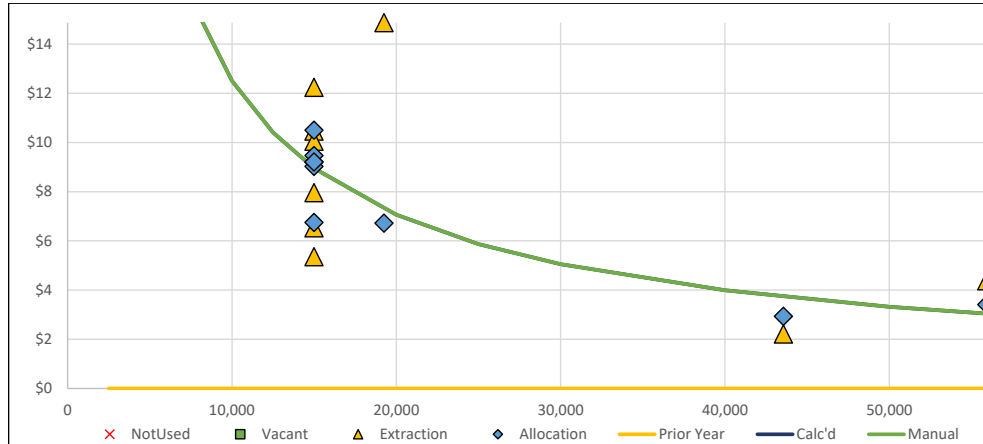


48400 West HS Influence 2025 Land Value Study



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	TimeAdj\$	LndResid	\$/SF
1	Extraction	05-109-007-00	7/29/2022	\$385,000	14,985	\$304,669	\$385,000	\$80,331	\$5.36
1	Extraction	05-109-017-00	10/11/2024	\$525,000	14,985	\$341,627	\$525,000	\$183,373	\$12.24
1	Extraction	05-109-019-00	4/26/2024	\$515,000	14,985	\$395,792	\$515,000	\$119,208	\$7.96
1	Extraction	05-109-033-00	9/30/2022	\$540,000	14,985	\$442,221	\$540,000	\$97,779	\$6.53
1	Extraction	05-109-033-00	8/23/2023	\$599,000	14,985	\$442,221	\$599,000	\$156,779	\$10.46
1	Extraction	05-109-037-00	7/14/2023	\$525,000	14,985	\$374,354	\$525,000	\$150,646	\$10.05
1	Extraction	05-109-045-00	6/6/2024	\$492,000	19,254	\$205,707	\$492,000	\$286,293	\$14.87
1	Extraction	05-158-003-00	7/26/2024	\$725,000	55,931	\$480,012	\$725,000	\$244,988	\$4.38
1	Extraction	05-158-007-00	7/27/2022	\$485,000	43,560	\$388,122	\$485,000	\$96,878	\$2.22
1	Allocation	05-109-007-00	7/29/2022	\$385,000	14,985	\$304,669	\$385,000	\$101,178	\$6.75
1	Allocation	05-109-017-00	10/11/2024	\$525,000	14,985	\$341,627	\$525,000	\$137,970	\$9.21
1	Allocation	05-109-019-00	4/26/2024	\$515,000	14,985	\$395,792	\$515,000	\$135,342	\$9.03
1	Allocation	05-109-033-00	9/30/2022	\$540,000	14,985	\$442,221	\$540,000	\$141,912	\$9.47
1	Allocation	05-109-033-00	8/23/2023	\$599,000	14,985	\$442,221	\$599,000	\$157,417	\$10.50
1	Allocation	05-109-037-00	7/14/2023	\$525,000	14,985	\$374,354	\$525,000	\$137,970	\$9.21
1	Allocation	05-109-045-00	6/6/2024	\$492,000	19,254	\$205,707	\$492,000	\$129,298	\$6.72
1	Allocation	05-158-003-00	7/26/2024	\$725,000	55,931	\$480,012	\$725,000	\$190,530	\$3.41
1	Allocation	05-158-007-00	7/27/2022	\$485,000	43,560	\$388,122	\$485,000	\$127,458	\$2.93

v=A*X^B			Prior Year			Calculated From Analysis			Used (Concluded Land Values)		
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change			
2,500	Unused	Unused	\$39.19	\$97,975	Unused	\$39.19	\$97,975	Unused			
5,000	Unused	Unused	\$22.13	\$110,650	Unused	\$22.13	\$110,650	Unused			
7,500	Unused	Unused	\$15.85	\$118,875	Unused	\$15.85	\$118,875	Unused			
10,000	Unused	Unused	\$12.50	\$125,000	Unused	\$12.50	\$125,000	Unused			
12,500	Unused	Unused	\$10.40	\$130,000	Unused	\$10.40	\$130,000	Unused			
15,000	Unused	Unused	\$8.95	\$134,250	Unused	\$8.95	\$134,250	Unused			
20,000	Unused	Unused	\$7.06	\$141,200	Unused	\$7.06	\$141,200	Unused			
25,000	Unused	Unused	\$5.87	\$146,750	Unused	\$5.87	\$146,750	Unused			
30,000	Unused	Unused	\$5.05	\$151,500	Unused	\$5.05	\$151,500	Unused			
40,000	Unused	Unused	\$3.99	\$159,600	Unused	\$3.99	\$159,600	Unused			
50,000	Unused	Unused	\$3.32	\$166,000	Unused	\$3.32	\$166,000	Unused			
60,000	Unused	Unused	\$2.85	\$171,000	Unused	\$2.85	\$171,000	Unused			
87,120	Unused	Unused	\$2.10	\$182,952	Unused	\$2.10	\$182,952	Unused			
130,680	Unused	Unused	\$1.50	\$196,020	Unused	\$1.50	\$196,020	Unused			
174,240	Unused	Unused	\$1.19	\$207,346	Unused	\$1.19	\$207,346	Unused			
217,800	Unused	Unused	\$0.99	\$215,622	Unused	\$0.99	\$215,622	Unused			
435,600	Unused	Unused	\$0.56	\$243,936	Unused	\$0.56	\$243,936	Unused			
653,400	Unused	Unused	\$0.40	\$261,360	Unused	\$0.40	\$261,360	Unused			
871,200	Unused	Unused	\$0.31	\$270,072	Unused	\$0.31	\$270,072	Unused			
1,089,000	Unused	Unused	\$0.26	\$283,140	Unused	\$0.26	\$283,140	Unused			
A = 0		B = 0	A&B:		24,758.48	-0.8242	A&B:		24,758.48	-0.8242	
Refresh Data	<-- Button		Set X and Y maximums for chart for zoom control								
	X Max:		55,931	(1 to 55,931)	Y Max:	\$14.87	(\$1 to \$14.87)				
	Land Allocation %:		26.28%		Calculated Allocation %:		26.28%				