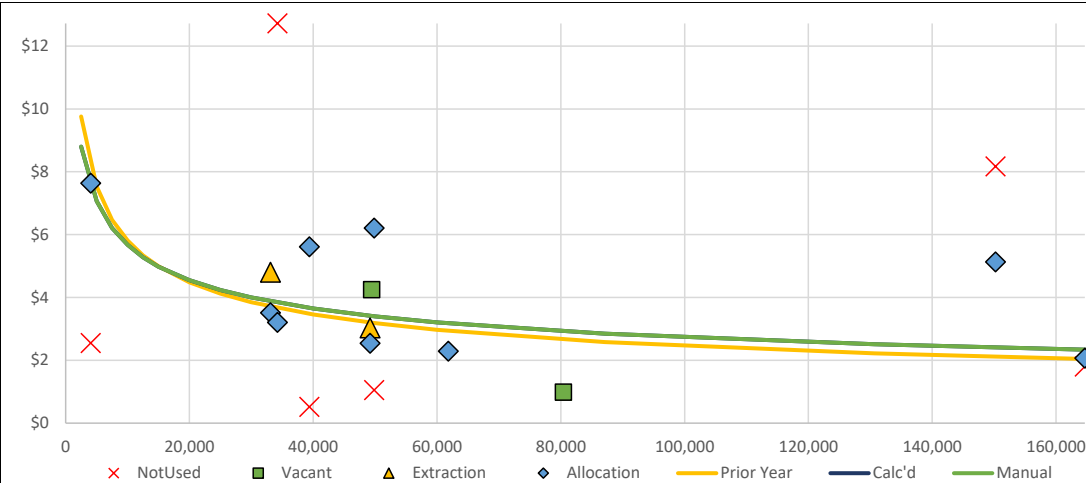


2025 Land Analysis
22500 Cass Rd Area



v=A*X^B	Prior Year			Calculated From Analysis			Used (Concluded Land Values)		
	SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
	2,500	\$9.76	\$24,400	\$8.80	\$22,000	-9.84%	\$8.80	\$22,000	-9.84%
	5,000	\$7.53	\$37,650	\$7.06	\$35,300	-6.24%	\$7.06	\$35,300	-6.24%
	7,500	\$6.47	\$48,525	\$6.21	\$46,575	-4.02%	\$6.21	\$46,575	-4.02%
	10,000	\$5.81	\$58,100	\$5.67	\$56,700	-2.41%	\$5.67	\$56,700	-2.41%
	12,500	\$5.34	\$66,750	\$5.28	\$66,000	-1.12%	\$5.28	\$66,000	-1.12%
	15,000	\$4.99	\$74,850	\$4.98	\$74,700	-0.20%	\$4.98	\$74,700	-0.20%
	20,000	\$4.48	\$89,600	\$4.55	\$91,000	1.56%	\$4.55	\$91,000	1.56%
	25,000	\$4.12	\$103,000	\$4.24	\$106,000	2.91%	\$4.24	\$106,000	2.91%
	30,000	\$3.85	\$115,500	\$4.00	\$120,000	3.90%	\$4.00	\$120,000	3.90%
	40,000	\$3.46	\$138,400	\$3.65	\$146,000	5.49%	\$3.65	\$146,000	5.49%
	50,000	\$3.18	\$159,000	\$3.40	\$170,000	6.92%	\$3.40	\$170,000	6.92%
	60,000	\$2.97	\$178,200	\$3.21	\$192,600	8.08%	\$3.21	\$192,600	8.08%
	87,120	\$2.58	\$224,770	\$2.85	\$248,292	10.47%	\$2.85	\$248,292	10.47%
	130,680	\$2.22	\$290,110	\$2.51	\$328,007	13.06%	\$2.51	\$328,007	13.06%
	174,240	\$1.99	\$346,738	\$2.29	\$399,010	15.08%	\$2.29	\$399,010	15.08%
	217,800	\$1.83	\$398,574	\$2.13	\$463,914	16.39%	\$2.13	\$463,914	16.39%
	435,600	\$1.42	\$618,552	\$1.71	\$744,876	20.42%	\$1.71	\$744,876	20.42%
	653,400	\$1.22	\$797,148	\$1.51	\$986,634	23.77%	\$1.51	\$986,634	23.77%
	871,200	\$1.09	\$949,608	\$1.38	\$1,202,256	26.61%	\$1.38	\$1,202,256	26.61%
	1,089,000	\$1.00	\$1,089,000	\$1.28	\$1,393,920	28.00%	\$1.28	\$1,393,920	28.00%

Refresh Data	Set X and Y maximums for chart for zoom control				
	X Max:	164.657	(1 to 164,657)	Y Max:	\$12.72 (\$1 to \$12.72)
	Land Allocation %:		25.26%	Calculated Allocation %:	

Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
0	Extraction	05-074-014-00	6/1/2023	\$122,500	4,051	\$112,169	\$122,500	\$10,331	\$2.55
1	Allocation	05-074-014-00	6/1/2023	\$122,500	4,051	\$112,169	\$122,500	\$30,944	\$7.64
1	Extraction	05-022-033-10	5/5/2022	\$460,000	33,106	\$301,253	\$460,000	\$158,747	\$4.80
1	Allocation	05-022-033-10	5/5/2022	\$460,000	33,106	\$301,253	\$460,000	\$116,196	\$3.51
0	Extraction	05-310-002-00	1/10/2022	\$435,000	34,195	\$0	\$435,000	\$435,000	\$12.72
1	Allocation	05-310-002-00	1/10/2022	\$435,000	34,195	\$0	\$435,000	\$109,881	\$3.21
0	Extraction	05-193-001-00	4/10/2023	\$875,000	39,378	\$854,550	\$875,000	\$20,450	\$0.52
1	Allocation	05-193-001-00	4/10/2023	\$875,000	39,378	\$854,550	\$875,000	\$221,025	\$5.61
1	Extraction	05-022-005-00	3/20/2024	\$495,000	49,179	\$346,172	\$495,000	\$148,828	\$3.03
1	Allocation	05-022-005-00	3/20/2024	\$495,000	49,179	\$346,172	\$495,000	\$125,037	\$2.54
1	Vacant	05-238-001-00	5/15/2023	\$209,900	49,397	\$0	\$209,900	\$209,900	\$4.25
0	Extraction	05-076-001-00	2/29/2024	\$1,225,000	49,833	\$1,172,764	\$1,225,000	\$52,236	\$1.05
1	Allocation	05-076-001-00	2/29/2024	\$1,225,000	49,833	\$1,172,764	\$1,225,000	\$309,435	\$6.21
0	Extraction	05-022-001-00	2/2/2022	\$560,000	61,812	\$595,199	\$560,000	\$35,199	(\$0.57)
1	Allocation	05-022-001-00	2/2/2022	\$560,000	61,812	\$595,199	\$560,000	\$141,456	\$2.29
1	Vacant	05-022-033-35	5/5/2022	\$80,000	80,412	\$0	\$80,000	\$80,000	\$0.99
0	Extraction	05-310-007-00	12/15/2022	\$3,050,000	150,238	\$1,822,578	\$3,050,000	\$1,227,422	\$8.17
1	Allocation	05-310-007-00	12/15/2022	\$3,050,000	150,238	\$1,822,578	\$3,050,000	\$770,430	\$5.13
0	Extraction	05-022-027-15	1/5/2024	\$1,350,000	164,657	\$1,054,056	\$1,350,000	\$295,944	\$1.80
1	Allocation	05-022-027-15	1/5/2024	\$1,350,000	164,657	\$1,054,056	\$1,350,000	\$341,010	\$2.07