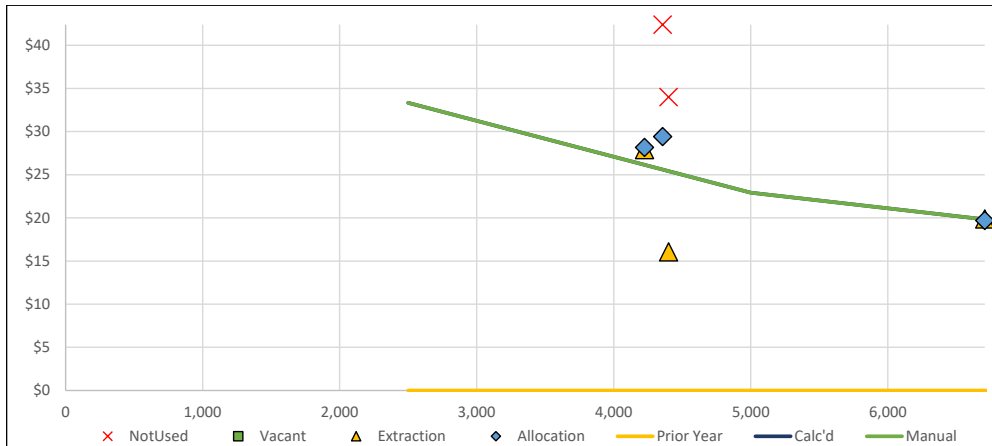


47925 Terrace Estates
2025 Land Value Study



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	TimeAdj\$	LndResid	\$/SF
1	Extraction	05-316-051-00	10/19/2022	\$430,000	4,400	\$359,283	\$430,000	\$70,717	\$16.07
1	Allocation	05-316-045-00	7/28/2022	\$380,000	6,708	\$246,690	\$380,000	\$132,202	\$19.71
1	Extraction	05-316-045-00	7/28/2022	\$380,000	6,708	\$246,690	\$380,000	\$133,310	\$19.87
1	Extraction	05-316-024-00	8/9/2023	\$342,000	4,225	\$224,118	\$342,000	\$117,882	\$27.90
1	Allocation	05-316-024-00	8/9/2023	\$342,000	4,225	\$224,118	\$342,000	\$118,982	\$28.16
1	Allocation	05-316-006-00	6/7/2023	\$368,500	4,356	\$183,859	\$368,500	\$128,201	\$29.43
0	Allocation	05-316-051-00	10/19/2022	\$430,000	4,400	\$359,283	\$430,000	\$149,597	\$34.00
0	Extraction	05-316-006-00	6/7/2023	\$368,500	4,356	\$183,859	\$368,500	\$184,641	\$42.39

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	\$33.33	\$83,325	Unused	\$33.33	\$83,325	Unused		
5,000	Unused	Unused	\$22.91	\$114,550	Unused	\$22.91	\$114,550	Unused		
7,500	Unused	Unused	\$18.40	\$138,000	Unused	\$18.40	\$138,000	Unused		
10,000	Unused	Unused	\$15.75	\$157,500	Unused	\$15.75	\$157,500	Unused		
12,500	Unused	Unused	\$13.96	\$174,500	Unused	\$13.96	\$174,500	Unused		
15,000	Unused	Unused	\$12.65	\$189,750	Unused	\$12.65	\$189,750	Unused		
20,000	Unused	Unused	\$10.83	\$216,600	Unused	\$10.83	\$216,600	Unused		
25,000	Unused	Unused	\$9.60	\$240,000	Unused	\$9.60	\$240,000	Unused		
30,000	Unused	Unused	\$8.70	\$261,000	Unused	\$8.70	\$261,000	Unused		
40,000	Unused	Unused	\$7.44	\$297,600	Unused	\$7.44	\$297,600	Unused		
50,000	Unused	Unused	\$6.60	\$330,000	Unused	\$6.60	\$330,000	Unused		
60,000	Unused	Unused	\$5.98	\$358,800	Unused	\$5.98	\$358,800	Unused		
87,120	Unused	Unused	\$4.89	\$426,017	Unused	\$4.89	\$426,017	Unused		
130,680	Unused	Unused	\$3.92	\$512,266	Unused	\$3.92	\$512,266	Unused		
174,240	Unused	Unused	\$3.36	\$585,446	Unused	\$3.36	\$585,446	Unused		
217,800	Unused	Unused	\$2.98	\$649,044	Unused	\$2.98	\$649,044	Unused		
435,600	Unused	Unused	\$2.05	\$892,980	Unused	\$2.05	\$892,980	Unused		
653,400	Unused	Unused	\$1.64	\$1,071,576	Unused	\$1.64	\$1,071,576	Unused		
871,200	Unused	Unused	\$1.41	\$1,228,392	Unused	\$1.41	\$1,228,392	Unused		
1,089,000	Unused	Unused	\$1.25	\$1,361,250	Unused	\$1.25	\$1,361,250	Unused		
A = 0		B = 0		A&B: 2,291.48 -0.5407		A&B: 2,291.48 -0.5407				
Refresh Data	<- Button									
	Set X and Y maximums for chart for zoom control									
	X Max: 6,708		(1 to 6,708)		Y Max: \$42.39		(\$1 to \$42.39)			
Land Allocation %:		34.79%		Calculated Allocation %:		34.79%				