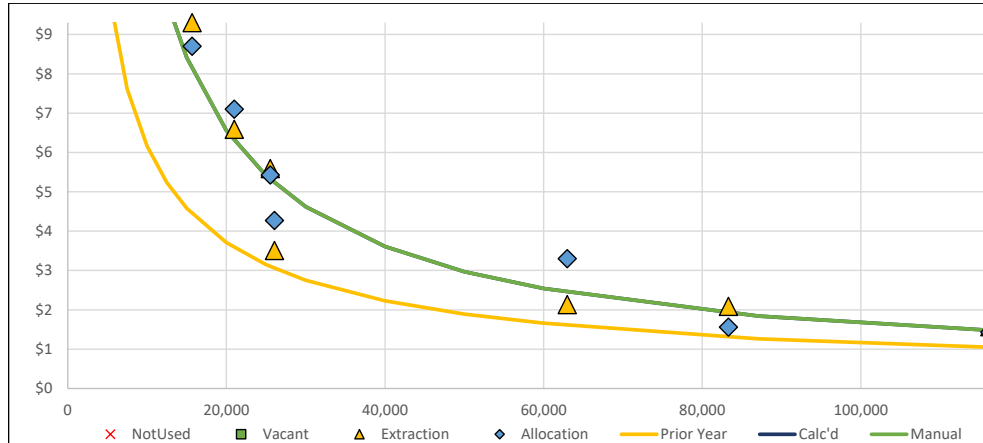


# 49500 Unplatted SW Under 5 Acres 2025 Land Value Study



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	TimeAdj\$	LndResid	\$/SF
1	Extraction	05-028-001-00	6/2/2022	\$310,000	83,287	\$136,215	\$310,000	\$173,785	\$2.09
1	Extraction	05-029-005-03	9/15/2023	\$395,000	116,262	\$212,127	\$395,000	\$182,873	\$1.57
1	Extraction	05-030-046-10	11/9/2023	\$265,000	26,049	\$173,659	\$265,000	\$91,341	\$3.51
1	Extraction	05-031-011-02	4/28/2023	\$355,000	20,996	\$216,710	\$355,000	\$138,290	\$6.59
1	Extraction	05-031-030-10	6/29/2023	\$325,000	15,682	\$179,166	\$325,000	\$145,834	\$9.30
1	Extraction	05-031-061-10	9/1/2023	\$330,000	25,526	\$187,355	\$330,000	\$142,645	\$5.59
1	Extraction	05-033-001-32	10/20/2022	\$495,000	62,988	\$360,926	\$495,000	\$134,074	\$2.13
1	Allocation	05-028-001-00	6/2/2022	\$310,000	83,287	\$136,215	\$310,000	\$130,138	\$1.56
1	Allocation	05-029-005-03	9/15/2023	\$395,000	116,262	\$212,127	\$395,000	\$165,821	\$1.43
1	Allocation	05-030-046-10	11/9/2023	\$265,000	26,049	\$173,659	\$265,000	\$111,247	\$4.27
1	Allocation	05-031-011-02	4/28/2023	\$355,000	20,996	\$216,710	\$355,000	\$149,029	\$7.10
1	Allocation	05-031-030-10	6/29/2023	\$325,000	15,682	\$179,166	\$325,000	\$136,435	\$8.70
1	Allocation	05-031-061-10	9/1/2023	\$330,000	25,526	\$187,355	\$330,000	\$138,534	\$5.43
1	Allocation	05-033-001-32	10/20/2022	\$495,000	62,988	\$360,926	\$495,000	\$207,801	\$3.30

V=A*X^B	Prior Year			Calculated From Analysis			Used (Concluded Land Values)		
	\$/SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500		\$17.03	\$42,575	\$39.48	\$98,700	131.83%	\$39.48	\$98,700	131.83%
5,000		\$10.24	\$51,200	\$21.70	\$108,500	111.91%	\$21.70	\$108,500	111.91%
7,500		\$7.61	\$57,075	\$15.29	\$114,675	100.92%	\$15.29	\$114,675	100.92%
10,000		\$6.16	\$61,600	\$11.93	\$119,300	93.67%	\$11.93	\$119,300	93.67%
12,500		\$5.23	\$65,375	\$9.84	\$123,000	88.15%	\$9.84	\$123,000	88.15%
15,000		\$4.58	\$68,700	\$8.41	\$126,150	83.62%	\$8.41	\$126,150	83.62%
20,000		\$3.71	\$74,200	\$6.56	\$131,200	76.82%	\$6.56	\$131,200	76.82%
25,000		\$3.15	\$78,750	\$5.41	\$135,250	71.75%	\$5.41	\$135,250	71.75%
30,000		\$2.75	\$82,500	\$4.62	\$138,600	68.00%	\$4.62	\$138,600	68.00%
40,000		\$2.23	\$89,200	\$3.61	\$144,400	61.88%	\$3.61	\$144,400	61.88%
50,000		\$1.89	\$94,500	\$2.97	\$148,500	57.14%	\$2.97	\$148,500	57.14%
60,000		\$1.66	\$99,600	\$2.54	\$152,400	53.01%	\$2.54	\$152,400	53.01%
87,120		\$1.26	\$109,771	\$1.84	\$160,301	46.03%	\$1.84	\$160,301	46.03%
130,680		\$0.94	\$122,839	\$1.30	\$169,884	38.30%	\$1.30	\$169,884	38.30%
174,240		\$0.76	\$132,422	\$1.01	\$175,982	32.89%	\$1.01	\$175,982	32.89%
217,800		\$0.64	\$139,392	\$0.83	\$180,774	29.69%	\$0.83	\$180,774	29.69%
435,600		\$0.39	\$169,884	\$0.46	\$200,376	17.95%	\$0.46	\$200,376	17.95%
653,400		\$0.29	\$189,486	\$0.32	\$209,088	10.34%	\$0.32	\$209,088	10.34%
871,200		\$0.23	\$200,376	\$0.25	\$217,800	8.70%	\$0.25	\$217,800	8.70%
1,089,000		\$0.20	\$217,800	\$0.21	\$228,690	5.00%	\$0.21	\$228,690	5.00%
Refresh Data	A= 5287.38		B= -0.7334		A&B: 33,840.42 -0.8632		A&B: 33,840.42 -0.8632		
	<- Button								
	Set X and Y maximums for chart for zoom control								
	X Max:		116,262		(1 to 116,262)		Y Max:		\$9.30 (\$1 to \$9.30)
Land Allocation %:		41.98%		Calculated Allocation %:				41.98%	