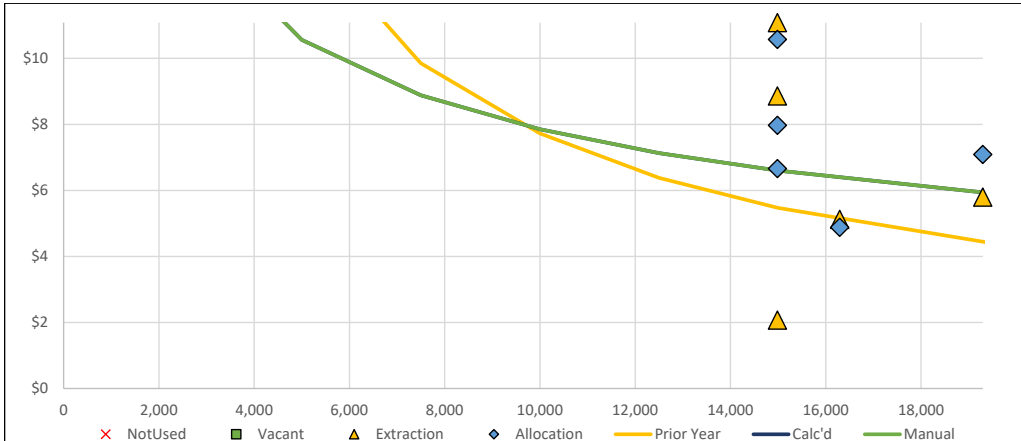


46500 Mall Subs 2025 Land Value Study



SqFt	Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$25.07	\$62,675	\$14.21	\$35,525	-43.32%	\$14.21	\$35,525	-43.32%
5,000	\$13.91	\$69,550	\$10.56	\$52,800	-24.08%	\$10.56	\$52,800	-24.08%
7,500	\$9.85	\$73,875	\$8.88	\$66,600	-9.85%	\$8.88	\$66,600	-9.85%
10,000	\$7.72	\$77,200	\$7.85	\$78,500	1.68%	\$7.85	\$78,500	1.68%
12,500	\$6.38	\$79,750	\$7.13	\$89,125	11.76%	\$7.13	\$89,125	11.76%
15,000	\$5.47	\$82,050	\$6.60	\$99,000	20.66%	\$6.60	\$99,000	20.66%
20,000	\$4.28	\$85,600	\$5.83	\$116,600	36.21%	\$5.83	\$116,600	36.21%
25,000	\$3.54	\$88,500	\$5.30	\$132,500	49.72%	\$5.30	\$132,500	49.72%
30,000	\$3.03	\$90,900	\$4.90	\$147,000	61.72%	\$4.90	\$147,000	61.72%
40,000	\$2.38	\$95,200	\$4.33	\$173,200	81.93%	\$4.33	\$173,200	81.93%
50,000	\$1.96	\$98,000	\$3.94	\$197,000	101.02%	\$3.94	\$197,000	101.02%
60,000	\$1.68	\$100,800	\$3.64	\$218,400	116.67%	\$3.64	\$218,400	116.67%
87,120	\$1.23	\$107,158	\$3.11	\$270,943	152.85%	\$3.11	\$270,943	152.85%
130,680	\$0.87	\$113,692	\$2.61	\$341,075	200.00%	\$2.61	\$341,075	200.00%
174,240	\$0.68	\$118,483	\$2.31	\$402,494	239.71%	\$2.31	\$402,494	239.71%
217,800	\$0.56	\$121,968	\$2.10	\$457,380	275.00%	\$2.10	\$457,380	275.00%
435,600	\$0.31	\$135,036	\$1.56	\$679,536	403.23%	\$1.56	\$679,536	403.23%
653,400	\$0.22	\$143,748	\$1.31	\$855,954	495.45%	\$1.31	\$855,954	495.45%
871,200	\$0.17	\$148,104	\$1.16	\$1,010,592	582.35%	\$1.16	\$1,010,592	582.35%
1,089,000	\$0.14	\$152,460	\$1.05	\$1,143,450	650.00%	\$1.05	\$1,143,450	650.00%

Refresh Data	v=A*X^B			
	A= 19363.45	B= -0.8499	A&B: 405.53	-0.4283
	Set X and Y maximums for chart for zoom control			
X Max: 19,297 (1 to 19,297)		Y Max: \$11.08 (\$1 to \$11.08)		
Land Allocation %: 43.41%		Calculated Allocation %: 43.41%		

Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
1	Extraction	05-220-009-00	4/25/2022	\$230,000	14,985	\$198,973	\$230,000	\$31,027	\$2.07
1	Allocation	05-220-029-00	10/13/2022	\$183,000	16,291	\$99,598	\$183,000	\$79,440	\$4.88
1	Extraction	05-220-029-00	10/13/2022	\$183,000	16,291	\$99,598	\$183,000	\$83,402	\$5.12
1	Extraction	05-220-017-00	1/17/2024	\$315,000	19,297	\$203,143	\$315,000	\$111,857	\$5.80
1	Allocation	05-220-009-00	4/25/2022	\$230,000	14,985	\$198,973	\$230,000	\$99,843	\$6.66
1	Allocation	05-220-017-00	1/17/2024	\$315,000	19,297	\$203,143	\$315,000	\$136,742	\$7.09
1	Allocation	05-220-028-00	9/2/2022	\$275,000	14,985	\$142,280	\$275,000	\$119,378	\$7.97
1	Extraction	05-220-028-00	9/2/2022	\$275,000	14,985	\$142,280	\$275,000	\$132,720	\$8.86
1	Allocation	05-220-009-00	10/17/2023	\$365,000	14,985	\$198,973	\$365,000	\$158,447	\$10.57
1	Extraction	05-220-009-00	10/17/2023	\$365,000	14,985	\$198,973	\$365,000	\$166,027	\$11.08