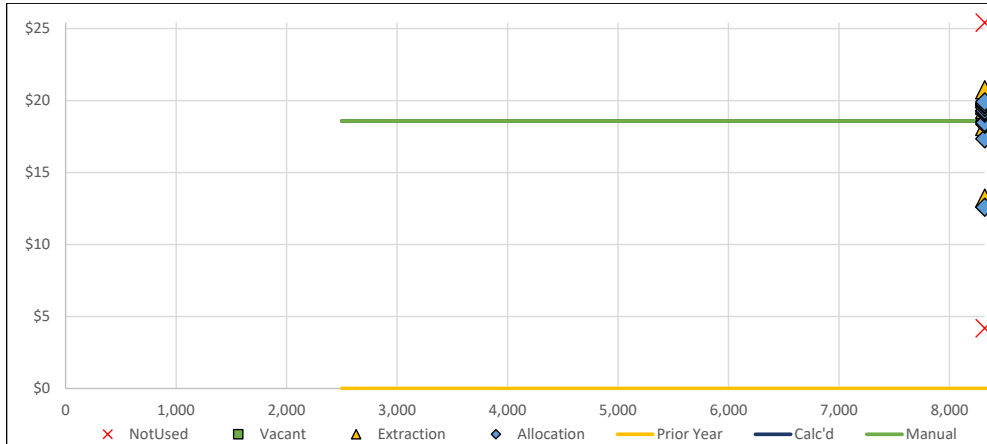


42600 Garfield Condos
2025 Land Value Study



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
0	Extraction	05-122-058-00	12/30/2022	\$225,000	8,320	\$190,214	\$225,000	\$34,786	\$4.18
1	Allocation	05-122-058-00	12/30/2022	\$225,000	8,320	\$190,214	\$225,000	\$104,715	\$12.59
1	Extraction	05-122-010-00	7/29/2022	\$310,000	8,320	\$199,995	\$310,000	\$110,005	\$13.22
1	Allocation	05-122-010-00	7/29/2022	\$310,000	8,320	\$199,995	\$310,000	\$144,274	\$17.34
1	Extraction	05-122-024-00	11/18/2022	\$328,000	8,320	\$176,507	\$328,000	\$151,493	\$18.21
1	Allocation	05-122-024-00	11/18/2022	\$328,000	8,320	\$176,507	\$328,000	\$152,651	\$18.35
1	Allocation	05-122-055-00	10/11/2023	\$330,000	8,320	\$160,391	\$330,000	\$153,582	\$18.46
1	Allocation	05-122-001-00	5/8/2023	\$342,000	8,320	\$182,679	\$342,000	\$159,167	\$19.13
1	Extraction	05-122-001-00	5/8/2023	\$342,000	8,320	\$182,679	\$342,000	\$159,321	\$19.15
1	Allocation	05-122-024-00	3/13/2024	\$344,000	8,320	\$176,507	\$344,000	\$160,098	\$19.24
1	Allocation	05-122-019-00	3/4/2024	\$345,000	8,320	\$176,423	\$345,000	\$160,563	\$19.30
1	Extraction	05-122-067-00	6/19/2023	\$356,000	8,320	\$194,668	\$356,000	\$161,332	\$19.39
1	Allocation	05-122-032-00	9/25/2023	\$349,000	8,320	\$137,573	\$349,000	\$162,425	\$19.52
1	Extraction	05-122-076-00	5/5/2023	\$353,000	8,320	\$189,266	\$353,000	\$163,734	\$19.68
1	Allocation	05-122-006-00	7/26/2023	\$352,000	8,320	\$179,385	\$352,000	\$163,821	\$19.69
1	Allocation	05-122-076-00	5/5/2023	\$353,000	8,320	\$189,266	\$353,000	\$164,286	\$19.75
1	Allocation	05-122-067-00	6/19/2023	\$356,000	8,320	\$194,668	\$356,000	\$165,682	\$19.91
1	Extraction	05-122-024-00	3/13/2024	\$344,000	8,320	\$176,507	\$344,000	\$167,493	\$20.13
1	Extraction	05-122-019-00	3/4/2024	\$345,000	8,320	\$176,423	\$345,000	\$168,577	\$20.26
1	Extraction	05-122-055-00	10/11/2023	\$330,000	8,320	\$160,391	\$330,000	\$169,609	\$20.39
1	Extraction	05-122-006-00	7/26/2023	\$352,000	8,320	\$179,385	\$352,000	\$172,615	\$20.75
0	Extraction	05-122-032-00	9/25/2023	\$349,000	8,320	\$137,573	\$349,000	\$211,427	\$25.41

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	\$18.58	\$46,450	Unused	\$18.58	\$46,450	Unused			
5,000	Unused	Unused	\$18.58	\$92,900	Unused	\$18.58	\$92,900	Unused			
7,500	Unused	Unused	\$18.58	\$139,350	Unused	\$18.58	\$139,350	Unused			
10,000	Unused	Unused	\$18.58	\$185,800	Unused	\$18.58	\$185,800	Unused			
12,500	Unused	Unused	\$18.58	\$232,250	Unused	\$18.58	\$232,250	Unused			
15,000	Unused	Unused	\$18.58	\$278,700	Unused	\$18.58	\$278,700	Unused			
20,000	Unused	Unused	\$18.58	\$371,600	Unused	\$18.58	\$371,600	Unused			
25,000	Unused	Unused	\$18.58	\$464,500	Unused	\$18.58	\$464,500	Unused			
30,000	Unused	Unused	\$18.58	\$557,400	Unused	\$18.58	\$557,400	Unused			
40,000	Unused	Unused	\$18.58	\$743,200	Unused	\$18.58	\$743,200	Unused			
50,000	Unused	Unused	\$18.58	\$929,000	Unused	\$18.58	\$929,000	Unused			
60,000	Unused	Unused	\$18.58	\$1,114,800	Unused	\$18.58	\$1,114,800	Unused			
87,120	Unused	Unused	\$18.58	\$1,618,690	Unused	\$18.58	\$1,618,690	Unused			
130,680	Unused	Unused	\$18.58	\$2,428,034	Unused	\$18.58	\$2,428,034	Unused			
174,240	Unused	Unused	\$18.58	\$3,237,379	Unused	\$18.58	\$3,237,379	Unused			
217,800	Unused	Unused	\$18.58	\$4,046,724	Unused	\$18.58	\$4,046,724	Unused			
435,600	Unused	Unused	\$18.58	\$8,093,448	Unused	\$18.58	\$8,093,448	Unused			
653,400	Unused	Unused	\$18.58	\$12,140,172	Unused	\$18.58	\$12,140,172	Unused			
871,200	Unused	Unused	\$18.58	\$16,186,896	Unused	\$18.58	\$16,186,896	Unused			
1,089,000	Unused	Unused	\$18.58	\$20,233,620	Unused	\$18.58	\$20,233,620	Unused			
A=0		B=0	A&B:	18.58	0.0000	A&B:	18.58	0.0000			
Refresh Data	<- Button										
	Set X and Y maximums for chart for zoom control										
	X Max:		8,320	(1 to 8,320)	Y Max:	\$25.41	(\$1 to \$25.41)				
Land Allocation %:		46.54%		Calculated Allocation %:		46.54%					