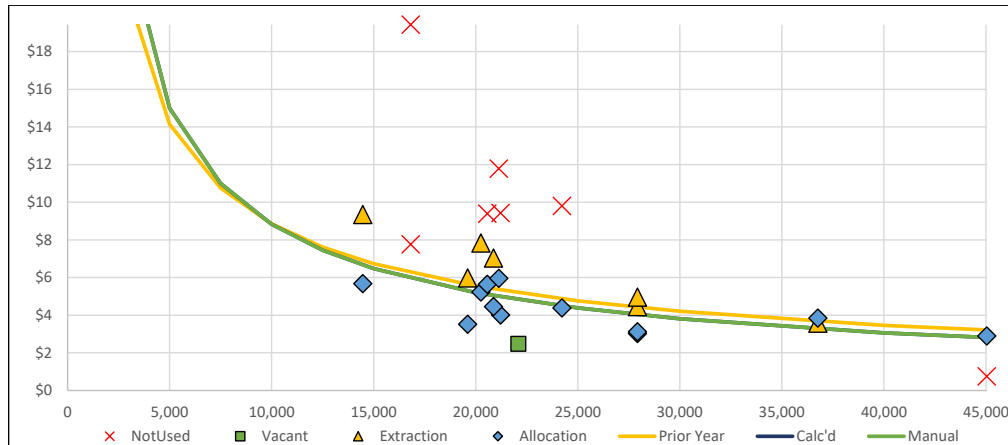


48100 West Above Average 2025 Land Value Study



v=A*X^B	Prior Year			Calculated From Analysis			Used (Concluded Land Values)		
	SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$22.61	\$56,525	\$25.48	\$63,700	12.69%	\$25.48	\$63,700	12.69%	
5,000	\$14.14	\$70,700	\$15.00	\$75,000	6.08%	\$15.00	\$75,000	6.08%	
7,500	\$10.75	\$80,625	\$11.00	\$82,500	2.33%	\$11.00	\$82,500	2.33%	
10,000	\$8.85	\$88,500	\$8.83	\$88,300	-0.23%	\$8.83	\$88,300	-0.23%	
12,500	\$7.61	\$95,125	\$7.44	\$93,000	-2.23%	\$7.44	\$93,000	-2.23%	
15,000	\$6.73	\$100,950	\$6.47	\$97,050	-3.86%	\$6.47	\$97,050	-3.86%	
20,000	\$5.54	\$110,800	\$5.19	\$103,800	-6.32%	\$5.19	\$103,800	-6.32%	
25,000	\$4.76	\$119,000	\$4.38	\$109,500	-7.98%	\$4.38	\$109,500	-7.98%	
30,000	\$4.21	\$126,300	\$3.81	\$114,300	-9.50%	\$3.81	\$114,300	-9.50%	
40,000	\$3.46	\$138,400	\$3.06	\$122,400	-11.56%	\$3.06	\$122,400	-11.56%	
50,000	\$2.98	\$149,000	\$2.58	\$129,000	-13.42%	\$2.58	\$129,000	-13.42%	
60,000	\$2.63	\$157,800	\$2.24	\$134,400	-14.83%	\$2.24	\$134,400	-14.83%	
87,120	\$2.04	\$177,725	\$1.69	\$147,233	-17.16%	\$1.69	\$147,233	-17.16%	
130,680	\$1.55	\$202,554	\$1.24	\$162,043	-20.00%	\$1.24	\$162,043	-20.00%	
174,240	\$1.28	\$223,027	\$0.99	\$172,498	-22.66%	\$0.99	\$172,498	-22.66%	
217,800	\$1.10	\$239,580	\$0.84	\$182,952	-23.64%	\$0.84	\$182,952	-23.64%	
435,600	\$0.69	\$300,564	\$0.49	\$213,444	-28.99%	\$0.49	\$213,444	-28.99%	
653,400	\$0.52	\$339,768	\$0.36	\$235,224	-30.77%	\$0.36	\$235,224	-30.77%	
871,200	\$0.43	\$374,616	\$0.29	\$252,648	-32.56%	\$0.29	\$252,648	-32.56%	
1,089,000	\$0.37	\$402,930	\$0.24	\$261,360	-35.14%	\$0.24	\$261,360	-35.14%	
A=4504.66 B=-0.6767 A&B: 10,123.31 -0.7649 A&B: 10,123.31 -0.7649									

Refresh Data	Set X and Y maximums for chart for zoom control			
	X Max:	45,041	(1 to 45,041)	Y Max: \$19.43 (\$1 to \$19.43)
	Land Allocation %:	20.00%	Calculated Allocation %:	34.52%

Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
0	Extraction	05-314-016-00	11/22/2022	\$650,000	45,041	\$616,325	\$650,000	\$33,675	\$0.75
1	Vacant	05-314-008-00	4/25/2022	\$55,000	22,085	\$12,366	\$55,000	\$55,000	\$2.49
1	Allocation	05-314-016-00	11/22/2022	\$650,000	45,041	\$616,325	\$650,000	\$130,000	\$2.89
1	Allocation	05-288-055-00	6/16/2022	\$421,000	27,922	\$296,594	\$421,000	\$84,200	\$3.02
1	Allocation	05-288-055-00	7/19/2023	\$435,000	27,922	\$296,594	\$435,000	\$87,000	\$3.12
1	Allocation	05-260-027-00	10/20/2023	\$345,000	19,602	\$227,786	\$345,000	\$69,000	\$3.52
1	Extraction	05-289-082-00	11/4/2022	\$705,765	36,765	\$574,167	\$705,765	\$131,598	\$3.58
1	Allocation	05-289-082-00	11/4/2022	\$705,765	36,765	\$574,167	\$705,765	\$141,153	\$3.84
1	Allocation	05-287-012-00	11/18/2022	\$425,000	21,214	\$225,043	\$425,000	\$85,000	\$4.01
1	Allocation	05-289-084-00	4/24/2023	\$531,000	24,219	\$293,731	\$531,000	\$106,200	\$4.38
1	Extraction	05-288-055-00	6/16/2022	\$421,000	27,922	\$296,594	\$421,000	\$124,406	\$4.46
1	Allocation	05-260-026-00	12/21/2023	\$465,000	20,865	\$318,055	\$465,000	\$93,000	\$4.46
1	Extraction	05-288-055-00	7/19/2023	\$435,000	27,922	\$296,594	\$435,000	\$138,406	\$4.96
1	Allocation	05-288-051-00	7/14/2022	\$530,000	20,255	\$371,357	\$530,000	\$106,000	\$5.23
1	Allocation	05-288-062-00	1/9/2024	\$580,000	20,560	\$386,860	\$580,000	\$116,000	\$5.64
1	Allocation	05-288-057-00	10/26/2023	\$410,000	14,462	\$274,797	\$410,000	\$82,000	\$5.67
1	Allocation	05-288-046-00	6/23/2023	\$630,000	21,127	\$380,820	\$630,000	\$126,000	\$5.96
1	Extraction	05-260-027-00	10/20/2023	\$345,000	19,602	\$227,786	\$345,000	\$117,214	\$5.98
1	Extraction	05-260-026-00	12/21/2023	\$465,000	20,865	\$318,055	\$465,000	\$146,945	\$7.04
0	Allocation	05-288-052-00	3/15/2023	\$652,000	16,814	\$325,275	\$652,000	\$130,400	\$7.76
1	Extraction	05-288-051-00	7/14/2022	\$530,000	20,255	\$371,357	\$530,000	\$158,643	\$7.83
1	Extraction	05-288-057-00	10/26/2023	\$410,000	14,462	\$274,797	\$410,000	\$135,203	\$9.35
0	Extraction	05-288-062-00	1/9/2024	\$580,000	20,560	\$386,860	\$580,000	\$193,140	\$9.39
0	Extraction	05-287-012-00	11/18/2022	\$425,000	21,214	\$225,043	\$425,000	\$199,957	\$9.43
0	Extraction	05-289-084-00	4/24/2023	\$531,000	24,219	\$293,731	\$531,000	\$237,269	\$9.80
0	Extraction	05-288-046-00	6/23/2023	\$630,000	21,127	\$380,820	\$630,000	\$249,180	\$11.79
0	Extraction	05-288-052-00	3/15/2023	\$652,000	16,814	\$325,275	\$652,000	\$326,725	\$19.43