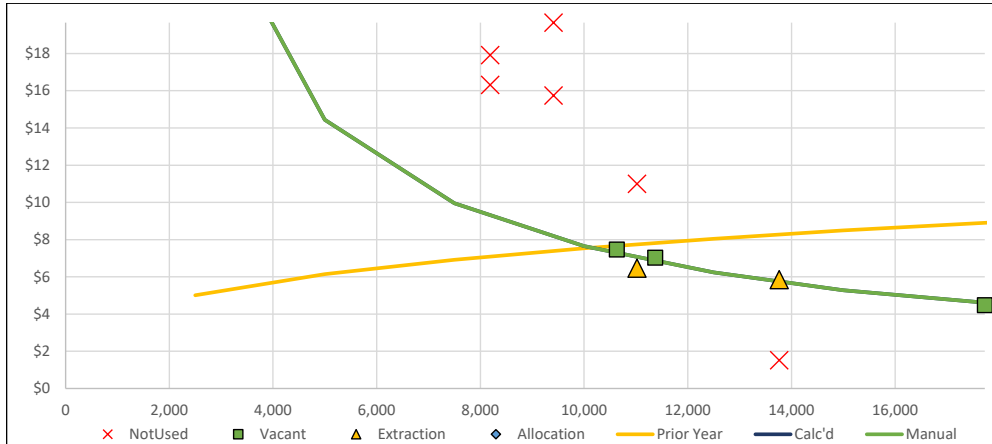


42000 Eagles View
2025 Land Value Study



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	TimeAdj\$	LndResid	\$/SF
0	Allocation	05-108-018-00	5/24/2023	\$105,000	13,765	\$24,486	\$105,000	\$20,874	\$1.52
1	Vacant	05-108-048-00	7/18/2023	\$79,500	17,729	\$0	\$79,500	\$79,500	\$4.48
1	Extraction	05-108-018-00	5/24/2023	\$105,000	13,765	\$24,486	\$105,000	\$80,514	\$5.85
1	Extraction	05-108-049-00	6/26/2023	\$610,000	11,021	\$538,770	\$610,000	\$71,230	\$6.46
1	Vacant	05-108-006-00	9/16/2022	\$80,000	11,369	\$0	\$80,000	\$80,000	\$7.04
1	Vacant	05-108-047-00	11/20/2023	\$79,500	10,629	\$0	\$79,500	\$79,500	\$7.48
0	Allocation	05-108-049-00	6/26/2023	\$610,000	11,021	\$538,770	\$610,000	\$121,268	\$11.00
0	Allocation	05-108-024-00	8/28/2023	\$745,000	9,409	\$560,011	\$745,000	\$148,106	\$15.74
0	Allocation	05-108-050-00	11/14/2023	\$672,000	8,189	\$525,279	\$672,000	\$133,594	\$16.31
0	Extraction	05-108-050-00	11/14/2023	\$672,000	8,189	\$525,279	\$672,000	\$146,721	\$17.92
0	Extraction	05-108-024-00	8/28/2023	\$745,000	9,409	\$560,011	\$745,000	\$184,989	\$19.66

v=A*X^B			Prior Year			Calculated From Analysis			Used (Concluded Land Values)		
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change			
2,500	\$5.01	\$12,525	\$27.23	\$68,075	443.51%	\$27.23	\$68,075	443.51%			
5,000	\$6.14	\$30,700	\$14.44	\$72,200	135.18%	\$14.44	\$72,200	135.18%			
7,500	\$6.92	\$51,900	\$9.96	\$74,700	43.93%	\$9.96	\$74,700	43.93%			
10,000	\$7.53	\$75,300	\$7.65	\$76,500	1.59%	\$7.65	\$76,500	1.59%			
12,500	\$8.04	\$100,500	\$6.24	\$78,000	-22.39%	\$6.24	\$78,000	-22.39%			
15,000	\$8.49	\$127,350	\$5.28	\$79,200	-37.81%	\$5.28	\$79,200	-37.81%			
20,000	\$9.24	\$184,800	\$4.06	\$81,200	-56.06%	\$4.06	\$81,200	-56.06%			
25,000	\$9.87	\$246,750	\$3.31	\$82,750	-66.46%	\$3.31	\$82,750	-66.46%			
30,000	\$10.41	\$312,300	\$2.80	\$84,000	-73.10%	\$2.80	\$84,000	-73.10%			
40,000	\$11.33	\$453,200	\$2.15	\$86,000	-81.02%	\$2.15	\$86,000	-81.02%			
50,000	\$12.10	\$605,000	\$1.75	\$87,500	-85.54%	\$1.75	\$87,500	-85.54%			
60,000	\$12.77	\$766,200	\$1.48	\$88,800	-88.41%	\$1.48	\$88,800	-88.41%			
87,120	\$14.25	\$1,241,460	\$1.05	\$91,476	-92.63%	\$1.05	\$91,476	-92.63%			
130,680	\$16.06	\$2,098,721	\$0.73	\$95,396	-95.45%	\$0.73	\$95,396	-95.45%			
174,240	\$17.48	\$3,045,715	\$0.56	\$97,574	-96.80%	\$0.56	\$97,574	-96.80%			
217,800	\$18.67	\$4,066,326	\$0.46	\$100,188	-97.54%	\$0.46	\$100,188	-97.54%			
435,600	\$22.89	\$9,970,884	\$0.24	\$104,544	-98.95%	\$0.24	\$104,544	-98.95%			
653,400	\$25.80	\$16,857,720	\$0.17	\$111,078	-99.34%	\$0.17	\$111,078	-99.34%			
871,200	\$28.08	\$24,463,296	\$0.13	\$113,256	-99.54%	\$0.13	\$113,256	-99.54%			
1,089,000	\$29.98	\$32,648,220	\$0.10	\$108,900	-99.67%	\$0.10	\$108,900	-99.67%			
A= 0.5		B= 0.2945	A&B:	35,233.07	-0.9158	A&B:	35,233.07	-0.9158			
Refresh Data	<<- Button										
	Set X and Y maximums for chart for zoom control										
	X Max:		17,729		(1 to 17,729)		Y Max: \$19.66 (\$1 to \$19.66)				
Land Allocation %:			19.88%		Calculated Allocation %:			19.88%			