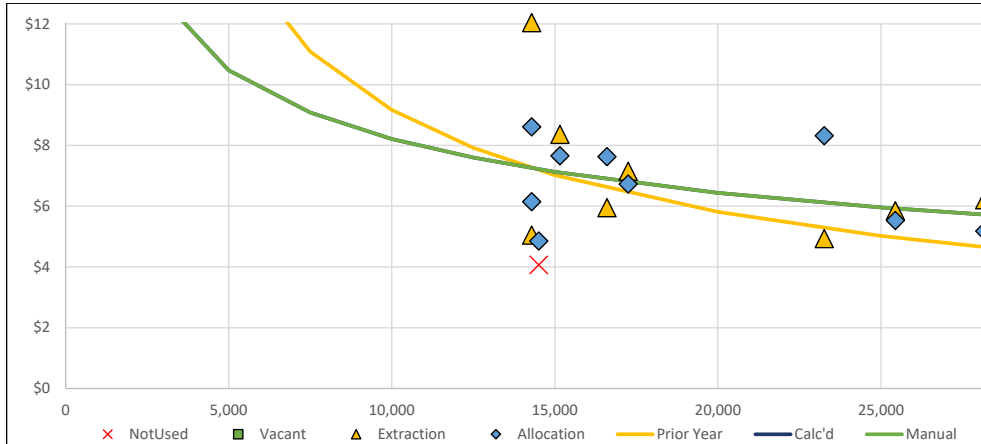


48000 Veterans West Side 2025 Land Value Study



v=A*X^B	Prior Year			Calculated From Analysis			Used (Concluded Land Values)		
	SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$22.88	\$57,200	\$13.35	\$33,375	-41.65%	\$13.35	\$33,375	-41.65%	
5,000	\$14.49	\$72,450	\$10.47	\$52,350	-27.74%	\$10.47	\$52,350	-27.74%	
7,500	\$11.09	\$83,175	\$9.08	\$68,100	-18.12%	\$9.08	\$68,100	-18.12%	
10,000	\$9.17	\$91,700	\$8.21	\$82,100	-10.47%	\$8.21	\$82,100	-10.47%	
12,500	\$7.92	\$99,000	\$7.60	\$95,000	-4.04%	\$7.60	\$95,000	-4.04%	
15,000	\$7.02	\$105,300	\$7.13	\$106,950	1.57%	\$7.13	\$106,950	1.57%	
20,000	\$5.81	\$116,200	\$6.44	\$128,800	10.84%	\$6.44	\$128,800	10.84%	
25,000	\$5.02	\$125,500	\$5.96	\$149,000	18.73%	\$5.96	\$149,000	18.73%	
30,000	\$4.45	\$133,500	\$5.59	\$167,700	25.62%	\$5.59	\$167,700	25.62%	
40,000	\$3.68	\$147,200	\$5.05	\$202,000	37.23%	\$5.05	\$202,000	37.23%	
50,000	\$3.18	\$159,000	\$4.67	\$233,500	46.86%	\$4.67	\$233,500	46.86%	
60,000	\$2.82	\$169,200	\$4.38	\$262,800	55.32%	\$4.38	\$262,800	55.32%	
87,120	\$2.20	\$191,664	\$3.85	\$335,412	75.00%	\$3.85	\$335,412	75.00%	
130,680	\$1.69	\$220,849	\$3.34	\$436,471	97.63%	\$3.34	\$436,471	97.63%	
174,240	\$1.39	\$242,194	\$3.02	\$526,205	117.27%	\$3.02	\$526,205	117.27%	
217,800	\$1.20	\$261,360	\$2.79	\$607,662	132.50%	\$2.79	\$607,662	132.50%	
435,600	\$0.76	\$331,056	\$2.19	\$953,964	188.16%	\$2.19	\$953,964	188.16%	
653,400	\$0.58	\$378,972	\$1.90	\$1,241,460	227.59%	\$1.90	\$1,241,460	227.59%	
871,200	\$0.48	\$418,176	\$1.72	\$1,498,464	258.33%	\$1.72	\$1,498,464	258.33%	
1,089,000	\$0.42	\$457,380	\$1.59	\$1,731,510	278.57%	\$1.59	\$1,731,510	278.57%	
	A= 3971.81	B= -0.6591	A&B:	206.86	-0.3503		A&B:	206.86	-0.3503
Refresh Data	Set X and Y maximums for chart for zoom control								
	X Max:		28,183	(1 to 28,183)		Y Max:	\$12.04	(\$1 to \$12.04)	
	Land Allocation %:		35.17%	Calculated Allocation %:		35.17%			

Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
0	Extraction	05-255-018-00	7/17/2023	\$200,000	14,505	\$141,033	\$200,000	\$58,967	\$4.07
1	Allocation	05-255-018-00	7/17/2023	\$200,000	14,505	\$141,033	\$200,000	\$70,340	\$4.85
1	Extraction	05-325-005-00	9/9/2022	\$550,000	23,261	\$435,365	\$550,000	\$114,635	\$4.93
1	Extraction	05-255-022-00	11/17/2022	\$250,000	14,288	\$177,883	\$250,000	\$72,117	\$5.05
1	Allocation	05-330-038-00	5/6/2022	\$415,000	28,183	\$240,017	\$415,000	\$145,956	\$5.18
1	Allocation	05-330-053-00	9/1/2022	\$400,000	25,439	\$251,308	\$400,000	\$140,680	\$5.53
1	Extraction	05-330-053-00	9/1/2022	\$400,000	25,439	\$251,308	\$400,000	\$148,692	\$5.85
1	Extraction	05-330-022-00	4/29/2022	\$360,000	16,596	\$261,315	\$360,000	\$98,685	\$5.95
1	Allocation	05-255-022-00	11/17/2022	\$250,000	14,288	\$177,883	\$250,000	\$87,925	\$6.15
1	Extraction	05-330-038-00	5/6/2022	\$415,000	28,183	\$240,017	\$415,000	\$174,983	\$6.21
1	Allocation	05-255-014-00	10/30/2023	\$330,000	17,250	\$206,659	\$330,000	\$116,061	\$6.73
1	Extraction	05-255-014-00	10/30/2023	\$330,000	17,250	\$206,659	\$330,000	\$123,341	\$7.15
1	Allocation	05-330-022-00	4/29/2022	\$360,000	16,596	\$261,315	\$360,000	\$126,612	\$7.63
1	Allocation	05-330-057-00	9/2/2022	\$330,000	15,159	\$203,195	\$330,000	\$116,061	\$7.66
1	Allocation	05-325-005-00	9/9/2022	\$550,000	23,261	\$435,365	\$550,000	\$193,435	\$8.32
1	Extraction	05-330-057-00	9/2/2022	\$330,000	15,159	\$203,195	\$330,000	\$126,805	\$8.36
1	Allocation	05-255-022-00	9/14/2023	\$349,900	14,288	\$177,883	\$349,900	\$123,060	\$8.61
1	Extraction	05-255-022-00	9/14/2023	\$349,900	14,288	\$177,883	\$349,900	\$172,017	\$12.04