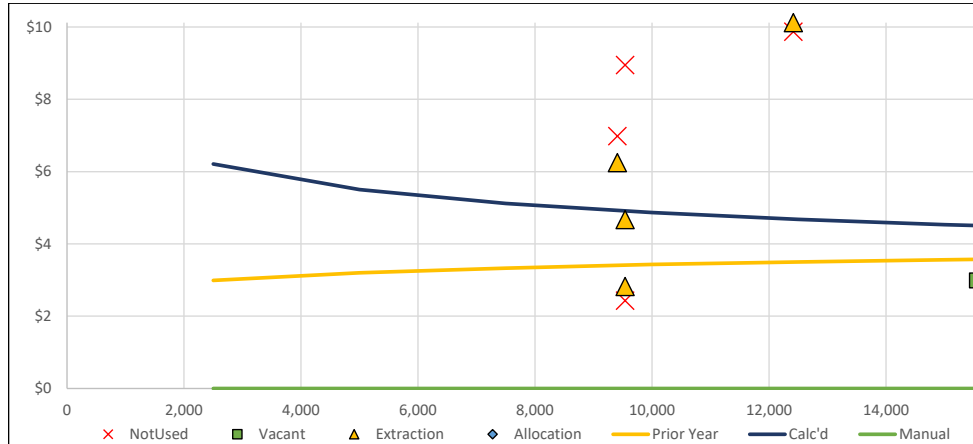


47000 NE Com Influence
2025 Land Value Study



v=A*X^B		Prior Year		Calculated From Analysis		Used (Concluded Land Values)	
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$
2,500	\$2.99	\$7,475	\$6.21	\$15,525	107.69%	\$0.00	\$0
5,000	\$3.20	\$16,000	\$5.50	\$27,500	71.88%	\$0.00	\$0
7,500	\$3.33	\$24,975	\$5.12	\$38,400	53.75%	\$0.00	\$0
10,000	\$3.43	\$34,300	\$4.87	\$48,700	41.98%	\$0.00	\$0
12,500	\$3.50	\$43,750	\$4.68	\$58,500	33.71%	\$0.00	\$0
15,000	\$3.56	\$53,400	\$4.53	\$67,950	27.25%	\$0.00	\$0
20,000	\$3.67	\$73,400	\$4.31	\$86,200	17.44%	\$0.00	\$0
25,000	\$3.75	\$93,750	\$4.14	\$103,500	10.40%	\$0.00	\$0
30,000	\$3.82	\$114,600	\$4.01	\$120,300	4.97%	\$0.00	\$0
40,000	\$3.93	\$157,200	\$3.81	\$152,400	-3.05%	\$0.00	\$0
50,000	\$4.01	\$200,500	\$3.67	\$183,500	-8.48%	\$0.00	\$0
60,000	\$4.09	\$245,400	\$3.55	\$213,000	-13.20%	\$0.00	\$0
87,120	\$4.24	\$369,389	\$3.32	\$289,238	-21.70%	\$0.00	\$0
130,680	\$4.41	\$576,299	\$3.09	\$403,801	-29.93%	\$0.00	\$0
174,240	\$4.54	\$791,050	\$2.94	\$512,266	-35.24%	\$0.00	\$0
217,800	\$4.64	\$1,010,592	\$2.83	\$616,374	-39.01%	\$0.00	\$0
435,600	\$4.97	\$2,164,932	\$2.50	\$1,089,000	-49.70%	\$0.00	\$0
653,400	\$5.17	\$3,378,078	\$2.33	\$1,522,422	-54.93%	\$0.00	\$0
871,200	\$5.32	\$4,634,784	\$2.22	\$1,934,064	-58.27%	\$0.00	\$0
1,089,000	\$5.44	\$5,924,160	\$2.13	\$2,319,570	-60.85%	\$0.00	\$0
A= 1.38	B= 0.0987	A&B:	24.61	-0.1760	A&B:	FALSE	-0.1760

Refresh Data	<-- Button	Set X and Y maximums for chart for zoom control			
X Max:	15,551	(1 to 15,551)	Y Max:	\$10.12	(\$1 to \$10.12)
Land Allocation %:	39.91%	Calculated Allocation %:		39.91%	

Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
1	Vacant	05-340-023-00	10/3/2023	\$46,500	15,551	\$0	\$46,500	\$46,500	\$2.99
1	Extraction	05-125-041-00	6/30/2023	\$164,500	9,409	\$105,647	\$164,500	\$58,853	\$6.25
1	Extraction	05-125-044-00	6/9/2022	\$58,000	9,540	\$31,137	\$58,000	\$26,863	\$2.82
1	Extraction	05-125-053-00	9/27/2022	\$214,000	9,540	\$169,483	\$214,000	\$44,517	\$4.67
1	Extraction	05-340-030-00	8/8/2023	\$307,000	12,415	\$181,377	\$307,000	\$125,623	\$10.12
0	Allocation	05-125-041-00	6/30/2023	\$164,500	9,409	\$105,647	\$164,500	\$65,652	\$6.98
0	Allocation	05-125-044-00	6/9/2022	\$58,000	9,540	\$31,137	\$58,000	\$23,148	\$2.43
0	Allocation	05-125-053-00	9/27/2022	\$214,000	9,540	\$169,483	\$214,000	\$85,407	\$8.95
0	Allocation	05-340-030-00	8/8/2023	\$307,000	12,415	\$181,377	\$307,000	\$122,524	\$9.87