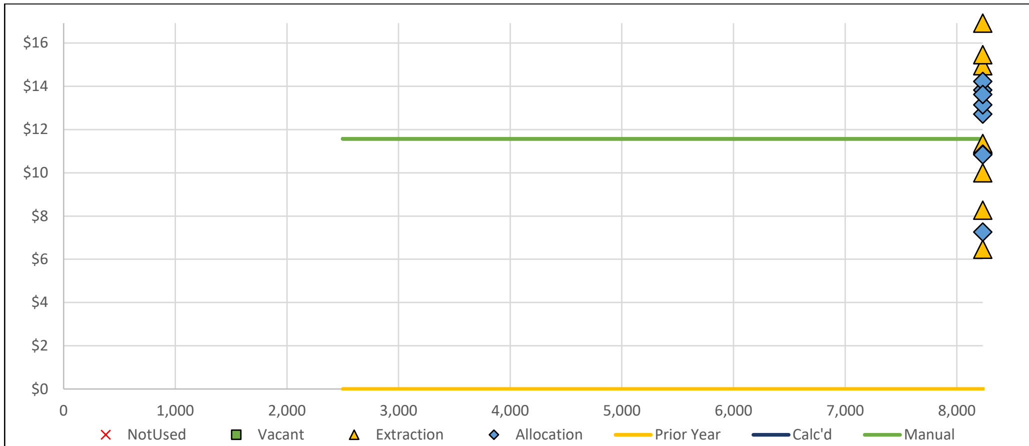
46600 Meijer Influence
2025 Land Value Study



y=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	$11.57	$28,925	Unused	$11.57	$28,925	Unused
5,000	Unused	Unused	$11.57	$57,850	Unused	$11.57	$57,850	Unused
7,500	Unused	Unused	$11.57	$86,775	Unused	$11.57	$86,775	Unused
10,000	Unused	Unused	$11.57	$115,700	Unused	$11.57	$115,700	Unused
12,500	Unused	Unused	$11.57	$144,625	Unused	$11.57	$144,625	Unused
15,000	Unused	Unused	$11.57	$173,550	Unused	$11.57	$173,550	Unused
20,000	Unused	Unused	$11.57	$231,400	Unused	$11.57	$231,400	Unused
25,000	Unused	Unused	$11.57	$289,250	Unused	$11.57	$289,250	Unused
30,000	Unused	Unused	$11.57	$347,100	Unused	$11.57	$347,100	Unused
40,000	Unused	Unused	$11.57	$462,800	Unused	$11.57	$462,800	Unused
50,000	Unused	Unused	$11.57	$578,500	Unused	$11.57	$578,500	Unused
60,000	Unused	Unused	$11.57	$694,200	Unused	$11.57	$694,200	Unused
87,120	Unused	Unused	$11.57	$1,007,978	Unused	$11.57	$1,007,978	Unused
130,680	Unused	Unused	$11.57	$1,511,968	Unused	$11.57	$1,511,968	Unused
174,240	Unused	Unused	$11.57	$2,015,957	Unused	$11.57	$2,015,957	Unused
217,800	Unused	Unused	$11.57	$2,519,946	Unused	$11.57	$2,519,946	Unused
435,600	Unused	Unused	$11.57	$5,039,892	Unused	$11.57	$5,039,892	Unused
653,400	Unused	Unused	$11.57	$7,559,838	Unused	$11.57	$7,559,838	Unused
871,200	Unused	Unused	$11.57	$10,079,784	Unused	$11.57	$10,079,784	Unused
1,089,000	Unused	Unused	$11.57	$12,599,730	Unused	$11.57	$12,599,730	Unused
Refresh Data	A= 0	B= 0	A&B:	11.57	0.0000	A&B:	11.57	0.0000

Refresh Data *<-- Button*

Set X and Y maximums for chart for zoom control					
X Max:	8,233	(1 to 8,233)	Y Max:	$16.92	($1 to $16.92)

Land Allocation %:	49.82%	Calculated Allocation %:	49.82%

Use	Imp/Vac	PNum	Date	Sale$	SqFt	Imprvmts	TimeAdj$	LndResid	$/SF
1	Extraction	05-070-003-00	2/15/2024	$120,000	8,233	$66,774	$120,000	$53,226	$6.46
1	Extraction	05-070-008-00	8/10/2022	$210,000	8,233	$70,679	$210,000	$139,321	$16.92
1	Extraction	05-070-009-00	9/16/2022	$217,125	8,233	$94,008	$217,125	$123,117	$14.95
1	Extraction	05-070-017-00	9/30/2022	$228,500	8,233	$101,192	$228,500	$127,308	$15.46
1	Extraction	05-070-034-00	5/13/2022	$179,500	8,233	$86,475	$179,500	$93,025	$11.30
1	Extraction	05-070-037-00	10/14/2022	$179,000	8,233	$96,678	$179,000	$82,322	$10.00
1	Extraction	05-070-063-00	6/30/2022	$235,000	8,233	$166,914	$235,000	$68,086	$8.27
1	Extraction	05-070-068-00	10/5/2022	$225,000	8,233	$131,514	$225,000	$93,486	$11.36
1	Allocation	05-070-003-00	2/15/2024	$120,000	8,233	$66,774	$120,000	$59,784	$7.26
1	Allocation	05-070-008-00	8/10/2022	$210,000	8,233	$70,679	$210,000	$104,622	$12.71
1	Allocation	05-070-009-00	9/16/2022	$217,125	8,233	$94,008	$217,125	$108,172	$13.14
1	Allocation	05-070-017-00	9/30/2022	$228,500	8,233	$101,192	$228,500	$113,839	$13.83
1	Allocation	05-070-034-00	5/13/2022	$179,500	8,233	$86,475	$179,500	$89,427	$10.86
1	Allocation	05-070-037-00	10/14/2022	$179,000	8,233	$96,678	$179,000	$89,178	$10.83
1	Allocation	05-070-063-00	6/30/2022	$235,000	8,233	$166,914	$235,000	$117,077	$14.22
1	Allocation	05-070-068-00	10/5/2022	$225,000	8,233	$131,514	$225,000	$112,095	$13.62