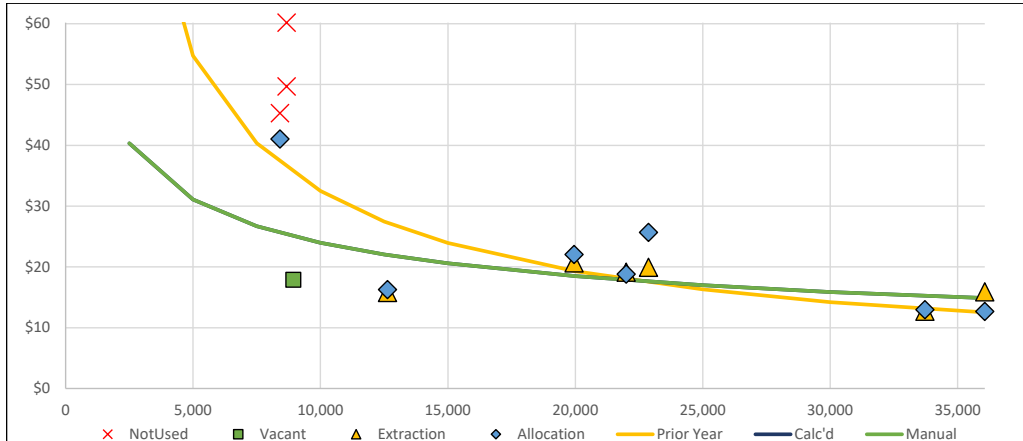


45600 Lake Front 2025 Land Value Study



SqFt	Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$92.23	\$230,575	\$40.33	\$100,825	-56.27%	\$40.33	\$100,825	-56.27%
5,000	\$54.74	\$273,700	\$31.09	\$155,450	-43.20%	\$31.09	\$155,450	-43.20%
7,500	\$40.35	\$302,625	\$26.70	\$200,250	-33.83%	\$26.70	\$200,250	-33.83%
10,000	\$32.49	\$324,900	\$23.97	\$239,700	-26.22%	\$23.97	\$239,700	-26.22%
12,500	\$27.47	\$343,375	\$22.04	\$275,500	-19.77%	\$22.04	\$275,500	-19.77%
15,000	\$23.95	\$359,250	\$20.59	\$308,850	-14.03%	\$20.59	\$308,850	-14.03%
20,000	\$19.29	\$385,800	\$18.48	\$369,600	-4.20%	\$18.48	\$369,600	-4.20%
25,000	\$16.30	\$407,500	\$16.99	\$424,750	4.23%	\$16.99	\$424,750	4.23%
30,000	\$14.21	\$426,300	\$15.87	\$476,100	11.68%	\$15.87	\$476,100	11.68%
40,000	\$11.45	\$458,000	\$14.25	\$570,000	24.45%	\$14.25	\$570,000	24.45%
50,000	\$9.68	\$484,000	\$13.10	\$655,000	35.33%	\$13.10	\$655,000	35.33%
60,000	\$8.44	\$506,400	\$12.23	\$733,800	44.91%	\$12.23	\$733,800	44.91%
87,120	\$6.37	\$554,954	\$10.64	\$926,957	67.03%	\$10.64	\$926,957	67.03%
130,680	\$4.70	\$614,196	\$9.14	\$1,194,415	94.47%	\$9.14	\$1,194,415	94.47%
174,240	\$3.78	\$658,627	\$8.20	\$1,428,768	116.93%	\$8.20	\$1,428,768	116.93%
217,800	\$3.20	\$696,960	\$7.54	\$1,642,212	135.63%	\$7.54	\$1,642,212	135.63%
435,600	\$1.90	\$827,640	\$5.81	\$2,530,836	205.79%	\$5.81	\$2,530,836	205.79%
653,400	\$1.40	\$914,760	\$4.99	\$3,260,466	256.43%	\$4.99	\$3,260,466	256.43%
871,200	\$1.13	\$984,456	\$4.48	\$3,902,976	296.46%	\$4.48	\$3,902,976	296.46%
1,089,000	\$0.95	\$1,034,550	\$4.12	\$4,486,680	333.68%	\$4.12	\$4,486,680	333.68%

Refresh Data <-- Button

Equation: $v=A \times X^B$

Set X and Y maximums for chart for zoom control

X Max: 36,068 (1 to 36,068) Y Max: \$60.18 (\$1 to \$60.18)

Land Allocation %: 65.21% Calculated Allocation %: 65.21%

Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
1	Allocation	05-031-073-00	7/11/2023	\$700,000	36,068	\$126,362	\$700,000	\$456,470	\$12.66
1	Extraction	05-275-016-00	11/11/2022	\$670,000	33,715	\$241,681	\$670,000	\$428,319	\$12.70
1	Allocation	05-275-016-00	11/11/2022	\$670,000	33,715	\$241,681	\$670,000	\$436,907	\$12.96
1	Extraction	05-189-002-00	10/6/2022	\$315,000	12,632	\$115,367	\$315,000	\$199,633	\$15.80
1	Extraction	05-031-073-00	7/11/2023	\$700,000	36,068	\$126,362	\$700,000	\$573,638	\$15.90
1	Allocation	05-189-002-00	10/6/2022	\$315,000	12,632	\$115,367	\$315,000	\$205,412	\$16.26
1	Vacant	05-295-003-00	5/2/2022	\$160,000	8,930	\$0	\$160,000	\$160,000	\$17.92
1	Allocation	05-290-008-00	8/7/2023	\$635,000	21,998	\$214,000	\$635,000	\$414,084	\$18.82
1	Extraction	05-290-008-00	8/7/2023	\$635,000	21,998	\$214,000	\$635,000	\$421,000	\$19.14
1	Extraction	05-050-002-00	7/5/2023	\$901,000	22,869	\$445,050	\$901,000	\$455,950	\$19.94
1	Extraction	05-050-016-00	12/22/2022	\$675,000	19,950	\$262,959	\$675,000	\$412,041	\$20.65
1	Allocation	05-050-016-00	12/22/2022	\$675,000	19,950	\$262,959	\$675,000	\$440,168	\$22.06
1	Allocation	05-050-002-00	7/5/2023	\$901,000	22,869	\$445,050	\$901,000	\$587,542	\$25.69
1	Allocation	05-295-021-00	6/2/2023	\$529,200	8,407	\$148,407	\$529,200	\$345,091	\$41.05
0	Extraction	05-295-021-00	6/2/2023	\$529,200	8,407	\$148,407	\$529,200	\$380,793	\$45.29
0	Extraction	05-295-035-00	10/21/2022	\$800,000	8,668	\$369,479	\$800,000	\$430,521	\$49.67
0	Allocation	05-295-035-00	10/21/2022	\$800,000	8,668	\$369,479	\$800,000	\$521,630	\$60.18