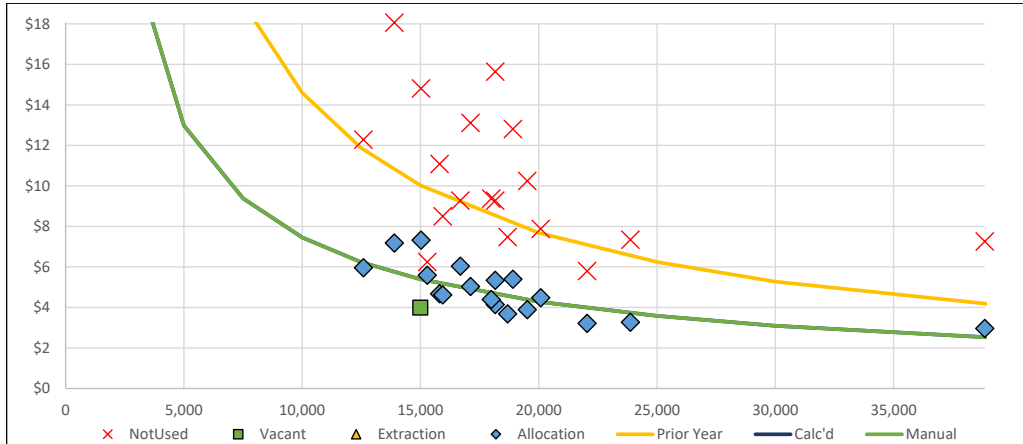


48500 West Middle Influence 2025 Land Value Study



SqFt	Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$52.62	\$131,550	\$22.59	\$56,475	-57.07%	\$22.59	\$56,475	-57.07%
5,000	\$27.71	\$138,550	\$12.98	\$64,900	-53.16%	\$12.98	\$64,900	-53.16%
7,500	\$19.04	\$142,800	\$9.38	\$70,350	-50.74%	\$9.38	\$70,350	-50.74%
10,000	\$14.59	\$145,900	\$7.45	\$74,500	-48.94%	\$7.45	\$74,500	-48.94%
12,500	\$11.87	\$148,375	\$6.23	\$77,875	-47.51%	\$6.23	\$77,875	-47.51%
15,000	\$10.03	\$150,450	\$5.39	\$80,850	-46.26%	\$5.39	\$80,850	-46.26%
20,000	\$7.68	\$153,600	\$4.28	\$85,600	-44.27%	\$4.28	\$85,600	-44.27%
25,000	\$6.25	\$156,250	\$3.58	\$89,500	-42.72%	\$3.58	\$89,500	-42.72%
30,000	\$5.28	\$158,400	\$3.09	\$92,700	-41.48%	\$3.09	\$92,700	-41.48%
40,000	\$4.05	\$162,000	\$2.46	\$98,400	-39.26%	\$2.46	\$98,400	-39.26%
50,000	\$3.29	\$164,500	\$2.06	\$103,000	-37.39%	\$2.06	\$103,000	-37.39%
60,000	\$2.78	\$166,800	\$1.78	\$106,800	-35.97%	\$1.78	\$106,800	-35.97%
87,120	\$1.97	\$171,626	\$1.32	\$114,998	-32.99%	\$1.32	\$114,998	-32.99%
130,680	\$1.35	\$176,418	\$0.95	\$124,146	-29.63%	\$0.95	\$124,146	-29.63%
174,240	\$1.04	\$181,210	\$0.76	\$132,422	-26.92%	\$0.76	\$132,422	-26.92%
217,800	\$0.84	\$182,952	\$0.63	\$137,214	-25.00%	\$0.63	\$137,214	-25.00%
435,600	\$0.44	\$191,664	\$0.36	\$156,816	-18.18%	\$0.36	\$156,816	-18.18%
653,400	\$0.31	\$202,554	\$0.26	\$169,884	-16.13%	\$0.26	\$169,884	-16.13%
871,200	\$0.23	\$200,376	\$0.21	\$182,952	-8.70%	\$0.21	\$182,952	-8.70%
1,089,000	\$0.19	\$206,910	\$0.17	\$185,130	-10.53%	\$0.17	\$185,130	-10.53%

Refresh Data: A= 3337.42 B= -0.9253 A&B: 11,821.38 -0.8001 A&B: 11,821.38 -0.8001

Land Allocation %: 20.00% Calculated Allocation %: 43.86%

Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
1	Vacant	05-140-022-00	5/16/2023	\$60,000	14,985	\$0	\$60,000	\$60,000	\$4.00
0	Extraction	05-017-031-60	1/4/2023	\$575,000	38,856	\$292,871	\$575,000	\$282,129	\$7.26
0	Extraction	05-145-040-00	8/4/2022	\$369,000	15,812	\$193,791	\$369,000	\$175,209	\$11.08
0	Extraction	05-146-054-00	10/21/2022	\$376,000	18,165	\$207,625	\$376,000	\$168,375	\$9.27
0	Extraction	05-146-058-00	8/18/2023	\$395,000	17,990	\$226,407	\$395,000	\$168,593	\$9.37
0	Extraction	05-146-083-00	5/9/2022	\$368,100	15,943	\$232,607	\$368,100	\$135,493	\$8.50
0	Extraction	05-146-090-00	8/4/2023	\$390,000	23,871	\$214,429	\$390,000	\$175,571	\$7.35
0	Extraction	05-146-103-00	7/5/2023	\$450,000	20,081	\$291,857	\$450,000	\$158,143	\$7.88
0	Extraction	05-235-012-00	3/25/2024	\$499,000	13,896	\$247,970	\$499,000	\$251,030	\$18.06
0	Extraction	05-235-015-00	1/30/2023	\$485,000	18,165	\$200,932	\$485,000	\$284,068	\$15.64
0	Extraction	05-235-017-00	9/14/2023	\$510,000	18,905	\$267,855	\$510,000	\$242,145	\$12.81
0	Extraction	05-235-020-00	9/16/2022	\$375,000	12,589	\$220,365	\$375,000	\$154,635	\$12.28
0	Extraction	05-240-066-00	9/7/2022	\$503,750	16,683	\$349,139	\$503,750	\$154,611	\$9.27
0	Extraction	05-240-075-00	11/30/2022	\$355,000	22,041	\$227,260	\$355,000	\$127,740	\$5.80
0	Extraction	05-240-081-00	2/12/2024	\$344,000	18,687	\$204,141	\$344,000	\$139,859	\$7.48
0	Extraction	05-241-087-00	8/16/2023	\$427,000	15,290	\$331,420	\$427,000	\$95,580	\$6.25
0	Extraction	05-241-110-00	5/31/2022	\$380,000	19,515	\$179,916	\$380,000	\$200,084	\$10.25
0	Extraction	05-313-010-00	8/26/2022	\$550,000	15,028	\$327,392	\$550,000	\$222,608	\$14.81
0	Extraction	05-313-013-00	9/19/2022	\$431,000	17,119	\$206,643	\$431,000	\$224,357	\$13.11
1	Allocation	05-017-031-60	1/4/2023	\$575,000	38,856	\$292,871	\$575,000	\$115,000	\$2.96
1	Allocation	05-145-040-00	8/4/2022	\$369,000	15,812	\$193,791	\$369,000	\$73,800	\$4.67
1	Allocation	05-146-054-00	10/21/2022	\$376,000	18,165	\$207,625	\$376,000	\$75,200	\$4.14
1	Allocation	05-146-058-00	8/18/2023	\$395,000	17,990	\$226,407	\$395,000	\$79,000	\$4.39
1	Allocation	05-146-083-00	5/9/2022	\$368,100	15,943	\$232,607	\$368,100	\$73,620	\$4.62
1	Allocation	05-146-090-00	8/4/2023	\$390,000	23,871	\$214,429	\$390,000	\$78,000	\$3.27
1	Allocation	05-146-103-00	7/5/2023	\$450,000	20,081	\$291,857	\$450,000	\$90,000	\$4.48
1	Allocation	05-235-012-00	3/25/2024	\$499,000	13,896	\$247,970	\$499,000	\$99,800	\$7.18
1	Allocation	05-235-015-00	1/30/2023	\$485,000	18,165	\$200,932	\$485,000	\$97,000	\$5.34
1	Allocation	05-235-017-00	9/14/2023	\$510,000	18,905	\$267,855	\$510,000	\$102,000	\$5.40
1	Allocation	05-235-020-00	9/16/2022	\$375,000	12,589	\$220,365	\$375,000	\$75,000	\$5.96
1	Allocation	05-240-066-00	9/7/2022	\$503,750	16,683	\$349,139	\$503,750	\$100,750	\$6.04
1	Allocation	05-240-075-00	11/30/2022	\$355,000	22,041	\$227,260	\$355,000	\$71,000	\$3.22
1	Allocation	05-240-081-00	2/12/2024	\$344,000	18,687	\$204,141	\$344,000	\$68,800	\$3.68
1	Allocation	05-241-087-00	8/16/2023	\$427,000	15,290	\$331,420	\$427,000	\$85,400	\$5.59
1	Allocation	05-241-110-00	5/31/2022	\$380,000	19,515	\$179,916	\$380,000	\$76,000	\$3.89
1	Allocation	05-313-010-00	8/26/2022	\$550,000	15,028	\$327,392	\$550,000	\$110,000	\$7.32

**48500 West Middle Influence
2025 Land Value Study**

1	Allocation	05-313-013-00	9/19/2022	\$431,000	17,119	\$206,643	\$431,000	\$86,200	\$5.04
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