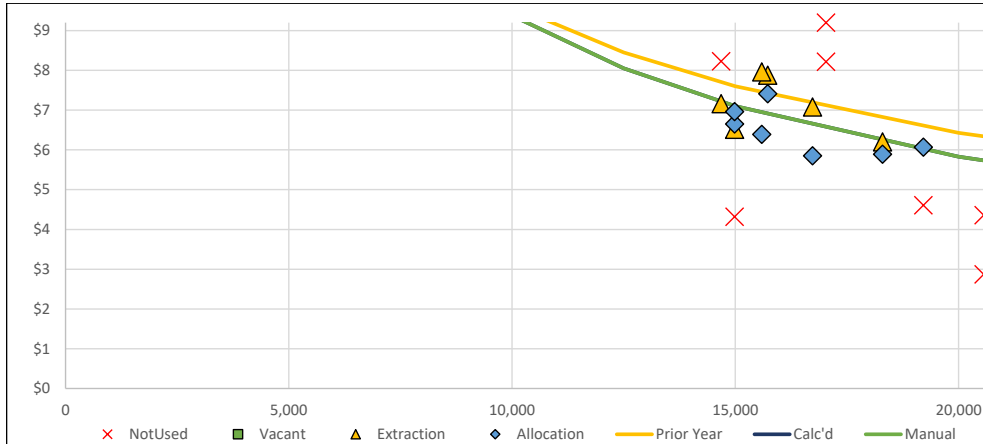


42500 Garfield Influence 2025 Land Value Study



SqFt	Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$21.50	\$53,750	\$24.26	\$60,650	12.84%	\$24.26	\$60,650	12.84%
5,000	\$14.38	\$71,900	\$15.09	\$75,450	4.94%	\$15.09	\$75,450	4.94%
7,500	\$11.37	\$85,275	\$11.42	\$85,650	0.44%	\$11.42	\$85,650	0.44%
10,000	\$9.62	\$96,200	\$9.38	\$93,800	-2.49%	\$9.38	\$93,800	-2.49%
12,500	\$8.45	\$105,625	\$8.05	\$100,625	-4.73%	\$8.05	\$100,625	-4.73%
15,000	\$7.60	\$114,000	\$7.10	\$106,500	-6.58%	\$7.10	\$106,500	-6.58%
20,000	\$6.43	\$128,600	\$5.83	\$116,600	-9.33%	\$5.83	\$116,600	-9.33%
25,000	\$5.65	\$141,250	\$5.00	\$125,000	-11.50%	\$5.00	\$125,000	-11.50%
30,000	\$5.08	\$152,400	\$4.42	\$132,600	-12.99%	\$4.42	\$132,600	-12.99%
40,000	\$4.30	\$172,000	\$3.63	\$145,200	-15.58%	\$3.63	\$145,200	-15.58%
50,000	\$3.78	\$189,000	\$3.11	\$155,500	-17.72%	\$3.11	\$155,500	-17.72%
60,000	\$3.40	\$204,000	\$2.75	\$165,000	-19.12%	\$2.75	\$165,000	-19.12%
87,120	\$2.74	\$238,709	\$2.13	\$185,566	-22.26%	\$2.13	\$185,566	-22.26%
130,680	\$2.16	\$282,269	\$1.61	\$210,395	-25.46%	\$1.61	\$210,395	-25.46%
174,240	\$1.83	\$318,859	\$1.32	\$229,997	-27.87%	\$1.32	\$229,997	-27.87%
217,800	\$1.61	\$350,658	\$1.13	\$246,114	-29.81%	\$1.13	\$246,114	-29.81%
435,600	\$1.08	\$470,448	\$0.71	\$309,276	-34.26%	\$0.71	\$309,276	-34.26%
653,400	\$0.85	\$555,390	\$0.53	\$346,302	-37.65%	\$0.53	\$346,302	-37.65%
871,200	\$0.72	\$627,264	\$0.44	\$383,328	-38.89%	\$0.44	\$383,328	-38.89%
1,089,000	\$0.63	\$686,070	\$0.38	\$413,820	-39.68%	\$0.38	\$413,820	-39.68%
Refresh Data	A= 2015.2 B= -0.5803		A&B: 5,182.86		-0.6856	A&B: 5,182.86		-0.6856
	<- Button							
	Set X and Y maximums for chart for zoom control							
	X Max:		20,560	(1 to 20,560)		Y Max:	\$9.20	(\$1 to \$9.20)
Land Allocation %:		38.35%		Calculated Allocation %:		38.35%		

Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
0	Extraction	05-210-010-00	6/27/2022	\$234,000	20,560	\$174,985	\$234,000	\$59,015	\$2.87
0	Extraction	05-075-017-00	8/5/2022	\$260,000	14,985	\$195,286	\$260,000	\$64,714	\$4.32
0	Allocation	05-210-010-00	6/27/2022	\$234,000	20,560	\$174,985	\$234,000	\$89,739	\$4.36
0	Extraction	05-210-027-00	3/13/2023	\$304,000	19,210	\$215,489	\$304,000	\$88,511	\$4.61
1	Allocation	05-210-004-00	2/27/2024	\$255,000	16,727	\$136,609	\$255,000	\$97,793	\$5.85
1	Allocation	05-110-028-00	12/22/2023	\$280,900	18,295	\$167,551	\$280,900	\$107,725	\$5.89
1	Allocation	05-210-027-00	3/13/2023	\$304,000	19,210	\$215,489	\$304,000	\$116,584	\$6.07
1	Extraction	05-110-028-00	12/22/2023	\$280,900	18,295	\$167,551	\$280,900	\$113,349	\$6.20
1	Allocation	05-350-005-00	12/12/2022	\$260,000	15,594	\$135,869	\$260,000	\$99,710	\$6.39
1	Extraction	05-075-009-00	3/22/2024	\$272,000	14,985	\$174,269	\$272,000	\$97,731	\$6.52
1	Allocation	05-075-017-00	8/5/2022	\$260,000	14,985	\$195,286	\$260,000	\$99,710	\$6.65
1	Allocation	05-075-009-00	3/22/2024	\$272,000	14,985	\$174,269	\$272,000	\$104,312	\$6.96
1	Extraction	05-210-004-00	2/27/2024	\$255,000	16,727	\$136,609	\$255,000	\$118,391	\$7.08
1	Extraction	05-075-052-00	12/13/2023	\$315,000	14,680	\$209,925	\$315,000	\$105,075	\$7.16
1	Allocation	05-110-021-00	12/22/2022	\$304,000	15,725	\$180,072	\$304,000	\$116,584	\$7.41
1	Extraction	05-110-021-00	12/22/2022	\$304,000	15,725	\$180,072	\$304,000	\$123,928	\$7.88
1	Extraction	05-350-005-00	12/12/2022	\$260,000	15,594	\$135,869	\$260,000	\$124,131	\$7.96
0	Allocation	05-110-048-00	10/14/2022	\$365,000	17,032	\$208,232	\$365,000	\$139,978	\$8.22
0	Allocation	05-075-052-00	12/13/2023	\$315,000	14,680	\$209,925	\$315,000	\$120,803	\$8.23
0	Extraction	05-110-048-00	10/14/2022	\$365,000	17,032	\$208,232	\$365,000	\$156,768	\$9.20