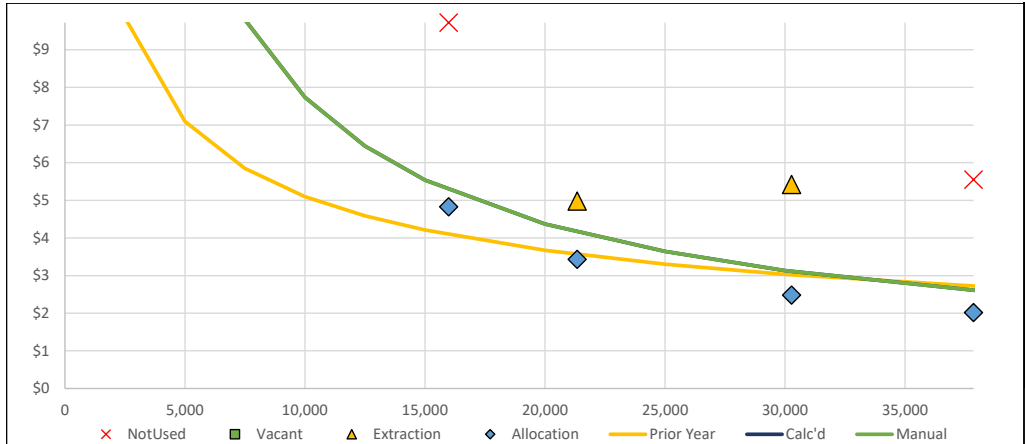


48200 West Average  
2025 Land Value Study



v=A*X^B		Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change	
2,500	\$9.85	\$24,625	\$24.24	\$60,600	146.09%	\$24.24	\$60,600	146.09%	
5,000	\$7.09	\$35,450	\$13.69	\$68,450	93.09%	\$13.69	\$68,450	93.09%	
7,500	\$5.85	\$43,875	\$9.80	\$73,500	67.52%	\$9.80	\$73,500	67.52%	
10,000	\$5.10	\$51,000	\$7.74	\$77,400	51.76%	\$7.74	\$77,400	51.76%	
12,500	\$4.59	\$57,375	\$6.44	\$80,500	40.31%	\$6.44	\$80,500	40.31%	
15,000	\$4.21	\$63,150	\$5.54	\$83,100	31.59%	\$5.54	\$83,100	31.59%	
20,000	\$3.67	\$73,400	\$4.37	\$87,400	19.07%	\$4.37	\$87,400	19.07%	
25,000	\$3.30	\$82,500	\$3.64	\$91,000	10.30%	\$3.64	\$91,000	10.30%	
30,000	\$3.03	\$90,900	\$3.13	\$93,900	3.30%	\$3.13	\$93,900	3.30%	
40,000	\$2.64	\$105,600	\$2.47	\$98,800	-6.44%	\$2.47	\$98,800	-6.44%	
50,000	\$2.38	\$119,000	\$2.05	\$102,500	-13.87%	\$2.05	\$102,500	-13.87%	
60,000	\$2.18	\$130,800	\$1.77	\$106,200	-18.81%	\$1.77	\$106,200	-18.81%	
87,120	\$1.83	\$159,430	\$1.30	\$113,256	-28.96%	\$1.30	\$113,256	-28.96%	
130,680	\$1.51	\$197,327	\$0.93	\$121,532	-38.41%	\$0.93	\$121,532	-38.41%	
174,240	\$1.32	\$229,997	\$0.73	\$127,195	-44.70%	\$0.73	\$127,195	-44.70%	
217,800	\$1.18	\$257,004	\$0.61	\$132,858	-48.31%	\$0.61	\$132,858	-48.31%	
435,600	\$0.85	\$370,260	\$0.35	\$152,460	-58.82%	\$0.35	\$152,460	-58.82%	
653,400	\$0.70	\$457,380	\$0.25	\$163,350	-64.29%	\$0.25	\$163,350	-64.29%	
871,200	\$0.61	\$531,432	\$0.19	\$165,528	-68.85%	\$0.19	\$165,528	-68.85%	
1,089,000	\$0.55	\$598,950	\$0.16	\$174,240	-70.91%	\$0.16	\$174,240	-70.91%	
A= 403.6		B= -0.4743		A&B: 15,292.91		A&B: 15,292.91		-0.8240	

Refresh Data	Set X and Y maximums for chart for zoom control			
X Max:	37,854	(1 to 37,854)	Y Max:	\$9.72 (\$1 to \$9.72)
Land Allocation %:	20.00%	Calculated Allocation %:	42.00%	

Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
1	Allocation	05-017-023-00	4/26/2022	\$383,000	37,854	\$172,828	\$383,000	\$76,600	\$2.02
1	Allocation	05-106-031-00	8/28/2023	\$375,000	30,274	\$210,803	\$375,000	\$75,000	\$2.48
1	Allocation	05-106-029-20	5/12/2022	\$365,900	21,344	\$259,543	\$365,900	\$73,180	\$3.43
1	Allocation	05-106-003-00	7/18/2022	\$386,000	15,987	\$230,584	\$386,000	\$77,200	\$4.83
1	Extraction	05-106-029-20	5/12/2022	\$365,900	21,344	\$259,543	\$365,900	\$106,357	\$4.98
1	Extraction	05-106-031-00	8/28/2023	\$375,000	30,274	\$210,803	\$375,000	\$164,197	\$5.42
0	Extraction	05-017-023-00	4/26/2022	\$383,000	37,854	\$172,828	\$383,000	\$210,172	\$5.55
0	Extraction	05-106-003-00	7/18/2022	\$386,000	15,987	\$230,584	\$386,000	\$155,416	\$9.72