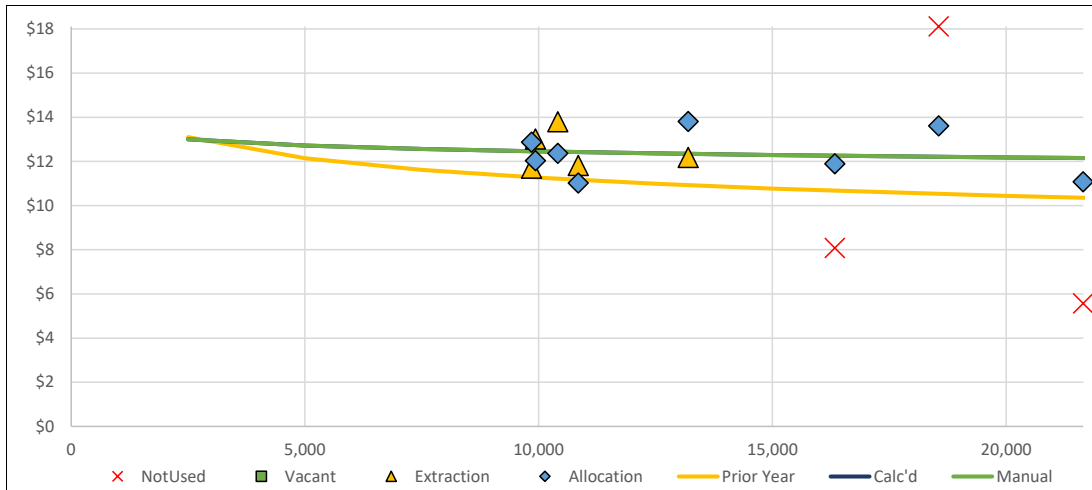


2025 Land Value Analysis

24500 GT Commons



v=A*X^B	Prior Year			Calculated From Analysis			Used (Concluded Land Values)		
	SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$13.10	\$32,750	\$13.00	\$32,500	-0.76%	\$13.00	\$32,500	-0.76%	
5,000	\$12.14	\$60,700	\$12.72	\$63,600	4.78%	\$12.72	\$63,600	4.78%	
7,500	\$11.62	\$87,150	\$12.56	\$94,200	8.09%	\$12.56	\$94,200	8.09%	
10,000	\$11.26	\$112,600	\$12.45	\$124,500	10.57%	\$12.45	\$124,500	10.57%	
12,500	\$10.99	\$137,375	\$12.36	\$154,500	12.47%	\$12.36	\$154,500	12.47%	
15,000	\$10.77	\$161,550	\$12.29	\$184,350	14.11%	\$12.29	\$184,350	14.11%	
20,000	\$10.44	\$208,800	\$12.18	\$243,600	16.67%	\$12.18	\$243,600	16.67%	
25,000	\$10.19	\$254,750	\$12.10	\$302,500	18.74%	\$12.10	\$302,500	18.74%	
30,000	\$9.99	\$299,700	\$12.03	\$360,900	20.42%	\$12.03	\$360,900	20.42%	
40,000	\$9.68	\$387,200	\$11.92	\$476,800	23.14%	\$11.92	\$476,800	23.14%	
50,000	\$9.45	\$472,500	\$11.84	\$592,000	25.29%	\$11.84	\$592,000	25.29%	
60,000	\$9.26	\$555,600	\$11.77	\$706,200	27.11%	\$11.77	\$706,200	27.11%	
87,120	\$8.89	\$774,497	\$11.63	\$1,013,206	30.82%	\$11.63	\$1,013,206	30.82%	
130,680	\$8.51	\$1,112,087	\$11.49	\$1,501,513	35.02%	\$11.49	\$1,501,513	35.02%	
174,240	\$8.25	\$1,437,480	\$11.38	\$1,982,851	37.94%	\$11.38	\$1,982,851	37.94%	
217,800	\$8.05	\$1,753,290	\$11.31	\$2,463,318	40.50%	\$11.31	\$2,463,318	40.50%	
435,600	\$7.46	\$3,249,576	\$11.06	\$4,817,736	48.26%	\$11.06	\$4,817,736	48.26%	
653,400	\$7.14	\$4,665,276	\$10.92	\$7,135,128	52.94%	\$10.92	\$7,135,128	52.94%	
871,200	\$6.92	\$6,028,704	\$10.83	\$9,435,096	56.50%	\$10.83	\$9,435,096	56.50%	
1,089,000	\$6.75	\$7,350,750	\$10.75	\$11,706,750	59.26%	\$10.75	\$11,706,750	59.26%	
	A= 30.73	B= -0.109	A&B:	16.59	-0.0312	A&B:	16.59	-0.0312	

Refresh Data	Set X and Y maximums for chart for zoom control			
	X Max:	Y Max:	X Max:	Y Max:
	21,649	(1 to 21,649)	\$18.11	(\$1 to \$18.11)
Land Allocation %:		29.89%	Calculated Allocation %:	29.89%

Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
1	Extraction	05-416-003-00	5/23/2022	\$431,000	10,411	\$287,319	\$431,000	\$143,681	\$13.80
1	Extraction	05-416-017-00	11/27/2020	\$400,000	9,932	\$270,774	\$400,000	\$129,226	\$13.01
1	Extraction	05-416-017-00	1/11/2022	\$424,000	9,845	\$308,912	\$424,000	\$115,088	\$11.69
0	Extraction	05-416-019-00	6/1/2021	\$650,000	16,335	\$518,017	\$650,000	\$131,983	\$8.08
0	Extraction	05-416-021-00	5/27/2021	\$802,500	21,649	\$682,013	\$802,500	\$120,487	\$5.57
0	Extraction	05-463-002-00	10/11/2022	\$845,000	18,557	\$508,994	\$845,000	\$336,006	\$18.11
1	Extraction	05-463-008-00	11/14/2022	\$610,000	13,199	\$449,211	\$610,000	\$160,789	\$12.18
1	Extraction	05-416-001-00	9/30/2020	\$400,000	10,846	\$271,827	\$400,000	\$128,173	\$11.82
1	Allocation	05-416-003-00	5/23/2022	\$431,000	10,411	\$287,319	\$431,000	\$128,826	\$12.37
1	Allocation	05-416-017-00	11/27/2020	\$400,000	9,932	\$270,774	\$400,000	\$119,560	\$12.04
1	Allocation	05-416-017-00	1/11/2022	\$424,000	9,845	\$308,912	\$424,000	\$126,734	\$12.87
1	Allocation	05-416-019-00	6/1/2021	\$650,000	16,335	\$518,017	\$650,000	\$194,285	\$11.89
1	Allocation	05-416-021-00	5/27/2021	\$802,500	21,649	\$682,013	\$802,500	\$239,867	\$11.08
1	Allocation	05-463-002-00	10/11/2022	\$845,000	18,557	\$508,994	\$845,000	\$252,571	\$13.61
1	Allocation	05-463-008-00	11/14/2022	\$610,000	13,199	\$449,211	\$610,000	\$182,329	\$13.81
1	Allocation	05-416-001-00	9/30/2020	\$400,000	10,846	\$271,827	\$400,000	\$119,560	\$11.02