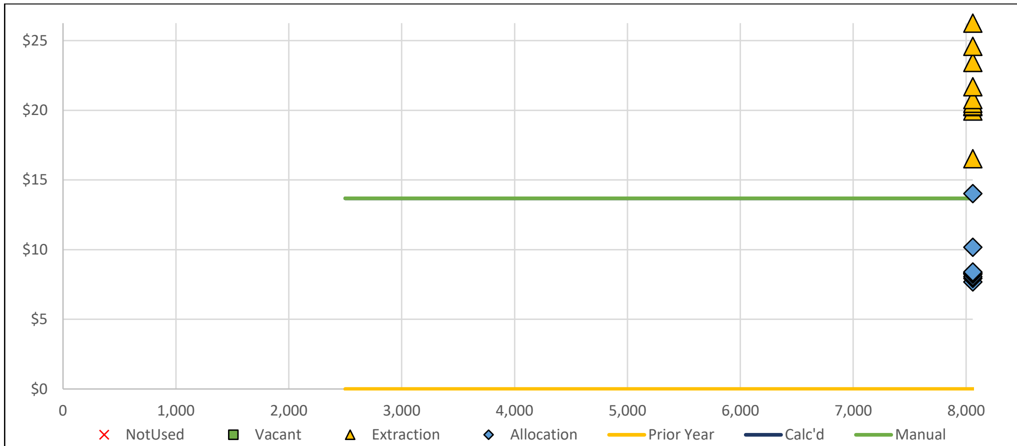
41300 Chelsea Park I
2025 Land Value Study



y=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	$13.68	$34,200	Unused	$13.68	$34,200	Unused
5,000	Unused	Unused	$13.68	$68,400	Unused	$13.68	$68,400	Unused
7,500	Unused	Unused	$13.68	$102,600	Unused	$13.68	$102,600	Unused
10,000	Unused	Unused	$13.68	$136,800	Unused	$13.68	$136,800	Unused
12,500	Unused	Unused	$13.68	$171,000	Unused	$13.68	$171,000	Unused
15,000	Unused	Unused	$13.68	$205,200	Unused	$13.68	$205,200	Unused
20,000	Unused	Unused	$13.68	$273,600	Unused	$13.68	$273,600	Unused
25,000	Unused	Unused	$13.68	$342,000	Unused	$13.68	$342,000	Unused
30,000	Unused	Unused	$13.68	$410,400	Unused	$13.68	$410,400	Unused
40,000	Unused	Unused	$13.68	$547,200	Unused	$13.68	$547,200	Unused
50,000	Unused	Unused	$13.68	$684,000	Unused	$13.68	$684,000	Unused
60,000	Unused	Unused	$13.68	$820,800	Unused	$13.68	$820,800	Unused
87,120	Unused	Unused	$13.68	$1,191,802	Unused	$13.68	$1,191,802	Unused
130,680	Unused	Unused	$13.68	$1,787,702	Unused	$13.68	$1,787,702	Unused
174,240	Unused	Unused	$13.68	$2,383,603	Unused	$13.68	$2,383,603	Unused
217,800	Unused	Unused	$13.68	$2,979,504	Unused	$13.68	$2,979,504	Unused
435,600	Unused	Unused	$13.68	$5,959,008	Unused	$13.68	$5,959,008	Unused
653,400	Unused	Unused	$13.68	$8,938,512	Unused	$13.68	$8,938,512	Unused
871,200	Unused	Unused	$13.68	$11,918,016	Unused	$13.68	$11,918,016	Unused
1,089,000	Unused	Unused	$13.68	$14,897,520	Unused	$13.68	$14,897,520	Unused
	A= 18.37	B= 0	A&B:	13.68	0.0000	A&B:	13.68	0.0000

Refresh Data *<-- Button*

Set X and Y maximums for chart for zoom control					
X Max:	8,059	(1 to 8,059)	Y Max:	$26.25	($1 to $26.25)

Land Allocation %:	20.00%	Calculated Allocation %:	49.76%

Use	Imp/Vac	PNum	Date	Sale$	SqFt	Imprvmts	TimeAdj$	LndResid	$/SF
1	Allocation	05-082-024-00	9/29/2023	$310,000	8,059	$146,734	$310,000	$62,000	$7.69
1	Allocation	05-082-021-00	11/3/2022	$320,000	8,059	$159,262	$320,000	$64,000	$7.94
1	Allocation	05-082-012-00	7/7/2023	$325,000	8,059	$191,894	$325,000	$65,000	$8.07
1	Allocation	05-082-027-00	4/13/2022	$331,950	8,059	$166,713	$331,950	$66,390	$8.24
1	Allocation	05-082-033-00	8/21/2023	$334,000	8,059	$166,626	$334,000	$66,800	$8.29
1	Allocation	05-082-018-00	9/7/2022	$335,000	8,059	$136,912	$335,000	$67,000	$8.31
1	Allocation	05-082-044-00	6/10/2022	$335,000	8,059	$146,141	$335,000	$67,000	$8.31
1	Allocation	05-082-030-00	3/29/2024	$338,000	8,059	$174,329	$338,000	$67,600	$8.39
1	Allocation	05-082-049-00	6/9/2023	$410,000	8,059	$235,261	$410,000	$82,000	$10.17
1	Allocation	05-082-053-00	7/15/2022	$565,000	8,059	$353,464	$565,000	$113,000	$14.02
1	Extraction	05-082-012-00	7/7/2023	$325,000	8,059	$191,894	$325,000	$133,106	$16.52
1	Extraction	05-082-021-00	11/3/2022	$320,000	8,059	$159,262	$320,000	$160,738	$19.95
1	Extraction	05-082-024-00	9/29/2023	$310,000	8,059	$146,734	$310,000	$163,266	$20.26
1	Extraction	05-082-030-00	3/29/2024	$338,000	8,059	$174,329	$338,000	$163,671	$20.31
1	Extraction	05-082-027-00	4/13/2022	$331,950	8,059	$166,713	$331,950	$165,237	$20.50
1	Extraction	05-082-033-00	8/21/2023	$334,000	8,059	$166,626	$334,000	$167,374	$20.77
1	Extraction	05-082-049-00	6/9/2023	$410,000	8,059	$235,261	$410,000	$174,739	$21.68
1	Extraction	05-082-044-00	6/10/2022	$335,000	8,059	$146,141	$335,000	$188,859	$23.43
1	Extraction	05-082-018-00	9/7/2022	$335,000	8,059	$136,912	$335,000	$198,088	$24.58
1	Extraction	05-082-053-00	7/15/2022	$565,000	8,059	$353,464	$565,000	$211,536	$26.25