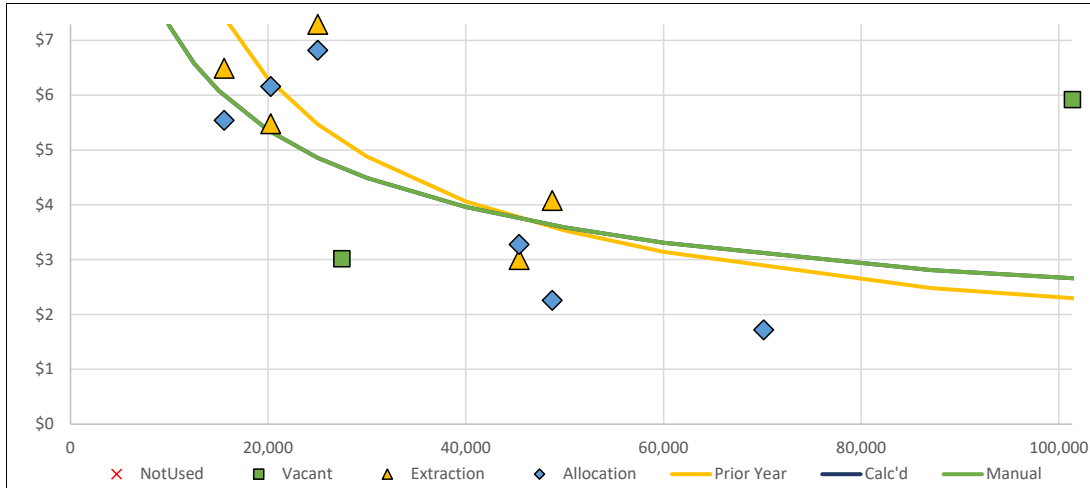


2025 Land Analysis

32000 Blue Star Estates



SqFt	Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$23.53	\$58,825	\$13.31	\$33,275	-43.43%	\$13.31	\$33,275	-43.43%
5,000	\$15.17	\$75,850	\$9.83	\$49,150	-35.20%	\$9.83	\$49,150	-35.20%
7,500	\$11.73	\$87,975	\$8.23	\$61,725	-29.84%	\$8.23	\$61,725	-29.84%
10,000	\$9.78	\$97,800	\$7.26	\$72,600	-25.77%	\$7.26	\$72,600	-25.77%
12,500	\$8.49	\$106,125	\$6.58	\$82,250	-22.50%	\$6.58	\$82,250	-22.50%
15,000	\$7.56	\$113,400	\$6.08	\$91,200	-19.58%	\$6.08	\$91,200	-19.58%
20,000	\$6.30	\$126,000	\$5.36	\$107,200	-14.92%	\$5.36	\$107,200	-14.92%
25,000	\$5.47	\$136,750	\$4.86	\$121,500	-11.15%	\$4.86	\$121,500	-11.15%
30,000	\$4.88	\$146,400	\$4.49	\$134,700	-7.99%	\$4.49	\$134,700	-7.99%
40,000	\$4.06	\$162,400	\$3.96	\$158,400	-2.46%	\$3.96	\$158,400	-2.46%
50,000	\$3.53	\$176,500	\$3.59	\$179,500	1.70%	\$3.59	\$179,500	1.70%
60,000	\$3.14	\$188,400	\$3.31	\$198,600	5.41%	\$3.31	\$198,600	5.41%
87,120	\$2.48	\$216,058	\$2.81	\$244,807	13.31%	\$2.81	\$244,807	13.31%
130,680	\$1.92	\$250,906	\$2.36	\$308,405	22.92%	\$2.36	\$308,405	22.92%
174,240	\$1.60	\$278,784	\$2.08	\$362,419	30.00%	\$2.08	\$362,419	30.00%
217,800	\$1.39	\$302,742	\$1.88	\$409,464	35.25%	\$1.88	\$409,464	35.25%
435,600	\$0.90	\$392,040	\$1.39	\$605,484	54.44%	\$1.39	\$605,484	54.44%
653,400	\$0.69	\$450,846	\$1.17	\$764,478	69.57%	\$1.17	\$764,478	69.57%
871,200	\$0.58	\$505,296	\$1.03	\$897,336	77.59%	\$1.03	\$897,336	77.59%
1,089,000	\$0.50	\$544,500	\$0.93	\$1,012,770	86.00%	\$0.93	\$1,012,770	86.00%

Refresh Data	Set X and Y maximums for chart for zoom control				
	X Max:	101,364 (1 to 101,364)	Y Max:	\$7.29 (\$1 to \$7.29)	
Land Allocation %:		34.47%	Calculated Allocation %:		34.47%

Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	TimeAdj\$	LndResid	\$/SF
1	Extraction	05-060-061-00	6/29/2022	\$250,000	15,551	\$149,035	\$250,000	\$100,965	\$6.49
1	Allocation	05-060-061-00	6/29/2022	\$250,000	15,551	\$149,035	\$250,000	\$86,175	\$5.54
1	Extraction	05-060-051-20	7/17/2023	\$362,000	20,255	\$250,991	\$362,000	\$111,009	\$5.48
1	Allocation	05-060-051-20	7/17/2023	\$362,000	20,255	\$250,991	\$362,000	\$124,781	\$6.16
1	Extraction	05-060-008-00	7/5/2023	\$495,000	25,003	\$312,619	\$495,000	\$182,381	\$7.29
1	Allocation	05-060-008-00	7/5/2023	\$495,000	25,003	\$312,619	\$495,000	\$170,627	\$6.82
1	Vacant	05-060-064-00	7/28/2022	\$83,000	27,443	\$9,658	\$83,000	\$83,000	\$3.02
1	Extraction	05-060-052-00	5/31/2022	\$432,500	45,390	\$296,262	\$432,500	\$136,238	\$3.00
1	Allocation	05-060-052-00	5/31/2022	\$432,500	45,390	\$296,262	\$432,500	\$149,083	\$3.28
1	Extraction	05-242-005-00	5/19/2022	\$320,000	48,744	\$120,965	\$320,000	\$199,035	\$4.08
1	Allocation	05-242-005-00	5/19/2022	\$320,000	48,744	\$120,965	\$320,000	\$110,304	\$2.26
0	Extraction	05-060-065-00	10/23/2023	\$350,000	70,132	\$399,724	\$350,000	-\$49,724	(\$0.71)
1	Allocation	05-060-065-00	10/23/2023	\$350,000	70,132	\$399,724	\$350,000	\$120,645	\$1.72
1	Vacant	05-060-012-00	2/24/2023	\$600,000	101,364	\$5,086	\$600,000	\$600,000	\$5.92