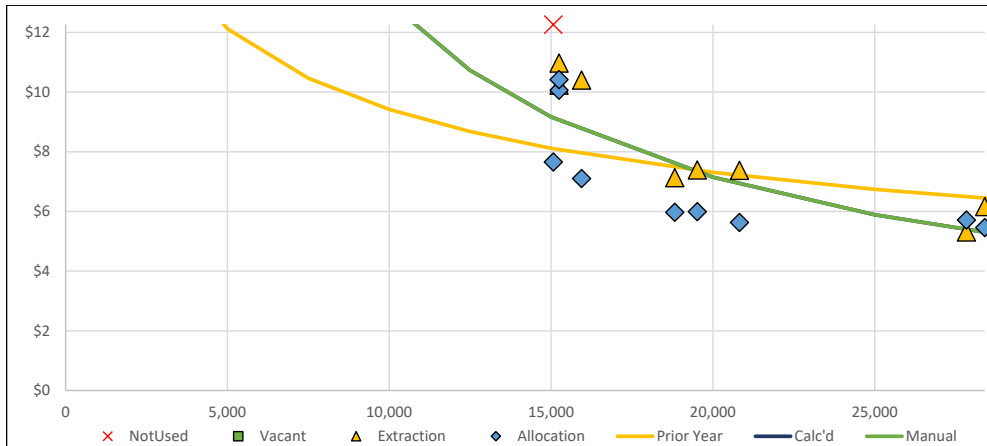


44000 Heritage Estates
2025 Land Value Study



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	TimeAdj\$	LndResid	\$/SF
1	Extraction	05-149-041-00	6/16/2022	\$495,000	27,835	\$347,057	\$495,000	\$147,943	\$5.31
1	Allocation	05-154-155-00	6/16/2023	\$483,500	28,401	\$308,409	\$483,500	\$155,155	\$5.46
1	Allocation	05-149-001-00	8/24/2023	\$365,000	20,822	\$211,389	\$365,000	\$117,129	\$5.63
1	Allocation	05-149-041-00	6/16/2022	\$495,000	27,835	\$347,057	\$495,000	\$158,846	\$5.71
1	Allocation	05-154-135-00	2/24/2023	\$350,000	18,818	\$215,773	\$350,000	\$112,315	\$5.97
1	Allocation	05-154-170-00	8/1/2022	\$364,000	19,515	\$219,714	\$364,000	\$116,808	\$5.99
1	Extraction	05-154-155-00	6/16/2023	\$483,500	28,401	\$308,409	\$483,500	\$175,091	\$6.16
1	Allocation	05-154-149-00	12/8/2023	\$352,500	15,943	\$186,684	\$352,500	\$113,117	\$7.10
1	Extraction	05-154-135-00	2/24/2023	\$350,000	18,818	\$215,773	\$350,000	\$134,227	\$7.13
1	Extraction	05-149-001-00	8/24/2023	\$365,000	20,822	\$211,389	\$365,000	\$153,611	\$7.38
1	Extraction	05-154-170-00	8/1/2022	\$364,000	19,515	\$219,714	\$364,000	\$144,286	\$7.39
1	Allocation	05-153-122-00	10/30/2023	\$360,000	15,072	\$175,220	\$360,000	\$115,524	\$7.66
1	Allocation	05-152-083-00	9/13/2023	\$478,000	15,246	\$310,764	\$478,000	\$153,390	\$10.06
1	Extraction	05-152-085-00	3/5/2024	\$495,000	15,246	\$339,036	\$495,000	\$155,964	\$10.23
1	Extraction	05-154-149-00	12/8/2023	\$352,500	15,943	\$186,684	\$352,500	\$165,816	\$10.40
1	Allocation	05-152-085-00	3/5/2024	\$495,000	15,246	\$339,036	\$495,000	\$158,846	\$10.42
1	Extraction	05-152-083-00	9/13/2023	\$478,000	15,246	\$310,764	\$478,000	\$167,236	\$10.97
0	Extraction	05-153-122-00	10/30/2023	\$360,000	15,072	\$175,220	\$360,000	\$184,780	\$12.26

v=A*X^B	Prior Year			Calculated From Analysis			Used (Concluded Land Values)		
	SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$15.61	\$39,025	\$43.14	\$107,850	176.36%	\$43.14	\$107,850	176.36%	
5,000	\$12.12	\$60,600	\$23.70	\$118,500	95.54%	\$23.70	\$118,500	95.54%	
7,500	\$10.46	\$78,450	\$16.69	\$125,175	59.56%	\$16.69	\$125,175	59.56%	
10,000	\$9.42	\$94,200	\$13.01	\$130,100	38.11%	\$13.01	\$130,100	38.11%	
12,500	\$8.68	\$108,500	\$10.73	\$134,125	23.62%	\$10.73	\$134,125	23.62%	
15,000	\$8.12	\$121,800	\$9.17	\$137,550	12.93%	\$9.17	\$137,550	12.93%	
20,000	\$7.31	\$146,200	\$7.15	\$143,000	-2.19%	\$7.15	\$143,000	-2.19%	
25,000	\$6.74	\$168,500	\$5.89	\$147,250	-12.61%	\$5.89	\$147,250	-12.61%	
30,000	\$6.31	\$189,300	\$5.03	\$150,900	-20.29%	\$5.03	\$150,900	-20.29%	
40,000	\$5.68	\$227,200	\$3.93	\$157,200	-30.81%	\$3.93	\$157,200	-30.81%	
50,000	\$5.23	\$261,500	\$3.24	\$162,000	-38.05%	\$3.24	\$162,000	-38.05%	
60,000	\$4.90	\$294,000	\$2.77	\$166,200	-43.47%	\$2.77	\$166,200	-43.47%	
87,120	\$4.27	\$372,002	\$2.00	\$174,240	-53.16%	\$2.00	\$174,240	-53.16%	
130,680	\$3.69	\$482,209	\$1.41	\$184,259	-61.79%	\$1.41	\$184,259	-61.79%	
174,240	\$3.32	\$578,477	\$1.10	\$191,664	-66.87%	\$1.10	\$191,664	-66.87%	
217,800	\$3.06	\$666,468	\$0.91	\$198,198	-70.26%	\$0.91	\$198,198	-70.26%	
435,600	\$2.38	\$1,036,728	\$0.50	\$217,800	-78.99%	\$0.50	\$217,800	-78.99%	
653,400	\$2.05	\$1,339,470	\$0.35	\$228,690	-82.93%	\$0.35	\$228,690	-82.93%	
871,200	\$1.85	\$1,611,720	\$0.27	\$235,224	-85.41%	\$0.27	\$235,224	-85.41%	
1,089,000	\$1.70	\$1,851,300	\$0.23	\$250,470	-86.47%	\$0.23	\$250,470	-86.47%	
Refresh Data	A= 271.06	B= -0.3648	A&B:	37,361.75	-0.8645	A&B:	37,361.75	-0.8645	
	<- Button								
	Set X and Y maximums for chart for zoom control								
	X Max:	28,401	(1 to 28,401)	Y Max:	\$12.26	(\$1 to \$12.26)			
Land Allocation %:		32.09%	Calculated Allocation %:		37.95%				