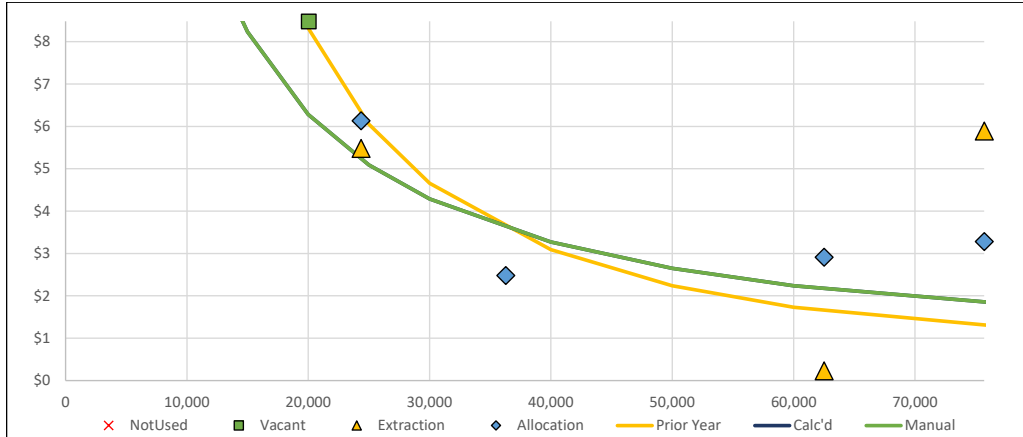


2025 Land Value Study
RESIDENTIAL

43500 Grayhawk



SqFt	Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$162.90	\$407,250	\$44.28	\$110,700	-72.82%	\$44.28	\$110,700	-72.82%
5,000	\$60.45	\$302,250	\$23.09	\$115,450	-61.80%	\$23.09	\$115,450	-61.80%
7,500	\$33.85	\$253,875	\$15.77	\$118,275	-53.41%	\$15.77	\$118,275	-53.41%
10,000	\$22.43	\$224,300	\$12.04	\$120,400	-46.32%	\$12.04	\$120,400	-46.32%
12,500	\$16.30	\$203,750	\$9.76	\$122,000	-40.12%	\$9.76	\$122,000	-40.12%
15,000	\$12.56	\$188,400	\$8.23	\$123,450	-34.47%	\$8.23	\$123,450	-34.47%
20,000	\$8.32	\$166,400	\$6.28	\$125,600	-24.52%	\$6.28	\$125,600	-24.52%
25,000	\$6.05	\$151,250	\$5.09	\$127,250	-15.87%	\$5.09	\$127,250	-15.87%
30,000	\$4.66	\$139,800	\$4.29	\$128,700	-7.94%	\$4.29	\$128,700	-7.94%
40,000	\$3.09	\$123,600	\$3.27	\$130,800	5.83%	\$3.27	\$130,800	5.83%
50,000	\$2.24	\$112,000	\$2.65	\$132,500	18.30%	\$2.65	\$132,500	18.30%
60,000	\$1.73	\$103,800	\$2.24	\$134,400	29.48%	\$2.24	\$134,400	29.48%
87,120	\$1.01	\$87,991	\$1.58	\$137,650	56.44%	\$1.58	\$137,650	56.44%
130,680	\$0.57	\$74,488	\$1.08	\$141,134	89.47%	\$1.08	\$141,134	89.47%
174,240	\$0.38	\$66,211	\$0.82	\$142,877	115.79%	\$0.82	\$142,877	115.79%
217,800	\$0.27	\$58,806	\$0.67	\$145,926	148.15%	\$0.67	\$145,926	148.15%
435,600	\$0.10	\$43,560	\$0.35	\$152,460	250.00%	\$0.35	\$152,460	250.00%
653,400	\$0.06	\$39,204	\$0.24	\$156,816	300.00%	\$0.24	\$156,816	300.00%
871,200	\$0.04	\$34,848	\$0.18	\$156,816	350.00%	\$0.18	\$156,816	350.00%
1,089,000	\$0.03	\$32,670	\$0.15	\$163,350	400.00%	\$0.15	\$163,350	400.00%

Refresh Data <- Button

Set X and Y maximums for chart for zoom control

X Max:	75.707	(1 to 75.707)	Y Max:	\$8.48	(\$1 to \$8.48)
Land Allocation %:	20.00%	Calculated Allocation %:	8.92%		

Use	Imp/Vac	PNUM	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
1	Vacant	05-131-041-00	3/29/2022	\$170,000	20,038	\$0	\$170,000	\$170,000	\$8.48
1	Extraction	05-131-018-00	7/18/2022	\$910,000	62,509	\$895,699	\$910,000	\$14,301	\$0.23
1	Extraction	05-131-035-00	12/29/2021	\$1,240,000	75,707	\$794,314	\$1,240,000	\$445,686	\$5.89
1	Extraction	05-131-038-00	7/10/2024	\$746,500	24,350	\$613,115	\$746,500	\$133,385	\$5.48
0	Extraction	05-131-001-00	5/7/2021	\$450,000	36,285	\$475,703	\$450,000	-\$25,703	(\$0.71)
1	Allocation	05-131-018-00	7/18/2022	\$910,000	62,509	\$895,699	\$910,000	\$182,000	\$2.91
1	Allocation	05-131-035-00	12/29/2021	\$1,240,000	75,707	\$794,314	\$1,240,000	\$248,000	\$3.28
1	Allocation	05-131-038-00	7/10/2024	\$746,500	24,350	\$613,115	\$746,500	\$149,300	\$6.13
1	Allocation	05-131-001-00	5/7/2021	\$450,000	36,285	\$475,703	\$450,000	\$90,000	\$2.48