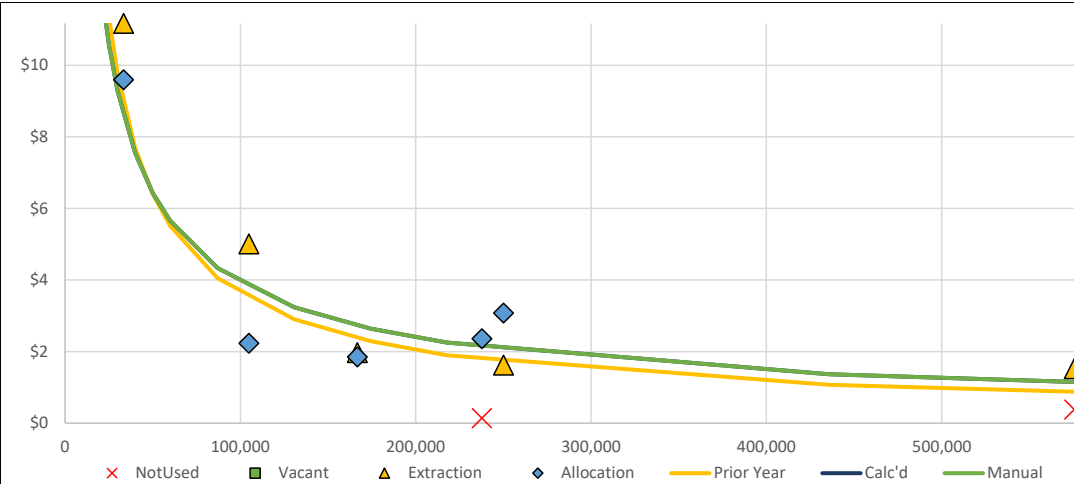


2025 Land Analysis

27000 Mult Fam/
Apts/MH Parks



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
0	Extraction	05-014-072-20	4/24/2024	\$2,272,000	237,750	\$2,238,720	\$2,272,000	\$33,280	\$0.14
1	Extraction	05-014-094-10	11/2/2023	\$3,120,000	250,034	\$2,715,317	\$3,120,000	\$404,683	\$1.62
1	Extraction	05-023-042-60	3/11/2024	\$875,000	575,515	\$0	\$875,000	\$875,000	\$1.52
1	Extraction	05-340-026-10	7/28/2022	\$1,300,000	33,411	\$926,694	\$1,300,000	\$373,306	\$11.17
1	Extraction	05-006-001-10	4/4/2023	\$1,250,000	166,704	\$920,823	\$1,250,000	\$329,177	\$1.97
1	Extraction	05-275-008-00	6/15/2022	\$950,000	104,892	\$423,997	\$950,000	\$526,003	\$5.01
1	Allocation	05-014-072-20	4/24/2024	\$2,272,000	237,750	\$2,238,720	\$2,272,000	\$560,502	\$2.36
1	Allocation	05-014-094-10	11/2/2023	\$3,120,000	250,034	\$2,715,317	\$3,120,000	\$769,704	\$3.08
0	Allocation	05-023-042-60	3/11/2024	\$875,000	575,515	\$0	\$875,000	\$215,863	\$0.38
1	Allocation	05-340-026-10	7/28/2022	\$1,300,000	33,411	\$926,694	\$1,300,000	\$320,710	\$9.60
1	Allocation	05-006-001-10	4/4/2023	\$1,250,000	166,704	\$920,823	\$1,250,000	\$308,375	\$1.85
1	Allocation	05-275-008-00	6/15/2022	\$950,000	104,892	\$423,997	\$950,000	\$234,365	\$2.23

v=A*X^B	Prior Year			Calculated From Analysis			Used (Concluded Land Values)		
	SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$75.98	\$189,950	\$54.68	\$136,700	-28.03%	\$54.68	\$136,700	-28.03%	
5,000	\$42.88	\$214,400	\$33.34	\$166,700	-22.25%	\$33.34	\$166,700	-22.25%	
7,500	\$30.68	\$230,100	\$24.96	\$187,200	-18.64%	\$24.96	\$187,200	-18.64%	
10,000	\$24.19	\$241,900	\$20.32	\$203,200	-16.00%	\$20.32	\$203,200	-16.00%	
12,500	\$20.12	\$251,500	\$17.33	\$216,625	-13.87%	\$17.33	\$216,625	-13.87%	
15,000	\$17.31	\$259,650	\$15.22	\$228,300	-12.07%	\$15.22	\$228,300	-12.07%	
20,000	\$13.65	\$273,000	\$12.39	\$247,800	-9.23%	\$12.39	\$247,800	-9.23%	
25,000	\$11.36	\$284,000	\$10.57	\$264,250	-6.95%	\$10.57	\$264,250	-6.95%	
30,000	\$9.77	\$293,100	\$9.28	\$278,400	-5.02%	\$9.28	\$278,400	-5.02%	
40,000	\$7.70	\$308,000	\$7.55	\$302,000	-1.95%	\$7.55	\$302,000	-1.95%	
50,000	\$6.41	\$320,500	\$6.44	\$322,000	0.47%	\$6.44	\$322,000	0.47%	
60,000	\$5.51	\$330,600	\$5.66	\$339,600	2.72%	\$5.66	\$339,600	2.72%	
87,120	\$4.05	\$352,836	\$4.33	\$377,230	6.91%	\$4.33	\$377,230	6.91%	
130,680	\$2.90	\$378,972	\$3.24	\$423,403	11.72%	\$3.24	\$423,403	11.72%	
174,240	\$2.29	\$399,010	\$2.64	\$459,994	15.28%	\$2.64	\$459,994	15.28%	
217,800	\$1.90	\$413,820	\$2.25	\$490,050	18.42%	\$2.25	\$490,050	18.42%	
435,600	\$1.07	\$466,092	\$1.37	\$596,772	28.04%	\$1.37	\$596,772	28.04%	
653,400	\$0.77	\$503,118	\$1.03	\$673,002	33.77%	\$1.03	\$673,002	33.77%	
871,200	\$0.61	\$531,432	\$0.84	\$731,808	37.70%	\$0.84	\$731,808	37.70%	
1,089,000	\$0.50	\$544,500	\$0.71	\$773,190	42.00%	\$0.71	\$773,190	42.00%	
A= 48497.38 B= -0.8255 A&B: 14,574.76 -0.7139 A&B: 14,574.76 -0.7139									
Refresh Data	Set X and Y maximums for chart for zoom control								
	X Max:		575.515 (1 to 575.515)			Y Max:		\$11.17 (\$1 to \$11.17)	
	Land Allocation %:		24.67%		Calculated Allocation %:		24.67%		