

2025 Land Analysis  
23000 Garfield Rd Area



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	TimeAdj\$	LndResid	\$/SF
1	Extraction	05-221-005-00	4/8/2021	\$205,000	13,721	\$173,265	\$205,000	\$31,735	\$2.31
1	Allocation	05-221-005-00	4/8/2021	\$205,000	13,721	\$173,265	\$205,000	\$25,728	\$1.88
1	Extraction	05-023-003-00	12/1/2022	\$450,000	14,985	\$404,316	\$450,000	\$45,684	\$3.05
1	Allocation	05-023-003-00	12/1/2022	\$450,000	14,985	\$404,316	\$450,000	\$56,475	\$3.77
0	Extraction	05-221-011-00	4/8/2024	\$200,000	15,725	\$200,520	\$200,000	-\$520	(\$0.03)
1	Allocation	05-221-011-00	4/8/2024	\$200,000	15,725	\$200,520	\$200,000	\$25,100	\$1.60
0	Extraction	05-023-003-10	7/14/2022	\$325,000	24,786	\$317,581	\$325,000	\$7,419	\$0.30
1	Allocation	05-023-003-10	7/14/2022	\$325,000	24,786	\$317,581	\$325,000	\$40,788	\$1.65
1	Extraction	05-013-038-00	6/24/2021	\$360,000	33,018	\$275,391	\$360,000	\$84,609	\$2.56
1	Allocation	05-013-038-00	6/24/2021	\$360,000	33,018	\$275,391	\$360,000	\$45,180	\$1.37
1	Extraction	05-013-050-00	11/21/2023	\$550,000	52,708	\$72,253	\$550,000	\$477,747	\$9.06
1	Allocation	05-013-050-00	11/21/2023	\$550,000	52,708	\$72,253	\$550,000	\$69,025	\$1.31
1	Extraction	05-013-001-00	9/18/2024	\$4,000,000	277,521	\$3,499,109	\$4,000,000	\$500,891	\$1.80
1	Allocation	05-013-001-00	9/18/2024	\$4,000,000	277,521	\$3,499,109	\$4,000,000	\$502,000	\$1.81

v=A*X^B	Prior Year		Calculated From Analysis			Used (Concluded Land Values)						
	SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change			
	2,500	\$3.21	\$8,025	\$2.62	\$6,550	-18.38%	\$2.62	\$6,550	-18.38%			
	5,000	\$3.09	\$15,450	\$2.52	\$12,600	-18.45%	\$2.52	\$12,600	-18.45%			
	7,500	\$3.02	\$22,650	\$2.47	\$18,525	-18.21%	\$2.47	\$18,525	-18.21%			
	10,000	\$2.98	\$29,800	\$2.43	\$24,300	-18.46%	\$2.43	\$24,300	-18.46%			
	12,500	\$2.94	\$36,750	\$2.40	\$30,000	-18.37%	\$2.40	\$30,000	-18.37%			
	15,000	\$2.91	\$43,650	\$2.37	\$35,550	-18.56%	\$2.37	\$35,550	-18.56%			
	20,000	\$2.87	\$57,400	\$2.34	\$46,800	-18.47%	\$2.34	\$46,800	-18.47%			
	25,000	\$2.83	\$70,750	\$2.31	\$57,750	-18.37%	\$2.31	\$57,750	-18.37%			
	30,000	\$2.81	\$84,300	\$2.28	\$68,400	-18.86%	\$2.28	\$68,400	-18.86%			
	40,000	\$2.76	\$110,400	\$2.25	\$90,000	-18.48%	\$2.25	\$90,000	-18.48%			
	50,000	\$2.73	\$136,500	\$2.22	\$111,000	-18.68%	\$2.22	\$111,000	-18.68%			
	60,000	\$2.70	\$162,000	\$2.20	\$132,000	-18.52%	\$2.20	\$132,000	-18.52%			
	87,120	\$2.65	\$230,868	\$2.15	\$187,308	-18.87%	\$2.15	\$187,308	-18.87%			
	130,680	\$2.59	\$338,461	\$2.10	\$274,428	-18.92%	\$2.10	\$274,428	-18.92%			
	174,240	\$2.55	\$444,312	\$2.07	\$360,677	-18.82%	\$2.07	\$360,677	-18.82%			
	217,800	\$2.52	\$548,856	\$2.04	\$444,312	-19.05%	\$2.04	\$444,312	-19.05%			
	435,600	\$2.43	\$1,058,508	\$1.97	\$858,132	-18.93%	\$1.97	\$858,132	-18.93%			
	653,400	\$2.38	\$1,555,092	\$1.92	\$1,254,528	-19.33%	\$1.92	\$1,254,528	-19.33%			
	871,200	\$2.34	\$2,038,608	\$1.89	\$1,646,568	-19.23%	\$1.89	\$1,646,568	-19.23%			
	1,089,000	\$2.31	\$2,515,590	\$1.87	\$2,036,430	-19.05%	\$1.87	\$2,036,430	-19.05%			
Refresh Data	A= 4.88		B= -0.0537		A&B: 4.05		-0.0556		A&B: 4.05		-0.0556	
	<- Button		Set X and Y maximums for chart for zoom control									
			X Max:		277,521		(1 to 277,521)		Y Max:		\$9.06 (\$1 to \$9.06)	
Land Allocation %:		12.55%		Calculated Allocation %:				12.55%				