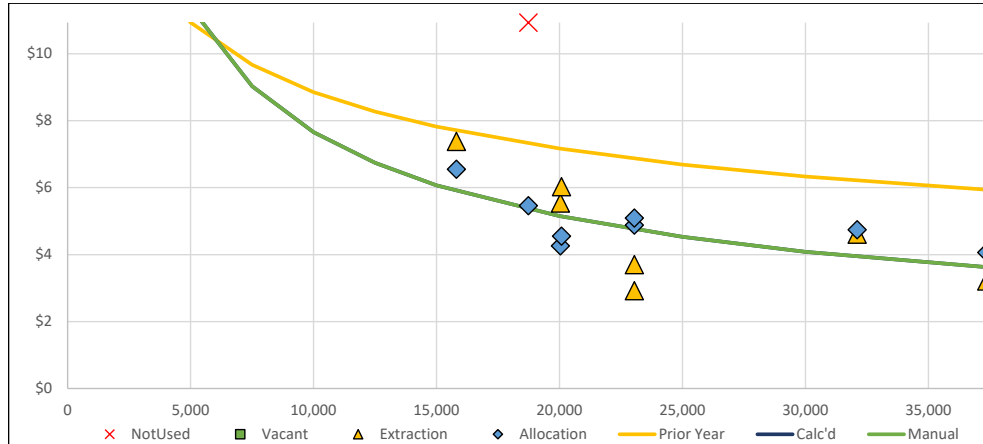


47100 North Central
2025 Land Value Study



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
1	Extraction	05-120-026-00	12/11/2023	\$375,000	15,812	\$258,328	\$375,000	\$116,672	\$7.38
1	Extraction	05-120-044-00	1/6/2023	\$407,000	23,043	\$339,742	\$407,000	\$67,258	\$2.92
1	Extraction	05-120-044-00	8/31/2023	\$425,000	23,043	\$339,742	\$425,000	\$85,258	\$3.70
0	Extraction	05-120-059-00	11/28/2022	\$370,000	18,731	\$165,303	\$370,000	\$204,697	\$10.93
1	Extraction	05-121-090-00	8/21/2023	\$550,000	37,374	\$430,034	\$550,000	\$119,966	\$3.21
1	Extraction	05-124-009-00	9/30/2022	\$309,000	20,038	\$198,020	\$309,000	\$110,980	\$5.54
1	Extraction	05-124-010-00	3/20/2024	\$331,000	20,081	\$209,968	\$331,000	\$121,032	\$6.03
1	Extraction	05-233-003-00	7/25/2022	\$550,750	32,104	\$402,811	\$550,750	\$147,939	\$4.61
1	Allocation	05-120-026-00	12/11/2023	\$375,000	15,812	\$258,328	\$375,000	\$103,575	\$6.55
1	Allocation	05-120-044-00	1/6/2023	\$407,000	23,043	\$339,742	\$407,000	\$112,413	\$4.88
1	Allocation	05-120-044-00	8/31/2023	\$425,000	23,043	\$339,742	\$425,000	\$117,385	\$5.09
1	Allocation	05-120-059-00	11/28/2022	\$370,000	18,731	\$165,303	\$370,000	\$102,194	\$5.46
1	Allocation	05-121-090-00	8/21/2023	\$550,000	37,374	\$430,034	\$550,000	\$151,910	\$4.06
1	Allocation	05-124-009-00	9/30/2022	\$309,000	20,038	\$198,020	\$309,000	\$85,346	\$4.26
1	Allocation	05-124-010-00	3/20/2024	\$331,000	20,081	\$209,968	\$331,000	\$91,422	\$4.55
1	Allocation	05-233-003-00	7/25/2022	\$550,750	32,104	\$402,811	\$550,750	\$152,117	\$4.74

v=A*X^B	Prior Year		Calculated From Analysis			Used (Concluded Land Values)			
	SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$13.52	\$33,800	\$16.94	\$42,350	25.30%	\$16.94	\$42,350	25.30%	
5,000	\$10.94	\$54,700	\$11.39	\$56,950	4.11%	\$11.39	\$56,950	4.11%	
7,500	\$9.67	\$72,525	\$9.03	\$67,725	-6.62%	\$9.03	\$67,725	-6.62%	
10,000	\$8.85	\$88,500	\$7.66	\$76,600	-13.45%	\$7.66	\$76,600	-13.45%	
12,500	\$8.27	\$103,375	\$6.74	\$84,250	-18.50%	\$6.74	\$84,250	-18.50%	
15,000	\$7.82	\$117,300	\$6.07	\$91,050	-22.38%	\$6.07	\$91,050	-22.38%	
20,000	\$7.17	\$143,400	\$5.15	\$103,000	-28.17%	\$5.15	\$103,000	-28.17%	
25,000	\$6.69	\$167,250	\$4.53	\$113,250	-32.29%	\$4.53	\$113,250	-32.29%	
30,000	\$6.33	\$189,900	\$4.08	\$122,400	-35.55%	\$4.08	\$122,400	-35.55%	
40,000	\$5.80	\$232,000	\$3.46	\$138,400	-40.34%	\$3.46	\$138,400	-40.34%	
50,000	\$5.42	\$271,000	\$3.05	\$152,500	-43.73%	\$3.05	\$152,500	-43.73%	
60,000	\$5.12	\$307,200	\$2.74	\$164,400	-46.48%	\$2.74	\$164,400	-46.48%	
87,120	\$4.57	\$398,138	\$2.22	\$193,406	-51.42%	\$2.22	\$193,406	-51.42%	
130,680	\$4.04	\$527,947	\$1.76	\$229,997	-56.44%	\$1.76	\$229,997	-56.44%	
174,240	\$3.70	\$644,688	\$1.49	\$259,618	-59.73%	\$1.49	\$259,618	-59.73%	
217,800	\$3.46	\$753,588	\$1.31	\$285,318	-62.14%	\$1.31	\$285,318	-62.14%	
435,600	\$2.80	\$1,219,680	\$0.88	\$383,328	-68.57%	\$0.88	\$383,328	-68.57%	
653,400	\$2.47	\$1,613,898	\$0.70	\$457,380	-71.66%	\$0.70	\$457,380	-71.66%	
871,200	\$2.26	\$1,968,912	\$0.59	\$514,008	-73.89%	\$0.59	\$514,008	-73.89%	
1,089,000	\$2.12	\$2,308,680	\$0.52	\$566,280	-75.47%	\$0.52	\$566,280	-75.47%	
Refresh Data	A= 147.21 B= -0.3052		A&B: 1,495.63 -0.5727		A&B: 1,495.63 -0.5727				
	<- Button								
	Set X and Y maximums for chart for zoom control								
	X Max:		37,374	(1 to 37,374)	Y Max:		\$10.93	(\$1 to \$10.93)	
Land Allocation %:		27.62%	Calculated Allocation %:		27.62%				