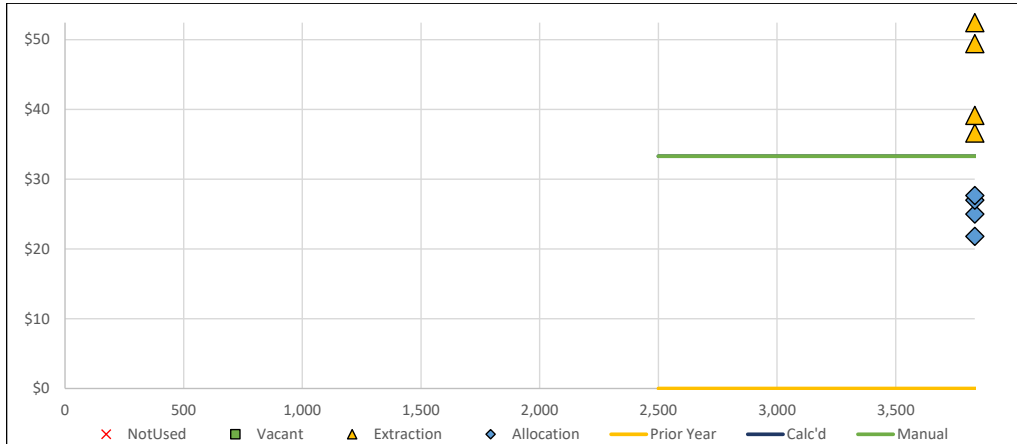


46100 Lone Tree II
2025 Land Value Study



v=A*X*B			Prior Year			Calculated From Analysis			Used (Concluded Land Values)		
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change			
2,500	Unused	Unused	\$33.30	\$83,250	Unused	\$33.30	\$83,250	Unused			
5,000	Unused	Unused	\$33.30	\$166,500	Unused	\$33.30	\$166,500	Unused			
7,500	Unused	Unused	\$33.30	\$249,750	Unused	\$33.30	\$249,750	Unused			
10,000	Unused	Unused	\$33.30	\$333,000	Unused	\$33.30	\$333,000	Unused			
12,500	Unused	Unused	\$33.30	\$416,250	Unused	\$33.30	\$416,250	Unused			
15,000	Unused	Unused	\$33.30	\$499,500	Unused	\$33.30	\$499,500	Unused			
20,000	Unused	Unused	\$33.30	\$666,000	Unused	\$33.30	\$666,000	Unused			
25,000	Unused	Unused	\$33.30	\$832,500	Unused	\$33.30	\$832,500	Unused			
30,000	Unused	Unused	\$33.30	\$999,000	Unused	\$33.30	\$999,000	Unused			
40,000	Unused	Unused	\$33.30	\$1,332,000	Unused	\$33.30	\$1,332,000	Unused			
50,000	Unused	Unused	\$33.30	\$1,665,000	Unused	\$33.30	\$1,665,000	Unused			
60,000	Unused	Unused	\$33.30	\$1,998,000	Unused	\$33.30	\$1,998,000	Unused			
87,120	Unused	Unused	\$33.30	\$2,901,096	Unused	\$33.30	\$2,901,096	Unused			
130,680	Unused	Unused	\$33.30	\$4,351,644	Unused	\$33.30	\$4,351,644	Unused			
174,240	Unused	Unused	\$33.30	\$5,802,192	Unused	\$33.30	\$5,802,192	Unused			
217,800	Unused	Unused	\$33.30	\$7,252,740	Unused	\$33.30	\$7,252,740	Unused			
435,600	Unused	Unused	\$33.30	\$14,505,480	Unused	\$33.30	\$14,505,480	Unused			
653,400	Unused	Unused	\$33.30	\$21,758,220	Unused	\$33.30	\$21,758,220	Unused			
871,200	Unused	Unused	\$33.30	\$29,010,960	Unused	\$33.30	\$29,010,960	Unused			
1,089,000	Unused	Unused	\$33.30	\$36,263,700	Unused	\$33.30	\$36,263,700	Unused			
A = 0		B = 0	A&B:		33.30	A&B:		33.30			

Refresh Data	<-- Button	Set X and Y maximums for chart for zoom control			
X Max:	3.833	(1 to 3.833)	Y Max:	\$52.44	(\$1 to \$52.44)
Land Allocation %:	20.00%	Calculated Allocation %:	36.22%		

Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
1	Allocation	05-223-014-00	7/26/2022	\$418,000	3,833	\$277,628	\$418,000	\$83,600	\$21.81
1	Allocation	05-223-002-00	10/7/2022	\$479,000	3,833	\$328,987	\$479,000	\$95,800	\$24.99
1	Allocation	05-223-012-00	3/7/2023	\$517,500	3,833	\$328,089	\$517,500	\$103,500	\$27.00
1	Allocation	05-223-002-00	6/23/2023	\$530,000	3,833	\$328,987	\$530,000	\$106,000	\$27.65
1	Extraction	05-223-014-00	7/26/2022	\$418,000	3,833	\$277,628	\$418,000	\$140,372	\$36.62
1	Extraction	05-223-002-00	10/7/2022	\$479,000	3,833	\$328,987	\$479,000	\$150,013	\$39.14
1	Extraction	05-223-012-00	3/7/2023	\$517,500	3,833	\$328,089	\$517,500	\$189,411	\$49.42
1	Extraction	05-223-002-00	6/23/2023	\$530,000	3,833	\$328,987	\$530,000	\$201,013	\$52.44