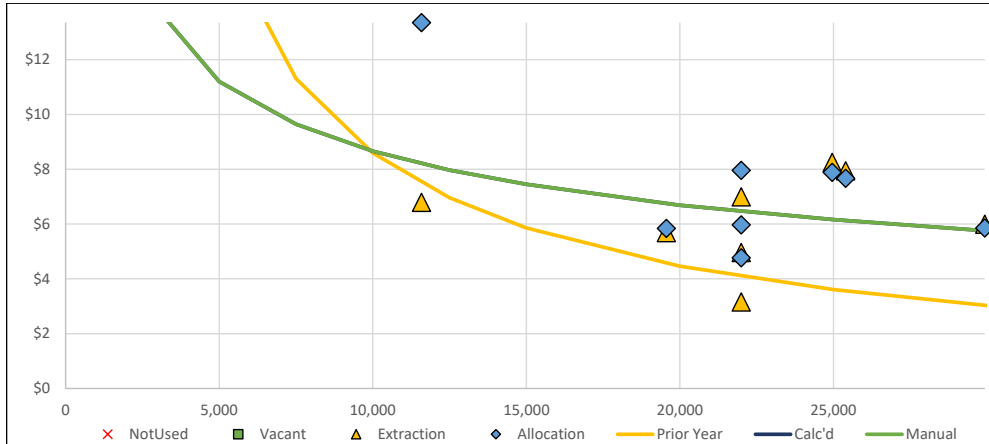


45500 Lake Access 2025 Land Value Study



v=A*X^B		Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change	
2,500	\$32.07	\$80,175	\$14.50	\$36,250	-54.79%	\$14.50	\$36,250	-54.79%	
5,000	\$16.61	\$83,050	\$11.20	\$56,000	-32.57%	\$11.20	\$56,000	-32.57%	
7,500	\$11.30	\$84,750	\$9.64	\$72,300	-14.69%	\$9.64	\$72,300	-14.69%	
10,000	\$8.60	\$86,000	\$8.66	\$86,600	0.70%	\$8.66	\$86,600	0.70%	
12,500	\$6.96	\$87,000	\$7.97	\$99,625	14.51%	\$7.97	\$99,625	14.51%	
15,000	\$5.86	\$87,900	\$7.45	\$111,750	27.13%	\$7.45	\$111,750	27.13%	
20,000	\$4.46	\$89,200	\$6.69	\$133,800	50.00%	\$6.69	\$133,800	50.00%	
25,000	\$3.61	\$90,250	\$6.16	\$154,000	70.64%	\$6.16	\$154,000	70.64%	
30,000	\$3.03	\$90,900	\$5.75	\$172,500	89.77%	\$5.75	\$172,500	89.77%	
40,000	\$2.31	\$92,400	\$5.17	\$206,800	123.81%	\$5.17	\$206,800	123.81%	
50,000	\$1.87	\$93,500	\$4.76	\$238,000	154.55%	\$4.76	\$238,000	154.55%	
60,000	\$1.57	\$94,200	\$4.45	\$267,000	183.44%	\$4.45	\$267,000	183.44%	
87,120	\$1.10	\$95,832	\$3.87	\$337,154	251.82%	\$3.87	\$337,154	251.82%	
130,680	\$0.75	\$98,010	\$3.33	\$435,164	344.00%	\$3.33	\$435,164	344.00%	
174,240	\$0.57	\$99,317	\$2.99	\$520,978	424.56%	\$2.99	\$520,978	424.56%	
217,800	\$0.46	\$100,188	\$2.75	\$598,950	497.83%	\$2.75	\$598,950	497.83%	
435,600	\$0.24	\$104,544	\$2.13	\$927,828	787.50%	\$2.13	\$927,828	787.50%	
653,400	\$0.16	\$104,544	\$1.83	\$1,195,722	1043.75%	\$1.83	\$1,195,722	1043.75%	
871,200	\$0.12	\$104,544	\$1.64	\$1,428,768	1266.67%	\$1.64	\$1,428,768	1266.67%	
1,089,000	\$0.10	\$108,900	\$1.51	\$1,644,390	1410.00%	\$1.51	\$1,644,390	1410.00%	
Refresh Data	A= 53838.08	B= -0.9491	A&B:	265.85	-0.3718	A&B:	265.85	-0.3718	
	Set X and Y maximums for chart for zoom control								
	X Max:	29,926	(1 to 29,926)	Y Max:	\$13.35	(\$1 to \$13.35)			
	Land Allocation %:	43.75%	Calculated Allocation %:	43.75%					

Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	TimeAdj\$	LndResid	\$/SF
1	Extraction	05-050-059-00	11/30/2022	\$449,900	24,960	\$243,857	\$449,900	\$206,043	\$8.25
1	Extraction	05-050-060-00	10/6/2023	\$400,000	21,998	\$246,157	\$400,000	\$153,843	\$6.99
1	Extraction	05-055-084-00	8/21/2023	\$240,000	21,998	\$130,846	\$240,000	\$109,154	\$4.96
1	Extraction	05-055-104-00	12/20/2022	\$300,000	21,998	\$230,563	\$300,000	\$69,437	\$3.16
1	Extraction	05-243-025-00	6/23/2023	\$445,000	25,395	\$243,436	\$445,000	\$201,564	\$7.94
1	Extraction	05-243-031-00	4/17/2023	\$401,000	29,926	\$221,688	\$401,000	\$179,312	\$5.99
1	Extraction	05-295-070-00	8/22/2022	\$353,650	11,587	\$275,007	\$353,650	\$78,643	\$6.79
1	Extraction	05-295-082-00	1/3/2024	\$261,000	19,558	\$149,743	\$261,000	\$111,257	\$5.69
1	Allocation	05-050-059-00	11/30/2022	\$449,900	24,960	\$243,857	\$449,900	\$196,831	\$7.89
1	Allocation	05-050-060-00	10/6/2023	\$400,000	21,998	\$246,157	\$400,000	\$175,000	\$7.96
1	Allocation	05-055-084-00	8/21/2023	\$240,000	21,998	\$130,846	\$240,000	\$105,000	\$4.77
1	Allocation	05-055-104-00	12/20/2022	\$300,000	21,998	\$230,563	\$300,000	\$131,250	\$5.97
1	Allocation	05-243-025-00	6/23/2023	\$445,000	25,395	\$243,436	\$445,000	\$194,688	\$7.67
1	Allocation	05-243-031-00	4/17/2023	\$401,000	29,926	\$221,688	\$401,000	\$175,438	\$5.86
1	Allocation	05-295-070-00	8/22/2022	\$353,650	11,587	\$275,007	\$353,650	\$154,722	\$13.35
1	Allocation	05-295-082-00	1/3/2024	\$261,000	19,558	\$149,743	\$261,000	\$114,188	\$5.84