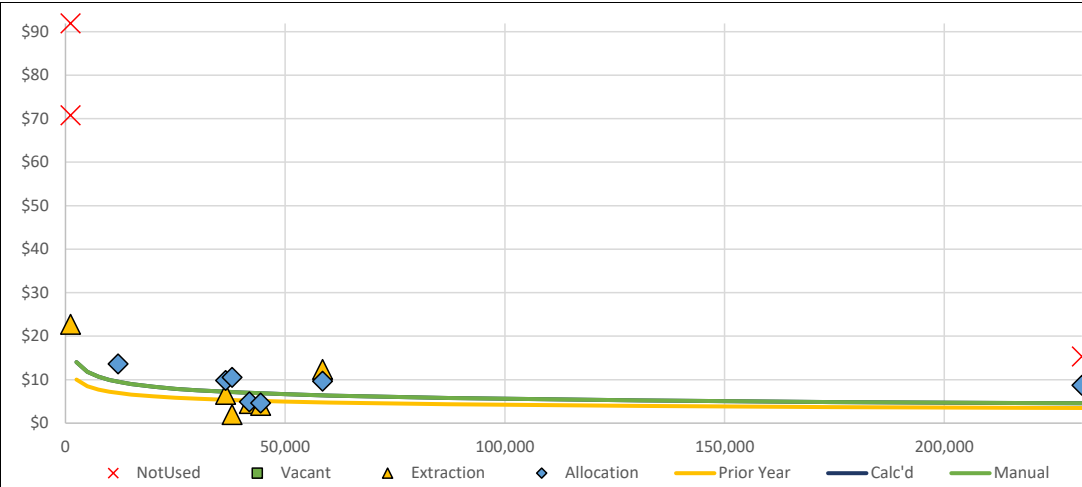


2025 Land Analysis
25500 Medical



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
1	Extraction	05-096-002-14	5/21/2024	\$350,420	1,133	\$324,667	\$350,420	\$25,753	\$22.73
0	Extraction	05-096-002-17	6/10/2024	\$270,000	1,133	\$312,209	\$270,000	-\$42,209	(\$37.25)
0	Allocation	05-096-002-14	5/21/2024	\$350,420	1,133	\$324,667	\$350,420	\$104,110	\$91.89
0	Allocation	05-096-002-17	6/10/2024	\$270,000	1,133	\$312,209	\$270,000	\$80,217	\$70.80
0	Extraction	05-044-005-00	9/1/2022	\$550,000	11,979	\$685,814	\$550,000	-\$135,814	(\$11.34)
1	Allocation	05-044-005-00	9/1/2022	\$550,000	11,979	\$685,814	\$550,000	\$163,405	\$13.64
1	Extraction	05-083-002-00	6/1/2022	\$1,200,000	36,416	\$959,501	\$1,200,000	\$240,499	\$6.60
1	Allocation	05-083-002-00	6/1/2022	\$1,200,000	36,416	\$959,501	\$1,200,000	\$356,520	\$9.79
1	Extraction	05-083-001-00	4/26/2023	\$1,345,000	37,897	\$1,270,926	\$1,345,000	\$74,074	\$1.95
1	Allocation	05-083-001-00	4/26/2023	\$1,345,000	37,897	\$1,270,926	\$1,345,000	\$399,600	\$10.54
1	Extraction	05-409-001-00	3/6/2024	\$690,000	41,861	\$501,253	\$690,000	\$188,747	\$4.51
1	Allocation	05-409-001-00	3/6/2024	\$690,000	41,861	\$501,253	\$690,000	\$204,999	\$4.90
1	Extraction	05-347-006-00	8/18/2023	\$695,000	44,388	\$514,179	\$695,000	\$180,821	\$4.07
1	Allocation	05-347-006-00	8/18/2023	\$695,000	44,388	\$514,179	\$695,000	\$206,485	\$4.65
1	Extraction	05-347-005-00	3/10/2023	\$1,900,000	58,501	\$1,177,547	\$1,900,000	\$722,453	\$12.35
1	Allocation	05-347-005-00	3/10/2023	\$1,900,000	58,501	\$1,177,547	\$1,900,000	\$564,490	\$9.65
0	Extraction	05-004-027-00	2/10/2022	\$6,800,000	231,304	\$3,255,008	\$6,800,000	\$3,544,992	\$15.33
1	Allocation	05-004-027-00	2/10/2022	\$6,800,000	231,304	\$3,255,008	\$6,800,000	\$2,020,280	\$8.73

v=A*X^B	Prior Year		Calculated From Analysis			Used (Concluded Land Values)			
	SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
	2,500	\$10.02	\$25,050	\$14.03	\$35,075	40.02%	\$14.03	\$35,075	40.02%
	5,000	\$8.51	\$42,550	\$11.81	\$59,050	38.78%	\$11.81	\$59,050	38.78%
	7,500	\$7.74	\$58,050	\$10.67	\$80,025	37.86%	\$10.67	\$80,025	37.86%
	10,000	\$7.23	\$72,300	\$9.93	\$99,300	37.34%	\$9.93	\$99,300	37.34%
	12,500	\$6.86	\$85,750	\$9.40	\$117,500	37.03%	\$9.40	\$117,500	37.03%
	15,000	\$6.58	\$98,700	\$8.98	\$134,700	36.47%	\$8.98	\$134,700	36.47%
	20,000	\$6.15	\$123,000	\$8.36	\$167,200	35.93%	\$8.36	\$167,200	35.93%
	25,000	\$5.83	\$145,750	\$7.90	\$197,500	35.51%	\$7.90	\$197,500	35.51%
	30,000	\$5.59	\$167,700	\$7.55	\$226,500	35.06%	\$7.55	\$226,500	35.06%
	40,000	\$5.22	\$208,800	\$7.03	\$281,200	34.67%	\$7.03	\$281,200	34.67%
	50,000	\$4.96	\$248,000	\$6.65	\$332,500	34.07%	\$6.65	\$332,500	34.07%
	60,000	\$4.75	\$285,000	\$6.35	\$381,000	33.68%	\$6.35	\$381,000	33.68%
	87,120	\$4.35	\$378,972	\$5.79	\$504,425	33.10%	\$5.79	\$504,425	33.10%
	130,680	\$3.96	\$517,493	\$5.23	\$683,456	32.07%	\$5.23	\$683,456	32.07%
	174,240	\$3.70	\$644,688	\$4.87	\$848,549	31.62%	\$4.87	\$848,549	31.62%
	217,800	\$3.51	\$764,478	\$4.61	\$1,004,058	31.34%	\$4.61	\$1,004,058	31.34%
	435,600	\$2.98	\$1,298,088	\$3.88	\$1,690,128	30.20%	\$3.88	\$1,690,128	30.20%
	653,400	\$2.71	\$1,770,714	\$3.50	\$2,286,900	29.15%	\$3.50	\$2,286,900	29.15%
	871,200	\$2.53	\$2,204,136	\$3.26	\$2,840,112	28.85%	\$3.26	\$2,840,112	28.85%
	1,089,000	\$2.40	\$2,613,600	\$3.08	\$3,354,120	28.33%	\$3.08	\$3,354,120	28.33%
Refresh Data	A= 62.95		B= -0.2349		A&B: 98.69		A&B: -0.2493		
	Set X and Y maximums for chart for zoom control								
	X Max:		231,304		(1 to 231,304)		Y Max:		\$91.89 (\$1 to \$91.89)
Land Allocation %:		29.71%		Calculated Allocation %:				29.71%	