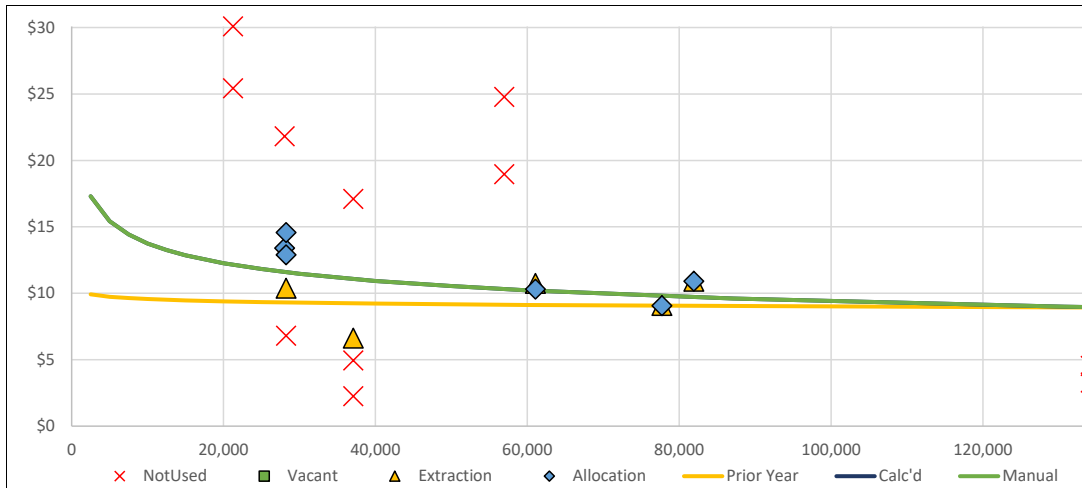


2025 Land Analysis

21500 Airport Rd



v=A*X^B	Prior Year			Calculated From Analysis			Used (Concluded Land Values)		
	SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$9.92	\$24,800	\$17.30	\$43,250	74.40%	\$17.30	\$43,250	74.40%	
5,000	\$9.74	\$48,700	\$15.43	\$77,150	58.42%	\$15.43	\$77,150	58.42%	
7,500	\$9.64	\$72,300	\$14.43	\$108,225	49.69%	\$14.43	\$108,225	49.69%	
10,000	\$9.57	\$95,700	\$13.75	\$137,500	43.68%	\$13.75	\$137,500	43.68%	
12,500	\$9.51	\$118,875	\$13.26	\$165,750	39.43%	\$13.26	\$165,750	39.43%	
15,000	\$9.46	\$141,900	\$12.86	\$192,900	35.94%	\$12.86	\$192,900	35.94%	
20,000	\$9.39	\$187,800	\$12.26	\$245,200	30.56%	\$12.26	\$245,200	30.56%	
25,000	\$9.34	\$233,500	\$11.82	\$295,500	26.55%	\$11.82	\$295,500	26.55%	
30,000	\$9.29	\$278,700	\$11.47	\$344,100	23.47%	\$11.47	\$344,100	23.47%	
40,000	\$9.22	\$368,800	\$10.93	\$437,200	18.55%	\$10.93	\$437,200	18.55%	
50,000	\$9.17	\$458,500	\$10.54	\$527,000	14.94%	\$10.54	\$527,000	14.94%	
60,000	\$9.12	\$547,200	\$10.22	\$613,200	12.06%	\$10.22	\$613,200	12.06%	
87,120	\$9.04	\$787,565	\$9.61	\$837,223	6.31%	\$9.61	\$837,223	6.31%	
130,680	\$8.94	\$1,168,279	\$8.99	\$1,174,813	0.56%	\$8.99	\$1,174,813	0.56%	
174,240	\$8.87	\$1,545,509	\$8.57	\$1,493,237	-3.38%	\$8.57	\$1,493,237	-3.38%	
217,800	\$8.82	\$1,920,996	\$8.26	\$1,799,028	-6.35%	\$8.26	\$1,799,028	-6.35%	
435,600	\$8.66	\$3,772,296	\$7.37	\$3,210,372	-14.90%	\$7.37	\$3,210,372	-14.90%	
653,400	\$8.57	\$5,599,638	\$6.89	\$4,501,926	-19.60%	\$6.89	\$4,501,926	-19.60%	
871,200	\$8.50	\$7,405,200	\$6.57	\$5,723,784	-22.71%	\$6.57	\$5,723,784	-22.71%	
1,089,000	\$8.45	\$9,202,050	\$6.33	\$6,893,370	-25.09%	\$6.33	\$6,893,370	-25.09%	
Refresh Data	A= 12.2	B= -0.0264	A&B:	63.16	-0.1655	A&B:	63.16	-0.1655	
	Set X and Y maximums for chart for zoom control								
	X Max:	134,208	(1 to 134,208)	Y Max:	\$30.08	(\$1 to \$30.08)			
	Land Allocation %:	46.99%	Calculated Allocation %:				46.99%		

Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
0	Extraction	05-013-010-00	1/14/2022	\$1,150,000	21,257	\$510,536	\$1,150,000	\$639,464	\$30.08
0	Allocation	05-013-010-00	1/14/2022	\$1,150,000	21,257	\$510,536	\$1,150,000	\$540,385	\$25.42
0	Extraction	05-013-024-00	11/7/2023	\$800,000	28,053	\$188,054	\$800,000	\$611,946	\$21.81
1	Allocation	05-013-024-00	11/7/2023	\$800,000	28,053	\$188,054	\$800,000	\$375,920	\$13.40
1	Extraction	05-013-013-00	10/2/2023	\$876,000	28,227	\$582,895	\$876,000	\$293,105	\$10.38
0	Extraction	05-013-013-00	6/24/2022	\$775,000	28,227	\$582,895	\$775,000	\$192,105	\$6.81
1	Allocation	05-013-013-00	10/2/2023	\$876,000	28,227	\$582,895	\$876,000	\$411,632	\$14.58
1	Allocation	05-013-013-00	6/24/2022	\$775,000	28,227	\$582,895	\$775,000	\$364,173	\$12.90
1	Extraction	05-014-083-30	1/5/2024	\$1,350,000	37,070	\$1,104,429	\$1,350,000	\$245,571	\$6.62
0	Extraction	05-234-001-00	3/12/2024	\$390,000	37,070	\$306,293	\$390,000	\$83,707	\$2.26
0	Allocation	05-014-083-30	1/5/2024	\$1,350,000	37,070	\$1,104,429	\$1,350,000	\$634,365	\$17.11
0	Allocation	05-234-001-00	3/12/2024	\$390,000	37,070	\$306,293	\$390,000	\$183,261	\$4.94
0	Extraction	05-022-009-05	3/20/2024	\$2,300,000	56,976	\$888,875	\$2,300,000	\$1,411,125	\$24.77
0	Allocation	05-022-009-05	3/20/2024	\$2,300,000	56,976	\$888,875	\$2,300,000	\$1,080,770	\$18.97
1	Extraction	05-015-060-00	7/24/2024	\$1,340,000	61,071	\$683,254	\$1,340,000	\$656,746	\$10.75
1	Allocation	05-015-060-00	7/24/2024	\$1,340,000	61,071	\$683,254	\$1,340,000	\$629,666	\$10.31
1	Extraction	05-126-008-00	6/18/2024	\$1,500,000	77,711	\$794,379	\$1,500,000	\$705,621	\$9.08
1	Allocation	05-126-008-00	6/18/2024	\$1,500,000	77,711	\$794,379	\$1,500,000	\$704,850	\$9.07
1	Extraction	05-014-029-00	11/22/2022	\$1,900,000	81,936	\$1,006,344	\$1,900,000	\$893,656	\$10.91
1	Allocation	05-014-029-00	11/22/2022	\$1,900,000	81,936	\$1,006,344	\$1,900,000	\$892,810	\$10.90
0	Extraction	05-014-034-10	5/31/2023	\$1,295,000	134,208	\$853,758	\$1,295,000	\$441,242	\$3.29
0	Allocation	05-014-034-10	5/31/2023	\$1,295,000	134,208	\$853,758	\$1,295,000	\$608,521	\$4.53