	\$30,150	Unused		
7,500	Unused	Unused	\$6.03	\$45,225	Unused	\$6.03	\$45,225	Unused		
10,000	Unused	Unused	\$6.03	\$60,300	Unused	\$6.03	\$60,300	Unused		
12,500	Unused	Unused	\$6.03	\$75,375	Unused	\$6.03	\$75,375	Unused		
15,000	Unused	Unused	\$6.03	\$90,450	Unused	\$6.03	\$90,450	Unused		
20,000	Unused	Unused	\$6.03	\$120,600	Unused	\$6.03	\$120,600	Unused		
25,000	Unused	Unused	\$6.03	\$150,750	Unused	\$6.03	\$150,750	Unused		
30,000	Unused	Unused	\$6.03	\$180,900	Unused	\$6.03	\$180,900	Unused		
40,000	Unused	Unused	\$6.03	\$241,200	Unused	\$6.03	\$241,200	Unused		
50,000	Unused	Unused	\$6.03	\$301,500	Unused	\$6.03	\$301,500	Unused		
60,000	Unused	Unused	\$6.03	\$361,800	Unused	\$6.03	\$361,800	Unused		
87,120	Unused	Unused	\$6.03	\$525,334	Unused	\$6.03	\$525,334	Unused		
130,680	Unused	Unused	\$6.03	\$788,000	Unused	\$6.03	\$788,000	Unused		
174,240	Unused	Unused	\$6.03	\$1,050,667	Unused	\$6.03	\$1,050,667	Unused		
217,800	Unused	Unused	\$6.03	\$1,313,334	Unused	\$6.03	\$1,313,334	Unused		
435,600	Unused	Unused	\$6.03	\$2,626,668	Unused	\$6.03	\$2,626,668	Unused		
653,400	Unused	Unused	\$6.03	\$3,940,002	Unused	\$6.03	\$3,940,002	Unused		
871,200	Unused	Unused	\$6.03	\$5,253,336	Unused	\$6.03	\$5,253,336	Unused		
1,089,000	Unused	Unused	\$6.03	\$6,566,670	Unused	\$6.03	\$6,566,670	Unused		
Refresh Data	A= 11 B= 0		A&B: 6.03		0.0000		A&B: 6.03		0.0000	
	Set X and Y maximums for chart for zoom control									
	X Max:		10.062		(1 to 10,062)		Y Max:		\$21.02 (\$1 to \$21.02)	
	Land Allocation %:		14.55%		Calculated Allocation %:				14.55%	