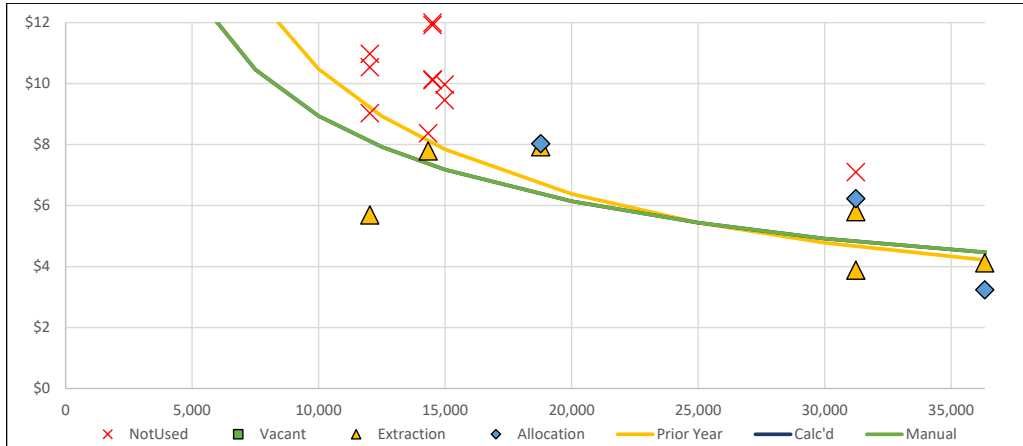


47900 SW Near Silver Lake 2025 Land Value Study



SqFt	Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$28.22	\$70,550	\$18.99	\$47,475	-32.71%	\$18.99	\$47,475	-32.71%
5,000	\$17.19	\$85,950	\$13.03	\$65,150	-24.20%	\$13.03	\$65,150	-24.20%
7,500	\$12.87	\$96,525	\$10.46	\$78,450	-18.73%	\$10.46	\$78,450	-18.73%
10,000	\$10.48	\$104,800	\$8.94	\$89,400	-14.69%	\$8.94	\$89,400	-14.69%
12,500	\$8.93	\$111,625	\$7.92	\$99,000	-11.31%	\$7.92	\$99,000	-11.31%
15,000	\$7.84	\$117,600	\$7.18	\$107,700	-8.42%	\$7.18	\$107,700	-8.42%
20,000	\$6.38	\$127,600	\$6.14	\$122,800	-3.76%	\$6.14	\$122,800	-3.76%
25,000	\$5.44	\$136,000	\$5.44	\$136,000	0.00%	\$5.44	\$136,000	0.00%
30,000	\$4.78	\$143,400	\$4.92	\$147,600	2.93%	\$4.92	\$147,600	2.93%
40,000	\$3.89	\$155,600	\$4.21	\$168,400	8.23%	\$4.21	\$168,400	8.23%
50,000	\$3.32	\$166,000	\$3.73	\$186,500	12.35%	\$3.73	\$186,500	12.35%
60,000	\$2.91	\$174,600	\$3.38	\$202,800	16.15%	\$3.38	\$202,800	16.15%
87,120	\$2.23	\$194,278	\$2.76	\$240,451	23.77%	\$2.76	\$240,451	23.77%
130,680	\$1.67	\$218,236	\$2.21	\$288,803	32.34%	\$2.21	\$288,803	32.34%
174,240	\$1.36	\$236,966	\$1.89	\$329,314	38.97%	\$1.89	\$329,314	38.97%
217,800	\$1.16	\$252,648	\$1.68	\$365,904	44.83%	\$1.68	\$365,904	44.83%
435,600	\$0.71	\$309,276	\$1.15	\$500,940	61.97%	\$1.15	\$500,940	61.97%
653,400	\$0.53	\$346,302	\$0.92	\$601,128	73.58%	\$0.92	\$601,128	73.58%
871,200	\$0.43	\$374,616	\$0.79	\$688,248	83.72%	\$0.79	\$688,248	83.72%
1,089,000	\$0.37	\$402,930	\$0.70	\$762,300	89.19%	\$0.70	\$762,300	89.19%

Refresh Data <- Button

Set X and Y maximums for chart for zoom control

X Max: 36,329 (1 to 36,329) Y Max: \$12.00 (\$1 to \$12.00)

Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
1	Allocation	05-305-039-00	7/11/2022	\$260,000	36,329	\$110,443	\$260,000	\$117,676	\$3.24
1	Extraction	05-283-007-00	11/14/2022	\$430,000	31,233	\$308,872	\$430,000	\$121,128	\$3.88
1	Extraction	05-305-039-00	7/11/2022	\$260,000	36,329	\$110,443	\$260,000	\$149,557	\$4.12
1	Extraction	05-300-019-00	7/11/2022	\$240,000	12,023	\$171,620	\$240,000	\$68,380	\$5.69
1	Extraction	05-283-007-00	11/29/2023	\$490,000	31,233	\$308,872	\$490,000	\$181,128	\$5.80
1	Allocation	05-283-007-00	11/14/2022	\$430,000	31,233	\$308,872	\$430,000	\$194,618	\$6.23
0	Allocation	05-283-007-00	11/29/2023	\$490,000	31,233	\$308,872	\$490,000	\$221,774	\$7.10
1	Extraction	05-300-004-00	11/17/2023	\$265,000	14,331	\$153,397	\$265,000	\$111,603	\$7.79
1	Extraction	05-278-005-11	7/15/2022	\$333,000	18,774	\$184,121	\$333,000	\$148,879	\$7.93
1	Allocation	05-278-005-11	7/15/2022	\$333,000	18,774	\$184,121	\$333,000	\$150,716	\$8.03
0	Allocation	05-300-004-00	11/17/2023	\$265,000	14,331	\$153,397	\$265,000	\$119,939	\$8.37
0	Allocation	05-300-019-00	7/11/2022	\$240,000	12,023	\$171,620	\$240,000	\$108,624	\$9.03
0	Extraction	05-305-074-00	6/13/2022	\$330,001	14,985	\$188,184	\$330,001	\$141,817	\$9.46
0	Allocation	05-305-074-00	6/13/2022	\$330,001	14,985	\$188,184	\$330,001	\$149,358	\$9.97
0	Allocation	05-305-062-00	2/1/2023	\$324,000	14,505	\$149,997	\$324,000	\$146,642	\$10.11
0	Allocation	05-305-061-00	11/16/2023	\$325,000	14,505	\$152,145	\$325,000	\$147,095	\$10.14
0	Allocation	05-305-064-00	8/7/2023	\$280,000	12,023	\$148,022	\$280,000	\$126,728	\$10.54
0	Extraction	05-305-064-00	8/7/2023	\$280,000	12,023	\$148,022	\$280,000	\$131,978	\$10.98
0	Extraction	05-305-061-00	11/16/2023	\$325,000	14,505	\$152,145	\$325,000	\$172,855	\$11.92
0	Extraction	05-305-062-00	2/1/2023	\$324,000	14,505	\$149,997	\$324,000	\$174,003	\$12.00

Land Allocation %:	45.26%	Calculated Allocation %:	45.26%
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