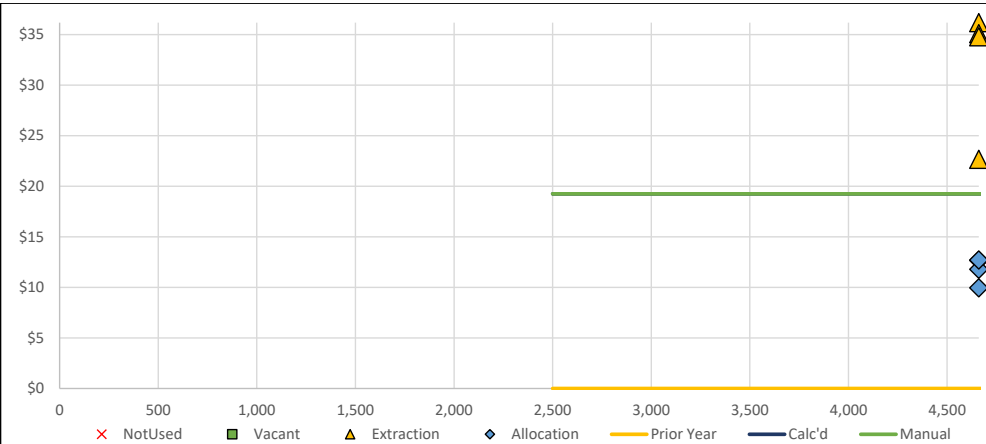


42200 Emerald Bluffs
2025 Land Value Study



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
1	Extraction	05-112-002-00	10/17/2022	\$295,000	4,661	\$126,365	\$295,000	\$168,635	\$36.18
1	Extraction	05-112-008-00	11/8/2022	\$232,000	4,661	\$126,365	\$232,000	\$105,635	\$22.66
1	Extraction	05-112-037-00	9/21/2022	\$275,000	4,661	\$111,480	\$275,000	\$163,520	\$35.08
1	Extraction	05-112-044-00	4/28/2023	\$296,000	4,661	\$133,847	\$296,000	\$162,153	\$34.79
1	Allocation	05-112-002-00	10/17/2022	\$295,000	4,661	\$126,365	\$295,000	\$59,000	\$12.66
1	Allocation	05-112-008-00	11/8/2022	\$232,000	4,661	\$126,365	\$232,000	\$46,400	\$9.95
1	Allocation	05-112-037-00	9/21/2022	\$275,000	4,661	\$111,480	\$275,000	\$55,000	\$11.80
1	Allocation	05-112-044-00	4/28/2023	\$296,000	4,661	\$133,847	\$296,000	\$59,200	\$12.70

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	\$19.25	\$48,125	Unused	\$19.25	\$48,125	Unused			
5,000	Unused	Unused	\$19.25	\$96,250	Unused	\$19.25	\$96,250	Unused			
7,500	Unused	Unused	\$19.25	\$144,375	Unused	\$19.25	\$144,375	Unused			
10,000	Unused	Unused	\$19.25	\$192,500	Unused	\$19.25	\$192,500	Unused			
12,500	Unused	Unused	\$19.25	\$240,625	Unused	\$19.25	\$240,625	Unused			
15,000	Unused	Unused	\$19.25	\$288,750	Unused	\$19.25	\$288,750	Unused			
20,000	Unused	Unused	\$19.25	\$385,000	Unused	\$19.25	\$385,000	Unused			
25,000	Unused	Unused	\$19.25	\$481,250	Unused	\$19.25	\$481,250	Unused			
30,000	Unused	Unused	\$19.25	\$577,500	Unused	\$19.25	\$577,500	Unused			
40,000	Unused	Unused	\$19.25	\$770,000	Unused	\$19.25	\$770,000	Unused			
50,000	Unused	Unused	\$19.25	\$962,500	Unused	\$19.25	\$962,500	Unused			
60,000	Unused	Unused	\$19.25	\$1,155,000	Unused	\$19.25	\$1,155,000	Unused			
87,120	Unused	Unused	\$19.25	\$1,677,060	Unused	\$19.25	\$1,677,060	Unused			
130,680	Unused	Unused	\$19.25	\$2,515,590	Unused	\$19.25	\$2,515,590	Unused			
174,240	Unused	Unused	\$19.25	\$3,354,120	Unused	\$19.25	\$3,354,120	Unused			
217,800	Unused	Unused	\$19.25	\$4,192,650	Unused	\$19.25	\$4,192,650	Unused			
435,600	Unused	Unused	\$19.25	\$8,385,300	Unused	\$19.25	\$8,385,300	Unused			
653,400	Unused	Unused	\$19.25	\$12,577,950	Unused	\$19.25	\$12,577,950	Unused			
871,200	Unused	Unused	\$19.25	\$16,770,600	Unused	\$19.25	\$16,770,600	Unused			
1,089,000	Unused	Unused	\$19.25	\$20,963,250	Unused	\$19.25	\$20,963,250	Unused			
A=0		B=0	A&B:	19.25	0.0000	A&B:	19.25	0.0000			
Refresh Data	<-- Button										
	Set X and Y maximums for chart for zoom control										
	X Max:	4.661	(1 to 4,661)	Y Max:	\$36.18	(\$1 to \$36.18)					
Land Allocation %:		20.00%	Calculated Allocation %:				57.08%				