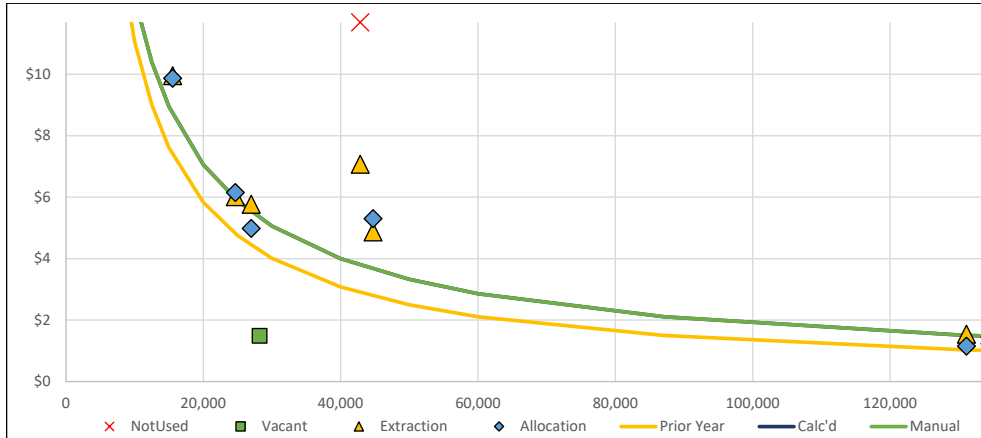


# 49600 Unplatted W Under 5 Acres 2025 Land Value Study



v=A*YXB	Prior Year			Calculated From Analysis			Used (Concluded Land Values)		
	\$/SF	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$39.84	\$99,600	\$39.05	\$97,625	-1.98%	\$39.05	\$97,625	-1.98%	
5,000	\$21.00	\$105,000	\$22.08	\$110,400	5.14%	\$22.08	\$110,400	5.14%	
7,500	\$14.44	\$108,300	\$15.82	\$118,650	9.56%	\$15.82	\$118,650	9.56%	
10,000	\$11.07	\$110,700	\$12.49	\$124,900	12.83%	\$12.49	\$124,900	12.83%	
12,500	\$9.01	\$112,625	\$10.40	\$130,000	15.43%	\$10.40	\$130,000	15.43%	
15,000	\$7.61	\$114,150	\$8.95	\$134,250	17.61%	\$8.95	\$134,250	17.61%	
20,000	\$5.83	\$116,600	\$7.06	\$141,200	21.10%	\$7.06	\$141,200	21.10%	
25,000	\$4.75	\$118,750	\$5.88	\$147,000	23.79%	\$5.88	\$147,000	23.79%	
30,000	\$4.01	\$120,300	\$5.06	\$151,800	26.18%	\$5.06	\$151,800	26.18%	
40,000	\$3.08	\$123,200	\$4.00	\$160,000	29.87%	\$4.00	\$160,000	29.87%	
50,000	\$2.50	\$125,000	\$3.33	\$166,500	33.20%	\$3.33	\$166,500	33.20%	
60,000	\$2.11	\$126,600	\$2.86	\$171,600	35.55%	\$2.86	\$171,600	35.55%	
87,120	\$1.50	\$130,680	\$2.11	\$183,823	40.67%	\$2.11	\$183,823	40.67%	
130,680	\$1.03	\$134,600	\$1.51	\$197,327	46.60%	\$1.51	\$197,327	46.60%	
174,240	\$0.79	\$137,650	\$1.19	\$207,346	50.63%	\$1.19	\$207,346	50.63%	
217,800	\$0.64	\$139,392	\$0.99	\$215,622	54.69%	\$0.99	\$215,622	54.69%	
435,600	\$0.34	\$148,104	\$0.56	\$243,936	64.71%	\$0.56	\$243,936	64.71%	
653,400	\$0.23	\$150,282	\$0.40	\$261,360	73.91%	\$0.40	\$261,360	73.91%	
871,200	\$0.18	\$156,816	\$0.32	\$278,784	77.78%	\$0.32	\$278,784	77.78%	
1,089,000	\$0.15	\$163,350	\$0.26	\$283,140	73.33%	\$0.26	\$283,140	73.33%	
Refresh Data	A= 54917.17 B= -0.9239		A&B= 24,287.33		-0.8222	A&B= 24,287.33		-0.8222	
	← Button Set X and Y maximums for chart for zoom control								
	X Max:		134,557	(1 to 134,557)	Y Max:	\$11.69	(\$1 to \$11.69)		
	Land Allocation %:		45.56%		Calculated Allocation %:		45.56%		

Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	TimeAdj\$	LndResid	\$/SF
1	Vacant	05-017-016-10	9/8/2022	\$42,000	28,183	\$0	\$42,000	\$42,000	\$1.49
1	Extraction	05-017-005-12	1/3/2023	\$337,000	15,551	\$182,339	\$337,000	\$154,661	\$9.95
1	Extraction	05-017-030-26	3/29/2024	\$1,100,000	42,863	\$797,063	\$1,100,000	\$302,937	\$7.07
1	Extraction	05-018-006-05	11/16/2022	\$520,025	44,736	\$302,156	\$520,025	\$217,869	\$4.87
1	Extraction	05-020-007-02	7/27/2022	\$332,700	24,655	\$184,202	\$332,700	\$148,498	\$6.02
1	Extraction	05-020-007-06	10/6/2022	\$295,000	26,964	\$139,543	\$295,000	\$155,457	\$5.77
1	Extraction	05-021-048-00	5/23/2022	\$362,500	134,557	\$129,679	\$362,500	\$232,821	\$1.73
1	Extraction	05-021-048-10	1/18/2023	\$330,000	131,116	\$127,750	\$330,000	\$202,250	\$1.54
1	Allocation	05-017-005-12	1/3/2023	\$337,000	15,551	\$182,339	\$337,000	\$153,537	\$9.87
0	Allocation	05-017-030-26	3/29/2024	\$1,100,000	42,863	\$797,063	\$1,100,000	\$501,160	\$11.69
1	Allocation	05-018-006-05	11/16/2022	\$520,025	44,736	\$302,156	\$520,025	\$236,923	\$5.30
1	Allocation	05-020-007-02	7/27/2022	\$332,700	24,655	\$184,202	\$332,700	\$151,578	\$6.15
1	Allocation	05-020-007-06	10/6/2022	\$295,000	26,964	\$139,543	\$295,000	\$134,402	\$4.98
1	Allocation	05-021-048-00	5/23/2022	\$362,500	134,557	\$129,679	\$362,500	\$165,155	\$1.23
1	Allocation	05-021-048-10	1/18/2023	\$330,000	131,116	\$127,750	\$330,000	\$150,348	\$1.15