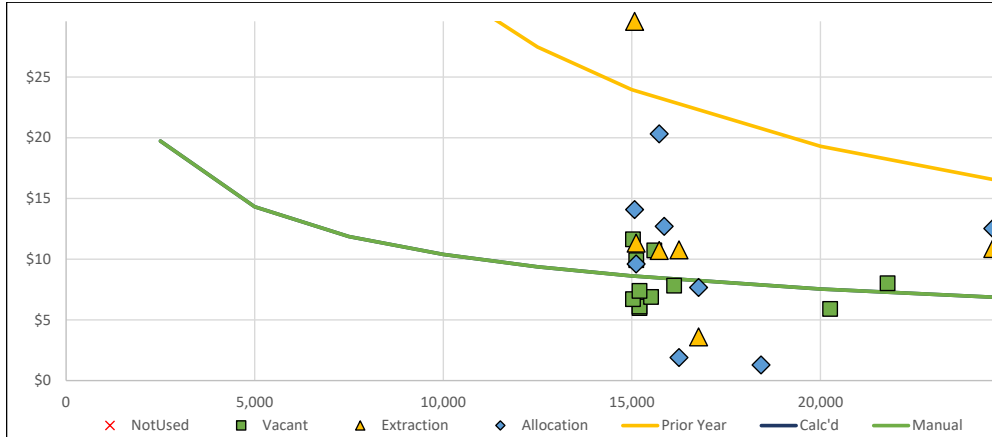


44500 Incochee
2025 Land Value Study



v=A *X^B		Prior Year				Calculated From Analysis			Used (Concluded Land Values)		
\$/ft	\$/F	Concluded \$	\$/F	Concluded \$	% Change	\$/F	Concluded \$	% Change			
2,500	\$92.23	\$230,575	\$19.73	\$49,325	-78.61%	\$19.73	\$49,325	-78.61%			
5,000	\$54.74	\$273,700	\$14.32	\$71,600	-73.84%	\$14.32	\$71,600	-73.84%			
7,500	\$40.35	\$302,625	\$11.87	\$89,025	-70.58%	\$11.87	\$89,025	-70.58%			
10,000	\$32.49	\$324,900	\$10.39	\$103,900	-68.02%	\$10.39	\$103,900	-68.02%			
12,500	\$27.47	\$343,375	\$9.37	\$117,125	-65.89%	\$9.37	\$117,125	-65.89%			
15,000	\$23.95	\$359,250	\$8.61	\$129,150	-64.05%	\$8.61	\$129,150	-64.05%			
20,000	\$19.29	\$385,800	\$7.54	\$150,800	-60.91%	\$7.54	\$150,800	-60.91%			
25,000	\$16.30	\$407,500	\$6.80	\$170,000	-58.28%	\$6.80	\$170,000	-58.28%			
30,000	\$14.21	\$426,300	\$6.25	\$187,500	-56.02%	\$6.25	\$187,500	-56.02%			
40,000	\$11.45	\$458,000	\$5.47	\$218,800	-52.23%	\$5.47	\$218,800	-52.23%			
50,000	\$9.68	\$484,000	\$4.93	\$246,500	-49.07%	\$4.93	\$246,500	-49.07%			
60,000	\$8.44	\$506,400	\$4.53	\$271,800	-46.33%	\$4.53	\$271,800	-46.33%			
87,120	\$6.37	\$554,954	\$3.82	\$332,798	-40.03%	\$3.82	\$332,798	-40.03%			
130,680	\$4.70	\$614,196	\$3.16	\$412,949	-32.77%	\$3.16	\$412,949	-32.77%			
174,240	\$3.78	\$658,627	\$2.77	\$482,645	-26.72%	\$2.77	\$482,645	-26.72%			
217,800	\$3.20	\$696,960	\$2.50	\$544,500	-21.88%	\$2.50	\$544,500	-21.88%			
435,600	\$1.90	\$827,640	\$1.81	\$788,436	-4.74%	\$1.81	\$788,436	-4.74%			
653,400	\$1.40	\$914,760	\$1.50	\$980,100	7.14%	\$1.50	\$980,100	7.14%			
871,200	\$1.13	\$984,456	\$1.31	\$1,141,272	15.93%	\$1.31	\$1,141,272	15.93%			
1,089,000	\$0.95	\$1,034,550	\$1.19	\$1,295,910	25.26%	\$1.19	\$1,295,910	25.26%			
A= 33279.43		B= -0.7526		A&B: 736.73 -0.4627		A&B: 736.73 -0.4627					
Refresh Data	<- Button			Set X and Y maximums for chart for zoom control							
	X Max:			24,568 (1 to 24,568)		Y Max: \$29.59 (\$1 to \$29.59)					
	Land Allocation %:			17.59%		Calculated Allocation %:		17.59%			

Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
1	Vacant	05-184-016-00	10/10/2024	\$175,000	21,780	\$0	\$175,000	\$175,000	\$8.03
1	Vacant	05-184-017-00	3/25/2022	\$119,900	20,255	\$0	\$119,900	\$119,900	\$5.92
1	Vacant	05-184-027-00	8/27/2023	\$150,000	15,115	\$0	\$150,000	\$150,000	\$9.92
1	Vacant	05-184-037-00	11/8/2021	\$91,000	15,202	\$0	\$91,000	\$91,000	\$5.99
1	Vacant	05-184-037-00	5/8/2023	\$92,900	15,202	\$0	\$92,900	\$92,900	\$6.11
1	Vacant	05-184-040-00	1/14/2022	\$107,000	15,507	\$0	\$107,000	\$107,000	\$6.90
1	Vacant	05-184-042-00	1/14/2022	\$100,900	15,028	\$0	\$100,900	\$100,900	\$6.71
1	Vacant	05-184-042-00	1/4/2024	\$175,000	15,028	\$0	\$175,000	\$175,000	\$11.64
1	Vacant	05-184-045-00	2/2/2023	\$126,000	16,117	\$0	\$126,000	\$126,000	\$7.82
1	Vacant	05-184-056-00	5/9/2022	\$112,500	15,202	\$0	\$112,500	\$112,500	\$7.40
1	Vacant	05-184-058-00	1/10/2024	\$167,500	15,594	\$0	\$167,500	\$167,500	\$10.74
1	Extraction	05-184-014-00	9/30/2024	\$1,817,000	15,725	\$1,648,417	\$1,817,000	\$168,583	\$10.72
0	Extraction	05-184-018-00	7/29/2022	\$135,000	18,426	\$366,829	\$135,000	-\$231,829	(\$12.58)
1	Extraction	05-184-022-00	5/11/2023	\$1,207,500	15,072	\$761,531	\$1,207,500	\$445,969	\$29.59
1	Extraction	05-184-029-00	5/25/2022	\$825,000	15,115	\$653,900	\$825,000	\$171,100	\$11.32
1	Extraction	05-184-034-00	7/8/2021	\$730,000	16,771	\$669,685	\$730,000	\$60,315	\$3.60
0	Extraction	05-184-041-00	11/22/2022	\$1,145,000	15,856	\$1,247,910	\$1,145,000	-\$102,910	(\$6.49)
1	Extraction	05-184-051-00	6/15/2023	\$1,750,000	24,568	\$1,482,671	\$1,750,000	\$267,329	\$10.88
1	Extraction	05-184-073-00	5/30/2023	\$175,000	16,248	\$0	\$175,000	\$175,000	\$10.77
1	Allocation	05-184-014-00	9/30/2024	\$1,817,000	15,725	\$1,648,417	\$1,817,000	\$319,610	\$20.32
1	Allocation	05-184-018-00	7/29/2022	\$135,000	18,426	\$366,829	\$135,000	\$23,747	\$1.29
1	Allocation	05-184-022-00	5/11/2023	\$1,207,500	15,072	\$761,531	\$1,207,500	\$212,399	\$14.09
1	Allocation	05-184-029-00	5/25/2022	\$825,000	15,115	\$653,900	\$825,000	\$145,118	\$9.60
1	Allocation	05-184-034-00	7/8/2021	\$730,000	16,771	\$669,685	\$730,000	\$128,407	\$7.66
1	Allocation	05-184-041-00	11/22/2022	\$1,145,000	15,856	\$1,247,910	\$1,145,000	\$201,406	\$12.70
1	Allocation	05-184-051-00	6/15/2023	\$1,750,000	24,568	\$1,482,671	\$1,750,000	\$307,825	\$12.53
1	Allocation	05-184-073-00	5/30/2023	\$175,000	16,248	\$0	\$175,000	\$30,783	\$1.88