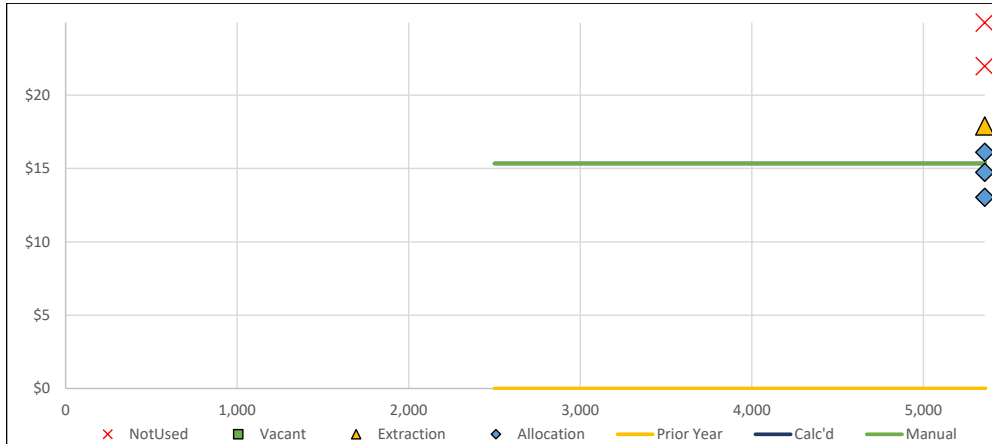


41700 Creekside 2025 Land Value Study



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	TimeAdj\$	LndResid	\$/SF
1	Extraction	05-099-027-00	12/14/2022	\$349,000	5,358	\$253,093	\$349,000	\$95,907	\$17.90
1	Allocation	05-099-027-00	12/14/2022	\$349,000	5,358	\$253,093	\$349,000	\$69,800	\$13.03
0	Extraction	05-099-015-00	4/28/2023	\$395,000	5,358	\$277,259	\$395,000	\$117,741	\$21.97
1	Allocation	05-099-015-00	4/28/2023	\$395,000	5,358	\$277,259	\$395,000	\$79,000	\$14.74
1	Allocation	05-099-024-00	2/24/2023	\$431,500	5,358	\$297,845	\$431,500	\$86,300	\$16.11
0	Extraction	05-099-024-00	2/24/2023	\$431,500	5,358	\$297,845	\$431,500	\$133,655	\$24.94

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	\$15.34	\$38,350	Unused	\$15.34	\$38,350	Unused			
5,000	Unused	Unused	\$15.34	\$76,700	Unused	\$15.34	\$76,700	Unused			
7,500	Unused	Unused	\$15.34	\$115,050	Unused	\$15.34	\$115,050	Unused			
10,000	Unused	Unused	\$15.34	\$153,400	Unused	\$15.34	\$153,400	Unused			
12,500	Unused	Unused	\$15.34	\$191,750	Unused	\$15.34	\$191,750	Unused			
15,000	Unused	Unused	\$15.34	\$230,100	Unused	\$15.34	\$230,100	Unused			
20,000	Unused	Unused	\$15.34	\$306,800	Unused	\$15.34	\$306,800	Unused			
25,000	Unused	Unused	\$15.34	\$383,500	Unused	\$15.34	\$383,500	Unused			
30,000	Unused	Unused	\$15.34	\$460,200	Unused	\$15.34	\$460,200	Unused			
40,000	Unused	Unused	\$15.34	\$613,600	Unused	\$15.34	\$613,600	Unused			
50,000	Unused	Unused	\$15.34	\$767,000	Unused	\$15.34	\$767,000	Unused			
60,000	Unused	Unused	\$15.34	\$920,400	Unused	\$15.34	\$920,400	Unused			
87,120	Unused	Unused	\$15.34	\$1,336,421	Unused	\$15.34	\$1,336,421	Unused			
130,680	Unused	Unused	\$15.34	\$2,004,631	Unused	\$15.34	\$2,004,631	Unused			
174,240	Unused	Unused	\$15.34	\$2,672,842	Unused	\$15.34	\$2,672,842	Unused			
217,800	Unused	Unused	\$15.34	\$3,341,052	Unused	\$15.34	\$3,341,052	Unused			
435,600	Unused	Unused	\$15.34	\$6,682,104	Unused	\$15.34	\$6,682,104	Unused			
653,400	Unused	Unused	\$15.34	\$10,023,156	Unused	\$15.34	\$10,023,156	Unused			
871,200	Unused	Unused	\$15.34	\$13,364,208	Unused	\$15.34	\$13,364,208	Unused			
1,089,000	Unused	Unused	\$15.34	\$16,705,260	Unused	\$15.34	\$16,705,260	Unused			
A= 15.89		B= 0	A&B: 15.34		0.0000	A&B: 15.34		0.0000			
Refresh Data	<- Button										
	Set X and Y maximums for chart for zoom control										
	X Max:		5,358	(1 to 5,358)		Y Max:	\$24.94	(\$1 to \$24.94)			
Land Allocation %:		20.00%		Calculated Allocation %:		30.42%					