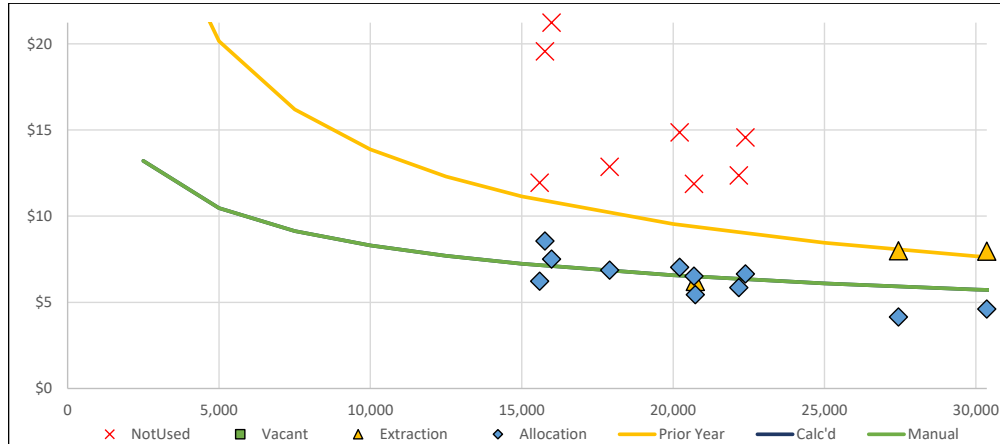


# 48300 West Central Above Average 2025 Land Value Study



v=A*X^B			Prior Year			Calculated From Analysis			Used (Concluded Land Values)		
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change			
2,500	\$29.31	\$73,275	\$13.21	\$33,025	-54.93%	\$13.21	\$33,025	-54.93%			
5,000	\$20.16	\$100,800	\$10.47	\$52,350	-48.07%	\$10.47	\$52,350	-48.07%			
7,500	\$16.20	\$121,500	\$9.14	\$68,550	-43.58%	\$9.14	\$68,550	-43.58%			
10,000	\$13.87	\$138,700	\$8.30	\$83,000	-40.16%	\$8.30	\$83,000	-40.16%			
12,500	\$12.30	\$153,750	\$7.70	\$96,250	-37.40%	\$7.70	\$96,250	-37.40%			
15,000	\$11.15	\$167,250	\$7.24	\$108,600	-35.07%	\$7.24	\$108,600	-35.07%			
20,000	\$9.55	\$191,000	\$6.57	\$131,400	-31.20%	\$6.57	\$131,400	-31.20%			
25,000	\$8.46	\$211,500	\$6.10	\$152,500	-27.90%	\$6.10	\$152,500	-27.90%			
30,000	\$7.67	\$230,100	\$5.74	\$172,200	-25.16%	\$5.74	\$172,200	-25.16%			
40,000	\$6.57	\$262,800	\$5.21	\$208,400	-20.70%	\$5.21	\$208,400	-20.70%			
50,000	\$5.82	\$291,000	\$4.83	\$241,500	-17.01%	\$4.83	\$241,500	-17.01%			
60,000	\$5.28	\$316,800	\$4.55	\$273,000	-13.83%	\$4.55	\$273,000	-13.83%			
87,120	\$4.32	\$376,358	\$4.01	\$349,351	-7.18%	\$4.01	\$349,351	-7.18%			
130,680	\$3.47	\$453,460	\$3.50	\$457,380	0.86%	\$3.50	\$457,380	0.86%			
174,240	\$2.97	\$517,493	\$3.18	\$554,083	7.07%	\$3.18	\$554,083	7.07%			
217,800	\$2.63	\$572,814	\$2.95	\$642,510	12.17%	\$2.95	\$642,510	12.17%			
435,600	\$1.81	\$788,436	\$2.34	\$1,019,304	29.28%	\$2.34	\$1,019,304	29.28%			
653,400	\$1.46	\$953,964	\$2.04	\$1,332,936	39.73%	\$2.04	\$1,332,936	39.73%			
871,200	\$1.25	\$1,089,000	\$1.85	\$1,611,720	48.00%	\$1.85	\$1,611,720	48.00%			
1,089,000	\$1.11	\$1,208,790	\$1.72	\$1,873,080	54.95%	\$1.72	\$1,873,080	54.95%			
Refresh Data	A= 1994.41	B= -0.5394	A&B:	182.68	-0.3357	A&B:	182.68	-0.3357			
Set X and Y maximums for chart for zoom control											
	X Max:	30,361	(1 to 30,361)	Y Max:	\$21.23	(\$1 to \$21.23)					
	Land Allocation %:	20.00%	Calculated Allocation %:	40.04%							

Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	TimeAdj\$	LndResid	\$/SF
1	Allocation	05-308-131-00	10/31/2023	\$570,000	27,443	\$350,667	\$570,000	\$114,000	\$4.15
1	Allocation	05-346-008-00	9/23/2022	\$699,900	30,361	\$457,901	\$699,900	\$139,980	\$4.61
1	Allocation	05-306-007-00	7/8/2022	\$565,000	20,735	\$436,330	\$565,000	\$113,000	\$5.45
1	Allocation	05-308-145-00	10/25/2022	\$650,000	22,172	\$376,026	\$650,000	\$130,000	\$5.86
1	Allocation	05-307-109-00	3/30/2023	\$485,000	15,594	\$298,837	\$485,000	\$97,000	\$6.22
1	Allocation	05-308-133-00	8/1/2022	\$675,000	20,691	\$429,193	\$675,000	\$135,000	\$6.52
1	Allocation	05-308-143-00	8/10/2023	\$745,000	22,390	\$418,748	\$745,000	\$149,000	\$6.65
1	Allocation	05-346-003-00	2/29/2024	\$615,000	17,903	\$384,849	\$615,000	\$123,000	\$6.87
1	Allocation	05-306-035-00	8/29/2022	\$710,000	20,212	\$409,737	\$710,000	\$142,000	\$7.03
1	Allocation	05-306-038-00	2/16/2024	\$600,000	15,987	\$260,528	\$600,000	\$120,000	\$7.51
1	Allocation	05-308-116-00	6/20/2023	\$674,900	15,769	\$366,525	\$674,900	\$134,980	\$8.56
1	Extraction	05-306-007-00	7/8/2022	\$565,000	20,735	\$436,330	\$565,000	\$128,670	\$6.21
1	Extraction	05-346-008-00	9/23/2022	\$699,900	30,361	\$457,901	\$699,900	\$241,999	\$7.97
1	Extraction	05-308-131-00	10/31/2023	\$570,000	27,443	\$350,667	\$570,000	\$219,333	\$7.99
0	Extraction	05-308-133-00	8/1/2022	\$675,000	20,691	\$429,193	\$675,000	\$245,807	\$11.88
0	Extraction	05-307-109-00	3/30/2023	\$485,000	15,594	\$298,837	\$485,000	\$186,163	\$11.94
0	Extraction	05-308-145-00	10/25/2022	\$650,000	22,172	\$376,026	\$650,000	\$273,974	\$12.36
0	Extraction	05-346-003-00	2/29/2024	\$615,000	17,903	\$384,849	\$615,000	\$230,151	\$12.86
0	Extraction	05-308-143-00	8/10/2023	\$745,000	22,390	\$418,748	\$745,000	\$326,252	\$14.57
0	Extraction	05-306-035-00	8/29/2022	\$710,000	20,212	\$409,737	\$710,000	\$300,263	\$14.86
0	Extraction	05-308-116-00	6/20/2023	\$674,900	15,769	\$366,525	\$674,900	\$308,375	\$19.56
0	Extraction	05-306-038-00	2/16/2024	\$600,000	15,987	\$260,528	\$600,000	\$339,472	\$21.23