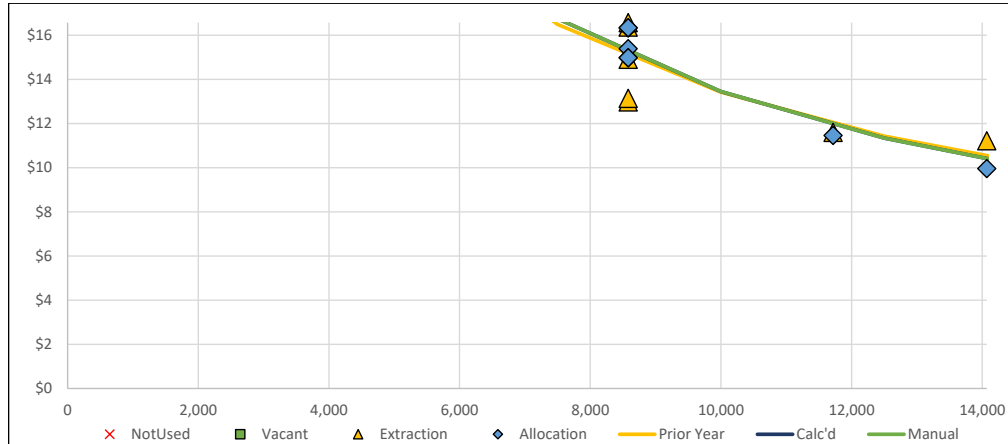


41400 Chestnut Hills - Lafranier Village 2025 Land Value Study



v=A*X^B		Prior Year				Calculated From Analysis			Used (Concluded Land Values)			
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change				
2,500	\$36.30	\$90,750	\$38.77	\$96,925	6.80%	\$38.77	\$96,925	6.80%				
5,000	\$22.07	\$110,350	\$22.83	\$114,150	3.44%	\$22.83	\$114,150	3.44%				
7,500	\$16.49	\$123,675	\$16.75	\$125,625	1.58%	\$16.75	\$125,625	1.58%				
10,000	\$13.42	\$134,200	\$13.45	\$134,500	0.22%	\$13.45	\$134,500	0.22%				
12,500	\$11.43	\$142,875	\$11.34	\$141,750	-0.79%	\$11.34	\$141,750	-0.79%				
15,000	\$10.03	\$150,450	\$9.87	\$148,050	-1.60%	\$9.87	\$148,050	-1.60%				
20,000	\$8.16	\$163,200	\$7.92	\$158,400	-2.94%	\$7.92	\$158,400	-2.94%				
25,000	\$6.95	\$173,750	\$6.68	\$167,000	-3.88%	\$6.68	\$167,000	-3.88%				
30,000	\$6.10	\$183,000	\$5.81	\$174,300	-4.75%	\$5.81	\$174,300	-4.75%				
40,000	\$4.96	\$198,400	\$4.66	\$186,400	-6.05%	\$4.66	\$186,400	-6.05%				
50,000	\$4.23	\$211,500	\$3.93	\$196,500	-7.09%	\$3.93	\$196,500	-7.09%				
60,000	\$3.71	\$222,600	\$3.42	\$205,200	-7.82%	\$3.42	\$205,200	-7.82%				
87,120	\$2.84	\$247,421	\$2.57	\$223,898	-9.51%	\$2.57	\$223,898	-9.51%				
130,680	\$2.12	\$277,042	\$1.89	\$246,985	-10.85%	\$1.89	\$246,985	-10.85%				
174,240	\$1.72	\$299,693	\$1.52	\$264,845	-11.63%	\$1.52	\$264,845	-11.63%				
217,800	\$1.47	\$320,166	\$1.28	\$278,784	-12.93%	\$1.28	\$278,784	-12.93%				
435,600	\$0.89	\$387,684	\$0.75	\$326,700	-15.73%	\$0.75	\$326,700	-15.73%				
653,400	\$0.67	\$437,778	\$0.55	\$359,370	-17.91%	\$0.55	\$359,370	-17.91%				
871,200	\$0.54	\$470,448	\$0.44	\$383,328	-18.52%	\$0.44	\$383,328	-18.52%				
1,089,000	\$0.46	\$500,940	\$0.37	\$402,930	-19.57%	\$0.37	\$402,930	-19.57%				
A= 9982.79		B= -0.7179		A&B: 15,269.50		-0.7638		A&B: 15,269.50		-0.7638		
Refresh Data	<-- Button		Set X and Y maximums for chart for zoom control									
	X Max:		14.070		(1 to 14,070)		Y Max:		\$16.57		(\$1 to \$16.57)	
	Land Allocation %:		38.38%		Calculated Allocation %:				38.38%			

Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
1	Extraction	05-079-007-00	10/14/2022	\$344,000	8,581	\$216,063	\$344,000	\$127,937	\$14.91
1	Extraction	05-079-010-00	4/15/2022	\$365,000	8,581	\$224,495	\$365,000	\$140,505	\$16.37
1	Extraction	05-079-013-00	11/1/2023	\$335,000	8,581	\$223,592	\$335,000	\$111,408	\$12.98
1	Extraction	05-079-014-00	4/27/2023	\$365,250	8,581	\$223,050	\$365,250	\$142,200	\$16.57
1	Extraction	05-079-034-00	7/20/2022	\$335,000	8,581	\$222,246	\$335,000	\$112,754	\$13.14
1	Extraction	05-216-011-00	6/28/2022	\$365,000	14,070	\$207,091	\$365,000	\$157,909	\$11.22
1	Extraction	05-292-003-00	8/18/2023	\$350,000	11,718	\$214,018	\$350,000	\$135,982	\$11.60
1	Allocation	05-079-007-00	10/14/2022	\$344,000	8,581	\$216,063	\$344,000	\$132,027	\$15.39
1	Allocation	05-079-010-00	4/15/2022	\$365,000	8,581	\$224,495	\$365,000	\$140,087	\$16.33
1	Allocation	05-079-013-00	11/1/2023	\$335,000	8,581	\$223,592	\$335,000	\$128,573	\$14.98
1	Allocation	05-079-014-00	4/27/2023	\$365,250	8,581	\$223,050	\$365,250	\$140,183	\$16.34
1	Allocation	05-079-034-00	7/20/2022	\$335,000	8,581	\$222,246	\$335,000	\$128,573	\$14.98
1	Allocation	05-216-011-00	6/28/2022	\$365,000	14,070	\$207,091	\$365,000	\$140,087	\$9.96
1	Allocation	05-292-003-00	8/18/2023	\$350,000	11,718	\$214,018	\$350,000	\$134,330	\$11.46