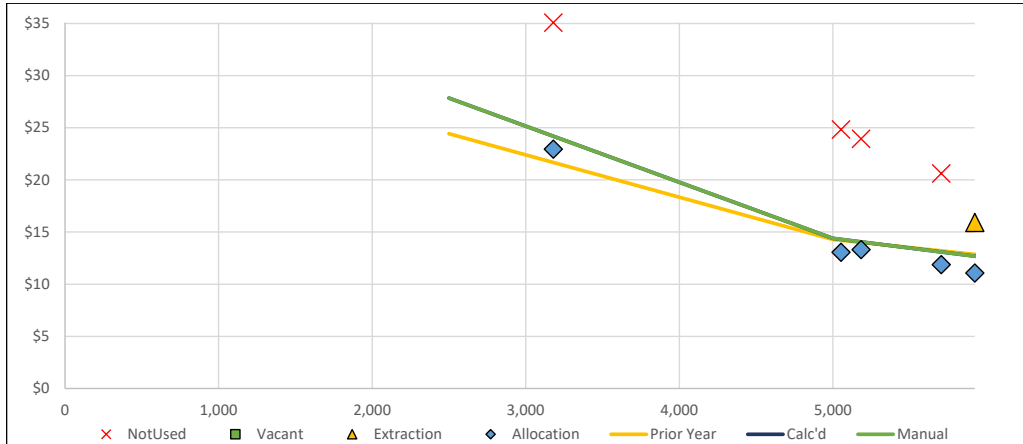


47975 Traditions Excluding Very Small 2025 Land Value Study



SqFt	Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$24.43	\$61,075	\$27.85	\$69,625	14.00%	\$27.85	\$69,625	14.00%
5,000	\$14.28	\$71,400	\$14.40	\$72,000	0.84%	\$14.40	\$72,000	0.84%
7,500	\$10.43	\$78,225	\$9.79	\$73,425	-6.14%	\$9.79	\$73,425	-6.14%
10,000	\$8.35	\$83,500	\$7.44	\$74,400	-10.90%	\$7.44	\$74,400	-10.90%
12,500	\$7.02	\$87,750	\$6.02	\$75,250	-14.25%	\$6.02	\$75,250	-14.25%
15,000	\$6.10	\$91,500	\$5.06	\$75,900	-17.05%	\$5.06	\$75,900	-17.05%
20,000	\$4.88	\$97,600	\$3.85	\$77,000	-21.11%	\$3.85	\$77,000	-21.11%
25,000	\$4.11	\$102,750	\$3.11	\$77,750	-24.33%	\$3.11	\$77,750	-24.33%
30,000	\$3.57	\$107,100	\$2.62	\$78,600	-26.61%	\$2.62	\$78,600	-26.61%
40,000	\$2.85	\$114,000	\$1.99	\$79,600	-30.18%	\$1.99	\$79,600	-30.18%
50,000	\$2.40	\$120,000	\$1.61	\$80,500	-32.92%	\$1.61	\$80,500	-32.92%
60,000	\$2.08	\$124,800	\$1.35	\$81,000	-35.10%	\$1.35	\$81,000	-35.10%
87,120	\$1.56	\$135,907	\$0.95	\$82,764	-39.10%	\$0.95	\$82,764	-39.10%
130,680	\$1.14	\$148,975	\$0.64	\$83,635	-43.86%	\$0.64	\$83,635	-43.86%
174,240	\$0.91	\$158,558	\$0.49	\$85,378	-46.15%	\$0.49	\$85,378	-46.15%
217,800	\$0.77	\$167,706	\$0.40	\$87,120	-48.05%	\$0.40	\$87,120	-48.05%
435,600	\$0.45	\$196,020	\$0.20	\$87,120	-55.56%	\$0.20	\$87,120	-55.56%
653,400	\$0.33	\$215,622	\$0.14	\$91,476	-57.58%	\$0.14	\$91,476	-57.58%
871,200	\$0.26	\$226,512	\$0.11	\$95,832	-57.69%	\$0.11	\$95,832	-57.69%
1,089,000	\$0.22	\$239,580	\$0.09	\$98,010	-59.09%	\$0.09	\$98,010	-59.09%

Refresh Data	A= 10453.25 B= -0.7744 A&B: 47,786.64 -0.9519 A&B: 47,786.64 -0.9519		
Set X and Y maximums for chart for zoom control			
X Max: 5,924 (1 to 5,924)		Y Max: \$35.08 (\$1 to \$35.08)	
Land Allocation %:	20.00%	Calculated Allocation %:	34.72%

Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
1	Allocation	05-319-050-00	8/22/2022	\$328,000	5,924	\$233,650	\$328,000	\$65,600	\$11.07
1	Allocation	05-319-018-00	2/15/2024	\$339,000	5,706	\$221,406	\$339,000	\$67,800	\$11.88
1	Allocation	05-319-004-00	2/23/2024	\$329,900	5,053	\$204,447	\$329,900	\$65,980	\$13.06
1	Allocation	05-319-029-00	7/18/2022	\$345,000	5,184	\$220,905	\$345,000	\$69,000	\$13.31
1	Extraction	05-319-050-00	8/22/2022	\$328,000	5,924	\$233,650	\$328,000	\$94,350	\$15.93
0	Extraction	05-319-018-00	2/15/2024	\$339,000	5,706	\$221,406	\$339,000	\$117,594	\$20.61
1	Allocation	05-319-167-10	8/11/2023	\$364,900	3,180	\$253,330	\$364,900	\$72,980	\$22.95
0	Extraction	05-319-029-00	7/18/2022	\$345,000	5,184	\$220,905	\$345,000	\$124,095	\$23.94
0	Extraction	05-319-004-00	2/23/2024	\$329,900	5,053	\$204,447	\$329,900	\$125,453	\$24.83
0	Extraction	05-319-167-10	8/11/2023	\$364,900	3,180	\$253,330	\$364,900	\$111,570	\$35.08