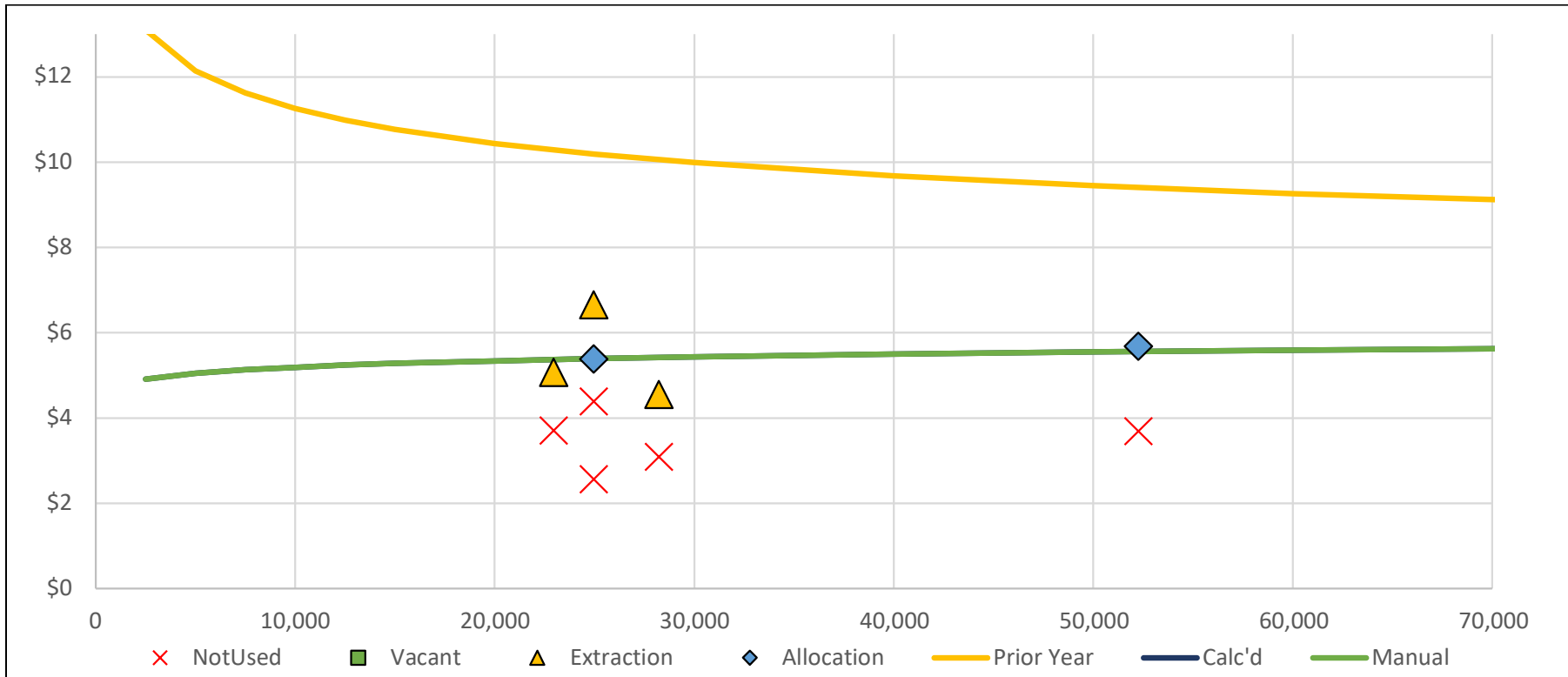


2024 Land Value Analysis

25000 Offices



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
1	Extraction	05-015-059-42	6/10/2021	\$350,000	22,956	\$233,573	\$350,000	\$116,427	\$5.07
0	Extraction	05-015-059-44	7/30/2021	\$450,000	24,960	\$386,101	\$450,000	\$63,899	\$2.56
1	Extraction	05-015-059-44	8/22/2023	\$552,000	24,960	\$386,101	\$552,000	\$165,899	\$6.65
1	Extraction	05-016-034-20	6/28/2021	\$358,000	28,227	\$229,699	\$358,000	\$128,301	\$4.55
0	Extraction	05-212-001-00	1/31/2023	\$1,220,000	52,272	\$1,027,185	\$1,220,000	\$192,815	\$3.69
0	Allocation	05-015-059-42	6/10/2021	\$350,000	22,956	\$233,573	\$350,000	\$85,155	\$3.71
0	Allocation	05-015-059-44	7/30/2021	\$450,000	24,960	\$386,101	\$450,000	\$109,485	\$4.39
1	Allocation	05-015-059-44	8/22/2023	\$552,000	24,960	\$386,101	\$552,000	\$134,302	\$5.38
0	Allocation	05-016-034-20	6/28/2021	\$358,000	28,227	\$229,699	\$358,000	\$87,101	\$3.09
1	Allocation	05-212-001-00	1/31/2023	\$1,220,000	52,272	\$1,027,185	\$1,220,000	\$296,826	\$5.68

2024 Land Value Analysis

25000 Offices

v=A*X^B SqFt	Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$13.10	\$32,750	\$4.91	\$12,275	-62.52%	\$4.91	\$12,275	-62.52%
5,000	\$12.14	\$60,700	\$5.05	\$25,250	-58.40%	\$5.05	\$25,250	-58.40%
7,500	\$11.62	\$87,150	\$5.13	\$38,475	-55.85%	\$5.13	\$38,475	-55.85%
10,000	\$11.26	\$112,600	\$5.19	\$51,900	-53.91%	\$5.19	\$51,900	-53.91%
12,500	\$10.99	\$137,375	\$5.24	\$65,500	-52.32%	\$5.24	\$65,500	-52.32%
15,000	\$10.77	\$161,550	\$5.28	\$79,200	-50.97%	\$5.28	\$79,200	-50.97%
20,000	\$10.44	\$208,800	\$5.34	\$106,800	-48.85%	\$5.34	\$106,800	-48.85%
25,000	\$10.19	\$254,750	\$5.39	\$134,750	-47.11%	\$5.39	\$134,750	-47.11%
30,000	\$9.99	\$299,700	\$5.43	\$162,900	-45.65%	\$5.43	\$162,900	-45.65%
40,000	\$9.68	\$387,200	\$5.50	\$220,000	-43.18%	\$5.50	\$220,000	-43.18%
50,000	\$9.45	\$472,500	\$5.55	\$277,500	-41.27%	\$5.55	\$277,500	-41.27%
60,000	\$9.26	\$555,600	\$5.59	\$335,400	-39.63%	\$5.59	\$335,400	-39.63%
87,120	\$8.89	\$774,497	\$5.68	\$494,842	-36.11%	\$5.68	\$494,842	-36.11%
130,680	\$8.51	\$1,112,087	\$5.77	\$754,024	-32.20%	\$5.77	\$754,024	-32.20%
174,240	\$8.25	\$1,437,480	\$5.84	\$1,017,562	-29.21%	\$5.84	\$1,017,562	-29.21%
217,800	\$8.05	\$1,753,290	\$5.89	\$1,282,842	-26.83%	\$5.89	\$1,282,842	-26.83%
435,600	\$7.46	\$3,249,576	\$6.06	\$2,639,736	-18.77%	\$6.06	\$2,639,736	-18.77%
653,400	\$7.14	\$4,665,276	\$6.16	\$4,024,944	-13.73%	\$6.16	\$4,024,944	-13.73%
871,200	\$6.92	\$6,028,704	\$6.24	\$5,436,288	-9.83%	\$6.24	\$5,436,288	-9.83%
1,089,000	\$6.75	\$7,350,750	\$6.29	\$6,849,810	-6.81%	\$6.29	\$6,849,810	-6.81%
Refresh Data	A= 30.73	B= -0.109	A&B:	3.56	0.0410	A&B:	3.56	0.0410
	Set X and Y maximums for chart for zoom control							
	X Max:	70,000	(1 to 52,272)	Y Max:	\$13.00	(\$1 to \$6.65)		
Land Allocation %:	24.33%		Calculated Allocation %:	24.33%				

2024 Land Value Conclusions - Statistics

25000 Offices

Starting Stats	
Min:	14.20%
Max:	35.84%
Mean:	25.83%
Median:	30.05%
StDev:	10.11%
COD (median):	26.02%
COV (mean):	39.14%

Standard Deviations to Allow		
StDevs Allowed Below Mean:	1.00	<-edit
StDevs Allowed Above Mean:	1.00	<-edit
Min Land% Allowed:	15.72%	
Max Land% Allowed:	40.16%	
Prior Year (Optional):	28.54%	<-edit (ref only)
Current year starting:	22.78%	
Current year conclusion:	24.33%	24.33%

Stats After Removals	
Min:	15.80%
Max:	35.84%
Mean:	28.74%
Median:	31.66%
StDev:	7.75%
COD (median):	18.36%
COV (mean):	26.97%

^Manual Override^ ^ Calculated # ^

Note that manually editing the Use column will deactivate automated inclusion/exclusion for that observation.									
Key	Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	Land Residual	Land %
s001_E	1	Extraction	05-015-059-42	6/10/2021	\$350,000	22,956	\$233,573	\$116,427	33.26%
s002_E	0	Extraction	05-015-059-44	7/30/2021	\$450,000	24,960	\$386,101	\$63,899	14.20%
s003_E	1	Extraction	05-015-059-44	8/22/2023	\$552,000	24,960	\$386,101	\$165,899	30.05%
s004_E	1	Extraction	05-016-034-20	6/28/2021	\$358,000	28,227	\$229,699	\$128,301	35.84%
s005_E	1	Extraction	05-212-001-00	1/31/2023	\$1,220,000	52,272	\$1,027,185	\$192,815	15.80%