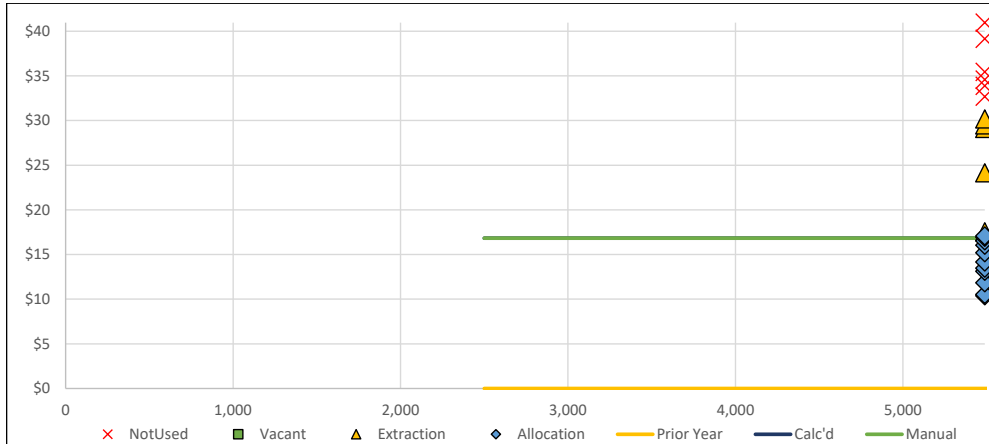


47300 Premier Place  
2025 Land Value Study



| Use | Imp/Vac    | PNum          | Date       | Sale\$    | SqFt  | Imprvmnts | TimeAdj\$ | LndResid  | \$/SF   |
|-----|------------|---------------|------------|-----------|-------|-----------|-----------|-----------|---------|
| 1   | Allocation | 05-264-060-00 | 7/26/2022  | \$285,000 | 5,489 | \$152,504 | \$285,000 | \$57,000  | \$10.38 |
| 1   | Allocation | 05-264-052-00 | 6/6/2022   | \$289,000 | 5,489 | \$192,681 | \$289,000 | \$57,800  | \$10.53 |
| 1   | Allocation | 05-264-020-00 | 1/22/2024  | \$325,000 | 5,489 | \$159,340 | \$325,000 | \$65,000  | \$11.84 |
| 1   | Allocation | 05-264-032-00 | 3/28/2024  | \$360,000 | 5,489 | \$198,013 | \$360,000 | \$72,000  | \$13.12 |
| 1   | Allocation | 05-264-031-00 | 8/30/2023  | \$370,000 | 5,489 | \$190,573 | \$370,000 | \$74,000  | \$13.48 |
| 1   | Allocation | 05-264-017-00 | 10/28/2022 | \$388,500 | 5,489 | \$228,739 | \$388,500 | \$77,700  | \$14.16 |
| 1   | Allocation | 05-264-036-00 | 6/23/2023  | \$417,000 | 5,489 | \$227,164 | \$417,000 | \$83,400  | \$15.19 |
| 1   | Allocation | 05-264-076-00 | 9/14/2022  | \$440,000 | 5,489 | \$254,029 | \$440,000 | \$88,000  | \$16.03 |
| 1   | Allocation | 05-264-026-00 | 7/28/2023  | \$454,000 | 5,489 | \$229,172 | \$454,000 | \$90,800  | \$16.54 |
| 1   | Allocation | 05-264-016-00 | 9/5/2023   | \$465,000 | 5,489 | \$270,350 | \$465,000 | \$93,000  | \$16.94 |
| 1   | Allocation | 05-264-076-00 | 8/18/2023  | \$469,000 | 5,489 | \$254,029 | \$469,000 | \$93,800  | \$17.09 |
| 1   | Extraction | 05-264-052-00 | 6/6/2022   | \$289,000 | 5,489 | \$192,681 | \$289,000 | \$96,319  | \$17.55 |
| 1   | Extraction | 05-264-060-00 | 7/26/2022  | \$285,000 | 5,489 | \$152,504 | \$285,000 | \$132,496 | \$24.14 |
| 1   | Extraction | 05-264-017-00 | 10/28/2022 | \$388,500 | 5,489 | \$228,739 | \$388,500 | \$159,761 | \$29.11 |
| 1   | Extraction | 05-264-032-00 | 3/28/2024  | \$360,000 | 5,489 | \$198,013 | \$360,000 | \$161,987 | \$29.51 |
| 1   | Extraction | 05-264-020-00 | 1/22/2024  | \$325,000 | 5,489 | \$159,340 | \$325,000 | \$165,660 | \$30.18 |
| 0   | Extraction | 05-264-031-00 | 8/30/2023  | \$370,000 | 5,489 | \$190,573 | \$370,000 | \$179,427 | \$32.69 |
| 0   | Extraction | 05-264-076-00 | 9/14/2022  | \$440,000 | 5,489 | \$254,029 | \$440,000 | \$185,971 | \$33.88 |
| 0   | Extraction | 05-264-036-00 | 6/23/2023  | \$417,000 | 5,489 | \$227,164 | \$417,000 | \$189,836 | \$34.58 |
| 0   | Extraction | 05-264-016-00 | 9/5/2023   | \$465,000 | 5,489 | \$270,350 | \$465,000 | \$194,650 | \$35.46 |
| 0   | Extraction | 05-264-076-00 | 8/18/2023  | \$469,000 | 5,489 | \$254,029 | \$469,000 | \$214,971 | \$39.16 |
| 0   | Extraction | 05-264-026-00 | 7/28/2023  | \$454,000 | 5,489 | \$229,172 | \$454,000 | \$224,828 | \$40.96 |

| v=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       | \$16.83    | \$42,075                 | Unused   | \$16.83                  | \$42,075     | Unused           |                              |  |  |
| 5,000              | Unused  | Unused       | \$16.83    | \$84,150                 | Unused   | \$16.83                  | \$84,150     | Unused           |                              |  |  |
| 7,500              | Unused  | Unused       | \$16.83    | \$126,225                | Unused   | \$16.83                  | \$126,225    | Unused           |                              |  |  |
| 10,000             | Unused  | Unused       | \$16.83    | \$168,300                | Unused   | \$16.83                  | \$168,300    | Unused           |                              |  |  |
| 12,500             | Unused  | Unused       | \$16.83    | \$210,375                | Unused   | \$16.83                  | \$210,375    | Unused           |                              |  |  |
| 15,000             | Unused  | Unused       | \$16.83    | \$252,450                | Unused   | \$16.83                  | \$252,450    | Unused           |                              |  |  |
| 20,000             | Unused  | Unused       | \$16.83    | \$336,600                | Unused   | \$16.83                  | \$336,600    | Unused           |                              |  |  |
| 25,000             | Unused  | Unused       | \$16.83    | \$420,750                | Unused   | \$16.83                  | \$420,750    | Unused           |                              |  |  |
| 30,000             | Unused  | Unused       | \$16.83    | \$504,900                | Unused   | \$16.83                  | \$504,900    | Unused           |                              |  |  |
| 40,000             | Unused  | Unused       | \$16.83    | \$673,200                | Unused   | \$16.83                  | \$673,200    | Unused           |                              |  |  |
| 50,000             | Unused  | Unused       | \$16.83    | \$841,500                | Unused   | \$16.83                  | \$841,500    | Unused           |                              |  |  |
| 60,000             | Unused  | Unused       | \$16.83    | \$1,009,800              | Unused   | \$16.83                  | \$1,009,800  | Unused           |                              |  |  |
| 87,120             | Unused  | Unused       | \$16.83    | \$1,466,230              | Unused   | \$16.83                  | \$1,466,230  | Unused           |                              |  |  |
| 130,680            | Unused  | Unused       | \$16.83    | \$2,199,344              | Unused   | \$16.83                  | \$2,199,344  | Unused           |                              |  |  |
| 174,240            | Unused  | Unused       | \$16.83    | \$2,932,459              | Unused   | \$16.83                  | \$2,932,459  | Unused           |                              |  |  |
| 217,800            | Unused  | Unused       | \$16.83    | \$3,665,574              | Unused   | \$16.83                  | \$3,665,574  | Unused           |                              |  |  |
| 435,600            | Unused  | Unused       | \$16.83    | \$7,331,148              | Unused   | \$16.83                  | \$7,331,148  | Unused           |                              |  |  |
| 653,400            | Unused  | Unused       | \$16.83    | \$10,996,722             | Unused   | \$16.83                  | \$10,996,722 | Unused           |                              |  |  |
| 871,200            | Unused  | Unused       | \$16.83    | \$14,662,296             | Unused   | \$16.83                  | \$14,662,296 | Unused           |                              |  |  |
| 1,089,000          | Unused  | Unused       | \$16.83    | \$18,327,870             | Unused   | \$16.83                  | \$18,327,870 | Unused           |                              |  |  |
| Refresh Data       | A = 0   | B = 0        | A&B:       | 16.83                    | 0.0000   | A&B:                     | 16.83        | 0.0000           |                              |  |  |
|                    | <-- Button                                      |              |            |                          |          |                          |              |                  |                              |  |  |
|                    | Set X and Y maximums for chart for zoom control |              |            |                          |          |                          |              |                  |                              |  |  |
|                    | X Max:  |              | 5,489      | (1 to 5,489)             |          | Y Max:                   | \$40.96      | (\$1 to \$40.96) |                              |  |  |
| Land Allocation %: |   | 20.00%       |            | Calculated Allocation %: |          | 45.06%                   |              |                  |                              |  |  |