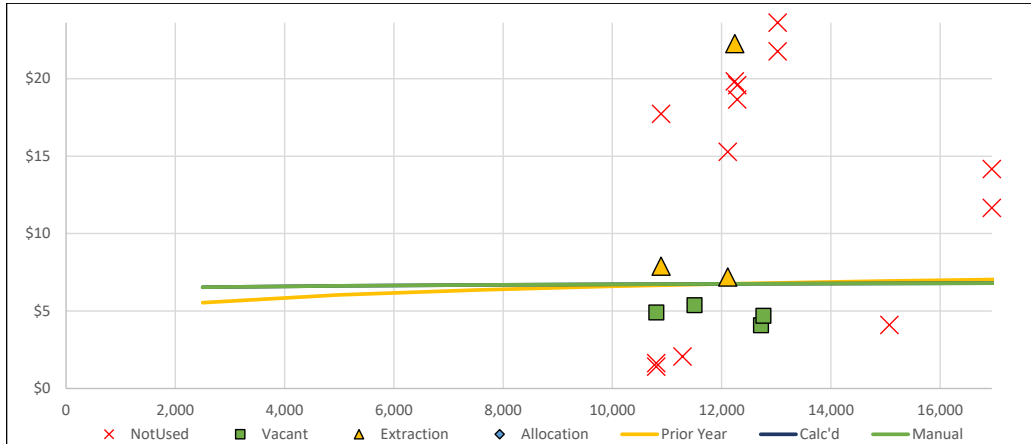


46000 Lone Tree III 2025 Land Value Study



V=A*X^B		Prior Year			Calculated From Analysis			Used (Concluded Land Values)		
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change		
2,500	\$5.54	\$13,850	\$6.54	\$16,350	18.05%	\$6.54	\$16,350	18.05%		
5,000	\$6.05	\$30,250	\$6.63	\$33,150	9.59%	\$6.63	\$33,150	9.59%		
7,500	\$6.36	\$47,700	\$6.69	\$50,175	5.19%	\$6.69	\$50,175	5.19%		
10,000	\$6.60	\$66,000	\$6.73	\$67,300	1.97%	\$6.73	\$67,300	1.97%		
12,500	\$6.78	\$84,750	\$6.76	\$84,500	-0.29%	\$6.76	\$84,500	-0.29%		
15,000	\$6.94	\$104,100	\$6.79	\$101,850	-2.16%	\$6.79	\$101,850	-2.16%		
20,000	\$7.19	\$143,800	\$6.83	\$136,600	-5.01%	\$6.83	\$136,600	-5.01%		
25,000	\$7.40	\$185,000	\$6.86	\$171,500	-7.30%	\$6.86	\$171,500	-7.30%		
30,000	\$7.57	\$227,100	\$6.88	\$206,400	-9.11%	\$6.88	\$206,400	-9.11%		
40,000	\$7.85	\$314,000	\$6.93	\$277,200	-11.72%	\$6.93	\$277,200	-11.72%		
50,000	\$8.07	\$403,500	\$6.96	\$348,000	-13.75%	\$6.96	\$348,000	-13.75%		
60,000	\$8.26	\$495,600	\$6.98	\$418,800	-15.50%	\$6.98	\$418,800	-15.50%		
87,120	\$8.65	\$753,588	\$7.04	\$613,325	-18.61%	\$7.04	\$613,325	-18.61%		
130,680	\$9.10	\$1,189,188	\$7.10	\$927,828	-21.98%	\$7.10	\$927,828	-21.98%		
174,240	\$9.44	\$1,644,826	\$7.14	\$1,244,074	-24.36%	\$7.14	\$1,244,074	-24.36%		
217,800	\$9.70	\$2,112,660	\$7.18	\$1,563,804	-25.98%	\$7.18	\$1,563,804	-25.98%		
435,600	\$10.58	\$4,608,648	\$7.28	\$3,171,168	-31.19%	\$7.28	\$3,171,168	-31.19%		
653,400	\$11.14	\$7,278,876	\$7.34	\$4,795,956	-34.11%	\$7.34	\$4,795,956	-34.11%		
871,200	\$11.54	\$10,053,648	\$7.39	\$6,438,168	-35.96%	\$7.39	\$6,438,168	-35.96%		
1,089,000	\$11.87	\$12,926,430	\$7.42	\$8,080,380	-37.49%	\$7.42	\$8,080,380	-37.49%		
A= 2.08		B= 0.1253		A&B: 5.55 0.0209		A&B: 5.55 0.0209				
Refresh Data	<- Button									
	Set X and Y maximums for chart for zoom control									
	X Max:		16,945 (1 to 16,945)			Y Max:		\$23.62 (\$1 to \$23.62)		
Land Allocation %:		35.12%		Calculated Allocation %:						35.12%

Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	TimeAdj\$	LndResid	\$/SF
0	Extraction	05-224-015-00	2/27/2023	\$66,200	11,282	\$428,053	\$66,200	-\$361,853	(\$32.07)
0	Extraction	05-224-067-00	1/18/2023	\$43,500	10,803	\$279,287	\$43,500	-\$235,787	(\$21.83)
0	Extraction	05-224-028-00	4/20/2023	\$50,500	10,803	\$241,719	\$50,500	-\$191,219	(\$17.70)
0	Allocation	05-224-067-00	1/18/2023	\$43,500	10,803	\$279,287	\$43,500	\$15,277	\$1.41
0	Allocation	05-224-028-00	4/20/2023	\$50,500	10,803	\$241,719	\$50,500	\$17,736	\$1.64
0	Allocation	05-224-015-00	2/27/2023	\$66,200	11,282	\$428,053	\$66,200	\$23,249	\$2.06
1	Vacant	05-224-041-00	5/30/2023	\$52,000	12,720	\$0	\$52,000	\$52,000	\$4.09
0	Vacant	05-224-038-00	6/3/2022	\$62,000	15,072	\$18,755	\$62,000	\$62,000	\$4.11
1	Vacant	05-224-024-00	6/30/2023	\$60,000	12,763	\$0	\$60,000	\$60,000	\$4.70
1	Vacant	05-224-068-00	4/19/2023	\$53,000	10,803	\$0	\$53,000	\$53,000	\$4.91
1	Vacant	05-224-063-00	9/16/2022	\$62,000	11,500	\$0	\$62,000	\$62,000	\$5.39
1	Extraction	05-224-029-00	5/16/2022	\$527,000	12,110	\$439,789	\$527,000	\$87,211	\$7.20
1	Extraction	05-224-060-00	12/29/2023	\$550,000	10,890	\$464,004	\$550,000	\$85,996	\$7.90
0	Extraction	05-224-080-00	4/4/2023	\$683,500	16,945	\$485,908	\$683,500	\$197,592	\$11.66
0	Allocation	05-224-080-00	4/4/2023	\$683,500	16,945	\$485,908	\$683,500	\$240,045	\$14.17
0	Allocation	05-224-029-00	5/16/2022	\$527,000	12,110	\$439,789	\$527,000	\$185,082	\$15.28
0	Allocation	05-224-060-00	12/29/2023	\$550,000	10,890	\$464,004	\$550,000	\$193,160	\$17.74
0	Extraction	05-224-030-00	6/29/2023	\$685,000	12,284	\$455,822	\$685,000	\$229,178	\$18.66
0	Allocation	05-224-030-00	6/29/2023	\$685,000	12,284	\$455,822	\$685,000	\$240,572	\$19.58
0	Allocation	05-224-072-00	4/11/2023	\$691,000	12,240	\$418,400	\$691,000	\$242,679	\$19.83
0	Allocation	05-224-037-00	10/2/2023	\$807,500	13,024	\$499,868	\$807,500	\$283,594	\$21.77
1	Extraction	05-224-072-00	4/11/2023	\$691,000	12,240	\$418,400	\$691,000	\$272,600	\$22.27
0	Extraction	05-224-037-00	10/2/2023	\$807,500	13,024	\$499,868	\$807,500	\$307,632	\$23.62