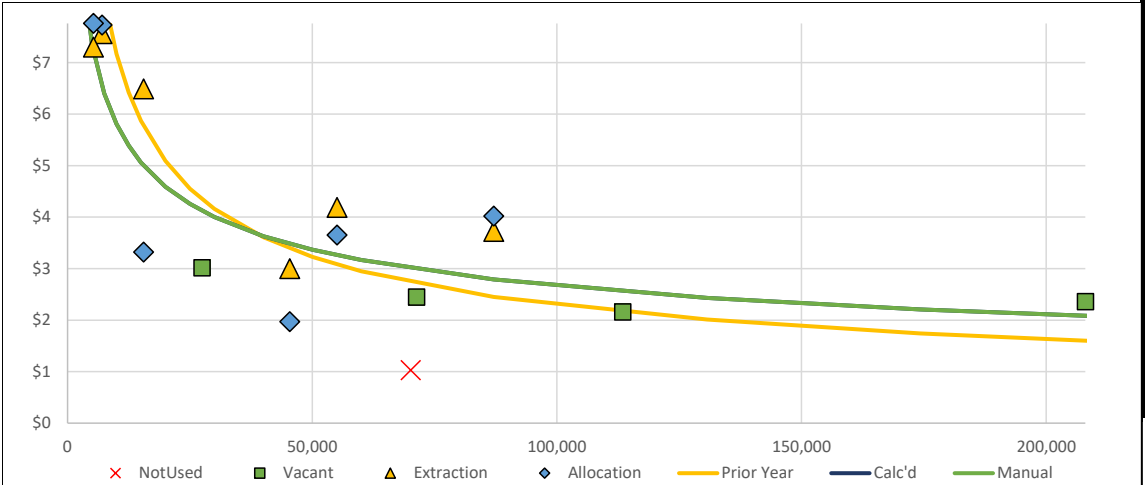


2025 Land Analysis  
31000 Industrial



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	TimeAdj\$	LndResid	\$/SF
1	Vacant	05-060-064-00	7/28/2022	\$83,000	27,443	\$9,658	\$83,000	\$83,000	\$3.02
1	Vacant	05-026-002-20	1/20/2023	\$490,000	207,999	\$0	\$490,000	\$490,000	\$2.36
1	Vacant	05-134-019-00	4/22/2022	\$175,000	71,308	\$0	\$175,000	\$175,000	\$2.45
1	Vacant	05-134-022-00	5/31/2024	\$245,000	113,430	\$135,503	\$245,000	\$245,000	\$2.16
1	Extraction	05-060-052-00	5/31/2022	\$432,500	45,390	\$296,262	\$432,500	\$136,238	\$3.00
1	Extraction	05-060-061-00	6/29/2022	\$250,000	15,551	\$149,035	\$250,000	\$100,965	\$6.49
0	Extraction	05-060-065-00	10/23/2023	\$350,000	70,132	\$399,724	\$350,000	-\$49,724	(\$0.71)
1	Extraction	05-134-026-00	9/1/2023	\$972,000	55,060	\$741,366	\$972,000	\$230,634	\$4.19
1	Extraction	05-148-026-00	6/23/2022	\$1,695,000	87,120	\$1,370,675	\$1,695,000	\$324,325	\$3.72
1	Extraction	05-513-002-00	6/6/2024	\$264,000	7,057	\$210,628	\$264,000	\$53,372	\$7.56
1	Extraction	05-513-003-00	5/1/2024	\$198,000	5,271	\$159,514	\$198,000	\$38,486	\$7.30
1	Allocation	05-060-052-00	5/31/2022	\$432,500	45,390	\$296,262	\$432,500	\$89,398	\$1.97
1	Allocation	05-060-061-00	6/29/2022	\$250,000	15,551	\$149,035	\$250,000	\$51,675	\$3.32
0	Allocation	05-060-065-00	10/23/2023	\$350,000	70,132	\$399,724	\$350,000	\$72,345	\$1.03
1	Allocation	05-134-026-00	9/1/2023	\$972,000	55,060	\$741,366	\$972,000	\$200,912	\$3.65
1	Allocation	05-148-026-00	6/23/2022	\$1,695,000	87,120	\$1,370,675	\$1,695,000	\$350,357	\$4.02
1	Allocation	05-513-002-00	6/6/2024	\$264,000	7,057	\$210,628	\$264,000	\$54,569	\$7.73
1	Allocation	05-513-003-00	5/1/2024	\$198,000	5,271	\$159,514	\$198,000	\$40,927	\$7.76

v=A*X^B	Prior Year		Calculated From Analysis			Used (Concluded Land Values)						
	SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change			
2,500	\$14.26	\$35,650	\$9.29	\$23,225	-34.85%	\$9.29	\$23,225	-34.85%				
5,000	\$10.11	\$50,550	\$7.35	\$36,750	-27.30%	\$7.35	\$36,750	-27.30%				
7,500	\$8.27	\$62,025	\$6.40	\$48,000	-22.61%	\$6.40	\$48,000	-22.61%				
10,000	\$7.17	\$71,700	\$5.81	\$58,100	-18.97%	\$5.81	\$58,100	-18.97%				
12,500	\$6.42	\$80,250	\$5.39	\$67,375	-16.04%	\$5.39	\$67,375	-16.04%				
15,000	\$5.87	\$88,050	\$5.06	\$75,900	-13.80%	\$5.06	\$75,900	-13.80%				
20,000	\$5.09	\$101,800	\$4.59	\$91,800	-9.82%	\$4.59	\$91,800	-9.82%				
25,000	\$4.55	\$113,750	\$4.26	\$106,500	-6.37%	\$4.26	\$106,500	-6.37%				
30,000	\$4.16	\$124,800	\$4.00	\$120,000	-3.85%	\$4.00	\$120,000	-3.85%				
40,000	\$3.61	\$144,400	\$3.63	\$145,200	0.55%	\$3.63	\$145,200	0.55%				
50,000	\$3.23	\$161,500	\$3.37	\$168,500	4.33%	\$3.37	\$168,500	4.33%				
60,000	\$2.95	\$177,000	\$3.17	\$190,200	7.46%	\$3.17	\$190,200	7.46%				
87,120	\$2.45	\$213,444	\$2.79	\$243,065	13.88%	\$2.79	\$243,065	13.88%				
130,680	\$2.01	\$262,667	\$2.43	\$317,552	20.90%	\$2.43	\$317,552	20.90%				
174,240	\$1.74	\$303,178	\$2.21	\$385,070	27.01%	\$2.21	\$385,070	27.01%				
217,800	\$1.56	\$339,768	\$2.05	\$446,490	31.41%	\$2.05	\$446,490	31.41%				
435,600	\$1.10	\$479,160	\$1.62	\$705,672	47.27%	\$1.62	\$705,672	47.27%				
653,400	\$0.90	\$588,060	\$1.41	\$921,294	56.67%	\$1.41	\$921,294	56.67%				
871,200	\$0.78	\$679,536	\$1.28	\$1,115,136	64.10%	\$1.28	\$1,115,136	64.10%				
1,089,000	\$0.70	\$762,300	\$1.19	\$1,295,910	70.00%	\$1.19	\$1,295,910	70.00%				
Refresh Data	A= 689.34		B= -0.4957		A&B= 131.51		-0.3387		A&B= 131.51		-0.3387	
	Set X and Y maximums for chart for zoom control											
	X Max:		207,999		(1 to 207,999)		Y Max:		\$7.76		(\$1 to \$7.76)	
	Land Allocation %:		20.67%		Calculated Allocation %:				20.67%			