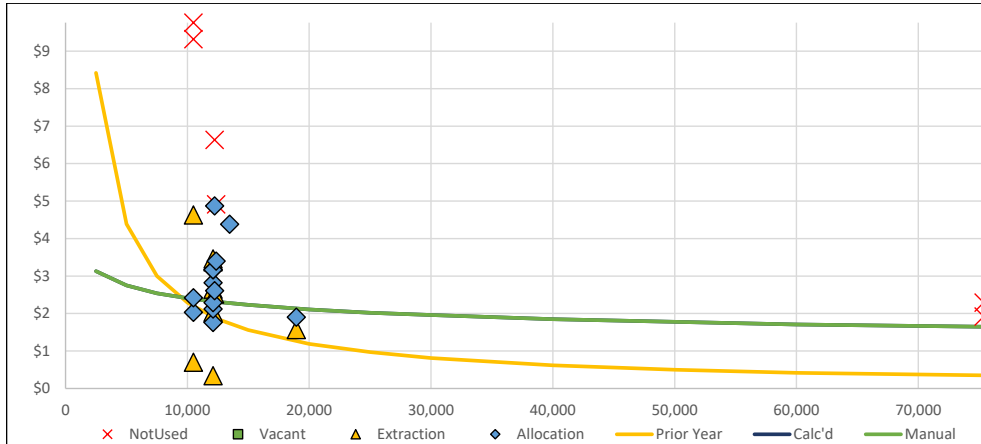


46700 Mobile Mod Subs 2025 Land Value Study



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
1	Extraction	05-215-010-00	8/9/2023	\$59,500	10,498	\$52,203	\$59,500	\$7,297	\$0.70
1	Allocation	05-215-033-00	6/23/2022	\$50,000	10,498	\$1,423	\$50,000	\$21,350	\$2.03
1	Allocation	05-215-010-00	8/9/2023	\$59,500	10,498	\$52,203	\$59,500	\$25,407	\$2.42
1	Extraction	05-215-033-00	6/23/2022	\$50,000	10,498	\$1,423	\$50,000	\$48,577	\$4.63
0	Extraction	05-215-023-00	8/18/2023	\$240,000	10,498	\$142,168	\$240,000	\$97,832	\$9.32
0	Allocation	05-215-023-00	8/18/2023	\$240,000	10,498	\$142,168	\$240,000	\$102,480	\$9.76
1	Extraction	05-190-033-00	12/20/2022	\$50,000	12,110	\$45,847	\$50,000	\$4,153	\$0.34
1	Allocation	05-190-033-00	12/20/2022	\$50,000	12,110	\$45,847	\$50,000	\$21,350	\$1.76
1	Extraction	05-190-022-00	11/7/2023	\$65,000	12,110	\$40,622	\$65,000	\$24,378	\$2.01
1	Extraction	05-190-029-00	11/20/2023	\$60,000	12,110	\$35,271	\$60,000	\$24,729	\$2.04
1	Allocation	05-190-029-00	11/20/2023	\$60,000	12,110	\$35,271	\$60,000	\$25,620	\$2.12
1	Allocation	05-190-022-00	11/7/2023	\$65,000	12,110	\$40,622	\$65,000	\$27,755	\$2.29
1	Extraction	05-190-008-00	12/27/2023	\$90,000	12,110	\$57,925	\$90,000	\$32,075	\$2.65
1	Allocation	05-190-023-00	9/21/2023	\$80,000	12,110	\$38,046	\$80,000	\$34,160	\$2.82
1	Allocation	05-190-008-00	12/27/2023	\$90,000	12,110	\$57,925	\$90,000	\$38,430	\$3.17
1	Allocation	05-190-031-00	11/20/2023	\$90,000	12,110	\$49,075	\$90,000	\$38,430	\$3.17
1	Extraction	05-190-031-00	11/20/2023	\$90,000	12,110	\$49,075	\$90,000	\$40,925	\$3.38
1	Extraction	05-190-023-00	9/21/2023	\$80,000	12,110	\$38,046	\$80,000	\$41,954	\$3.46
1	Extraction	05-190-007-00	10/26/2023	\$74,900	12,240	\$43,995	\$74,900	\$30,905	\$2.52
1	Allocation	05-190-007-00	10/26/2023	\$74,900	12,240	\$43,995	\$74,900	\$31,982	\$2.61
1	Allocation	05-190-005-00	4/28/2023	\$139,500	12,240	\$58,335	\$139,500	\$59,567	\$4.87
0	Extraction	05-190-005-00	4/28/2023	\$139,500	12,240	\$58,335	\$139,500	\$81,165	\$6.63
1	Allocation	05-190-020-00	12/11/2023	\$98,500	12,371	\$37,735	\$98,500	\$42,060	\$3.40
0	Extraction	05-190-020-00	12/11/2023	\$98,500	12,371	\$37,735	\$98,500	\$60,765	\$4.91
0	Extraction	05-150-005-00	10/11/2023	\$138,000	13,460	\$168,154	\$138,000	-\$30,154	(\$2.24)
1	Allocation	05-150-005-00	10/11/2023	\$138,000	13,460	\$168,154	\$138,000	\$58,926	\$4.38
1	Extraction	05-065-028-10	12/21/2022	\$84,500	18,949	\$54,771	\$84,500	\$29,729	\$1.57
1	Allocation	05-065-028-10	12/21/2022	\$84,500	18,949	\$54,771	\$84,500	\$36,082	\$1.90
0	Extraction	05-190-010-00	2/9/2024	\$405,000	75,359	\$260,019	\$405,000	\$144,981	\$1.92
0	Allocation	05-190-010-00	2/9/2024	\$405,000	75,359	\$260,019	\$405,000	\$172,935	\$2.29

v=A*X^B		Prior Year				Calculated From Analysis			Used (Concluded Land Values)		
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change			
2,500	\$8.42	\$21,050	\$3.13	\$7,825	-62.83%	\$3.13	\$7,825	-62.83%			
5,000	\$4.39	\$21,950	\$2.75	\$13,750	-37.36%	\$2.75	\$13,750	-37.36%			
7,500	\$3.00	\$22,500	\$2.54	\$19,050	-15.33%	\$2.54	\$19,050	-15.33%			
10,000	\$2.29	\$22,900	\$2.41	\$24,100	5.24%	\$2.41	\$24,100	5.24%			
12,500	\$1.85	\$23,125	\$2.31	\$28,875	24.86%	\$2.31	\$28,875	24.86%			
15,000	\$1.56	\$23,400	\$2.23	\$33,450	42.95%	\$2.23	\$33,450	42.95%			
20,000	\$1.19	\$23,800	\$2.11	\$42,200	77.31%	\$2.11	\$42,200	77.31%			
25,000	\$0.97	\$24,250	\$2.02	\$50,500	108.25%	\$2.02	\$50,500	108.25%			
30,000	\$0.81	\$24,300	\$1.96	\$58,800	141.98%	\$1.96	\$58,800	141.98%			
40,000	\$0.62	\$24,800	\$1.85	\$74,000	198.39%	\$1.85	\$74,000	198.39%			
50,000	\$0.50	\$25,000	\$1.78	\$89,000	256.00%	\$1.78	\$89,000	256.00%			
60,000	\$0.42	\$25,200	\$1.71	\$102,600	307.14%	\$1.71	\$102,600	307.14%			
87,120	\$0.30	\$26,136	\$1.60	\$139,392	433.33%	\$1.60	\$139,392	433.33%			
130,680	\$0.20	\$26,136	\$1.48	\$193,406	640.00%	\$1.48	\$193,406	640.00%			
174,240	\$0.16	\$27,878	\$1.40	\$243,936	775.00%	\$1.40	\$243,936	775.00%			
217,800	\$0.13	\$28,314	\$1.34	\$291,852	930.77%	\$1.34	\$291,852	930.77%			
435,600	\$0.07	\$30,492	\$1.18	\$514,008	1585.71%	\$1.18	\$514,008	1585.71%			
653,400	\$0.04	\$26,136	\$1.09	\$712,206	2625.00%	\$1.09	\$712,206	2625.00%			
871,200	\$0.03	\$26,136	\$1.03	\$897,336	3333.33%	\$1.03	\$897,336	3333.33%			
1,089,000	\$0.03	\$32,670	\$0.99	\$1,078,110	3200.00%	\$0.99	\$1,078,110	3200.00%			
Refresh Data	A= 13190.03 B= -0.9403		A&B: 13.81		-0.1896		A&B: 13.81		-0.1896		
	<-- Button										
	Set X and Y maximums for chart for zoom control										
	X Max:		75,359		(1 to 75,359)		Y Max:		\$9.76 (\$1 to \$9.76)		
Land Allocation %:		42.70%		Calculated Allocation %:				42.70%			