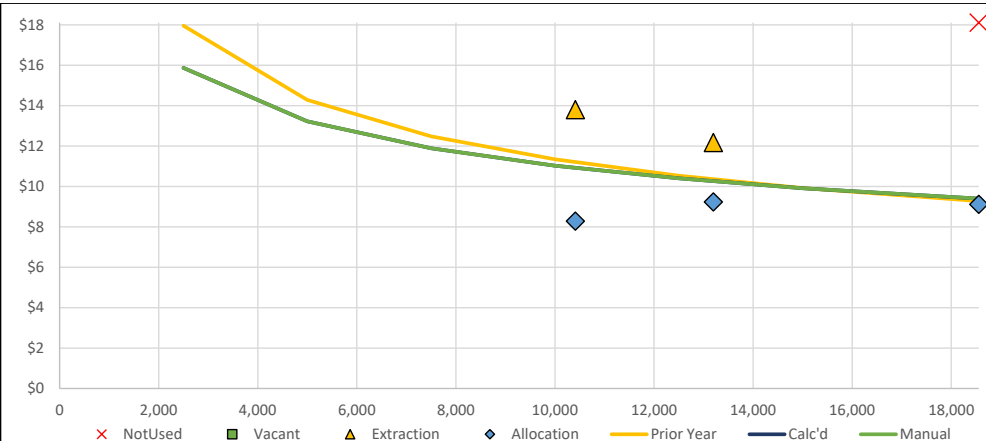


40500 Bldg 58 Lofts 2025 Land Value Study



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	TimeAdj\$	LndResid	\$/SF
1	Extraction	05-416-003-00	5/23/2022	\$431,000	10,411	\$287,319	\$431,000	\$143,681	\$13.80
0	Extraction	05-463-002-00	10/11/2022	\$845,000	18,557	\$508,994	\$845,000	\$336,006	\$18.11
1	Extraction	05-463-008-00	11/14/2022	\$610,000	13,199	\$449,211	\$610,000	\$160,789	\$12.18
1	Allocation	05-416-003-00	5/23/2022	\$431,000	10,411	\$287,319	\$431,000	\$86,200	\$8.28
1	Allocation	05-463-002-00	10/11/2022	\$845,000	18,557	\$508,994	\$845,000	\$169,000	\$9.11
1	Allocation	05-463-008-00	11/14/2022	\$610,000	13,199	\$449,211	\$610,000	\$122,000	\$9.24

v=A*X^B		Prior Year			Calculated From Analysis			Used (Concluded Land Values)		
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change		
2,500	\$17.96	\$44,900	\$15.87	\$39,675	-11.64%	\$15.87	\$39,675	-11.64%		
5,000	\$14.28	\$71,400	\$13.23	\$66,150	-7.35%	\$13.23	\$66,150	-7.35%		
7,500	\$12.48	\$93,600	\$11.89	\$89,175	-4.73%	\$11.89	\$89,175	-4.73%		
10,000	\$11.35	\$113,500	\$11.03	\$110,300	-2.82%	\$11.03	\$110,300	-2.82%		
12,500	\$10.54	\$131,750	\$10.40	\$130,000	-1.33%	\$10.40	\$130,000	-1.33%		
15,000	\$9.92	\$148,800	\$9.91	\$148,650	-0.10%	\$9.91	\$148,650	-0.10%		
20,000	\$9.02	\$180,400	\$9.19	\$183,800	1.88%	\$9.19	\$183,800	1.88%		
25,000	\$8.37	\$209,250	\$8.67	\$216,750	3.58%	\$8.67	\$216,750	3.58%		
30,000	\$7.88	\$236,400	\$8.26	\$247,800	4.82%	\$8.26	\$247,800	4.82%		
40,000	\$7.17	\$286,800	\$7.66	\$306,400	6.83%	\$7.66	\$306,400	6.83%		
50,000	\$6.65	\$332,500	\$7.22	\$361,000	8.57%	\$7.22	\$361,000	8.57%		
60,000	\$6.26	\$375,600	\$6.89	\$413,400	10.06%	\$6.89	\$413,400	10.06%		
87,120	\$5.54	\$482,645	\$6.24	\$543,629	12.64%	\$6.24	\$543,629	12.64%		
130,680	\$4.84	\$632,491	\$5.61	\$733,115	15.91%	\$5.61	\$733,115	15.91%		
174,240	\$4.40	\$766,656	\$5.20	\$906,048	18.18%	\$5.20	\$906,048	18.18%		
217,800	\$4.09	\$890,802	\$4.91	\$1,069,398	20.05%	\$4.91	\$1,069,398	20.05%		
435,600	\$3.25	\$1,415,700	\$4.09	\$1,781,604	25.85%	\$4.09	\$1,781,604	25.85%		
653,400	\$2.84	\$1,855,656	\$3.68	\$2,404,512	29.58%	\$3.68	\$2,404,512	29.58%		
871,200	\$2.58	\$2,247,696	\$3.41	\$2,970,792	32.17%	\$3.41	\$2,970,792	32.17%		
1,089,000	\$2.40	\$2,613,600	\$3.21	\$3,495,690	33.75%	\$3.21	\$3,495,690	33.75%		
Refresh Data	A= 240.34	B= -0.3315	A&B:	124.06	-0.2628	A&B:	124.06	-0.2628		
	Set X and Y maximums for chart for zoom control									
	X Max:	18,557	(1 to 18,557)	Y Max:	\$18.11	(\$1 to \$18.11)				
Land Allocation %:		20.00%		Calculated Allocation %:		37.59%				