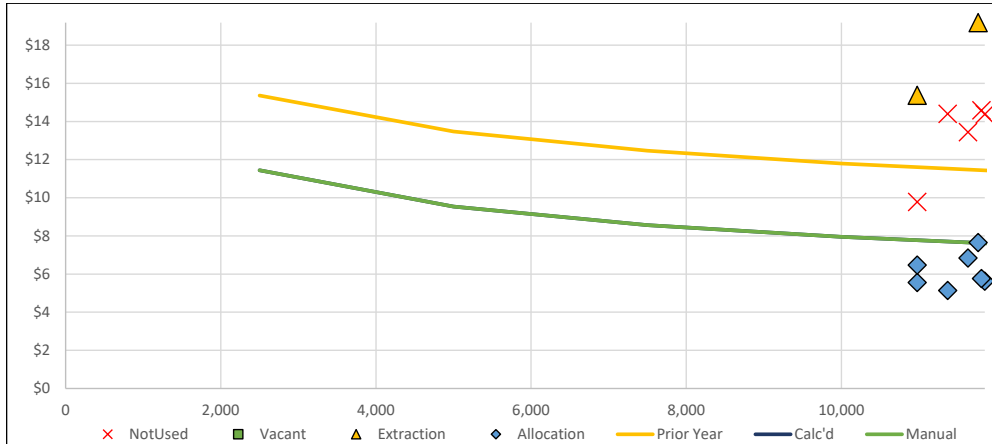


47950 Traverse Hills  
2025 Land Value Study



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
1	Allocation	05-317-002-00	1/15/2024	\$292,000	11,369	\$128,316	\$292,000	\$58,400	\$5.14
1	Allocation	05-317-025-00	10/6/2022	\$305,000	10,977	\$197,593	\$305,000	\$61,000	\$5.56
1	Allocation	05-317-018-00	4/26/2023	\$333,000	11,848	\$162,670	\$333,000	\$66,600	\$5.62
1	Allocation	05-317-004-00	1/24/2023	\$340,000	11,805	\$167,757	\$340,000	\$68,000	\$5.76
1	Allocation	05-317-033-00	12/29/2023	\$355,000	10,977	\$186,328	\$355,000	\$71,000	\$6.47
1	Allocation	05-317-054-00	11/28/2022	\$398,000	11,631	\$241,680	\$398,000	\$79,600	\$6.84
1	Allocation	05-317-012-00	5/25/2022	\$450,000	11,761	\$224,467	\$450,000	\$90,000	\$7.65
0	Extraction	05-317-025-00	10/6/2022	\$305,000	10,977	\$197,593	\$305,000	\$107,407	\$9.78
0	Extraction	05-317-054-00	11/28/2022	\$398,000	11,631	\$241,680	\$398,000	\$156,320	\$13.44
0	Extraction	05-317-018-00	4/26/2023	\$333,000	11,848	\$162,670	\$333,000	\$170,330	\$14.38
0	Extraction	05-317-002-00	1/15/2024	\$292,000	11,369	\$128,316	\$292,000	\$163,684	\$14.40
0	Extraction	05-317-004-00	1/24/2023	\$340,000	11,805	\$167,757	\$340,000	\$172,243	\$14.59
1	Extraction	05-317-033-00	12/29/2023	\$355,000	10,977	\$186,328	\$355,000	\$168,672	\$15.37
1	Extraction	05-317-012-00	5/25/2022	\$450,000	11,761	\$224,467	\$450,000	\$225,533	\$19.18

v=A*X^B		Prior Year			Calculated From Analysis			Used (Concluded Land Values)		
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change		
2,500	\$15.36	\$38,400	\$11.44	\$28,600	-25.52%	\$11.44	\$28,600	-25.52%		
5,000	\$13.47	\$67,350	\$9.54	\$47,700	-29.18%	\$9.54	\$47,700	-29.18%		
7,500	\$12.47	\$93,525	\$8.57	\$64,275	-31.28%	\$8.57	\$64,275	-31.28%		
10,000	\$11.80	\$118,000	\$7.95	\$79,500	-32.63%	\$7.95	\$79,500	-32.63%		
12,500	\$11.31	\$141,375	\$7.50	\$93,750	-33.69%	\$7.50	\$93,750	-33.69%		
15,000	\$10.93	\$163,950	\$7.15	\$107,250	-34.58%	\$7.15	\$107,250	-34.58%		
20,000	\$10.35	\$207,000	\$6.63	\$132,600	-35.94%	\$6.63	\$132,600	-35.94%		
25,000	\$9.92	\$248,000	\$6.25	\$156,250	-37.00%	\$6.25	\$156,250	-37.00%		
30,000	\$9.58	\$287,400	\$5.96	\$178,800	-37.79%	\$5.96	\$178,800	-37.79%		
40,000	\$9.07	\$362,800	\$5.53	\$221,200	-39.03%	\$5.53	\$221,200	-39.03%		
50,000	\$8.69	\$434,500	\$5.21	\$260,500	-40.05%	\$5.21	\$260,500	-40.05%		
60,000	\$8.40	\$504,000	\$4.97	\$298,200	-40.83%	\$4.97	\$298,200	-40.83%		
87,120	\$7.82	\$681,278	\$4.50	\$392,040	-42.46%	\$4.50	\$392,040	-42.46%		
130,680	\$7.24	\$946,123	\$4.05	\$529,254	-44.06%	\$4.05	\$529,254	-44.06%		
174,240	\$6.86	\$1,195,286	\$3.76	\$655,142	-45.19%	\$3.76	\$655,142	-45.19%		
217,800	\$6.57	\$1,430,946	\$3.54	\$771,012	-46.12%	\$3.54	\$771,012	-46.12%		
435,600	\$5.76	\$2,509,056	\$2.95	\$1,285,020	-48.78%	\$2.95	\$1,285,020	-48.78%		
653,400	\$5.34	\$3,489,156	\$2.66	\$1,738,044	-50.19%	\$2.66	\$1,738,044	-50.19%		
871,200	\$5.05	\$4,399,560	\$2.46	\$2,143,152	-51.29%	\$2.46	\$2,143,152	-51.29%		
1,089,000	\$4.84	\$5,270,760	\$2.32	\$2,526,480	-52.07%	\$2.32	\$2,526,480	-52.07%		
Refresh Data	A= 67.93	B= -0.19	A&B:	89.12	-0.2624	A&B:	89.12	-0.2624		
	<-- Button									
	Set X and Y maximums for chart for zoom control									
	X Max:		11,848	(1 to 11,848)	Y Max:		\$19.18	(\$1 to \$19.18)		
	Land Allocation %:		20.00%		Calculated Allocation %:		50.87%			