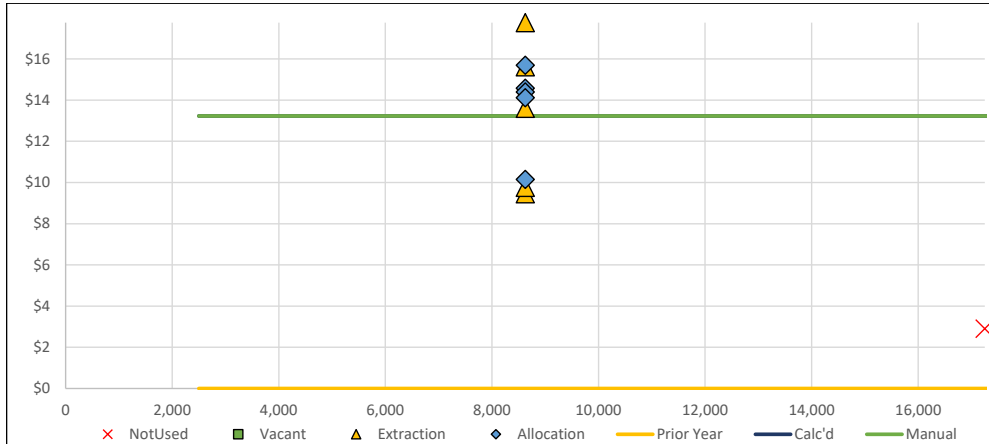


42250 Emerald Hills 2025 Land Value Study



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
0	Vacant	05-114-050-00	11/14/2023	\$50,000	17,250	\$0	\$50,000	\$50,000	\$2.90
1	Extraction	05-114-004-00	5/11/2022	\$275,000	8,625	\$193,491	\$275,000	\$81,509	\$9.45
1	Extraction	05-114-021-00	3/28/2023	\$395,000	8,625	\$241,861	\$395,000	\$153,139	\$17.76
1	Extraction	05-114-039-00	7/11/2023	\$425,000	8,625	\$340,823	\$425,000	\$84,177	\$9.76
1	Extraction	05-114-054-00	5/2/2022	\$390,000	8,625	\$272,677	\$390,000	\$117,323	\$13.60
1	Extraction	05-114-055-00	6/30/2022	\$382,500	8,625	\$247,813	\$382,500	\$134,687	\$15.62
1	Allocation	05-114-004-00	5/11/2022	\$275,000	8,625	\$193,491	\$275,000	\$87,560	\$10.15
1	Allocation	05-114-021-00	3/28/2023	\$395,000	8,625	\$241,861	\$395,000	\$125,768	\$14.58
1	Allocation	05-114-039-00	7/11/2023	\$425,000	8,625	\$340,823	\$425,000	\$135,320	\$15.69
1	Allocation	05-114-054-00	5/2/2022	\$390,000	8,625	\$272,677	\$390,000	\$124,176	\$14.40
1	Allocation	05-114-055-00	6/30/2022	\$382,500	8,625	\$247,813	\$382,500	\$121,788	\$14.12

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	\$13.23	\$33,075	Unused	\$13.23	\$33,075	Unused			
5,000	Unused	Unused	\$13.23	\$66,150	Unused	\$13.23	\$66,150	Unused			
7,500	Unused	Unused	\$13.23	\$99,225	Unused	\$13.23	\$99,225	Unused			
10,000	Unused	Unused	\$13.23	\$132,300	Unused	\$13.23	\$132,300	Unused			
12,500	Unused	Unused	\$13.23	\$165,375	Unused	\$13.23	\$165,375	Unused			
15,000	Unused	Unused	\$13.23	\$198,450	Unused	\$13.23	\$198,450	Unused			
20,000	Unused	Unused	\$13.23	\$264,600	Unused	\$13.23	\$264,600	Unused			
25,000	Unused	Unused	\$13.23	\$330,750	Unused	\$13.23	\$330,750	Unused			
30,000	Unused	Unused	\$13.23	\$396,900	Unused	\$13.23	\$396,900	Unused			
40,000	Unused	Unused	\$13.23	\$529,200	Unused	\$13.23	\$529,200	Unused			
50,000	Unused	Unused	\$13.23	\$661,500	Unused	\$13.23	\$661,500	Unused			
60,000	Unused	Unused	\$13.23	\$793,800	Unused	\$13.23	\$793,800	Unused			
87,120	Unused	Unused	\$13.23	\$1,152,598	Unused	\$13.23	\$1,152,598	Unused			
130,680	Unused	Unused	\$13.23	\$1,728,896	Unused	\$13.23	\$1,728,896	Unused			
174,240	Unused	Unused	\$13.23	\$2,305,195	Unused	\$13.23	\$2,305,195	Unused			
217,800	Unused	Unused	\$13.23	\$2,881,494	Unused	\$13.23	\$2,881,494	Unused			
435,600	Unused	Unused	\$13.23	\$5,762,988	Unused	\$13.23	\$5,762,988	Unused			
653,400	Unused	Unused	\$13.23	\$8,644,482	Unused	\$13.23	\$8,644,482	Unused			
871,200	Unused	Unused	\$13.23	\$11,525,976	Unused	\$13.23	\$11,525,976	Unused			
1,089,000	Unused	Unused	\$13.23	\$14,407,470	Unused	\$13.23	\$14,407,470	Unused			
A = 0		B = 0	A&B:	13.23	0.0000	A&B:		13.23	0.0000		
Refresh Data	<-- Button		Set X and Y maximums for chart for zoom control								
	X Max:		17,250	(1 to 17,250)		Y Max:	\$17.76	(\$1 to \$17.76)			
	Land Allocation %:		31.84%		Calculated Allocation %:		31.84%				