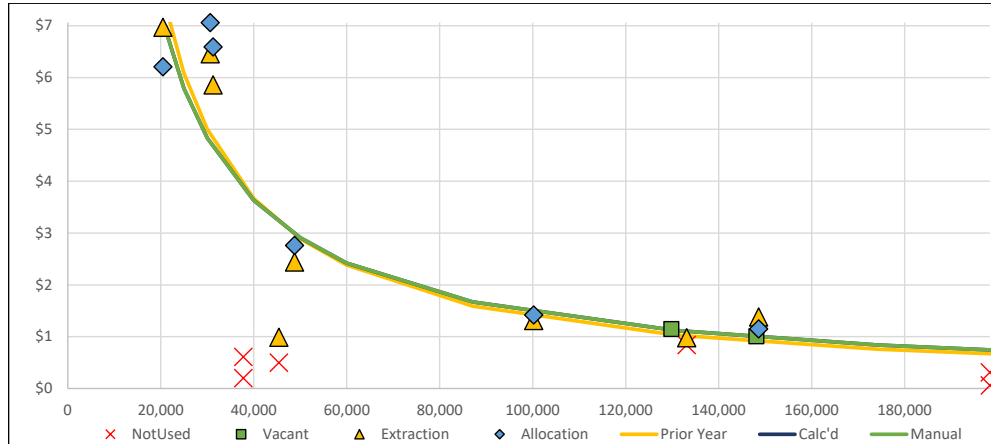


49300 Unplatted NW Under 5 Acres 2025 Land Value Study



| V=A*XB | Prior Year | | | Calculated From Analysis | | | Used (Concluded Land Values) | | |
|--|--------------------|--------------|---------|---|--------------|----------|------------------------------|--------------|-----------------|
| | \$/SF | Concluded \$ | | \$/SF | Concluded \$ | % Change | \$/SF | Concluded \$ | % Change |
| 2,500 | \$72.01 | \$180,025 | | \$57.04 | \$142,600 | -20.79% | \$57.04 | \$142,600 | -20.79% |
| 5,000 | \$34.22 | \$171,100 | | \$28.65 | \$143,250 | -16.28% | \$28.65 | \$143,250 | -16.28% |
| 7,500 | \$22.15 | \$166,125 | | \$19.15 | \$143,625 | -13.54% | \$19.15 | \$143,625 | -13.54% |
| 10,000 | \$16.26 | \$162,600 | | \$14.39 | \$143,900 | -11.50% | \$14.39 | \$143,900 | -11.50% |
| 12,500 | \$12.80 | \$160,000 | | \$11.52 | \$144,000 | -10.00% | \$11.52 | \$144,000 | -10.00% |
| 15,000 | \$10.52 | \$157,800 | | \$9.62 | \$144,300 | -8.56% | \$9.62 | \$144,300 | -8.56% |
| 20,000 | \$7.73 | \$154,600 | | \$7.22 | \$144,400 | -6.60% | \$7.22 | \$144,400 | -6.60% |
| 25,000 | \$6.08 | \$152,000 | | \$5.79 | \$144,750 | -4.77% | \$5.79 | \$144,750 | -4.77% |
| 30,000 | \$5.00 | \$150,000 | | \$4.83 | \$144,900 | -3.40% | \$4.83 | \$144,900 | -3.40% |
| 40,000 | \$3.67 | \$146,800 | | \$3.63 | \$145,200 | -1.09% | \$3.63 | \$145,200 | -1.09% |
| 50,000 | \$2.89 | \$144,500 | | \$2.91 | \$145,500 | 0.69% | \$2.91 | \$145,500 | 0.69% |
| 60,000 | \$2.38 | \$142,800 | | \$2.42 | \$145,200 | 1.68% | \$2.42 | \$145,200 | 1.68% |
| 87,120 | \$1.59 | \$138,521 | | \$1.67 | \$145,490 | 5.03% | \$1.67 | \$145,490 | 5.03% |
| 130,680 | \$1.03 | \$134,600 | | \$1.12 | \$146,362 | 8.74% | \$1.12 | \$146,362 | 8.74% |
| 174,240 | \$0.76 | \$132,422 | | \$0.84 | \$146,362 | 10.53% | \$0.84 | \$146,362 | 10.53% |
| 217,800 | \$0.60 | \$130,680 | | \$0.67 | \$145,926 | 11.67% | \$0.67 | \$145,926 | 11.67% |
| 435,600 | \$0.28 | \$121,968 | | \$0.34 | \$148,104 | 21.43% | \$0.34 | \$148,104 | 21.43% |
| 653,400 | \$0.18 | \$117,612 | | \$0.23 | \$150,282 | 27.78% | \$0.23 | \$150,282 | 27.78% |
| 871,200 | \$0.13 | \$113,256 | | \$0.17 | \$148,104 | 30.77% | \$0.17 | \$148,104 | 30.77% |
| 1,089,000 | \$0.11 | \$119,790 | | \$0.14 | \$152,460 | 27.27% | \$0.14 | \$152,460 | 27.27% |
| A= \$194,411.18 B= -1.0733 A&B: 135,749.91 -0.9937 A&B: 135,749.91 -0.9937 | | | | | | | | | |
| Refresh Data | <- Button | | | Set X and Y maximums for chart for zoom control | | | | | |
| | X Max: | | 198,329 | (1 to 198,329) | | Y Max: | | \$7.06 | (\$1 to \$7.06) |
| | Land Allocation %: | | 50.85% | Calculated Allocation %: | | 50.85% | | | |

| Use | Imp/Vac | PNum | Date | Sale\$ | SqFt | Imprvmts | TimeAdj\$ | LndResid | \$/SF |
|-----|------------|---------------|------------|-----------|---------|-----------|-----------|-----------|--------|
| 0 | Extraction | 05-006-016-45 | 8/10/2022 | \$120,000 | 198,329 | \$108,165 | \$120,000 | \$11,835 | \$0.06 |
| 0 | Extraction | 05-005-015-30 | 4/28/2023 | \$45,000 | 37,767 | \$37,482 | \$45,000 | \$7,518 | \$0.20 |
| 0 | Allocation | 05-006-016-45 | 8/10/2022 | \$120,000 | 198,329 | \$108,165 | \$120,000 | \$61,020 | \$0.31 |
| 0 | Allocation | 05-005-015-20 | 5/22/2023 | \$45,000 | 45,390 | \$0 | \$45,000 | \$22,883 | \$0.50 |
| 0 | Allocation | 05-005-015-30 | 4/28/2023 | \$45,000 | 37,767 | \$37,482 | \$45,000 | \$22,883 | \$0.61 |
| 0 | Allocation | 05-007-013-10 | 11/10/2022 | \$221,000 | 133,119 | \$91,084 | \$221,000 | \$112,379 | \$0.84 |
| 1 | Extraction | 05-007-013-10 | 11/10/2022 | \$221,000 | 133,119 | \$91,084 | \$221,000 | \$129,916 | \$0.98 |
| 1 | Extraction | 05-005-015-20 | 5/22/2023 | \$45,000 | 45,390 | \$0 | \$45,000 | \$45,000 | \$0.99 |
| 1 | Vacant | 05-005-037-00 | 4/22/2022 | \$149,500 | 148,104 | \$0 | \$149,500 | \$149,500 | \$1.01 |
| 1 | Vacant | 05-005-037-10 | 9/29/2023 | \$149,500 | 129,809 | \$0 | \$149,500 | \$149,500 | \$1.15 |
| 1 | Allocation | 05-006-005-00 | 9/7/2022 | \$335,000 | 148,627 | \$129,679 | \$335,000 | \$170,348 | \$1.15 |
| 1 | Extraction | 05-006-013-20 | 4/29/2022 | \$280,000 | 100,188 | \$148,847 | \$280,000 | \$131,153 | \$1.31 |
| 1 | Extraction | 05-006-005-00 | 9/7/2022 | \$335,000 | 148,627 | \$129,679 | \$335,000 | \$205,321 | \$1.38 |
| 1 | Allocation | 05-006-013-20 | 4/29/2022 | \$280,000 | 100,188 | \$148,847 | \$280,000 | \$142,380 | \$1.42 |
| 1 | Extraction | 05-008-034-03 | 11/9/2023 | \$265,000 | 48,787 | \$145,897 | \$265,000 | \$119,103 | \$2.44 |
| 1 | Allocation | 05-008-034-03 | 11/9/2023 | \$265,000 | 48,787 | \$145,897 | \$265,000 | \$134,753 | \$2.76 |
| 1 | Extraction | 05-005-031-10 | 10/28/2022 | \$405,000 | 31,233 | \$222,059 | \$405,000 | \$182,941 | \$5.86 |
| 1 | Allocation | 05-008-035-00 | 7/29/2022 | \$250,000 | 20,473 | \$107,274 | \$250,000 | \$127,125 | \$6.21 |
| 1 | Extraction | 05-008-038-30 | 4/25/2022 | \$425,000 | 30,623 | \$227,074 | \$425,000 | \$197,926 | \$6.46 |
| 1 | Allocation | 05-005-031-10 | 10/28/2022 | \$405,000 | 31,233 | \$222,059 | \$405,000 | \$205,943 | \$6.59 |
| 1 | Extraction | 05-008-035-00 | 7/29/2022 | \$250,000 | 20,473 | \$107,274 | \$250,000 | \$142,726 | \$6.97 |
| 1 | Allocation | 05-008-038-30 | 4/25/2022 | \$425,000 | 30,623 | \$227,074 | \$425,000 | \$216,113 | \$7.06 |