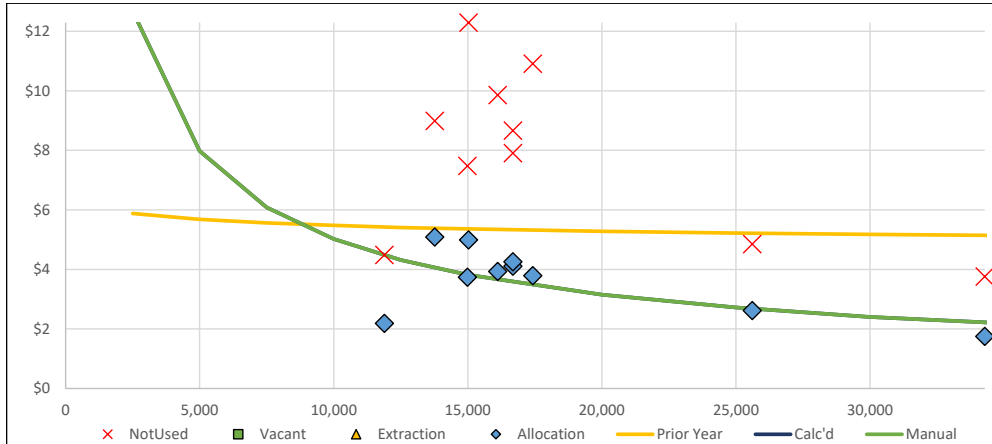


41000 Central Subs
2025 Land Value Study



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
1	Allocation	05-015-032-00	12/19/2023	\$300,000	34,282	\$170,993	\$300,000	\$60,000	\$1.75
1	Allocation	05-100-035-00	2/12/2024	\$130,000	11,892	\$76,565	\$130,000	\$26,000	\$2.19
1	Allocation	05-095-005-00	7/22/2022	\$335,900	25,613	\$211,586	\$335,900	\$67,180	\$2.62
1	Allocation	05-090-029-00	1/19/2024	\$280,000	14,985	\$167,904	\$280,000	\$56,000	\$3.74
0	Extraction	05-015-032-00	12/19/2023	\$300,000	34,282	\$170,993	\$300,000	\$129,007	\$3.76
1	Allocation	05-090-025-00	11/30/2023	\$330,250	17,424	\$140,212	\$330,250	\$66,050	\$3.79
1	Allocation	05-090-030-00	8/12/2022	\$316,750	16,117	\$157,831	\$316,750	\$63,350	\$3.93
1	Allocation	05-085-017-00	9/15/2022	\$342,500	16,683	\$210,499	\$342,500	\$68,500	\$4.11
1	Allocation	05-085-017-00	12/29/2023	\$355,000	16,683	\$210,499	\$355,000	\$71,000	\$4.26
0	Extraction	05-100-035-00	2/12/2024	\$130,000	11,892	\$76,565	\$130,000	\$53,435	\$4.49
0	Extraction	05-095-005-00	7/22/2022	\$335,900	25,613	\$211,586	\$335,900	\$124,314	\$4.85
1	Allocation	05-100-028-00	3/12/2024	\$375,000	15,028	\$190,260	\$375,000	\$75,000	\$4.99
1	Allocation	05-090-041-00	5/3/2022	\$350,000	13,765	\$226,226	\$350,000	\$70,000	\$5.09
0	Extraction	05-090-029-00	1/19/2024	\$280,000	14,985	\$167,904	\$280,000	\$112,096	\$7.48
0	Extraction	05-085-017-00	9/15/2022	\$342,500	16,683	\$210,499	\$342,500	\$132,001	\$7.91
0	Extraction	05-085-017-00	12/29/2023	\$355,000	16,683	\$210,499	\$355,000	\$144,501	\$8.66
0	Extraction	05-090-041-00	5/3/2022	\$350,000	13,765	\$226,226	\$350,000	\$123,774	\$8.99
0	Extraction	05-090-030-00	8/12/2022	\$316,750	16,117	\$157,831	\$316,750	\$158,919	\$9.86
0	Extraction	05-090-025-00	11/30/2023	\$330,250	17,424	\$140,212	\$330,250	\$190,038	\$10.91
0	Extraction	05-100-028-00	3/12/2024	\$375,000	15,028	\$190,260	\$375,000	\$184,740	\$12.29

v=A*X^B		Prior Year			Calculated From Analysis			Used (Concluded Land Values)			
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$5.88	\$14,700	\$12.68	\$31,700	115.65%	\$12.68	\$31,700	115.65%	\$12.68	\$31,700	115.65%
5,000	\$5.68	\$28,400	\$7.98	\$39,900	40.49%	\$7.98	\$39,900	40.49%	\$7.98	\$39,900	40.49%
7,500	\$5.56	\$41,700	\$6.08	\$45,600	9.35%	\$6.08	\$45,600	9.35%	\$6.08	\$45,600	9.35%
10,000	\$5.48	\$54,800	\$5.02	\$50,200	-8.39%	\$5.02	\$50,200	-8.39%	\$5.02	\$50,200	-8.39%
12,500	\$5.41	\$67,625	\$4.32	\$54,000	-20.15%	\$4.32	\$54,000	-20.15%	\$4.32	\$54,000	-20.15%
15,000	\$5.36	\$80,400	\$3.82	\$57,300	-28.73%	\$3.82	\$57,300	-28.73%	\$3.82	\$57,300	-28.73%
20,000	\$5.28	\$105,600	\$3.15	\$63,000	-40.34%	\$3.15	\$63,000	-40.34%	\$3.15	\$63,000	-40.34%
25,000	\$5.22	\$130,500	\$2.72	\$68,000	-47.89%	\$2.72	\$68,000	-47.89%	\$2.72	\$68,000	-47.89%
30,000	\$5.18	\$155,400	\$2.40	\$72,000	-53.67%	\$2.40	\$72,000	-53.67%	\$2.40	\$72,000	-53.67%
40,000	\$5.10	\$204,000	\$1.98	\$79,200	-61.18%	\$1.98	\$79,200	-61.18%	\$1.98	\$79,200	-61.18%
50,000	\$5.04	\$252,000	\$1.71	\$85,500	-66.07%	\$1.71	\$85,500	-66.07%	\$1.71	\$85,500	-66.07%
60,000	\$4.99	\$299,400	\$1.51	\$90,600	-69.74%	\$1.51	\$90,600	-69.74%	\$1.51	\$90,600	-69.74%
87,120	\$4.90	\$426,888	\$1.18	\$102,802	-75.92%	\$1.18	\$102,802	-75.92%	\$1.18	\$102,802	-75.92%
130,680	\$4.80	\$627,264	\$0.90	\$117,612	-81.25%	\$0.90	\$117,612	-81.25%	\$0.90	\$117,612	-81.25%
174,240	\$4.73	\$824,155	\$0.74	\$128,938	-84.36%	\$0.74	\$128,938	-84.36%	\$0.74	\$128,938	-84.36%
217,800	\$4.67	\$1,017,126	\$0.64	\$139,392	-86.30%	\$0.64	\$139,392	-86.30%	\$0.64	\$139,392	-86.30%
435,600	\$4.51	\$1,964,556	\$0.40	\$174,240	-91.13%	\$0.40	\$174,240	-91.13%	\$0.40	\$174,240	-91.13%
653,400	\$4.41	\$2,881,494	\$0.31	\$202,554	-92.97%	\$0.31	\$202,554	-92.97%	\$0.31	\$202,554	-92.97%
871,200	\$4.35	\$3,789,720	\$0.25	\$217,800	-94.25%	\$0.25	\$217,800	-94.25%	\$0.25	\$217,800	-94.25%
1,089,000	\$4.30	\$4,682,700	\$0.22	\$239,580	-94.88%	\$0.22	\$239,580	-94.88%	\$0.22	\$239,580	-94.88%
A= 8.81		B= -0.0516		A&B: 2,383.01		-0.6692		A&B: 2,383.01		-0.6692	
Refresh Data	<- Button										
	Set X and Y maximums for chart for zoom control										
	X Max:		34,282		(1 to 34,282)		Y Max:		\$12.29		(\$1 to \$12.29)
Land Allocation %:		20.00%		Calculated Allocation %:						39.88%	