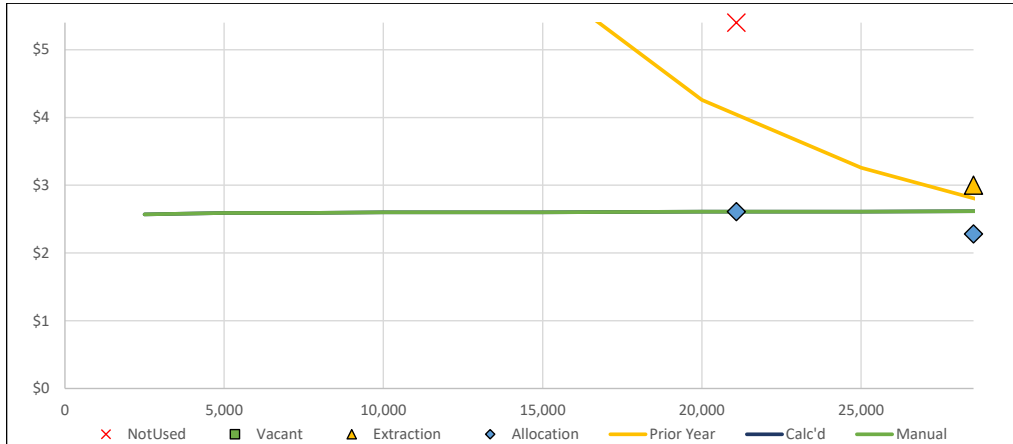


45000 Keystone Subs 2025 Land Value Study



v=A*X^B		Prior Year			Calculated From Analysis			Used (Concluded Land Values)		
SqFt		\$/SF	Concluded \$		\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500		\$51.97	\$129,925		\$2.57	\$6,425	-95.05%	\$2.57	\$6,425	-95.05%
5,000		\$22.58	\$112,900		\$2.59	\$12,950	-88.53%	\$2.59	\$12,950	-88.53%
7,500		\$13.86	\$103,950		\$2.59	\$19,425	-81.31%	\$2.59	\$19,425	-81.31%
10,000		\$9.81	\$98,100		\$2.60	\$26,000	-73.50%	\$2.60	\$26,000	-73.50%
12,500		\$7.50	\$93,750		\$2.60	\$32,500	-65.33%	\$2.60	\$32,500	-65.33%
15,000		\$6.02	\$90,300		\$2.60	\$39,000	-56.81%	\$2.60	\$39,000	-56.81%
20,000		\$4.26	\$85,200		\$2.61	\$52,200	-38.73%	\$2.61	\$52,200	-38.73%
25,000		\$3.26	\$81,500		\$2.61	\$65,250	-19.94%	\$2.61	\$65,250	-19.94%
30,000		\$2.62	\$78,600		\$2.62	\$78,600	0.00%	\$2.62	\$78,600	0.00%
40,000		\$1.85	\$74,000		\$2.62	\$104,800	41.62%	\$2.62	\$104,800	41.62%
50,000		\$1.42	\$71,000		\$2.63	\$131,500	85.21%	\$2.63	\$131,500	85.21%
60,000		\$1.14	\$68,400		\$2.63	\$157,800	130.70%	\$2.63	\$157,800	130.70%
87,120		\$0.73	\$63,598		\$2.64	\$229,997	261.64%	\$2.64	\$229,997	261.64%
130,680		\$0.45	\$58,806		\$2.64	\$344,995	486.67%	\$2.64	\$344,995	486.67%
174,240		\$0.32	\$55,757		\$2.65	\$461,736	728.13%	\$2.65	\$461,736	728.13%
217,800		\$0.24	\$52,272		\$2.65	\$577,170	1004.17%	\$2.65	\$577,170	1004.17%
435,600		\$0.10	\$43,560		\$2.67	\$1,163,052	2570.00%	\$2.67	\$1,163,052	2570.00%
653,400		\$0.06	\$39,204		\$2.67	\$1,744,578	4350.00%	\$2.67	\$1,744,578	4350.00%
871,200		\$0.05	\$43,560		\$2.68	\$2,334,816	5260.00%	\$2.68	\$2,334,816	5260.00%
1,089,000		\$0.03	\$32,670		\$2.68	\$2,918,520	8833.33%	\$2.68	\$2,918,520	8833.33%
A=635031.4		B=-1.2028		A&B:	2.44	0.0068		A&B:	2.44	0.0068

Refresh Data	Set X and Y maximums for chart for zoom control			
X Max:	28,532	(1 to 28,532)	Y Max:	\$5.40 (\$1 to \$5.40)
Land Allocation %:	20.00%	Calculated Allocation %:	33.24%	

Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
0	Extraction	05-195-002-00	5/27/2022	\$275,000	21,083	\$161,234	\$275,000	\$113,766	\$5.40
1	Extraction	05-205-016-00	8/18/2023	\$325,000	28,532	\$239,318	\$325,000	\$85,682	\$3.00
1	Allocation	05-195-002-00	5/27/2022	\$275,000	21,083	\$161,234	\$275,000	\$55,000	\$2.61
1	Allocation	05-205-016-00	8/18/2023	\$325,000	28,532	\$239,318	\$325,000	\$65,000	\$2.28