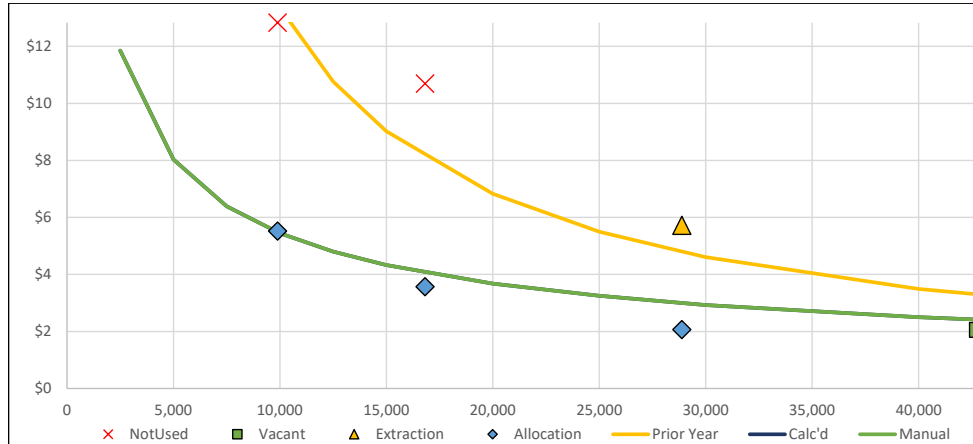


49200 Unplatted E Near City 2025 Land Value Study



v=A*X^B		Prior Year			Calculated From Analysis			Used (Concluded Land Values)		
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change		
2,500	\$51.05	\$127,625	\$11.85	\$29,625	-76.79%	\$11.85	\$29,625	-76.79%		
5,000	\$26.11	\$130,550	\$8.03	\$40,150	-69.25%	\$8.03	\$40,150	-69.25%		
7,500	\$17.64	\$132,300	\$6.39	\$47,925	-63.78%	\$6.39	\$47,925	-63.78%		
10,000	\$13.35	\$133,500	\$5.44	\$54,400	-59.25%	\$5.44	\$54,400	-59.25%		
12,500	\$10.76	\$134,500	\$4.80	\$60,000	-55.39%	\$4.80	\$60,000	-55.39%		
15,000	\$9.02	\$135,300	\$4.33	\$64,950	-52.00%	\$4.33	\$64,950	-52.00%		
20,000	\$6.83	\$136,600	\$3.68	\$73,600	-46.12%	\$3.68	\$73,600	-46.12%		
25,000	\$5.50	\$137,500	\$3.25	\$81,250	-40.91%	\$3.25	\$81,250	-40.91%		
30,000	\$4.61	\$138,300	\$2.93	\$87,900	-36.44%	\$2.93	\$87,900	-36.44%		
40,000	\$3.49	\$139,600	\$2.50	\$100,000	-28.37%	\$2.50	\$100,000	-28.37%		
50,000	\$2.81	\$140,500	\$2.20	\$110,000	-21.71%	\$2.20	\$110,000	-21.71%		
60,000	\$2.36	\$141,600	\$1.99	\$119,400	-15.68%	\$1.99	\$119,400	-15.68%		
87,120	\$1.64	\$142,877	\$1.61	\$140,263	-1.83%	\$1.61	\$140,263	-1.83%		
130,680	\$1.11	\$145,055	\$1.28	\$167,270	15.32%	\$1.28	\$167,270	15.32%		
174,240	\$0.84	\$146,362	\$1.09	\$189,922	29.76%	\$1.09	\$189,922	29.76%		
217,800	\$0.68	\$148,104	\$0.96	\$209,088	41.18%	\$0.96	\$209,088	41.18%		
435,600	\$0.35	\$152,460	\$0.65	\$283,140	85.71%	\$0.65	\$283,140	85.71%		
653,400	\$0.23	\$150,282	\$0.52	\$339,768	126.09%	\$0.52	\$339,768	126.09%		
871,200	\$0.18	\$156,816	\$0.44	\$383,328	144.44%	\$0.44	\$383,328	144.44%		
1,089,000	\$0.14	\$152,460	\$0.39	\$424,710	178.57%	\$0.39	\$424,710	178.57%		
A= 98885.91		B= -0.9674		A&B: 959.90		-0.5617				

Refresh Data	Set X and Y maximums for chart for zoom control			
	X Max: 42,732 (1 to 42,732)		Y Max: \$12.83 (\$1 to \$12.83)	
	Land Allocation %: 20.00%		Calculated Allocation %: 57.62%	

Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
1	Vacant	05-013-078-00	2/28/2024	\$88,000	42,732	\$0	\$88,000	\$88,000	\$2.06
1	Allocation	05-013-073-10	8/14/2023	\$299,000	28,880	\$133,674	\$299,000	\$59,800	\$2.07
1	Allocation	05-014-103-00	5/9/2022	\$300,000	16,814	\$120,177	\$300,000	\$60,000	\$3.57
1	Allocation	05-014-089-00	9/23/2022	\$273,000	9,888	\$146,106	\$273,000	\$54,600	\$5.52
1	Extraction	05-013-073-10	8/14/2023	\$299,000	28,880	\$133,674	\$299,000	\$165,326	\$5.72
0	Extraction	05-014-103-00	5/9/2022	\$300,000	16,814	\$120,177	\$300,000	\$179,823	\$10.69
0	Extraction	05-014-089-00	9/23/2022	\$273,000	9,888	\$146,106	\$273,000	\$126,894	\$12.83