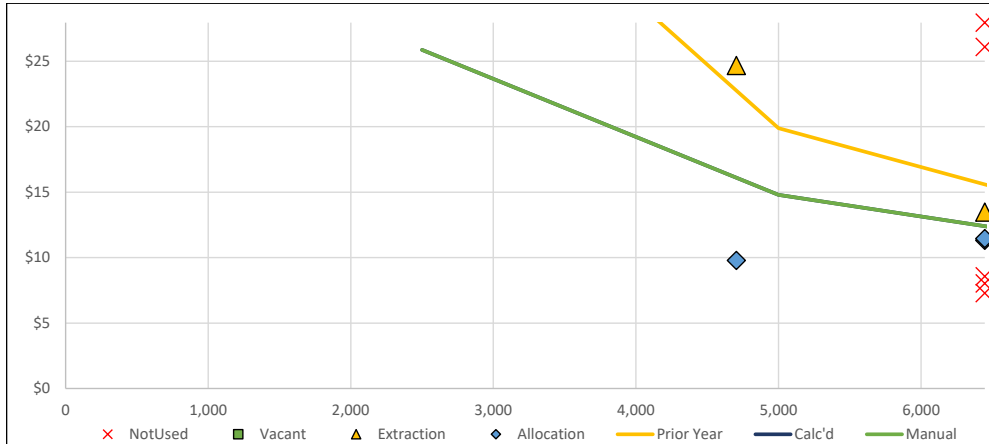


# 44900 Kensington 2025 Land Value Study



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
0	Allocation	05-188-044-00	6/23/2021	\$235,000	6,447	\$183,221	\$235,000	\$47,000	\$7.29
0	Extraction	05-188-044-00	6/23/2021	\$235,000	6,447	\$183,221	\$235,000	\$51,779	\$8.03
0	Allocation	05-188-043-00	12/17/2021	\$276,000	6,447	\$189,076	\$276,000	\$55,200	\$8.56
1	Allocation	05-192-010-00	2/17/2022	\$230,000	4,704	\$113,948	\$230,000	\$46,000	\$9.78
1	Allocation	05-188-027-00	10/7/2022	\$365,000	6,447	\$196,782	\$365,000	\$73,000	\$11.32
1	Allocation	05-188-035-00	12/22/2023	\$369,000	6,447	\$188,777	\$369,000	\$73,800	\$11.45
1	Extraction	05-188-043-00	12/17/2021	\$276,000	6,447	\$189,076	\$276,000	\$86,924	\$13.48
1	Extraction	05-192-010-00	2/17/2022	\$230,000	4,704	\$113,948	\$230,000	\$116,052	\$24.67
0	Extraction	05-188-027-00	10/7/2022	\$365,000	6,447	\$196,782	\$365,000	\$168,218	\$26.09
0	Extraction	05-188-035-00	12/22/2023	\$369,000	6,447	\$188,777	\$369,000	\$180,223	\$27.95

v=A*X^B		Prior Year			Calculated From Analysis			Used (Concluded Land Values)		
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change		
2,500	\$44.18	\$110,450	\$25.87	\$64,675	-41.44%	\$25.87	\$64,675	-41.44%		
5,000	\$19.88	\$99,400	\$14.79	\$73,950	-25.60%	\$14.79	\$73,950	-25.60%		
7,500	\$12.46	\$93,450	\$10.66	\$79,950	-14.45%	\$10.66	\$79,950	-14.45%		
10,000	\$8.95	\$89,500	\$8.45	\$84,500	-5.59%	\$8.45	\$84,500	-5.59%		
12,500	\$6.92	\$86,500	\$7.06	\$88,250	2.02%	\$7.06	\$88,250	2.02%		
15,000	\$5.61	\$84,150	\$6.09	\$91,350	8.56%	\$6.09	\$91,350	8.56%		
20,000	\$4.03	\$80,600	\$4.83	\$96,600	19.85%	\$4.83	\$96,600	19.85%		
25,000	\$3.11	\$77,750	\$4.04	\$101,000	29.90%	\$4.04	\$101,000	29.90%		
30,000	\$2.52	\$75,600	\$3.48	\$104,400	38.10%	\$3.48	\$104,400	38.10%		
40,000	\$1.81	\$72,400	\$2.76	\$110,400	52.49%	\$2.76	\$110,400	52.49%		
50,000	\$1.40	\$70,000	\$2.31	\$115,500	65.00%	\$2.31	\$115,500	65.00%		
60,000	\$1.14	\$68,400	\$1.99	\$119,400	74.56%	\$1.99	\$119,400	74.56%		
87,120	\$0.74	\$64,469	\$1.47	\$128,066	98.65%	\$1.47	\$128,066	98.65%		
130,680	\$0.46	\$60,113	\$1.06	\$138,521	130.43%	\$1.06	\$138,521	130.43%		
174,240	\$0.33	\$57,499	\$0.84	\$146,362	154.55%	\$0.84	\$146,362	154.55%		
217,800	\$0.26	\$56,628	\$0.70	\$152,460	169.23%	\$0.70	\$152,460	169.23%		
435,600	\$0.12	\$52,272	\$0.40	\$174,240	233.33%	\$0.40	\$174,240	233.33%		
653,400	\$0.07	\$45,738	\$0.29	\$189,486	314.29%	\$0.29	\$189,486	314.29%		
871,200	\$0.05	\$43,560	\$0.23	\$200,376	360.00%	\$0.23	\$200,376	360.00%		
1,089,000	\$0.04	\$43,560	\$0.19	\$206,910	375.00%	\$0.19	\$206,910	375.00%		
A=362778.0		B=-1.152		A&B:	14,289.35	-0.8070	A&B:	14,289.35	-0.8070	
Refresh Data		Set X and Y maximums for chart for zoom control								
		X Max: 6,447 (1 to 6,447)			Y Max: \$27.95 (\$1 to \$27.95)					
Land Allocation %:		20.00%			Calculated Allocation %:			44.47%		