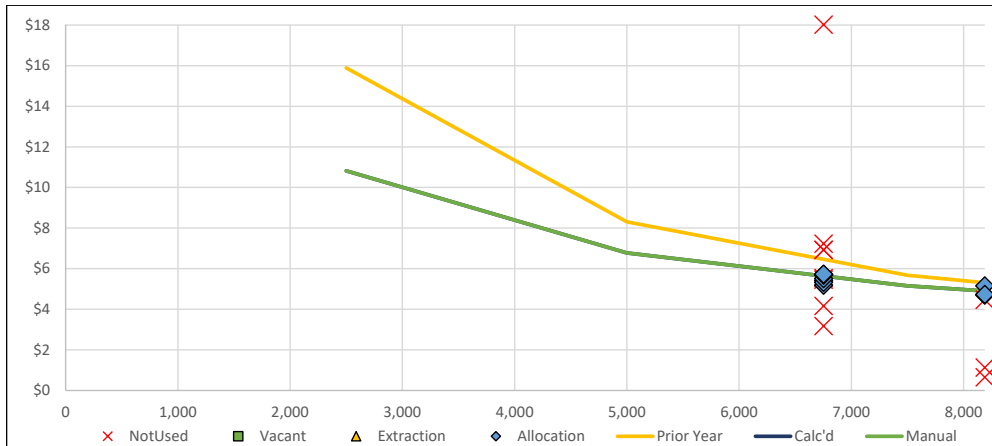


41750 Copper Village  
2025 Land Value Study



v=A*X^B	Prior Year			Calculated From Analysis			Used (Concluded Land Values)				
	SqFt	\$/SF	Concluded \$	SqFt	Concluded \$	% Change	SqFt	Concluded \$	% Change		
2,500	\$15.89	\$39,725	\$10.82	\$27,050	-31.91%	\$10.82	\$27,050	-31.91%			
5,000	\$8.31	\$41,550	\$6.78	\$33,900	-18.41%	\$6.78	\$33,900	-18.41%			
7,500	\$5.68	\$42,600	\$5.15	\$38,625	-9.33%	\$5.15	\$38,625	-9.33%			
10,000	\$4.34	\$43,400	\$4.24	\$42,400	-2.30%	\$4.24	\$42,400	-2.30%			
12,500	\$3.52	\$44,000	\$3.65	\$45,625	3.69%	\$3.65	\$45,625	3.69%			
15,000	\$2.97	\$44,550	\$3.23	\$48,450	8.75%	\$3.23	\$48,450	8.75%			
20,000	\$2.27	\$45,400	\$2.66	\$53,200	17.18%	\$2.66	\$53,200	17.18%			
25,000	\$1.84	\$46,000	\$2.29	\$57,250	24.46%	\$2.29	\$57,250	24.46%			
30,000	\$1.55	\$46,500	\$2.02	\$60,600	30.32%	\$2.02	\$60,600	30.32%			
40,000	\$1.19	\$47,600	\$1.66	\$66,400	39.50%	\$1.66	\$66,400	39.50%			
50,000	\$0.96	\$48,000	\$1.43	\$71,500	48.96%	\$1.43	\$71,500	48.96%			
60,000	\$0.81	\$48,600	\$1.27	\$76,200	56.79%	\$1.27	\$76,200	56.79%			
87,120	\$0.57	\$49,658	\$0.98	\$85,378	71.93%	\$0.98	\$85,378	71.93%			
130,680	\$0.39	\$50,965	\$0.75	\$98,010	92.31%	\$0.75	\$98,010	92.31%			
174,240	\$0.30	\$52,272	\$0.62	\$108,029	106.67%	\$0.62	\$108,029	106.67%			
217,800	\$0.24	\$52,272	\$0.53	\$115,434	120.83%	\$0.53	\$115,434	120.83%			
435,600	\$0.13	\$56,628	\$0.33	\$143,748	153.85%	\$0.33	\$143,748	153.85%			
653,400	\$0.09	\$58,806	\$0.25	\$163,350	177.78%	\$0.25	\$163,350	177.78%			
871,200	\$0.07	\$60,984	\$0.21	\$182,952	200.00%	\$0.21	\$182,952	200.00%			
1,089,000	\$0.05	\$54,450	\$0.18	\$196,020	260.00%	\$0.18	\$196,020	260.00%			
	A= 24014.48	B= -0.9357	A&B:	2,134.33	-0.6754	A&B:	2,134.33	-0.6754			
Refresh Data	<- Button										
	Set X and Y maximums for chart for zoom control										
	X Max:		8,189		(1 to 8,189)		Y Max:		\$18.02 (\$1 to \$18.02)		
Land Allocation %:			12.41%			Calculated Allocation %:			12.41%		

Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
0	Extraction	05-403-002-00	2/10/2023	\$282,500	6,752	\$261,003	\$282,500	\$21,497	\$3.18
0	Extraction	05-403-003-00	5/5/2022	\$295,000	6,752	\$258,164	\$295,000	\$36,836	\$5.46
0	Extraction	05-403-007-00	4/15/2022	\$290,000	6,752	\$261,904	\$290,000	\$28,096	\$4.16
0	Extraction	05-403-009-00	4/6/2022	\$310,000	8,189	\$304,663	\$310,000	\$5,337	\$0.65
0	Extraction	05-403-010-00	2/28/2024	\$339,900	8,189	\$303,321	\$339,900	\$36,579	\$4.47
0	Extraction	05-403-011-00	4/5/2022	\$300,000	6,752	\$262,656	\$300,000	\$37,344	\$5.53
0	Extraction	05-403-013-00	3/21/2023	\$310,000	6,752	\$263,203	\$310,000	\$46,797	\$6.93
0	Extraction	05-403-014-00	6/10/2022	\$310,000	6,752	\$263,203	\$310,000	\$46,797	\$6.93
0	Extraction	05-403-016-00	11/11/2022	\$312,000	8,189	\$302,779	\$312,000	\$9,221	\$1.13
0	Extraction	05-403-017-00	8/26/2022	\$310,000	6,752	\$188,347	\$310,000	\$121,653	\$18.02
0	Extraction	05-403-019-00	9/13/2022	\$312,000	6,752	\$263,203	\$312,000	\$48,797	\$7.23
1	Allocation	05-403-002-00	2/10/2023	\$282,500	6,752	\$261,003	\$282,500	\$35,058	\$5.19
1	Allocation	05-403-003-00	5/5/2022	\$295,000	6,752	\$258,164	\$295,000	\$36,610	\$5.42
1	Allocation	05-403-007-00	4/15/2022	\$290,000	6,752	\$261,904	\$290,000	\$35,989	\$5.33
1	Allocation	05-403-009-00	4/6/2022	\$310,000	8,189	\$304,663	\$310,000	\$38,471	\$4.70
1	Allocation	05-403-010-00	2/28/2024	\$339,900	8,189	\$303,321	\$339,900	\$42,182	\$5.15
1	Allocation	05-403-011-00	4/5/2022	\$300,000	6,752	\$262,656	\$300,000	\$37,230	\$5.51
1	Allocation	05-403-013-00	3/21/2023	\$310,000	6,752	\$263,203	\$310,000	\$38,471	\$5.70
1	Allocation	05-403-014-00	6/10/2022	\$310,000	6,752	\$263,203	\$310,000	\$38,471	\$5.70
1	Allocation	05-403-016-00	11/11/2022	\$312,000	8,189	\$302,779	\$312,000	\$38,719	\$4.73
1	Allocation	05-403-017-00	8/26/2022	\$310,000	6,752	\$188,347	\$310,000	\$38,471	\$5.70
1	Allocation	05-403-019-00	9/13/2022	\$312,000	6,752	\$263,203	\$312,000	\$38,719	\$5.73