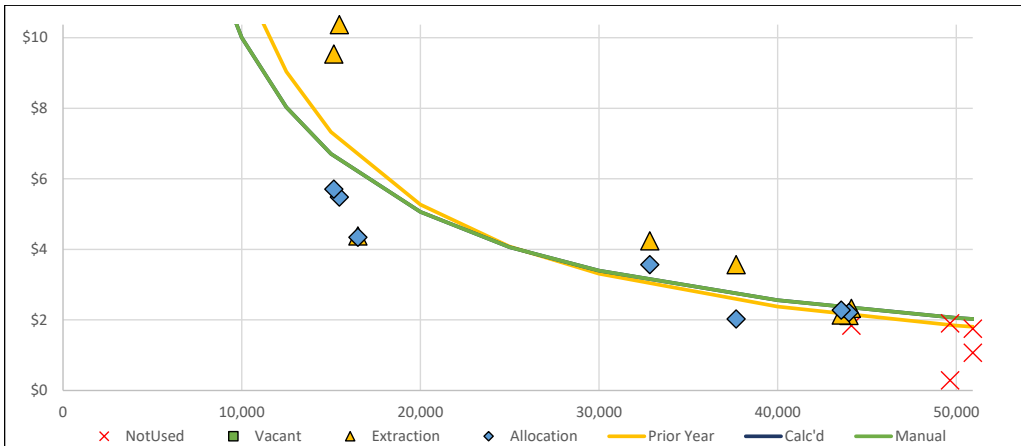


## 47600 SE High 2025 Land Value Study



SqFt	Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$57.38	\$143,450	\$39.03	\$97,575	-31.98%	\$39.03	\$97,575	-31.98%
5,000	\$25.89	\$129,450	\$19.75	\$98,750	-23.72%	\$19.75	\$98,750	-23.72%
7,500	\$16.25	\$121,875	\$13.26	\$99,450	-18.40%	\$13.26	\$99,450	-18.40%
10,000	\$11.68	\$116,800	\$10.00	\$100,000	-14.38%	\$10.00	\$100,000	-14.38%
12,500	\$9.04	\$113,000	\$8.03	\$100,375	-11.17%	\$8.03	\$100,375	-11.17%
15,000	\$7.33	\$109,950	\$6.71	\$100,650	-8.46%	\$6.71	\$100,650	-8.46%
20,000	\$5.27	\$105,400	\$5.06	\$101,200	-3.98%	\$5.06	\$101,200	-3.98%
25,000	\$4.08	\$102,000	\$4.06	\$101,500	-0.49%	\$4.06	\$101,500	-0.49%
30,000	\$3.31	\$99,300	\$3.40	\$102,000	2.72%	\$3.40	\$102,000	2.72%
40,000	\$2.38	\$95,200	\$2.56	\$102,400	7.56%	\$2.56	\$102,400	7.56%
50,000	\$1.84	\$92,000	\$2.06	\$103,000	11.96%	\$2.06	\$103,000	11.96%
60,000	\$1.49	\$89,400	\$1.72	\$103,200	15.44%	\$1.72	\$103,200	15.44%
87,120	\$0.97	\$84,506	\$1.19	\$103,673	22.68%	\$1.19	\$103,673	22.68%
130,680	\$0.61	\$79,715	\$0.80	\$104,544	31.15%	\$0.80	\$104,544	31.15%
174,240	\$0.44	\$76,666	\$0.60	\$104,544	36.36%	\$0.60	\$104,544	36.36%
217,800	\$0.34	\$74,052	\$0.48	\$104,544	41.18%	\$0.48	\$104,544	41.18%
435,600	\$0.15	\$65,340	\$0.24	\$104,544	60.00%	\$0.24	\$104,544	60.00%
653,400	\$0.10	\$65,340	\$0.16	\$104,544	60.00%	\$0.16	\$104,544	60.00%
871,200	\$0.07	\$60,984	\$0.12	\$104,544	71.43%	\$0.12	\$104,544	71.43%
1,089,000	\$0.05	\$54,450	\$0.10	\$108,900	100.00%	\$0.10	\$108,900	100.00%

Refresh Data	Set X and Y maximums for chart for zoom control		
X Max:	50,922	(1 to 50,922)	Y Max: \$10.37 (\$1 to \$10.37)
Land Allocation %:	18.04%	Calculated Allocation %:	18.04%

Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
0	Extraction	05-351-048-00	3/2/2023	\$522,000	49,658	\$507,398	\$522,000	\$14,602	\$0.29
0	Extraction	05-057-012-00	6/30/2022	\$495,000	50,922	\$440,428	\$495,000	\$54,572	\$1.07
0	Allocation	05-057-012-00	6/30/2022	\$495,000	50,922	\$440,428	\$495,000	\$89,298	\$1.75
0	Allocation	05-351-007-00	8/19/2022	\$450,000	44,126	\$347,076	\$450,000	\$81,180	\$1.84
0	Allocation	05-351-048-00	3/2/2023	\$522,000	49,658	\$507,398	\$522,000	\$94,169	\$1.90
1	Allocation	05-026-020-62	7/31/2023	\$425,000	37,679	\$290,506	\$425,000	\$76,670	\$2.03
1	Extraction	05-351-018-00	9/7/2022	\$539,000	43,996	\$445,408	\$539,000	\$93,592	\$2.13
1	Extraction	05-351-041-00	6/12/2023	\$550,000	43,560	\$456,920	\$550,000	\$93,080	\$2.14
1	Allocation	05-351-018-00	9/7/2022	\$539,000	43,996	\$445,408	\$539,000	\$97,236	\$2.21
1	Allocation	05-351-041-00	6/12/2023	\$550,000	43,560	\$456,920	\$550,000	\$99,220	\$2.28
1	Extraction	05-351-007-00	8/19/2022	\$450,000	44,126	\$347,076	\$450,000	\$102,924	\$2.33
1	Extraction	05-026-020-62	7/31/2023	\$425,000	37,679	\$290,506	\$425,000	\$134,494	\$3.57
1	Allocation	05-351-026-00	7/28/2023	\$650,000	32,844	\$510,594	\$650,000	\$117,260	\$3.57
1	Extraction	05-351-026-00	7/28/2023	\$650,000	32,844	\$510,594	\$650,000	\$139,406	\$4.24
1	Allocation	05-057-041-00	1/17/2023	\$397,000	16,509	\$324,731	\$397,000	\$71,619	\$4.34
1	Extraction	05-057-041-00	1/17/2023	\$397,000	16,509	\$324,731	\$397,000	\$72,269	\$4.38
1	Allocation	05-057-028-00	5/26/2022	\$470,000	15,464	\$309,654	\$470,000	\$84,788	\$5.48
1	Allocation	05-057-007-00	5/31/2022	\$480,000	15,159	\$335,322	\$480,000	\$86,592	\$5.71
1	Extraction	05-057-007-00	5/31/2022	\$480,000	15,159	\$335,322	\$480,000	\$144,678	\$9.54
1	Extraction	05-057-028-00	5/26/2022	\$470,000	15,464	\$309,654	\$470,000	\$160,346	\$10.37