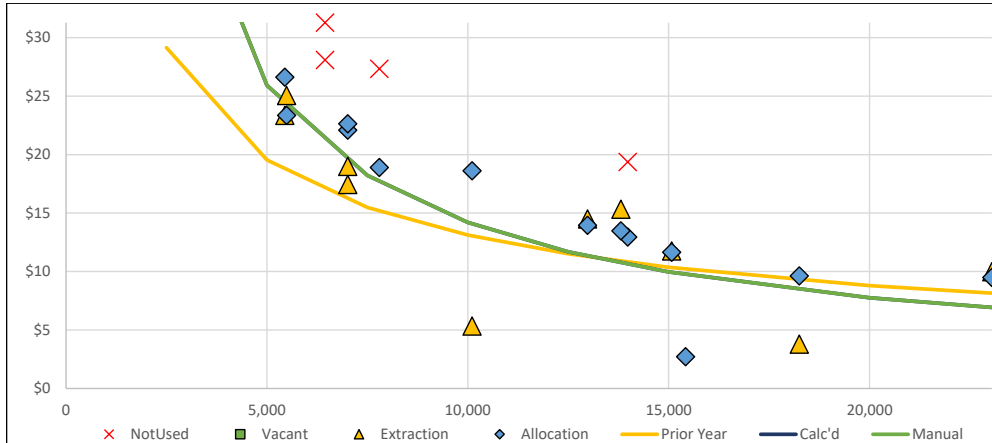


43000 Golf Subs
2025 Land Value Study



V=A*X^B	Prior Year			Calculated From Analysis			Used (Concluded Land Values)		
	SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$29.14	\$72,850	\$47.34	\$118,350	62.46%	\$47.34	\$118,350	62.46%	
5,000	\$19.54	\$97,700	\$25.92	\$129,600	32.65%	\$25.92	\$129,600	32.65%	
7,500	\$15.47	\$116,025	\$18.22	\$136,650	17.78%	\$18.22	\$136,650	17.78%	
10,000	\$13.11	\$131,100	\$14.19	\$141,900	8.24%	\$14.19	\$141,900	8.24%	
12,500	\$11.52	\$144,000	\$11.68	\$146,000	1.39%	\$11.68	\$146,000	1.39%	
15,000	\$10.37	\$155,550	\$9.97	\$149,550	-3.86%	\$9.97	\$149,550	-3.86%	
20,000	\$8.79	\$175,800	\$7.76	\$155,200	-11.72%	\$7.76	\$155,200	-11.72%	
25,000	\$7.73	\$193,250	\$6.40	\$160,000	-17.21%	\$6.40	\$160,000	-17.21%	
30,000	\$6.96	\$208,800	\$5.46	\$163,800	-21.55%	\$5.46	\$163,800	-21.55%	
40,000	\$5.89	\$235,600	\$4.25	\$170,000	-27.84%	\$4.25	\$170,000	-27.84%	
50,000	\$5.18	\$259,000	\$3.50	\$175,000	-32.43%	\$3.50	\$175,000	-32.43%	
60,000	\$4.67	\$280,200	\$2.99	\$179,400	-35.97%	\$2.99	\$179,400	-35.97%	
87,120	\$3.76	\$327,571	\$2.16	\$188,179	-42.55%	\$2.16	\$188,179	-42.55%	
130,680	\$2.98	\$389,426	\$1.52	\$198,634	-48.99%	\$1.52	\$198,634	-48.99%	
174,240	\$2.52	\$439,085	\$1.18	\$205,603	-53.17%	\$1.18	\$205,603	-53.17%	
217,800	\$2.22	\$483,516	\$0.97	\$211,266	-56.31%	\$0.97	\$211,266	-56.31%	
435,600	\$1.49	\$649,044	\$0.53	\$230,868	-64.43%	\$0.53	\$230,868	-64.43%	
653,400	\$1.18	\$771,012	\$0.37	\$241,758	-68.64%	\$0.37	\$241,758	-68.64%	
871,200	\$1.00	\$871,200	\$0.29	\$252,648	-71.00%	\$0.29	\$252,648	-71.00%	
1,089,000	\$0.88	\$958,320	\$0.24	\$261,360	-72.73%	\$0.24	\$261,360	-72.73%	
A= 2.651,391			B= -0.5765			A&B: 42,603.27			

Refresh
Data

Set X and Y maximums for chart for zoom control			
X Max:	23,043	(1 to 23,043)	Y Max: \$31.28 (\$1 to \$31.28)
Land Allocation %:	27.86%	Calculated Allocation %:	27.86%

Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LandResid	\$/SF
0	Extraction	05-446-011-00	7/28/2022	\$150,000	15,420	\$834,748	\$150,000	-\$684,748	(\$44.41)
1	Allocation	05-446-011-00	7/28/2022	\$150,000	15,420	\$834,748	\$150,000	\$41,790	\$2.71
1	Extraction	05-101-006-00	1/6/2023	\$630,530	18,252	\$561,223	\$630,530	\$69,307	\$3.80
1	Extraction	05-091-003-00	9/22/2023	\$675,000	10,106	\$620,915	\$675,000	\$54,085	\$5.35
1	Allocation	05-098-010-00	6/22/2023	\$784,900	23,043	\$554,839	\$784,900	\$218,673	\$9.49
1	Allocation	05-101-006-00	1/6/2023	\$630,530	18,252	\$561,223	\$630,530	\$175,666	\$9.62
1	Extraction	05-098-010-00	6/22/2023	\$784,900	23,043	\$554,839	\$784,900	\$230,061	\$9.98
1	Allocation	05-098-013-00	2/29/2024	\$630,000	15,072	\$452,765	\$630,000	\$175,518	\$11.65
1	Extraction	05-098-013-00	2/29/2024	\$630,000	15,072	\$452,765	\$630,000	\$177,235	\$11.76
1	Allocation	05-101-027-00	5/9/2023	\$649,900	13,983	\$379,166	\$649,900	\$181,062	\$12.95
1	Allocation	05-446-047-00	4/10/2023	\$667,500	13,809	\$455,852	\$667,500	\$185,966	\$13.47
1	Allocation	05-446-048-00	5/11/2023	\$650,000	12,981	\$461,819	\$650,000	\$181,090	\$13.95
1	Extraction	05-446-048-00	5/11/2023	\$650,000	12,981	\$461,819	\$650,000	\$188,181	\$14.50
1	Extraction	05-446-047-00	4/10/2023	\$667,500	13,809	\$455,852	\$667,500	\$211,648	\$15.33
1	Extraction	05-093-014-00	8/9/2022	\$556,000	7,013	\$433,644	\$556,000	\$122,356	\$17.45
1	Allocation	05-091-003-00	9/22/2023	\$675,000	10,106	\$620,915	\$675,000	\$188,055	\$18.61
1	Allocation	05-102-014-00	10/17/2022	\$529,000	7,797	\$315,848	\$529,000	\$147,379	\$18.90
1	Extraction	05-093-015-02	7/7/2022	\$570,000	7,013	\$436,833	\$570,000	\$133,167	\$18.99
0	Extraction	05-101-027-00	5/9/2023	\$649,900	13,983	\$379,166	\$649,900	\$270,734	\$19.36
1	Allocation	05-093-014-00	8/9/2022	\$556,000	7,013	\$433,644	\$556,000	\$154,902	\$22.09
1	Allocation	05-093-015-02	7/7/2022	\$570,000	7,013	\$436,833	\$570,000	\$158,802	\$22.64
1	Extraction	05-102-004-00	8/1/2022	\$520,000	5,445	\$392,853	\$520,000	\$127,147	\$23.35
1	Allocation	05-102-011-00	8/21/2023	\$460,000	5,489	\$322,507	\$460,000	\$128,156	\$23.35
1	Extraction	05-102-011-00	8/21/2023	\$460,000	5,489	\$322,507	\$460,000	\$137,493	\$25.05
1	Allocation	05-102-004-00	8/1/2022	\$520,000	5,445	\$392,853	\$520,000	\$144,872	\$26.61
0	Extraction	05-102-014-00	10/17/2022	\$529,000	7,797	\$315,848	\$529,000	\$213,152	\$27.34
0	Allocation	05-093-024-00	11/16/2023	\$650,000	6,447	\$448,351	\$650,000	\$181,090	\$28.09
0	Extraction	05-093-024-00	11/16/2023	\$650,000	6,447	\$448,351	\$650,000	\$201,649	\$31.28