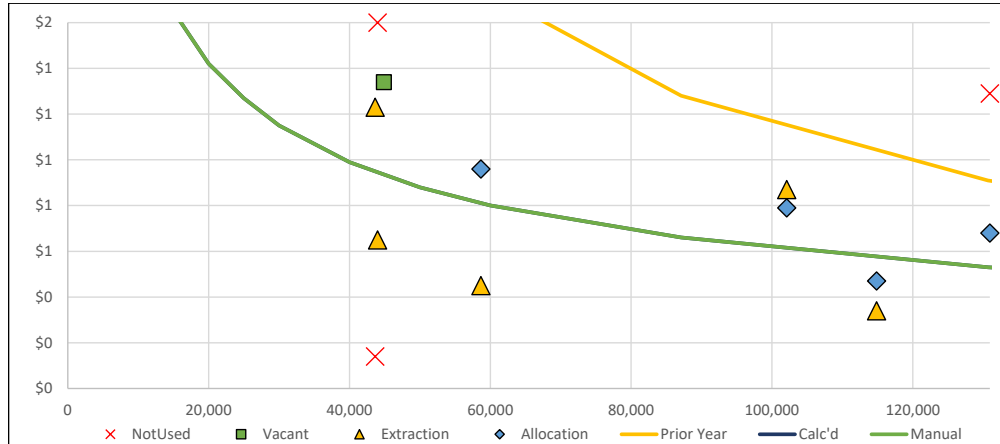


47200 NW Rural 2025 Land Value Study



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
0	Allocation	05-159-031-00	9/13/2022	\$55,000	43,647	\$1,438	\$55,000	\$5,951	\$0.14
1	Extraction	05-156-002-00	4/25/2022	\$495,000	114,868	\$456,188	\$495,000	\$38,812	\$0.34
1	Extraction	05-159-020-00	10/11/2023	\$520,000	58,675	\$493,598	\$520,000	\$26,402	\$0.45
1	Allocation	05-156-002-00	4/25/2022	\$495,000	114,868	\$456,188	\$495,000	\$53,559	\$0.47
1	Extraction	05-007-014-15	8/31/2023	\$650,000	43,996	\$621,459	\$650,000	\$28,541	\$0.65
1	Allocation	05-156-006-00	3/13/2023	\$825,000	130,941	\$656,524	\$825,000	\$89,265	\$0.68
1	Allocation	05-156-010-00	1/29/2024	\$750,000	102,105	\$661,574	\$750,000	\$81,150	\$0.79
1	Extraction	05-156-010-00	1/29/2024	\$750,000	102,105	\$661,574	\$750,000	\$88,426	\$0.87
1	Allocation	05-159-020-00	10/11/2023	\$520,000	58,675	\$493,598	\$520,000	\$56,264	\$0.96
1	Extraction	05-159-031-00	9/13/2022	\$55,000	43,647	\$1,438	\$55,000	\$53,562	\$1.23
0	Extraction	05-156-006-00	3/13/2023	\$825,000	130,941	\$656,524	\$825,000	\$168,476	\$1.29
1	Vacant	05-159-026-00	5/12/2023	\$60,000	44,867	\$0	\$60,000	\$60,000	\$1.34
0	Allocation	05-007-014-15	8/31/2023	\$650,000	43,996	\$621,459	\$650,000	\$70,330	\$1.60

v=A*B		Prior Year			Calculated From Analysis			Used (Concluded Land Values)		
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change		
2,500	\$23.54	\$58,850	\$4.23	\$10,575	-82.03%	\$4.23	\$10,575	-82.03%		
5,000	\$13.32	\$66,600	\$2.94	\$14,700	-77.93%	\$2.94	\$14,700	-77.93%		
7,500	\$9.55	\$71,625	\$2.38	\$17,850	-75.08%	\$2.38	\$17,850	-75.08%		
10,000	\$7.54	\$75,400	\$2.05	\$20,500	-72.81%	\$2.05	\$20,500	-72.81%		
12,500	\$6.28	\$78,500	\$1.82	\$22,750	-71.02%	\$1.82	\$22,750	-71.02%		
15,000	\$5.41	\$81,150	\$1.65	\$24,750	-69.50%	\$1.65	\$24,750	-69.50%		
20,000	\$4.27	\$85,400	\$1.42	\$28,400	-66.74%	\$1.42	\$28,400	-66.74%		
25,000	\$3.55	\$88,750	\$1.27	\$31,750	-64.23%	\$1.27	\$31,750	-64.23%		
30,000	\$3.06	\$91,800	\$1.15	\$34,500	-62.42%	\$1.15	\$34,500	-62.42%		
40,000	\$2.42	\$96,800	\$0.99	\$39,600	-59.09%	\$0.99	\$39,600	-59.09%		
50,000	\$2.01	\$100,500	\$0.88	\$44,000	-56.22%	\$0.88	\$44,000	-56.22%		
60,000	\$1.73	\$103,800	\$0.80	\$48,000	-53.76%	\$0.80	\$48,000	-53.76%		
87,120	\$1.28	\$111,514	\$0.66	\$57,499	-48.44%	\$0.66	\$57,499	-48.44%		
130,680	\$0.91	\$118,919	\$0.53	\$69,260	-41.76%	\$0.53	\$69,260	-41.76%		
174,240	\$0.72	\$125,453	\$0.46	\$80,150	-36.11%	\$0.46	\$80,150	-36.11%		
217,800	\$0.60	\$130,680	\$0.41	\$89,298	-31.67%	\$0.41	\$89,298	-31.67%		
435,600	\$0.34	\$148,104	\$0.28	\$121,968	-17.65%	\$0.28	\$121,968	-17.65%		
653,400	\$0.24	\$156,816	\$0.23	\$150,282	-4.17%	\$0.23	\$150,282	-4.17%		
871,200	\$0.19	\$165,528	\$0.20	\$174,240	5.26%	\$0.20	\$174,240	5.26%		
1,089,000	\$0.16	\$174,240	\$0.18	\$196,020	12.50%	\$0.18	\$196,020	12.50%		
Refresh Data	A= 14503.89 B= -0.821		A&B: 255.06 -0.5239			A&B: 255.06 -0.5239				
	<- Button									
	Set X and Y maximums for chart for zoom control									
	X Max:		130,941	(1 to 130,941)		Y Max:	\$1.60	(\$1 to \$1.60)		
Land Allocation %:		10.82%		Calculated Allocation %:		10.82%				