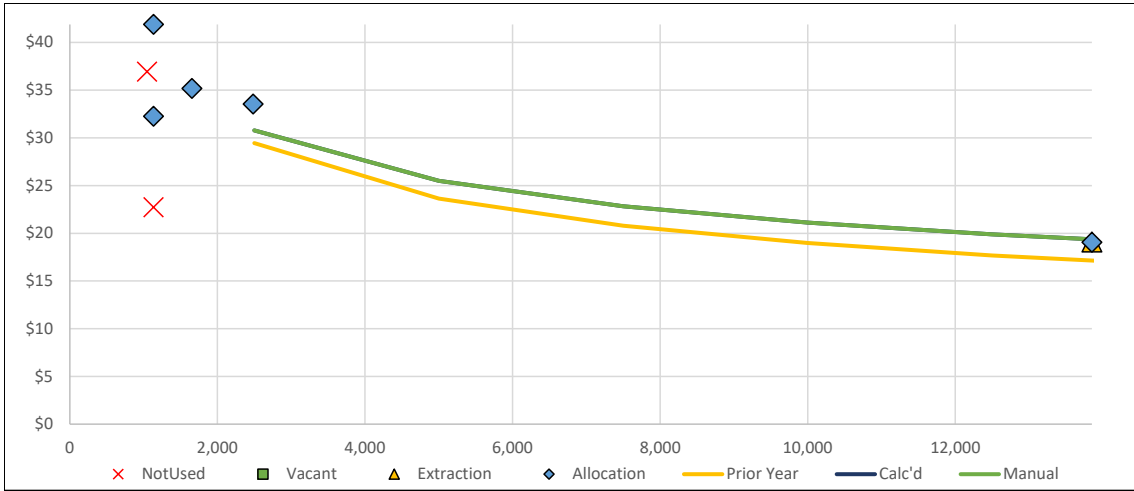


2025 Land Analysis 25200 Copper Ridge



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
0	Extraction	05-096-002-14	5/21/2024	\$350,420	1,133	\$324,667	\$350,420	\$25,753	\$22.73
0	Extraction	05-096-002-17	6/10/2024	\$270,000	1,133	\$312,209	\$270,000	-\$42,209	(\$37.25)
0	Extraction	05-096-002-13	3/5/2021	\$285,000	1,045	\$308,842	\$285,000	-\$23,842	(\$22.82)
0	Extraction	05-096-002-33	12/17/2020	\$430,000	1,655	\$493,609	\$430,000	-\$63,609	(\$38.43)
0	Extraction	05-096-005-05	7/31/2020	\$615,000	2,483	\$675,379	\$615,000	-\$60,379	(\$24.32)
1	Extraction	05-097-003-00	1/19/2022	\$1,950,000	13,852	\$1,685,885	\$1,950,000	\$264,115	\$19.07
1	Allocation	05-096-002-14	5/21/2024	\$350,420	1,133	\$324,667	\$350,420	\$47,447	\$41.88
1	Allocation	05-096-002-17	6/10/2024	\$270,000	1,133	\$312,209	\$270,000	\$36,558	\$32.27
0	Allocation	05-096-002-13	3/5/2021	\$285,000	1,045	\$308,842	\$285,000	\$38,589	\$36.93
1	Allocation	05-096-002-33	12/17/2020	\$430,000	1,655	\$493,609	\$430,000	\$58,222	\$35.18
1	Allocation	05-096-005-05	7/31/2020	\$615,000	2,483	\$675,379	\$615,000	\$83,271	\$33.54
1	Allocation	05-097-003-00	1/19/2022	\$1,950,000	13,852	\$1,685,885	\$1,950,000	\$264,030	\$19.06

v=A*X^B	Prior Year		Calculated From Analysis			Used (Concluded Land Values)			
	SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$29.45	\$73,625	\$30.78	\$76,950	4.52%	\$30.78	\$76,950	4.52%	
5,000	\$23.64	\$118,200	\$25.50	\$127,500	7.87%	\$25.50	\$127,500	7.87%	
7,500	\$20.79	\$155,925	\$22.84	\$171,300	9.86%	\$22.84	\$171,300	9.86%	
10,000	\$18.98	\$189,800	\$21.13	\$211,300	11.33%	\$21.13	\$211,300	11.33%	
12,500	\$17.68	\$221,000	\$19.89	\$248,625	12.50%	\$19.89	\$248,625	12.50%	
15,000	\$16.69	\$250,350	\$18.93	\$283,950	13.42%	\$18.93	\$283,950	13.42%	
20,000	\$15.24	\$304,800	\$17.50	\$350,000	14.83%	\$17.50	\$350,000	14.83%	
25,000	\$14.20	\$355,000	\$16.47	\$411,750	15.99%	\$16.47	\$411,750	15.99%	
30,000	\$13.40	\$402,000	\$15.68	\$470,400	17.01%	\$15.68	\$470,400	17.01%	
40,000	\$12.23	\$489,200	\$14.50	\$580,000	18.56%	\$14.50	\$580,000	18.56%	
50,000	\$11.40	\$570,000	\$13.65	\$682,500	19.74%	\$13.65	\$682,500	19.74%	
60,000	\$10.76	\$645,600	\$12.99	\$779,400	20.72%	\$12.99	\$779,400	20.72%	
87,120	\$9.56	\$832,867	\$11.74	\$1,022,789	22.80%	\$11.74	\$1,022,789	22.80%	
130,680	\$8.41	\$1,099,019	\$10.51	\$1,373,447	24.97%	\$10.51	\$1,373,447	24.97%	
174,240	\$7.67	\$1,336,421	\$9.72	\$1,693,613	26.73%	\$9.72	\$1,693,613	26.73%	
217,800	\$7.15	\$1,557,270	\$9.15	\$1,992,870	27.97%	\$9.15	\$1,992,870	27.97%	
435,600	\$5.74	\$2,500,344	\$7.58	\$3,301,848	32.06%	\$7.58	\$3,301,848	32.06%	
653,400	\$5.05	\$3,299,670	\$6.79	\$4,436,586	34.46%	\$6.79	\$4,436,586	34.46%	
871,200	\$4.61	\$4,016,232	\$6.28	\$5,471,136	36.23%	\$6.28	\$5,471,136	36.23%	
1,089,000	\$4.29	\$4,671,810	\$5.91	\$6,435,990	37.76%	\$5.91	\$6,435,990	37.76%	
A=	351.49	B=	-0.3169	A&B:	257.54	-0.2715	A&B:	257.54	-0.2715
Refresh Data	<<- Button Set X and Y maximums for chart for zoom control								
	X Max:	13,852	(1 to 13,852)	Y Max:	\$41.88	(\$1 to \$41.88)			
Land Allocation %:	13.54%		Calculated Allocation %:	13.54%					