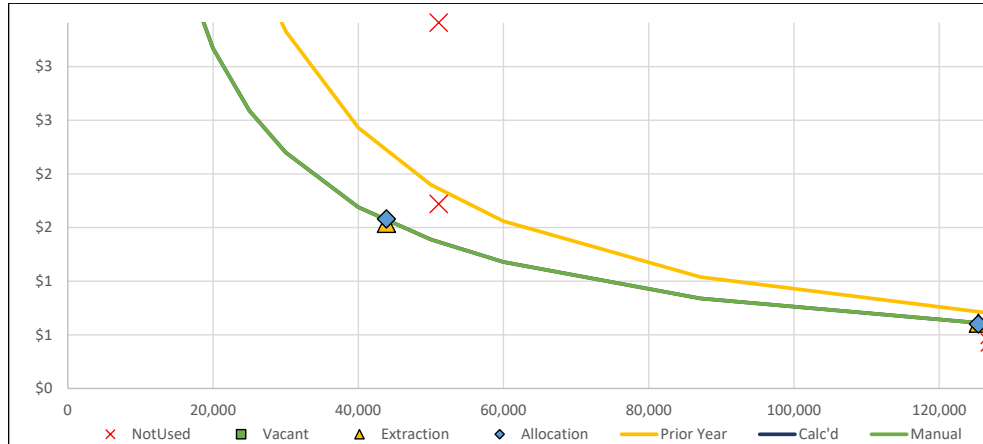


47500 SE Average
2025 Land Value Study



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	TimeAdj\$	LndResid	\$/SF
0	Extraction	05-311-005-00	10/23/2020	\$220,000	126,977	\$231,134	\$286,000	\$54,866	\$0.43
0	Allocation	05-311-005-00	10/23/2020	\$220,000	126,977	\$231,134	\$286,000	\$63,892	\$0.50
1	Allocation	05-311-005-00	9/8/2022	\$335,000	125,409	\$258,578	\$335,000	\$74,839	\$0.60
1	Extraction	05-311-005-00	9/8/2022	\$335,000	125,409	\$258,578	\$335,000	\$76,422	\$0.61
1	Extraction	05-311-007-00	1/5/2023	\$310,000	43,865	\$242,306	\$310,000	\$67,694	\$1.54
1	Allocation	05-311-007-00	1/5/2023	\$310,000	43,865	\$242,306	\$310,000	\$69,254	\$1.58
0	Allocation	05-282-003-00	7/8/2020	\$295,000	51,096	\$218,283	\$392,300	\$87,640	\$1.72
0	Extraction	05-282-003-00	7/8/2020	\$295,000	51,096	\$218,283	\$392,300	\$174,017	\$3.41

v=A*X^B		Prior Year			Calculated From Analysis			Used (Concluded Land Values)			
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change			
2,500	\$50.34	\$125,850	\$20.64	\$51,600	-59.00%	\$20.64	\$51,600	-59.00%			
5,000	\$23.59	\$117,950	\$11.05	\$55,250	-53.16%	\$11.05	\$55,250	-53.16%			
7,500	\$15.14	\$113,550	\$7.67	\$57,525	-49.34%	\$7.67	\$57,525	-49.34%			
10,000	\$11.06	\$110,600	\$5.91	\$59,100	-46.56%	\$5.91	\$59,100	-46.56%			
12,500	\$8.66	\$108,250	\$4.84	\$60,500	-44.11%	\$4.84	\$60,500	-44.11%			
15,000	\$7.10	\$106,500	\$4.10	\$61,500	-42.25%	\$4.10	\$61,500	-42.25%			
20,000	\$5.18	\$103,600	\$3.17	\$63,400	-38.80%	\$3.17	\$63,400	-38.80%			
25,000	\$4.06	\$101,500	\$2.59	\$64,750	-36.21%	\$2.59	\$64,750	-36.21%			
30,000	\$3.33	\$99,900	\$2.20	\$66,000	-33.93%	\$2.20	\$66,000	-33.93%			
40,000	\$2.43	\$97,200	\$1.69	\$67,600	-30.45%	\$1.69	\$67,600	-30.45%			
50,000	\$1.90	\$95,000	\$1.39	\$69,500	-26.84%	\$1.39	\$69,500	-26.84%			
60,000	\$1.56	\$93,600	\$1.18	\$70,800	-24.36%	\$1.18	\$70,800	-24.36%			
87,120	\$1.04	\$90,605	\$0.84	\$73,181	-19.23%	\$0.84	\$73,181	-19.23%			
130,680	\$0.67	\$87,556	\$0.58	\$75,794	-13.43%	\$0.58	\$75,794	-13.43%			
174,240	\$0.49	\$85,378	\$0.45	\$78,408	-8.16%	\$0.45	\$78,408	-8.16%			
217,800	\$0.38	\$82,764	\$0.37	\$80,586	-2.63%	\$0.37	\$80,586	-2.63%			
435,600	\$0.18	\$78,408	\$0.20	\$87,120	11.11%	\$0.20	\$87,120	11.11%			
653,400	\$0.11	\$71,874	\$0.14	\$91,476	27.27%	\$0.14	\$91,476	27.27%			
871,200	\$0.08	\$69,696	\$0.11	\$95,832	37.50%	\$0.11	\$95,832	37.50%			
1,089,000	\$0.07	\$76,230	\$0.09	\$98,010	28.57%	\$0.09	\$98,010	28.57%			
A= 261355.78		B= -1.0934		A&B: 23,917.56		-0.9017		A&B: 23,917.56		-0.9017	
Refresh Data		<-- Button									
		Set X and Y maximums for chart for zoom control									
		X Max: 126,977		(1 to 126,977)		Y Max: \$3.41		(\$1 to \$3.41)			
Land Allocation %:		22.34%		Calculated Allocation %:		22.34%					