

2025 Land Value Studies - All

Neighborhood Name	Nghbrhd Code	Factor from Sales	Factor w/Outliers Removed	Land Change
Industrial	00002	1.4568 (or +45.68%)	1.0708 (or +7.08%)	+7%
Commercial	00003	19.7823 (or +197.82%)	0.9077 (or -9.23%)	+3%
Alpine Estates	00005	1.2092 (or +20.92%)	1.1794 (or +17.94%)	+15%
Alpine Estates Condos	00010	1.2534 (or +25.34%)	Same	+15%
Arbor Estates	00011	1.0790 (or +7.90%)	Same	+7%
Auden View	00012	1.1736 (or +17.36%)	Same	+12%
Barkwood Condos	00015	1.1565 (or +15.65%)	Same	+15%
Blossom Trail	00017	1.0514 (or +5.14%)	Same	+5%
Bristol/Pannell Area	00020	2.4589 (or +245.89%)	0.9251 (or -7.49%)	+2%
Bristol Ridge	00022	0.8382 (or -16.18%)	Same	No Change
Bristol Ridge Condos	00023	1.0251 (or +2.51%)	Same	+2%
Cambridge Grove	00024	1.2364 (or +23.64%)	1.1405 (or +14.05%)	+12%
Carrington Ridge	00025	No Sales to work with	- looked similar neighborhoods	+8%
4 Plex	00027	No Sales to work with	- looked similar neighborhoods	+8%
Central Unplatted	00030	1.2518 (or +25.18%)	1.1387 (or +13.87%)	+10%
Chesterfield Heights	00035	1.1330 (or +13.30%)	1.1219 (or +12.19%)	+10%
Cloverdale	00037	1.1705 (or +17.05%)	1.0606 (or +6.06%)	+6%
Conestoga/Cummings	00040	1.1198 (or +11.98%)	Same	+11%
Coventry/Kingsbury	00045	1.1684 (or +16.84%)	Same	+15%
Cragmont Estates	00050	1.4162 (or +41.62%)	Same	+15%
Crownview Mullins	00055	1.2387 (or +23.87%)	Same	+15%
Drakewood	00056	No Sales to work with	- looked similar neighborhoods	+10%
Deerfield	00057	1.4488 (or +44.88%)	Same	+15%
Elmridge Estates	00058	1.1942 (or +19.42%)	1.0902 (or +9.02%)	+9%
English Hill/Ridge Condos	00060	1.0668 (or +6.68%)	Same	+6%
Falcon Pointe Condos	00065	1.0895 (or +8.95%)	Same	+8%
Greenridge	00070	1.2923 (or +29.23%)	1.1288 (or +12.88%)	+12%
Hillside/Alpine	00080	1.1680 (or +16.80%)	1.1564 (or +15.64%)	+12%
Huntington Ridge Condos	00083	1.0294 (or +2.94%)	Same	+3%
Imperial Forest	00085	1.0810 (or +8.10%)	Same	+8%
Indian Mill Creek Condos	00090	1.1030 (or +10.30%)	Same	+10%
Ironwood Condos	00095 & 96	1.0732 (or +7.32%)	Same	+7%
J Kragt Plat	00097	1.2225 (or +22.25%)	Same	+15%
Jason Ridge	00098	1.0090 (or +0.90%)	Same	No Change
Jason Ridge Condos	00099	1.4875 (or +48.75%)	1.1538 (or +15.38%)	+15%
Lamont/Whitmore/Pheasant	00100	1.2288 (or +22.88%)	Same	+15%
Leonard Gardens	00105	1.2350 (or +23.50%)	1.1559 (or +15.59%)	+15%
Lincoln Lawns	00110	1.0904 (or +9.04%)	Same	+9%
Maplerow	00115	1.3662 (or +36.62%)	1.2434 (or +24.34%)	+15%
Maynard Acres	00120	1.0477 (or +4.77%)	Same	+4%
Meadow Springs Condos	00122	1.0207 (or +2.07%)	Same	+2%
Midtown Place Condos	00124	No Sales to work with	- looked similar neighborhoods	No Change
Duplex	00125	1.0770 (or +7.70%)	Same	+7%
Old Mission	00130	1.0355 (or +3.55%)	Same	+3%
Orchard Ridge	00132	1.0961 (or +9.61%)	Same	+9%
Nolan Kinney Richmond	00135	1.0720 (or +7.20%)	1.0139 (or +1.39%)	+1%

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Neighborhood Name	Nghbrhd Code	Factor from Sales	Factor w/Outliers Removed	Land Change
North Unplatted	00140	1.2432 (or +24.32%)	1.1606 (or +16.06%)	+15%
Richmond Meadows	00145	1.2327 (or +23.27%)	Same	+10%
Richview Maplerow	00148	1.0781 (or +7.81%)	1.0322 (or +3.22%)	+3%
Richview Park	00150	1.0707 (or +7.07%)	Same	+7%
Riverbend Fenske	00155	1.1177 (or +11.77%)	Same	+11%
Riverbnd Mdws/Sylvandale	00157	1.4447 (or +44.47%)	1.1931 (or +19.31%)	+15%
Rolling Greene Condos	00160	1.0687 (or +6.87%)	Same	+6%
Senior Junior	00165	1.2210 (or +22.10%)	1.1474 (or +14.74%)	+14%
Serenity Ridge	00166	1.2036 (or +20.36%)	1.0882 (or +8.82%)	+8%
Shannon Estates	00167	1.0282 (or +2.82%)	Same	+3%
South Unplatted	00170	1.3426 (or +34.26%)	1.0922 (or +9.22%)	+9%
Summerbrooke Estates	00171	No Sales to work with	- looked similar neighborhoods	+10%
Sunshine Plat	00172	1.0049 (or +0.49%)	Same	No Change
Sunset Hill	00174	No Sales to work with	- looked similar neighborhoods	+5%
Sunset Hills Estates	00175	1.0824 (or +8.24%)	Same	+8%
Tallman Creek	00180	1.1449 (or +14.49%)	Same	+10%
Valley Site Farms	00182	1.0990 (or +9.90%)	Same	+9%
Village Woods Condos	00183	1.0387 (or +3.87%)	Same	+3%
Vistaview Highlands	00185	1.0136 (or +1.36%)	Same	+1%
Walker Woods/Cornelia Cts	00190	1.2041 (or +20.41%)	Same	+15%
West Unplatted	00195	1.4643 (or +46.43%)	1.1941 (or +19.41%)	+15%
Westway Woods	00200	0.8312 (or -16.88%)	Same	No Change
White Pine/Indian Creek	00205	1.8021 (or +80.21%)	1.0668 (or +6.68%)	+6%
Winchester Woods	00210	1.3456 (or +34.56%)	1.1448 (or +14.48%)	+14%
Winding Stream	00215	No Sales to work with	- looked similar neighborhoods	+10%

Land Value Study for 2025 - Industrial (00002)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-03-600-028	2,590,147	1,850,000	0.7142	
41-13-03-600-034	214,246	300,000	1.4003	
41-13-05-200-021	414,909	467,500	1.1268	
41-13-05-200-030	1,907,475	2,015,325	1.0565	
-05-200-031 & -032	3,801,670	4,290,250	1.1285	
41-13-06-400-033	1,800,605	1,700,000	0.9441	0.7142
-05-326-009 & -340-005	628,355	1,525,000	2.4270	1.4003
41-13-05-376-017	229,579	280,000	1.2196	1.1268
41-13-06-400-005	1,800,605	1,722,616	0.9567	1.0565
41-13-10-401-002	510,706	625,000	1.2238	1.1285
41-13-04-227-001	78,551	87,500	1.1139	0.9441
41-13-04-326-013	286,885	381,250	1.3289	1.2196
41-13-05-200-030	1,907,475	5,275,000	2.7654	0.9567
41-13-06-326-008	463,478	975,000	2.1037	1.2238
41-13-08-201-025	808,627	1,175,650	1.4539	1.1139
41-13-08-201-035	282,723	150,000	0.5306	1.3289
41-13-09-126-022	201,944	223,750	1.1080	1.4539
41-13-11-351-020	427,437	1,097,667	2.5680	0.5306
41-13-14-102-018	239,847	181,250	0.7557	1.1080
41-14-06-103-004	46,718	150,000	3.2108	0.7557
Average of All & Average with Outliers Removed			1.4568	1.0708
			or +45.68%	or +7.08%
Outliers = > 1.5000 or < 0.5000				
History				
2013 = -3%				
2014 = -1%				
2015 = +3%				
2016 = +2%		Rate Change for 2025 = +7%		
2017 = +4%				
2018 = +5%				
2019 = +5%				
2020 = No Change				
2021 = +2%				
2022 = +2%				
2023 = +8%				
2024 = +10%				

Land Value Study for 2025
- Commercial (00003)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outlier
41-13-12-351-055	426,888	350,000	0.8199	
41-13-12-351-057	463,478	250,000	0.5394	
41-14-06-104-001	966	662,500	685.8178	
41-13-01-103-023	258,790	303,750	1.1737	
41-13-01-327-004	883,867	1,693,750	1.9163	
41-13-02-230-007	820,165	865,750	1.0556	
41-13-02-276-013	2,723,267	1,887,500	0.6931	
41-13-03-303-005	364,735	750,000	2.0563	
41-13-03-397-002	301,237	1,100,000	3.6516	
41-13-03-397-007	339,859	922,125	2.7133	
41-13-04-400-020	122,092	156,250	1.2798	
41-13-11-277-021	274,428	235,000	0.8563	
41-13-11-351-007	171,158	275,000	1.6067	
41-13-11-429-018	164,588	175,000	1.0633	1.2116
41-13-11-429-019	198,198	90,500	0.4566	0.8199
41-13-11-476-036	104,556	58,750	0.5619	0.5394
41-13-12-104-036	156,240	85,000	0.5440	1.1737
41-13-12-104-039	103,950	101,250	0.9740	1.0556
41-13-12-104-044	257,250	196,250	0.7629	0.6931
41-13-12-104-052	165,200	118,000	0.7143	1.2798
41-13-12-151-015	88,200	168,125	1.9062	0.8563
41-13-12-301-025	95,968	77,500	0.8076	1.0633
41-13-12-351-055	426,888	1,625,000	3.8066	0.5619
41-13-17-451-050	355,644	350,000	0.9841	0.5440
41-13-17-454-006	118,945	133,750	1.1245	0.9740
41-13-17-479-011	137,998	166,250	1.2047	0.7629
41-13-19-351-041	411,032	362,500	0.8819	0.7143
41-13-19-476-026	103,345	27,500	0.2661	0.8076
41-13-29-101-003	138,305	143,750	1.0394	0.9841
41-13-29-101-040	557,829	837,500	1.5014	1.1245
41-13-30-201-072	58,132	57,500	0.9891	1.2047
41-13-30-201-072	58,132	35,000	0.6021	0.8819
41-13-30-201-072	58,132	62,500	1.0751	1.0394
41-13-30-201-076	378,150	312,500	0.8264	0.9891
41-13-30-201-076	378,150	815,000	2.1552	0.6021
41-13-30-201-085	293,594	677,420	2.3073	1.0751
41-17-06-400-045	218,728	265,000	1.2116	0.8264
Average of All & Average with Outliers Removed			19.7823	0.9077
			or + 197.82%	or -9.23%
Outliers = > 1.5000 or < 0.5000				
History				
2014 = -3%				

Land Value Study for 2025
- Commercial (00003)

2015 = No Change				
2016 = +3%		Rate Change for 2025 = +3%		
2017 = No Change				
2018 = No Change				
2019 = +5%				
2020 = No Change				
2021 = +2%				
2022 = No Change				
2023 = +6%				
2024 = +5%				

Land Value Study for 2025 - Alpine Estate (00005)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-10-276-005	51,100	80,000	1.5656	
41-13-10-276-013	51,100	86,250	1.6879	
41-13-10-277-010	51,100	73,250	1.4335	1.4335
41-13-11-127-001	61,900	73,750	1.1914	1.1914
41-13-11-130-003	65,700	78,250	1.1910	1.1910
41-13-11-131-015	65,700	70,000	1.0654	1.0654
41-13-11-132-007	61,900	82,000	1.3247	1.3247
41-13-11-134-005	61,900	69,000	1.1147	1.1147
41-13-11-152-005	59,000	56,000	0.9492	0.9492
41-13-11-154-024	63,400	94,000	1.4826	1.4826
41-13-11-154-028	63,400	85,500	1.3486	1.3486
41-13-11-154-029	63,400	68,750	1.0844	1.0844
41-13-11-154-040	60,400	62,500	1.0348	1.0348
41-13-11-154-040	60,400	62,900	1.0414	1.0414
41-13-11-177-007	65,700	79,750	1.2139	1.2139
41-13-11-178-003	65,700	73,000	1.1111	1.1111
41-13-11-178-006	65,700	80,000	1.2177	1.2177
41-13-11-179-008	65,700	79,975	1.2173	1.2173
41-13-11-179-009	65,700	81,250	1.2367	1.2367
41-13-11-201-012	63,400	85,500	1.3486	1.3486
41-13-11-203-005	65,700	75,750	1.1530	1.1530
41-13-11-205-002	63,400	80,000	1.2618	1.2618
41-13-11-205-004	63,400	80,000	1.2618	1.2618
41-13-11-205-005	63,400	82,500	1.3013	1.3013
41-13-11-205-006	63,400	70,000	1.1041	1.1041
41-13-11-205-010	63,400	67,475	1.0643	1.0643
41-13-11-251-007	65,700	69,975	1.0651	1.0651
41-13-11-301-044	65,700	58,000	0.8828	0.8828
41-13-11-303-008	65,700	68,750	1.0464	1.0464
41-13-11-328-001	65,700	83,750	1.2747	1.2747
	Average of All & Average with Outliers Removed		1.2092	1.1794
			or +20.92%	or +17.94%
Outliers = >1.5000 and <0.5000				
History				
2013 = -1%				
2014 = No Change				
2015 = +6%		Rate Change for 2025 = +15%		
2016 = +5%				
2017 = +6%				
2018 = +2%				
2019 = +10%				
2020 = +10%				
2021 = +10%				
2022 = +8%				
2023 = +10%				
2024 = +12%				

Land Value Study for 2025 - Alpine Estates Condos (00010)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-11-283-004	36,700	43,000	1.1717	None
41-13-11-283-004	36,700	49,000	1.3351	
		Average of All	1.2534	
			or +25.34%	
Outliers = > 1.5000 or < 0.5000				
History				
2009 = -4%				
2010 = -4%				
2011 = No Change				
2012 = -3%				
2013 = No Change				
2014 = +2%				
2015 = +6%		Rate Change for 2025 = +15%		
2016 = No Change				
2017 = No Change				
2018 = No Change				
2019 = No Change				
2020 = +3%				
2021 = +5%				
2022 = +3%				
2023 = +15%				
2024 = +15%				

Land Value Study for 2025 - Arbor Estates (00011)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-20-102-003	83,100	83,750	1.0078	
41-13-20-102-017	83,100	81,250	0.9777	
41-13-20-102-027	83,100	90,000	1.0830	
41-13-20-102-028	110,500	111,062	1.0051	None
41-13-20-103-006	88,400	86,100	0.9740	
41-13-20-103-008	88,400	98,750	1.1171	
41-13-20-151-019	83,100	115,375	1.3884	
Average of All & Average with Outliers Removed			1.0790	
			or +7.90%	
Outliers = > 1.5000 or < 0.5000				
History				
2013 = +2%				
2014 = +4%				
2015 = +5%				
2016 = +6%		Rate Change for ²⁰²⁵ 2024 = +7%		
2017 = No Change				
2018 = +7%				
2019 = +8%				
2020 = +8%				
2021 = +6%				
2022 = +3%				
2023 = +15%				
2024 = +15%				

²⁰²⁵
Land Value Study for ~~2024~~ - Auden View (00012)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-07-427-018	86,059	101,000	1.1736	None
	Average of All & Average with Outlies Removed		1.1736	
			or +17.36%	
Outliers = >1.5000 or < 0.5000				
History				
2008 = -2.5%				
2009 = No Change				
2010 = -1%				
2011 = -2%				
2012 = -5%				
2013 = No Change		²⁰²⁵ Rate Change for 2024 = +12%		
2014 = +2%				
2015 = +8%				
2016 = +10%				
2017 = +8%				
2018 = +9%				
2019 = No Change				
2020 = +8%				
2021 = +10%				
2022 = +10%				
2023 = +5%				
2024 = +9%				

Land Value Study for 2025 - Barkwood Condos (00015)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-20-352-027	38,500	42,625	1.1071	None
41-13-20-352-031	38,500	43,750	1.1364	
41-13-20-352-034	38,500	45,000	1.1688	
41-13-20-352-035	38,500	47,500	1.2338	
41-13-20-352-040	38,500	43,750	1.1364	
Average of All & Average with Outliers Removed			1.1565	
			or +15.65%	
Outliers = >1.5000 or < 0.5000				
History				
2014 = +8%				
2015 = +8%				
2016 = +3%				
2017 = +8%		Rate Change for 2025 = +15%		
2018 = +7%				
2019 = +7%				
2020 = +9%				
2021 = +12%				
2022 = +12%				
2023 = +15%				
2024 = +12%				

Land Value Study for 2025 - Blossom Trail (00017)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-29-407-001	107,000	112,500	1.0514	None
	Average of all & Average w/Outliers Removed		or +5.14%	
Outliers = > 1.5000 or < 0.5000				
History				
2013 = No Change				
2014 = +3%				
2015 = +8%		Rate Change for 2025 = +5%		
2016 = +10%				
2017 = +10%				
2018 = +8%				
2019 = +4%				
2020 = +9%				
2021 = +5%				
2022 = +7%				
2023 = +8%				
2024 = +8%				

Land Value Study for 2025 - Bristol/Pannell (00020)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-10-430-008	5,200	40,000	7.6923	
41-13-11-302-030	53,540	55,000	1.0273	
41-13-11-376-011	58,332	67,500	1.1572	1.0273
41-13-11-376-014	63,900	37,750	0.5908	1.1572
41-13-14-103-017	43,100	78,750	1.8271	0.5908
Average of All & Average with Outliers Removed			2.4589	0.9251
			or +245.89%	or -7.49%
Outliers = > 1.5000 or < 0.5000				
History				
2013 = -3%				
2014 = No Change				
2015 = +7%				
2016 = +10%				
			Rate Change for 2025 = +2%	
2017 = No Change				
2018 = No Change				
2019 = +5%				
2020 = +10%				
2021 = +10%				
2022 = +1%				
2023 = +2%				
2024 = +7%				

Land Value Study for 2025 - Bristol Ridge (00022)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-03-481-001	102,300	85,750	0.8382	None
	Average of All & Average with Outliers Removed		0.8382	
			or -16.18%	
Outliers = > 1.5000 or < 0.5000				
History				
2013 = No Change				
2014 = +2%				
2015 = +8%				
2016 = +7%		Rate Change for 2025 = No Change		
2017 = +3%				
2018 = No Change				
2019 = No Change				
2020 = +8%				
2021 = +12%				
2022 = +5%				
2023 = +10%				
2024 = +10%				

Land Value Study for 2025 - Bristol Ridge Condos (00023)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-03-476-023	81,500	92,500	1.1350	
41-13-03-478-001	81,500	84,938	1.0422	
41-13-03-478-025	81,500	75,000	0.9202	None
41-13-03-478-031	81,500	81,750	1.0031	
Average of All & Average with Outliers Removed			1.0251	
			or +2.51%	
Outliers = > 1.5000 or < 0.5000				
History				
2013 = No Change				
2014 = +2%				
2015 = +7%				
2016 = +10%				
2017 = +5%		Rate Change for 2025 = +2%		
2018 = +3%				
2019 = +4%				
2020 = +6%				
2021 = +12%				
2022 = +9%				
2023 = +6%				
2024 = +3%				

Land Value Study for 2025 - Cambridge Grove (00024)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-18-125-041	97,800	82,500	0.8436	
41-13-18-125-042	100,300	72,500	0.7228	
41-13-18-125-048	97,800	106,000	1.0838	0.8436
41-13-18-125-061	97,800	116,300	1.1892	0.7228
41-13-18-125-066	110,600	100,000	0.9042	1.0838
41-13-18-125-001	85,500	125,000	1.4620	1.1892
41-13-18-125-020	88,700	133,750	1.5079	0.9042
41-13-18-125-021	88,700	105,609	1.1906	1.4620
41-13-18-125-030	97,800	197,500	2.0194	1.1906
41-13-18-125-031	91,500	117,500	1.2842	1.2842
41-13-18-125-032	100,300	117,475	1.1712	1.1712
41-13-18-125-041	97,800	118,750	1.2142	1.2142
41-13-18-125-043	97,800	144,750	1.4801	1.4801
Average of All & Average with Outliers Removed			1.2364	1.1405
			or +23.64%	or +14.05%
Outliers = > 1.5000 or < 0.5000				
History				
2013 = -3%				
2014 = +3%				
2015 = +8%				
2016 = +10%				
2017 = No Change		Rate Change for 2025 = +12%		
2018 = No Change				
2019 = No Change				
2020 = +12%				
2021 = +5%				
2022 = +10%				
2023 = +3%				
2024 = +4%				

Land Value Study for 202⁵ - Carrington Ridge (00025)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
				None
	Average of All & Average with Outliers Removed		#DIV/0!	
			No Sales to work with	
	Outliers = > 1.5000 or < 0.5000			
History				
2013 = No Change				
2014 = +3%				
2015 = +6%				
2016 = +10%		Rate Change for 2025 = +8%		
2017 = +10%				
2018 = +4%				
2019 = +2%				
2020 = +5%				
2021 = No Change				
2022 = +15%				
2023 = +5%				
2024 = +4%				

Land Value Study for 2025 - 4 Plex (00027)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
				None
	Average of All & Average with Outliers Removed		#DIV/0!	
			No Sales to work with	
	Outliers = > 1.5000 or < 0.5000			
History				
2013 = No Change				
2014 = -2%				
2015 = No Change				
2016 = +10%				
2017 = +8%		Rate Change for 2025 = +8%		
2018 = No Change				
2019 = +4%				
2020 = +7%				
2021 = No Change				
2022 = No Change				
2023 = +3%				
2024 = No Change				

Land Value Study for 2025 - Central Unplatted (00030)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-20-401-009	851,700	1,395,000	1.6379	
41-13-30-251-039	210,900	265,000	1.2565	
41-13-27-300-012	86,844	41,250	0.4750	
41-13-28-326-005	63,692	65,375	1.0264	
41-13-29-201-009	47,500	72,000	1.5158	
41-13-29-201-016	50,400	78,750	1.5625	
41-13-29-201-018	200,000	85,000	0.4250	
41-13-29-326-008	53,400	118,750	2.2238	
41-13-29-351-006	47,500	66,250	1.3947	1.2565
41-13-29-376-013	68,248	91,500	1.3407	1.0264
41-13-30-201-035	53,400	64,375	1.2055	1.3947
41-13-30-401-018	78,190	74,375	0.9512	1.2055
41-13-30-401-018	78,190	78,000	0.9976	0.9512
41-13-30-476-030	50,400	76,250	1.5129	0.9976
Average of All & Average with Outliers Removed			1.2518	1.1387
			or +25.18%	or +13.87%
Outliers = > 1.5000 or < 0.5000				
History				
2013 = +3%				
2014 = -2%				
2015 = No Change				
2016 = +4%				
2017 = No Change			Rate Change for 2025 = +10%	
2018 = +10%				
2019 = +3%				
2020 = +7%				
2021 = +5%				
2022 = +9%				
2023 = +15%				
2024 = +12%				

Land Value Study for 2025 - Chesterfield Heights (00035)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outlier
41-13-19-301-004	67,900	71,625	1.0549	
41-13-19-304-003	67,900	79,375	1.1690	1.0549
41-13-19-304-008	61,000	67,500	1.1066	1.1690
41-13-19-305-026	59,900	75,250	1.2563	1.1066
41-13-19-305-043	59,900	76,325	1.2742	1.2563
41-13-19-305-045	59,900	68,250	1.1394	1.2742
41-13-19-305-045	59,900	68,750	1.1477	1.1394
41-13-19-328-015	59,900	87,500	1.4608	1.1477
41-13-19-328-017	59,900	87,375	1.4587	1.4608
41-13-19-328-020	79,500	105,500	1.3270	1.4587
41-13-19-329-034	67,900	63,750	0.9389	1.3270
41-13-19-330-025	59,900	86,250	1.4399	0.9389
41-13-19-331-012	59,900	67,000	1.1185	1.4399
41-13-19-331-021	59,900	53,750	0.8973	1.1185
41-13-19-331-036	59,900	65,000	1.0851	0.8973
41-13-19-332-016	67,900	48,500	0.7143	1.0851
41-13-19-332-016	67,900	67,500	0.9941	0.7143
41-13-19-332-019	60,500	68,750	1.1364	0.9941
41-13-19-332-037	59,900	59,500	0.9933	1.1364
41-13-19-333-017	59,900	60,000	1.0017	0.9933
41-13-19-352-017	60,500	75,500	1.2479	1.0017
41-13-19-353-020	59,900	82,500	1.3773	1.2479
41-13-19-353-030	59,900	56,500	0.9432	1.3773
41-13-19-353-030	59,900	81,500	1.3606	0.9432
41-13-19-353-032	61,000	68,750	1.1270	1.3606
41-13-19-376-036	59,900	82,500	1.3773	1.1270
41-13-19-377-002	60,500	61,750	1.0207	1.3773
41-13-19-378-025	61,000	63,750	1.0451	1.0207
41-13-19-378-026	59,900	56,988	0.9514	1.0451
41-13-19-378-026	59,900	65,000	1.0851	0.9514
41-13-19-379-028	60,500	62,000	1.0248	1.0851
41-13-19-401-036	74,875	79,250	1.0584	1.0248
41-13-19-402-004	61,000	74,975	1.2291	1.0584
41-13-19-402-005	61,000	73,750	1.2090	1.2291
41-13-19-402-016	59,900	100,000	1.6694	1.2090
41-13-19-402-026	60,500	74,975	1.2393	1.2393
41-13-19-403-010	61,000	56,900	0.9328	0.9328
41-13-19-404-026	61,000	66,500	1.0902	1.0902
41-13-19-407-022	60,500	50,000	0.8264	0.8264
41-13-19-407-023	61,000	77,500	1.2705	1.2705
41-13-19-452-003	59,900	38,000	0.6344	0.6344
41-13-19-452-005	59,900	72,475	1.2099	1.2099
41-13-19-452-010	59,900	53,000	0.8848	0.8848
41-13-19-452-014	61,000	71,500	1.1721	1.1721
41-13-19-454-028	67,900	63,500	0.9352	0.9352
41-13-19-454-040	59,900	76,250	1.2730	1.2730

Land Value Study for 2025 - Chesterfield Heights (00035)

41-13-19-454-042	59,900	75,000	1.2521	1.2521
41-13-19-454-049	59,900	67,500	1.1269	1.1269
41-13-19-454-059	59,900	73,750	1.2312	1.2314
Average of All & Average with Outliers Removed			1.1330	1.1219
			or +13.30%	or +12.19%
Outliers = > 1.5000 or < 0.5000				
History				
2013 = -2%				
2014 = +2%				
2015 = +7%				
2016 = +2%		Rate Change for 2025 = +10%		
2017 = +5%				
2018 = +8%				
2019 = +3%				
2020 = +7%				
2021 = +10%				
2022 = +9%				
2023 = +12%				
2024 = +12%				

Lan Value Study for 2025 - Cloverdale (00037)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-29-127-001	46,900	48,750	1.0394	
41-13-29-127-008	50,000	75,000	1.5000	1.0394
41-13-29-176-001	74,910	50,000	0.6675	0.6675
41-13-29-176-010	50,000	73,750	1.4750	1.4750
Average of All & Average with Outliers Removed			1.1705	1.0606
			or +17.05%	or +6.06%
Outliers = > 1.5000 or < 0.5000				
History				
2013 = -2%				
2014 = No Change				
2015 = +3%				
2016 = +10%		Rate Change for 2025 = +6%		
2017 = +2%				
2018 = +5%				
2019 = +5%				
2020 = +8%				
2021 = +1%				
2022 = +12%				
2023 = +10%				
2024 = +5%				

Land Value Study for 2025 - Conestoga/Cummings Cts (00040)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Outliers Removed
41-13-18-426-057	81,400	80,000	0.9828	
41-13-18-426-017	81,400	101,250	1.2439	
41-13-19-426-024	83,400	81,250	0.9742	None
41-13-19-426-025	83,400	107,500	1.2890	
41-13-19-426-038	83,400	92,500	1.1091	
	Average of All & Average with Outliers Removed		1.1198	
			or +11.98%	
Outliers = > 1.5000 or < 0.5000				
History				
2010 = -9%				
2011 = No Change				
2012 = -2%				
2013 = No Change				
2014 = +3%				
2015 = +8%		Rate Change for 2025 = +11%		
2016 = +7%				
2017 = +4%				
2018 = No Change				
2019 = +3%				
2020 = +10%				
2021 = +10%				
2022 = +5%				
2023 = +1%				
2024 = +10%				

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Land Value Study for ~~2024~~ - Coventry/Kingsbury (00045)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-01-103-008	59,500	79,500	1.3361	
41-13-02-252-001	55,100	64,250	1.1661	
41-13-02-277-003	60,900	76,250	1.2521	
41-13-02-277-009	55,100	62,500	1.1343	
41-13-02-277-023	55,100	52,500	0.9528	
41-13-02-278-002	55,100	53,750	0.9755	None
41-13-02-427-006	57,500	68,000	1.1826	
41-13-02-427-010	57,500	77,500	1.3478	
	Average of All & Average with Outliers Removed		1.1684	
			or +16.84%	
Outliers = > 1.5000 or < 0.5000				
History				
2013 = No Change				
2014 = +1%				
2015 = No Change				
2016 = +9%		Rate Change for 2025 = +15%		
2017 = +10%				
2018 = +5%				
2019 = +7%				
2020 = +5%				
2021 = +10%				
2022 = +11%				
2023 = +5%				
2024 = +10%				

Land Value Study for 2025 - Cragmont Estates (00050)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-07-276-009	66,200	93,750	1.4162	NONE
	Average of All & Average with Outliers Removed		1.4162	
			or +41.62%	
Outliers = > 1.5000 & < 0.5000				
History				
2013 = +1%				
2014 = +3%				
2015 = +7%				
2016 = +10%		Rate Change for 2025 = +15%		
2017 = +3%				
2018 = +5%				
2019 = No Change				
2020 = No Change				
2021 = +10%				
2022 = No Change				
2023 = +6%				
2024 = +5%				

Land Value Study for 2025 - Crownview Mullins (00055)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-17-177-009	67,800	64,250	0.9476	
41-13-17-203-006	85,800	92,500	1.0781	
41-13-17-203-022	88,600	122,500	1.3826	
41-13-17-210-010	67,800	88,250	1.3016	
41-13-17-245-001	67,800	92,500	1.3643	
41-13-17-245-002	67,800	85,000	1.2537	
41-13-17-245-005	67,800	91,067	1.3432	None
41-13-17-251-006	85,800	118,375	1.3797	
41-13-17-251-016	88,600	131,250	1.4814	
41-13-17-252-004	89,800	95,500	1.0635	
41-13-17-253-016	89,800	92,500	1.0301	
	Average of All & Average with Outliers Removed		1.2387	
			or +23.87%	
Outliers = > 1.5000 or < 0.5000				
History				
2013 = No Change				
2014 = No Change				
2015 = +4%				
2016 = +8%				
2017 = +8%		Rate Change for 2025 = +15%		
2018 = +5%				
2019 = +8%				
2020 = +8%				
2021 = No Change				
2022 = +11%				
2023 = +10%				
2024 = +10%				

Land Value Study for 2025 - Drakewood (00056)

No Sales to work with					
History					
2008 = No Change					
2009 = No Change					
2010 = -2%					
2011 = -4%					
2012 = -4%					
2013 = No Change					
2014 = +4%					Rate Change for 2025 = +10%
2015 = +4%					
2016 = +4%					
2017 = +5%					
2018 = +3%					
2019 = +10%					
2020 = +10%					
2021 = No Change					
2022 = No Change					
2023 = +10%					
2024 = +8%					

Land Value Study for 2025 - Deerfield (00057)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-07-451-047	74,200	107,500	1.4488	None
			or +44.88%	
Outliers = > 1.5000 or < 0.500				
History				
2009 = No Change				
2010 = -2%				
2011 = -5%				
2012 = -5%				
2013 = -2%				
2014 = +4%				
2015 = +8%		Rate Change for 2025 = +15%		
2016 = +10%				
2017 = +8%				
2018 = +6%				
2019 = No Change				
2020 = +6%				
2021 = No Change				
2022 = No Change				
2023 = +5%				
2024 = +8%				

Land Value Study for 2025 - Elmridge Est (00058)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-10-351-017	125,448	120,000	0.9566	
41-13-10-351-019	111,381	127,500	1.1447	0.9566
41-13-10-351-028	136,829	160,000	1.1693	1.1447
41-13-10-351-033	98,750	148,750	1.5063	1.1693
Average of All & Average with Outliers Removed			1.1942	1.0902
			or +19.42%	or +9.02%
Outliers = > 1.5000 or < 0.5000				
History				
2009 = -4%				
2010 = -2%				
2011 = No Change				
2012 = No Change				
2013 = +4%				
2014 = +8%		Rate Change for 2025 = +9%		
2015 = +8%				
2016 = +3%				
2017 = +2%				
2018 = +7%				
2019 = +10%				
2020 = +6%				
2021 = +6%				
2022 = +4%				
2023 = +8%				
2024 = +12%				

Land Value Study for 2025 - English Hills/Ridge Condos (00060)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-02-202-001	73,000	89,500	1.2260	
41-13-02-202-007	73,000	87,250	1.1952	
41-13-02-202-012	73,000	88,750	1.2158	
41-13-02-202-015	73,000	86,250	1.1815	
41-13-02-202-025	73,000	77,500	1.0616	
41-13-02-265-003	73,000	69,125	0.9469	None
41-13-02-265-004	73,000	71,250	0.9760	
41-13-02-265-010	73,000	78,750	1.0788	
41-13-02-265-014	73,000	62,500	0.8562	
41-13-02-265-014	73,000	70,375	0.9640	
41-13-02-265-019	73,000	72,500	0.9932	
41-13-02-265-020	73,000	75,250	1.0308	
41-13-02-265-035	73,000	82,500	1.1301	
41-13-02-265-055	73,000	78,750	1.0788	
	Average of All & Average with Outliers Removed		1.0668	
			or +6.68%	
Outliers = > 1.5000 or < 0.5000				
History				
2010 = -5%				
2011 = No Change				
2012 = -6%				
2013 = -2%				
2014 = +6%				
2015 = +8%		Rate Chage for 2025 = +6%		
2016 = +10%				
2017 = +7%				
2018 = +5%				
2019 = +5%				
2020 = +10%				
2021 = +6%				
2022 = +5%				
2023 = +10%				
2024 = +14%				

Land Value Study for 2025 - Falcon Pointe Condos (00065)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-07-215-023	53,400	55,000	1.0300	
41-13-07-215-024	53,400	52,500	0.9831	
41-13-07-215-031	53,400	66,000	1.2360	
41-13-07-215-040	53,400	54,250	1.0159	
41-13-07-215-046	53,400	61,250	1.1470	None
41-13-07-215-055	53,400	58,750	1.1002	
41-13-07-215-067	53,400	59,500	1.1142	
Average of All & Average with Outliers Removed			1.0895	
			or +8.95%	
Outliers = > 1.5000 or < 0.5000				
History				
2010 = -3%				
2011 = -4%				
2012 = -4%				
2013 = -5%				
2014 = -2%				
2015 = +10%				
2016 = +10%		Rate Change for 2025 = +8%		
2017 = +8%				
2018 = +4%				
2019 = +10%				
2020 = +10%				
2021 = +4%				
2022 = +2%				
2023 = +6%				
2024 = +7%				

Land Value Study for 2025 - Greenridge (00070)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-01-226-003	124,800	135,000	1.0817	
41-13-01-202-004	104,580	107,475	1.0277	
41-13-01-203-011	68,800	100,000	1.4535	
41-13-01-203-012	68,800	99,000	1.4390	
41-13-01-226-007	105,990	147,500	1.3916	
41-13-01-251-005	83,296	130,250	1.5637	1.0817
41-13-01-251-014	105,802	162,500	1.5359	1.0277
41-13-01-253-001	91,612	138,750	1.5145	1.4535
41-13-01-253-033	86,464	87,500	1.0120	1.4390
41-13-01-253-044	62,900	98,500	1.5660	1.3916
41-13-01-401-008	93,988	72,500	0.7714	1.0120
41-13-01-401-009	71,800	61,250	0.8531	0.7714
41-13-01-402-002	62,900	100,000	1.5898	0.8531
Average of All & Average with Outliers Removed			1.2923	1.1288
			or +29.23%	or +12.88%
Outliers = > 1.5000 or < 0.5000				
History				
2009 = No Change				
2010 = -5%				
2011 = -3%				
2012 = -3%				
2013 = -3%				
2014 = -4%				
2015 = No Change				
Rate Change for 2025 = +12%				
2016 = +20%				
2017 = +10%				
2018 = No Change				
2019 = No Change				
2020 = +12%				
2021 = No Change				
2022 = No Change				
2023 = +12%				
2024 = +12%				

Land Value Study for 2024 - Hillside/Alpine (00080)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-11-226-004	47,714	62,500	1.3099	
41-13-11-228-012	47,969	70,000	1.4593	
41-13-11-402-009	44,111	47,500	1.0768	
41-13-11-402-012	51,340	50,000	0.9739	
41-13-11-402-015	45,490	70,000	1.5388	1.3099
41-13-11-402-019	45,694	56,250	1.2310	1.4593
41-13-11-402-025	43,774	38,750	0.8852	1.0768
41-13-11-427-002	48,053	58,750	1.2226	0.9739
41-13-11-427-009	48,053	46,250	0.9625	1.2310
41-13-11-427-009	48,053	51,250	1.0665	0.8852
41-13-11-427-011	48,053	43,750	0.9105	1.2226
41-13-11-427-020	43,774	59,975	1.3701	0.9625
41-13-11-427-027	52,750	64,250	1.2180	1.0665
41-13-11-428-005	44,659	55,000	1.2316	0.9105
41-13-11-428-006	43,774	60,000	1.3707	1.3701
41-13-11-428-013	48,053	63,250	1.3163	1.2180
41-13-11-428-025	48,053	53,000	1.1029	1.2316
41-13-11-428-030	48,053	70,038	1.4575	1.3707
41-13-11-451-011	45,788	50,000	1.0920	1.3163
41-13-11-451-013	44,919	59,250	1.3190	1.1029
41-13-11-451-017	48,623	17,500	0.3599	1.4575
41-13-11-451-017	48,623	48,750	1.0026	1.0920
41-13-11-451-021	49,183	48,500	0.9861	1.3190
41-13-11-451-021	49,183	72,500	1.4741	1.0026
41-13-11-453-004	37,477	23,750	0.6337	0.9861
41-13-11-453-026	40,390	54,500	1.3493	1.4741
41-13-11-477-059	40,390	51,250	1.2689	0.6337
41-13-11-477-060	40,203	64,975	1.6162	1.3493
41-13-12-101-038	44,097	52,750	1.1962	1.2689
41-13-12-104-008	45,900	57,475	1.2522	1.1962
41-13-12-104-026	46,047	60,000	1.3030	1.2522
41-13-12-104-048	49,182	65,975	1.3414	1.3030
41-13-12-126-007	49,794	60,250	1.2100	1.3414
41-13-12-127-010	49,043	60,000	1.2234	1.2100
41-13-12-127-011	49,283	48,225	0.9785	1.2234
41-13-12-151-003	44,601	41,250	0.9249	0.9785
41-13-12-151-009	44,682	70,375	1.5750	0.9249
41-13-12-152-014	45,081	50,000	1.1091	1.1091
41-13-12-152-042	53,701	56,250	1.0475	1.0475
41-13-12-153-015	51,425	38,750	0.7535	0.7535
	Average of All & Average with Outliers Removed		1.1680	1.1564
			or +16.80%	or +15.64%
Outliers = > 1.5000 or < 0.5000				

Land Value Study for 202~~4~~⁵ - Hillside/Alpine (00080)

History				
2010 = -1%				
2011 = -5%				
2012 = -7%				
2013 = -2%				
2014 = +4%				
2015 = +8%		Rate Change for 2025 = +12%		
2016 = +7%				
2017 = No Change				
2018 = +1%				
2019 = +5%				
2020 = +10%				
2021 = +8%				
2022 = +10%				
2023 = +12%				
2024 = +15%				

Land Value Study for 2025 - untington Ridge Condos (00083)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-19-227-004	69,200	70,000	1.0116	
41-13-19-227-009	69,200	71,250	1.0296	
41-13-19-227-014	69,200	69,500	1.0043	
41-13-19-227-030	69,200	66,250	0.9574	
41-13-19-227-032	69,200	64,125	0.9267	
41-13-19-227-047	69,200	61,225	0.8848	
41-13-19-227-061	69,200	72,000	1.0405	None
41-13-19-227-068	69,200	82,500	1.1922	
41-13-19-227-069	69,200	64,975	0.9389	
41-13-19-227-071	69,200	62,500	0.9032	
41-13-19-227-075	69,200	75,500	1.0910	
41-13-19-227-095	69,200	68,750	0.9935	
41-13-19-227-114	69,200	68,750	0.9935	
41-13-19-227-126	69,200	100,000	1.4451	
Average of All & Average with Outliers Removed			1.0294	
			or +2.94%	
Outliers = > 1.5000 or < 0.5000				
History				
2010 = No Change				
2011 = -6%				
2012 = -6%				
2013 = -2%				
2014 = +8%				
2015 = +8%				
2016 = +9%				
2017 = +3%				
2018 = +3%				
2019 = +8%				
2020 = +8%				
2021 = +8%				
2022 = +12%				
2023 = +3%				
2024 = +1%				

Land Value Study for 2025 - Imperial Forest (00085)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-19-275-001	88,700	80,000	0.9019	
41-13-19-275-010	88,700	113,300	1.2773	
41-13-19-275-016	88,700	94,375	1.0640	None
41-13-19-291-010	88,700	97,500	1.0992	
41-13-19-291-011	88,700	94,250	1.0626	
Average of All & Average with Outliers Removed			1.0810	
			or +8.10%	
Outliers = > 1.5000 or < 0.5000				
History				
2010 = -3%				
2011 = -3%				
2012 = -5%				
2013 = -3%				
2014 = +3%				
2015 = +8%			Rate Change for 2025 = +8%	
2016 = +10%				
2017 = No Change				
2018 = No Change				
2019 = +10%				
2020 = +12%				
2021 = +9%				
2022 = +12%				
2023 = +11%				
2024 = +9%				

Land Value Study for 2025 - Indian Mill Creek Condos (00090)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-09-225-040	63,400	62,500	0.9858	
41-13-09-225-057	70,300	95,000	1.3514	
41-13-09-225-062	63,400	80,500	1.2697	
41-13-09-225-068	60,300	64,625	1.0717	None
41-13-09-225-070	70,300	63,750	0.9068	
41-13-09-225-072	70,300	70,000	0.9957	
41-13-09-225-076	60,300	68,750	1.1401	
	Average of All & Average with Outliers Removed		1.1030	
			or +10.30%	
Outliers = > 1.5000 or < 0.5000				
History				
2010 = -5%				
2011 = -3%				
2012 = -3%				
2013 = -4%				
2014 = +3%				
2015 = +8%		Rate Change for 2025 = +10%		
2016 = +10%				
2017 = +10%				
2018 = +2%				
2019 = No Change				
2020 = +2%				
2021 = +10%				
2022 = +1%				
2023 = +8%				
2024 = +10%				

Land Value Study for 2025 - Ironwood Condos (00095 00096)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-19-276-003	60,700	55,000	0.9061	
41-13-19-276-008	60,700	63,750	1.0502	
41-13-19-276-014	60,700	60,000	0.9885	
41-13-19-276-020	60,700	64,975	1.0704	
41-13-19-276-021	60,700	67,500	1.1120	
41-13-19-276-021	60,700	67,250	1.1079	
41-13-19-276-023	60,700	54,975	0.9057	
41-13-19-276-025	60,700	60,250	0.9926	
41-13-19-276-050	60,700	68,750	1.1326	None
41-13-19-276-051	60,700	70,000	1.1532	
41-13-19-276-059	60,700	65,000	1.0708	
41-13-19-276-063	60,700	75,000	1.2356	
41-13-19-276-065	60,700	63,750	1.0502	
41-13-19-276-077	60,700	75,000	1.2356	
41-13-19-276-097	60,700	61,250	1.0091	
41-13-19-276-110	60,700	67,500	1.1120	
41-13-19-276-111	60,700	67,500	1.1120	
Average of All & Average with Outliers Removed			1.0732	
			or +7.32%	
Outliers = > 1.5000 or < 0.5000				
History				
2010 = -10%				
2011 = No Change				
2012 = -10%				
2013 = -4%				
2014 = +2%				
2015 = +4%				
Rate Change for 2025 = +7%				
2016 = +10%				
2017 = No Change				
2018 = +5%				
2019 = +10%				
2020 = +12%				
2021 = +8%				
2022 = +9%				
2023 = +12%				
2024 = +6%				

Land Value Study for 2025 - J Kragt Plat (00097)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-20-128-002	66,900	87,000	1.3004	
41-13-20-128-005	66,900	65,000	0.9716	None
41-13-20-128-024	63,300	73,750	1.1651	
41-13-20-201-056	63,300	91,975	1.4530	
	Average of All & Average with Outliers Removed		1.2225	
			or +22.25%	
Outliers = > 1.5000 or < 0.5000				
History				
2009 = -5%				
2010 = -4%				
2011 = No Change				
2012 = -5%				
2013 = -5%				
2014 = -5%				
2015 = +10%		Rate Change for 2025 = +15%		
2016 = +10%				
2017 = +8%				
2018 = +6%				
2019 = +8%				
2020 = +12%				
2021 = +10%				
2022 = +5%				
2023 = No Change				
2024 = +15%				

Land Value Study for 2025 - Jason Ridge (00098)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-29-328-013	80,900	83,000	1.0260	None
41-13-29-376-040	88,200	87,500	0.9921	
Average of All & Average with Outliers Removed			1.0090	
			or +0.90%	
Outliers = > 1.5000 or < 0.5000				
History				
2010 = No Change				
2011 = No Change				
2012 = No Change				
2013 = +5%				
2014 = -2%				
2015 = No Change		Rate Change for 2025 = No Change		
2016 = +10%				
2017 = No Change				
2018 = +6%				
2019 = +7%				
2020 = +3%				
2021 = +9%				
2022 = No Change				
2023 = No Change				
2024 = +5%				

Land Value Study for 2025 - Jason Ridge Condos (00099)

Parcel #	Current Land Value (EQ)	Vacant Sale (of 25% of Imp)	Factor	Remove Outliers
-29-329-001&-002	54,800	130,660	2.3843	
41-13-29-327-017	85,200	67,500	0.7923	
41-13-29-327-024	27,400	60,000	2.1898	
41-13-29-327-024	85,200	97,000	1.1385	
41-13-29-327-026	85,200	112,500	1.3204	0.7923
41-13-29-327-031	27,400	60,000	2.1898	1.1385
41-13-29-327-031	85,200	95,738	1.1237	1.3204
41-13-29-327-033	85,200	113,750	1.3351	1.1237
41-13-29-327-034	85,200	93,125	1.0930	1.3351
41-13-29-327-035	85,200	96,875	1.1370	1.0930
41-13-29-327-036	27,400	60,000	2.1898	1.1370
41-13-29-327-036	85,200	102,000	1.1972	1.1972
41-13-29-327-037	85,200	106,250	1.2471	1.2471
Average of All & Average with Outliers Removed			1.4875	1.1538
			or +48.75%	or +15.38%
Outliers = > 1.5000 or < 0.5000				
History				
2010 = -5%				
2011 = -5%				
2012 = -2%				
2013 = -3%				
2014 = -2%				
2015 = +8%		Rate Change for 2025 = +15%		
2016 = -10%				
2017 = +7%				
2018 = +3%				
2019 = No Change				
2020 = +20%				
2021 = +8%				
2022 = +5%				
2023 = +11%				
2024 = +15%				

Land Value Study for 2025 - Lamont/Whitmore/Pheasant (00100)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-16-101-003	67,000	95,625	1.4272	
41-13-16-102-005	67,000	82,125	1.2257	
41-13-16-151-006	70,000	71,250	1.0179	
41-13-16-154-002	67,000	89,000	1.3284	None
41-13-16-154-004	70,000	81,250	1.1607	
41-13-16-154-010	67,000	81,250	1.2127	
Average of All & Average with Outliers Removed			1.2288	
			or +22.88%	
Outliers = > 1.5000 or < 0.5000				
History				
2010 = -7%				
2011 = No Change				
2012 = -5%				
2013 = -1%				
2014 = -2%		Rate Change for 2025 = +15%		
2015 = +2%				
2016 = +7%				
2017 = +3%				
2018 = +8%				
2019 = +10%				
2020 = No Change				
2021 = +9%				
2022 = +11%				
2023 = +9%				
2024 = +15%				

Land Value Study for 2025 - Leonard Gardens (00105)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-17-426-031	48,400	60,000	1.2397	
41-13-17-426-004	48,400	55,500	1.1467	
41-13-17-426-025	48,400	74,125	1.5315	
41-13-17-427-014	48,400	53,250	1.1002	
41-13-17-428-011	48,400	38,625	0.7980	
41-13-17-429-013	48,400	55,750	1.1519	1.2397
41-13-17-476-008	48,400	56,250	1.1622	1.1467
41-13-17-478-011	48,400	62,475	1.2908	1.1002
41-13-20-201-013	40,800	40,000	0.9804	0.7980
41-13-20-201-021	40,800	54,250	1.3297	1.1519
41-13-20-201-029	48,400	62,250	1.2862	1.1622
41-13-20-201-048	40,800	88,750	2.1752	1.2908
41-13-20-201-076	40,800	45,000	1.1029	0.9804
41-13-20-202-019	48,400	46,250	0.9556	1.3297
41-13-20-202-024	40,800	14,250	0.3493	1.2862
41-13-20-202-026	48,400	83,750	1.7304	1.1029
41-13-20-202-030	48,400	53,750	1.1105	0.9556
41-13-20-227-003	52,000	52,500	1.0096	1.1105
41-13-20-228-005	48,400	67,500	1.3946	1.0096
41-13-20-228-006	48,400	69,500	1.4360	1.3946
41-13-20-228-008	54,400	90,000	1.6544	1.4360
Average of All & Average with Outliers Removed			1.2350	1.1559
			or +23.50%	or +15.59%
Outliers = > 1.5000 or < 0.5000				
History				
2010 = -4%				
2011 = -5%				
2012 = -5%				
2013 = -5%				
2014 = -2%				
2015 = +8%				
2016 = +10%				
2017 = +10%				
2018 = +5%				
2019 = +5%				
2020 = +6%				
2021 = +4%				
2022 = +8%				
2023 = +10%				
2024 = +12%				

Rate Change for 2025 = +15%

Land Value Study for 2025 - Lincoln Lawns (00110)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-20-302-031	64,100	72,150	1.1256	
41-13-20-303-010	77,500	81,250	1.0484	
41-13-20-303-014	64,100	87,475	1.3647	
41-13-20-326-005	64,100	52,500	0.8190	
41-13-20-326-009	64,100	65,500	1.0218	
41-13-20-326-016	59,800	65,000	1.0870	
41-13-20-327-001	70,600	71,225	1.0089	
41-13-20-327-004	64,100	71,750	1.1193	None
41-13-20-327-013	64,100	68,750	1.0725	
41-13-20-328-004	70,600	70,000	0.9915	
41-13-20-376-016	64,100	65,750	1.0257	
41-13-20-377-003	64,100	74,625	1.1642	
41-13-20-377-012	60,500	78,750	1.3017	
41-13-20-378-006	60,500	67,500	1.1157	
Average of All & Average with Outliers Removed			1.0904	
			or +9.04%	
Outliers = > 1.5000 or < 0.5000				
History				
2010 = No Change				
2011 = -3%				
2012 = -8%				
2013 = No Change				
2014 = +5%				
2015 = +8%				
Rate Change for 2025 = +9%				
2016 = +9%				
2017 = +3%				
2018 = +10%				
2019 = +6%				
2020 = +10%				
2021 = +9%				
2022 = +3%				
2023 = +10%				
2024 = +15%				

Land Value Study for 2025 - Maplerow (00115)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-17-127-004	44,600	47,500	1.0650	
41-13-17-177-017	53,200	87,500	1.6447	
41-13-17-177-017	53,200	90,250	1.6964	
41-13-17-177-018	53,200	68,750	1.2923	1.0650
41-13-17-177-019	53,200	75,000	1.4098	1.2923
41-13-17-201-009	55,400	61,250	1.1056	1.4098
41-13-17-201-022	55,400	41,500	0.7491	1.1056
41-13-17-201-022	55,400	79,250	1.4305	0.7491
41-13-17-327-009	53,200	67,500	1.2688	1.4305
41-13-17-327-012	53,200	78,750	1.4803	1.2688
41-13-17-327-020	53,200	60,000	1.1278	1.4803
41-13-17-327-033	47,300	70,000	1.4799	1.1278
41-13-17-327-035	47,300	59,975	1.2680	1.4799
41-13-17-327-050	47,300	99,750	2.1089	1.2680
Average of All & Average with Outliers Removed			1.3662	1.2434
			or +36.62%	or +24.34%
Outliers = > 1.5000 or < 0.5000				
History				
2010 = -5%				
2011 = No Change				
2012 = -5%				
2013 = No Change				
2014 = +5%				
2015 = +3%		Rate Change for 2025 = +15%		
2016 = +6%				
2017 = No Change				
2018 = +2%				
2019 = +10%				
2020 = +12%				
2021 = +10%				
2022 = +8%				
2023 = +7%				
2024 = +14%				

Land Value Study for 2025 - Maynard Acres (00120)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Outliers Removed
41-13-20-277-005	74,200	86,375	1.1641	
41-13-20-285-001	84,000	81,750	0.9732	
41-13-20-285-001	84,000	87,500	1.0417	None
41-13-20-285-017	84,000	85,000	1.0119	
	Average of All & Average with Outliers Removed		1.0477	
			or +4.77%	
Outliers = > 1.5000 or < 0.500				
History				
2010 = -5%				
2011 = No Change				
2012 = No Change				
2013 = -1%				
2014 = No Change				
2015 = +8%		Rate Change for 2025 = +4%		
2016 = +10%				
2017 = +10%				
2018 = +7%				
2019 = +8%				
2020 = +5%				
2021 = +9%				
2022 = +11%				
2023 = +9%				
2024 = +3%				

Land Value Study for 2025 - Meadow Springs Condos (00122)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-08-125-005	105,800	103,725	0.98039	
41-13-08-125-006	105,800	115,000	1.08696	
41-13-08-125-012	105,800	99,975	0.94494	
41-13-08-125-013	105,800	112,500	1.06333	
41-13-08-125-028	105,800	113,518	1.07295	
41-13-08-125-029	105,800	101,238	0.95688	
41-13-08-125-030	105,800	100,000	0.94518	None
41-13-08-125-032	105,800	114,975	1.08672	
41-13-08-125-033	105,800	116,250	1.09877	
41-13-08-125-034	105,800	118,725	1.12216	
41-13-08-125-035	105,800	100,000	0.94518	
41-13-08-125-036	105,800	100,000	0.94518	
Average of All & Average with Outliers Removed			1.02072	
			or +2.07%	
Outliers = > 1.5000 or < 0.5000				
History				
2020 = +20%	Rate Change for 2025 = +2%			
2021 = +10%				
2022 = +4%				
2023 = +11%				
2024 = +20%				

Land Value Study for 2025 - Midtown Place Condos (00124)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-30-202-001	84,000	60,938	0.725452	None
			or -27.45%	
Outliers = >1.5000 or <0.5000				
History				
2022 = No Change				
2023 = No Change				
2024 = No Change		Rate Change for 2025 = No Change		

Land Value Study for 2025 - Duplex (00125)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-07-228-006	77,000	80,000	1.0390	
41-13-07-229-008	77,000	82,500	1.0714	
41-13-08-377-005	93,000	76,250	0.8199	
41-13-08-377-009	93,000	82,500	0.8871	None
41-13-08-377-026	93,000	130,000	1.3978	
41-13-28-351-005	80,200	100,000	1.2469	
Average of All & Average with Outliers Removed			1.0770	
			or +7.70%	
Outliers = > 1.5000 or < 0.5000				
History				
2009 = No Change				
2010 = -5%				
2011 = -3%				
2012 = -3%				
2013 = -3%				
2014 = -4%				
2015 = +3%		Rate Change for 2025 = +7%		
2016 = No Change				
2017 = No Change				
2018 = +10%				
2019 = +3%				
2020 = +12%				
2021 = +12%				
2022 = +9%				
2023 = +15%				
2024 = +20%				

Land Value Study for 2025 - Old Mission (00130)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-17-302-022	78,100	77,875	0.9971	
41-13-17-302-026	78,100	81,500	1.0435	
41-13-17-303-001	78,100	83,750	1.0723	None
41-13-17-354-016	78,100	80,375	1.0291	
Average of All & Average with Outliers Removed			1.0355	
			or +3.55%	
Outliers = > 1.5000 or < 0.5000				
History				
2010 = -3%				
2011 = -4%				
2012 = -5%				
2013 = +1%				
2014 = +3%				
2015 = +7%		Rate Change for 2025 = +3%		
2016 = +4%				
2017 = +2%				
2018 = +9%				
2019 = +10%				
2020 = +7%				
2021 = +6%				
2022 = +13%				
2023 = +12%				
2024 = +12%				

Land Value Study for 2025 - Orchard Ridge (00132)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-07-302-007	87,600	108,750	1.2414	
41-13-07-302-033	84,400	87,050	1.0314	
41-13-07-353-030	87,600	89,500	1.0217	
41-13-07-353-041	87,600	94,525	1.0791	
41-13-07-354-010	87,600	90,000	1.0274	None
41-13-07-356-006	87,600	96,250	1.0987	
41-13-07-361-009	84,400	102,750	1.2174	
41-13-07-377-001	84,400	88,750	1.0515	
Average of All & Average with Outliers Removed			1.0961	
			or +9.61%	
Outliers = > 1.5000 or < 0.5000				
History				
2010 = -10%				
2011 = No Change				
2012 = -2%				
2013 = +2%				
2014 = +3%				
2015 = +2%				
2016 = +9%		Rate Change for 2025 = +9%		
2017 = +8%				
2018 = +4%				
2019 = +4%				
2020 = +9%				
2021 = +10%				
2022 = +1%				
2023 = +10%				
2024 = +15%				

Land Value Study for 2025 - Nolan Kinney Richmond (00135)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 255 of Imp)	Factor	Remove Outliers
41-13-07-476-008	58,700	74,975	1.2773	
41-13-17-102-004	52,000	34,975	0.6726	
41-13-17-102-006	52,000	37,375	0.7188	
41-13-17-102-007	52,000	21,250	0.4087	1.2773
41-13-17-102-007	52,000	40,000	0.7692	0.6726
41-13-17-102-011	58,700	56,750	0.9668	0.7188
41-13-17-102-014	67,400	78,750	1.1684	0.7692
41-13-17-102-026	52,000	83,075	1.5976	0.9668
41-13-17-103-002	52,000	62,750	1.2067	1.1684
41-13-17-151-005	76,500	67,500	0.8824	1.2067
41-13-17-151-029	58,700	85,875	1.4629	0.8824
41-13-18-229-012	50,490	87,500	1.7330	1.4629
Average of All & Average with Outliers Removed			1.0720	1.0139
			or +7.20%	or +1.39%
Outliers = > 1.5000 or < 0.5000				
History				
2010 = -7%				
2011 = -4%				
2012 = -6%				
2013 = +4%				
2014 = +5%				
2015 = +8%				
Rate Change for 2025 = +1%				
2016 = +10%				
2017 = +10%				
2018 = No Change				
2019 = +4%				
2020 = +10%				
2021 = +5%				
2022 = +5%				
2023 = +10%				
2024 = +12%				

Land Value Study for 2025 - North Unplatted (00140)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-10-277-027	43,860	71,000	1.6188	
41-13-01-101-010	52,300	70,725	1.3523	
41-13-02-100-057	82,160	71,750	0.8733	1.3523
41-13-03-480-021	98,820	105,000	1.0625	0.8733
41-13-04-126-004	55,200	71,875	1.3021	1.0625
41-13-04-126-011	52,300	61,250	1.1711	1.3021
41-13-04-226-035	52,300	50,000	0.9560	1.1711
41-13-04-226-036	49,000	71,250	1.4541	0.9560
41-13-04-227-002	55,200	37,500	0.6793	1.4541
41-13-06-101-003	58,300	98,750	1.6938	0.6793
41-13-06-351-004	55,200	77,500	1.4040	1.4040
41-13-10-277-026	43,860	59,250	1.3509	1.3509
	Average of All & Average with Outliers Removed		1.2432	1.1606
			or +24.32%	or +16.06%
Outliers = > 1.5000 or < 0.5000				
History				
2010 = -7%				
2011 = No Change				
2012 = -3%				
2013 = No Change				
2014 = -1%		Rate Change for 2025 = +15%		
2015 = +3%				
2016 = +4%				
2017 = +6%				
2018 = +5%				
2019 = No Change				
2020 = No Change				
2021 = +9%				
2022 = +12%				
2023 = +15%				
2024 = +15%				

Land Value Study for 2025 - Richmond Meadows (00145)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-09-301-006	86,600	127,750	1.4752	None
41-13-09-354-011	86,600	85,750	0.9902	
	Average of All & Average with Outliers Removed		1.2327	
			or +23.27%	
Outliers = > 1.5000 or < 0.5000				
History				
2009 = -5%				
2010 = -4%				
2011 = No Change				
2012 = -2%				
2013 = +5%				
2014 = +5%		Rate Change for 2025 = +10%		
2015 = +5%				
2016 = +2%				
2017 = No Change				
2018 = No Change				
2019 = +10%				
2020 = +12%				
2021 = No Change				
2022 = +8%				
2023 = +10%				
2024 = +20%				

Land Value Study for 2025 - Richview Maplerow (00148)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-08-199-021	107,500	114,500	1.0651	
41-13-08-326-033	107,500	125,000	1.1628	1.0651
41-13-08-327-004	132,800	112,375	0.8462	1.1628
41-13-08-327-006	132,800	130,000	0.9789	0.8462
41-13-08-327-007	132,800	107,750	0.8114	0.9789
41-13-08-327-017	107,500	132,500	1.2326	0.8114
41-13-08-328-006	107,500	124,975	1.1626	1.2326
41-13-08-328-009	107,500	112,375	1.0453	1.1626
41-13-08-331-001	107,500	102,500	0.9535	1.0453
41-13-08-331-002	107,500	103,750	0.9651	0.9535
41-13-08-331-008	132,800	118,750	0.8942	0.9651
41-13-08-377-038	97,500	158,750	1.6282	0.8942
41-13-08-378-008	97,500	123,750	1.2692	1.2692
Average of All & Average with Outliers Removed			1.0781	1.0322
			or +7.81%	or +3.22%
Outliers = > 1.5000 or < 0.5000				
History				
2010 = -3%				
2011 = -4%				
2012 = -4%				
2013 = -3%				
2014 = +6%				
2015 = +10%				
Rate Change for 2025 = +3%				
2016 = +10%				
2017 = +10%				
2018 = +7%				
2019 = +6%				
2020 = +5%				
2021 = +4%				
2022 = +3%				
2023 = +15%				
2024 = +15%				

Land Value Study for 2025 - Richview Park (00150)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-08-319-002	93,200	105,000	1.1266	
41-13-08-351-010	93,200	98,000	1.0515	None
41-13-08-353-020	103,000	106,500	1.0340	
Average of All & Average with Outliers Removed			1.0707	
			or +7.07%	
Outliers = > 1.5000 or < 0.5000				
History				
2010 = No Change				
2011 = No Change				
2012 = -3%				
2013 = -2%				
2014 = -2%				
2015 = +7%		Rate Change for 2025 = +7%		
2016 = +3%				
2017 = +10%				
2018 = +8%				
2019 = +5%				
2020 = No Change				
2021 = +5%				
2022 = +10%				
2023 = +12%				
2024 = +20%				

Land Value Study for 2024 - Riverbend Fenske (00155)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-17-06-152-006	68,600	76,250	1.1115	
41-17-06-153-006	68,600	82,500	1.2026	
41-17-06-154-010	68,600	80,250	1.1698	
41-17-06-177-010	68,600	74,649	1.0882	
41-17-06-178-008	68,600	68,750	1.0022	None
41-17-06-251-015	68,600	76,250	1.1115	
41-17-06-252-002	68,600	80,000	1.1662	
41-17-06-252-004	68,600	74,750	1.0897	
	Average of All & Average with Outliers Removed		1.1177	
			or +11.77%	
Outliers = > 1.5000 or < 0.5000				
History				
2010 = -2%				
2011 = -3%				
2012 = -4%				
2013 = +3%				
2014 = -1%				
2015 = No Change		Rate Change for 2025 = +11%		
2016 = +10%				
2017 = +10%				
2018 = +5%				
2019 = +2%				
2020 = +10%				
2021 = +8%				
2022 = +4%				
2023 = +15%				
2024 = +20%				

Land Value Study for 2025 - Riverbend Meadows Sylvandale (00157)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-17-05-165-003	146,600	175,000	1.1937	
41-17-05-165-010	136,400	300,000	2.1994	1.1937
41-17-05-165-011	151,700	193,750	1.2772	1.2772
41-17-05-165-014	146,600	162,500	1.1085	1.1085
	Average of All & Average with Outliers Removed		1.4447	1.1931
			or +44.47%	or +19.31%
Outliers = > 1.5000 or < 0.5000				
History				
2010 = No Change				
2011 = -6%				
2012 = -6%				
2013 = -2%				
2014 = -3%				
2015 = +5%		Rate Change for 2025 = +15%		
2016 = +10%				
2017 = +10%				
2018 = +3%				
2019 = +3%				
2020 = +2%				
2021 = +5%				
2022 = +10%				
2023 = +10%				
2024 = +20%				

Land Value Study for 2025 - Rolling Greene Condos (00160)

Parcel #	Current Land Value (EQ)	Vacant Sale for (or 25% of Imp)	Factor	Remove Outliers
41-13-29-128-008	52,200	50,000	0.9579	
41-13-29-128-011	52,200	61,250	1.1734	
41-13-29-128-012	52,200	55,000	1.0536	
41-13-29-128-012'	52,200	60,000	1.1494	None
41-13-29-128-033	52,200	50,000	0.9579	
41-13-29-128-033	52,200	60,000	1.1494	
41-13-29-128-041	52,200	54,250	1.0393	
Average of All & Average with Outliers Removed			1.0687	
			or +6.87%	
Outliers = > 1.5000 or < 0.5000				
History				
2010 = -10%				
2011 = -8%				
2012 = -10%				
2013 = -5%				
2014 = +8%				
2015 = +10%				
2016 = +10%				
2017 = +3%				
2018 = No Change				
2019 = +10%				
2020 = +6%				
2021 = +12%				
2022 = +7%				
2023 = +15%				
2024 = +15%				

Rate Change for 2025 = +6%

Land Value Study for 2025 - Senior Junior (00165)

Parcel #	Current Land Value (EQ)	Vacant Land Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-07-101-003	56,100	85,000	1.5152	
41-13-07-101-020	47,000	67,500	1.4362	1.4362
41-13-07-102-004	52,600	38,375	0.7296	0.7296
41-13-07-102-011	52,600	66,250	1.2595	1.2595
41-13-07-102-012	52,600	61,250	1.1644	1.1644
Average of All & Average with Outliers Removed			1.2210	1.1474
			or +22.10%	or +14.74%
Outliers = > 1.5000 or < 0.5000				
History				
2010 = -7%				
2011 = -8%				
2012 = No Change				
2013 = -2%				
2014 = -1%				
2015 = +10%		Rate Change for 2025 = +14%		
2016 = +5%				
2017 = No Change				
2018 = +10%				
2019 = +8%				
2020 = +8%				
2021 = +4%				
2022 = No Change				
2023 = No Change				
2024 = -10%				

Land Value Study for 2025 - Serenity Ridge (00166)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-32-327-041	125,804	195,000	1.5500	
41-13-32-327-028	210,481	300,000	1.4253	1.4253
41-13-32-327-045	155,914	134,250	0.8611	0.8611
41-13-32-327-045	155,914	152,500	0.9781	0.9781
	Average of All & Average with Outliers Removed		1.2036	1.0882
			or +20.36%	or +8.82%
Outliers = > 1.5000 or < 0.5000				
History				
2010 = -5%				
2011 = No Change				
2012 = No Change				
2013 = +2%				
2014 = +3%				
2015 = +2%		Rate Change for 2025 = +8%		
2016 = +10%				
2017 = +3%				
2018 = +10%				
2019 = +7%				
2020 = +10%				
2021 = +10%				
2022 = +6%				
2023 = +9%				
2024 = No Change				

Land Value Study for 2025 - Shannon Est (00167)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-18-426-037	83,400	85,750	1.0282	None
	Average of All & Average with Outliers Removed		1.0282	
			or +2.82%	
Outliers = > 1.5000 or < 0.5000				
History				
2010 = No Change				
2011 = -3%				
2012 = No Change				
2013 = +5%				
2014 = +1%				
2015 = +8%		Rate Change for 2025 = +3%		
2016 = +1%				
2017 = No Change				
2018 = +3%				
2019 = +4%				
2020 = +2%				
2021 = +6%				
2022 = +10%				
2023 = +10%				
2024 = +5%				

Land Value Study for 2025 - South Unplatted (00170)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-31-300-012&-013	17,162	60,000	3.4961	
41-17-06-101-037	50,826	99,900	1.9655	
41-17-06-400-066	76,320	152,000	1.9916	
41-13-31-151-021	90,146	81,250	0.9013	
41-13-31-201-004	49,300	36,500	0.7404	
41-13-31-201-004	49,300	56,750	1.1511	
41-13-31-253-002	75,200	70,000	0.9309	
41-13-31-253-007	52,000	63,000	1.2115	
41-13-31-300-008	89,250	50,000	0.5602	
41-13-31-300-025	81,632	101,250	1.2403	0.9013
41-13-31-400-044	67,346	100,000	1.4849	0.7404
41-13-31-400-044	67,346	137,500	2.0417	1.1511
41-13-31-400-045	59,366	67,500	1.1370	0.9309
41-13-31-400-045	59,366	87,500	1.4739	1.2115
41-13-32-100-033	62,824	64,375	1.0247	0.5602
41-13-32-100-033	62,824	87,478	1.3924	1.2403
41-13-32-402-003	59,632	33,125	0.5555	1.4849
41-13-32-402-003	59,632	55,000	0.9223	1.1370
41-13-32-451-011	43,500	68,750	1.5805	1.4739
41-13-32-453-001	46,700	67,500	1.4454	1.0247
41-17-05-151-011	65,484	118,801	1.8142	1.3924
41-17-05-200-009	49,300	65,000	1.3185	0.5555
41-17-06-201-002	90,000	93,750	1.0417	0.9223
41-17-06-276-019	52,599	60,500	1.1502	1.4454
41-17-06-276-019	52,599	131,250	2.4953	1.3185
41-17-06-302-003	52,000	46,250	0.8894	1.0417
41-17-06-400-054	62,824	16,250	0.2587	1.1502
41-17-06-400-060	98,968	110,988	1.1215	0.8894
41-17-07-100-017	49,300	83,750	1.6988	1.1215
41-17-07-100-022	80,392	100,000	1.2439	1.2439
	Average of All & Average with Outliers Removed		1.3426	1.0922
			or +34.26%	or +9.22%
Outliers = > 1.5000 or < 0.5000				
History				
2010 = No Change				
2011 = -5%				
2012 = No Change				
2013 = -2%				
2014 = +1%				
2015 = +5%		Rate Change for 2025 = +9%		
2016 = +8%				
2017 = No Change				
2018 = +2%				
2019 = +8%				

Land Value Study for 2025 - South Unplatted (00170)

2020 = +10%				
2021 = +10%				
2022 = No Change				
2023 = +12%				
2024 = -12%				

Land Value Study for 2025 - Summerbrooke Est (00171)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
	No Sales to Work With			
	Outliers = > 1.5000 or < 0.5000			
History				
2018 = New Development				
2019 = No Change		Rate Change for 2025 = +10%		
2020 = +5%				
2021 = +2%				
2022 = +15%				
2023 = +15%				
2024 = +10%				

Land Value Study for 2025 - Sunshine Plat (00172)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-20-201-077	88,800	75,000	0.8446	
41-13-20-201-084	88,800	86,250	0.9713	
41-13-20-251-002	88,800	98,212	1.1060	None
41-13-20-251-008	88,800	97,475	1.0977	
Average of All & Average with Outliers Removed			1.0049	
			or +0.49%	
Outliers = > 1.5000 or < 0.5000				
History				
2010 = -2%				
2011 = -3%				
2012 = No Change				
2013 = -1%				
2014 = +2%				
2015 = +8%		Rate Change for 2025 = No Change		
2016 = +10%				
2017 = +2%				
2018 = No Change				
2019 = +10%				
2020 = +10%				
2021 = +10%				
2022 = +10%				
2023 = +15%				
2024 = +9%				

Land Value Study for 2025 - Sunset Hill (00174)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
No Sales to Work With				
Outliers = > 1.5000 or < 0.5000				
History				
2010 = No Change				
2011 = No Change				
2012 = -5%				
2013 = -5%				
2014 = +3%				
2015 = +5%		Rate Change for 2025 = +5%		
2016 = +7%				
2017 = No Change				
2018 = +4%				
2019 = +3%				
2020 = +8%				
2021 = +5%				
2022 = No Change				
2023 = +15%				
2024 = +10%				

Land Value Study for 2025 - Sunset Hills Estates (00175)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-20-150-018	87,500	94,000	1.0743	
41-13-20-178-003	87,500	97,000	1.1086	
41-13-20-178-009	87,500	95,375	1.0900	
41-13-20-178-011	87,500	81,250	0.9286	
41-13-20-178-012	87,500	99,375	1.1357	None
41-13-20-178-013	87,500	96,250	1.1000	
41-13-20-178-014	87,500	106,250	1.2143	
41-13-20-180-009	94,000	94,750	1.0080	
	Average of All & Average with Outliers Removed		1.0824	
			or +8.24%	
Outliers = > 1.5000 or < 0.5000				
History				
2010 = No Change				
2011 = -10%				
2012 = No Change				
2013 = +5%				
2014 = +3%				
2015 = +3%				
2016 = +10%		Rate Change for 2025 = +8%		
2017 = +6%				
2018 = +3%				
2019 = +6%				
2020 = +10%				
2021 = +6%				
2022 = +9%				
2023 = +8%				
2024 = +11%				

Land Value Study for 2025 - Tallman Creek (00180)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-30-277-005	98,800	123,750	1.2525	
41-13-30-277-009	108,700	112,750	1.0373	None
Average of All & Average with Outliers Removed			1.1449	
			or +14.49%	
Outliers = > 1.5000 or < 0.5000				
History				
2010 = No Change				
2011 = No Change				
2012 = -8%				
2013 = No Change				
2014 = +3%				
2015 = +10%				
2016 = +8%		Rate Change for 2025 = +10%		
2017 = +10%				
2018 = +6%				
2019 = +8%				
2020 = +6%				
2021 = +5%				
2022 = No Change				
2023 = +10%				
2024 = +10%				

Land Value Study for 2025 - Valley Site Farms (00182)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-29-302-001	122,400	155,000	1.2663	
41-13-29-302-002	122,400	153,000	1.2500	
41-13-29-302-008	115,400	102,000	0.8839	
41-13-29-303-001	122,400	155,000	1.2663	
41-13-29-303-002	122,400	155,000	1.2663	
41-13-29-303-003	122,400	153,000	1.2500	
41-13-29-303-004	122,400	153,000	1.2500	
41-13-29-304-004	103,700	97,000	0.9354	
41-13-29-304-005	103,700	90,000	0.8679	
41-13-29-304-010	103,700	97,000	0.9354	None
41-13-29-304-013	103,700	93,000	0.8968	
41-13-29-304-018	110,800	91,180	0.8229	
41-13-29-352-001	114,200	107,000	0.9370	
41-13-29-352-002	114,200	90,000	0.7881	
41-13-29-302-002	122,400	171,875	1.4042	
41-13-29-303-002	122,400	171,850	1.4040	
41-13-29-352-003	114,200	143,750	1.2588	
Average of All & Average with Outliers Removed			1.0990	
			or +9.90%	
Outliers = > 1.5000 or < 0.5000				
History				
2021 = New Development		Rate Change for 2025 = +9%		
2022 = +1%				
2023 = +5%				
2024 = +10%				

Land Value Study for 2025 - Village Woods Condos (00183)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-17-452-002	77,900	67,500	0.8665	
41-13-17-452-013	77,900	80,000	1.0270	
41-13-17-452-019	77,900	91,250	1.1714	
41-13-17-452-021	77,900	80,750	1.0366	
41-13-17-452-039	77,900	88,400	1.1348	None
41-13-17-452-054	77,900	81,000	1.0398	
41-13-17-452-060	77,900	77,500	0.9949	
Average of All & Average with Outliers Removed			1.0387	
			or +3.87%	
Outliers = > 1.5000 or < 0.5000				
History				
2010 = -2%				
2011 = No Change				
2012 = -4%				
2013 = -3%				
2014 = No Change				
2015 = +8%		Rate Change for 2025 = +3%		
2016 = +8%				
2017 = No Change				
2018 = +10%				
2019 = +7%				
2020 = +9%				
2021 = +5%				
2022 = No Change				
2023 = +12%				
2024 = +15%				

Land Value Study for 2025 - Vistview Highlands (00185)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-02-385-007	77,900	75,000	0.9628	
41-13-02-385-017	77,900	75,125	0.9644	
41-13-02-389-001	81,400	87,500	1.0749	
41-13-02-393-010	81,400	90,000	1.1057	None
41-13-11-101-017	89,800	89,750	0.9994	
41-13-11-101-018	89,800	87,500	0.9744	
Average of All & Average with Outliers Removed			1.0136	
			or +1.36%	
Outliers = > 1.5000 or < 0.5000				
History				
2009 = -3%				
2010 = -3%				
2011 = -2%				
2012 = -5%				
2013 = +5%				
2014 = +6%				
2015 = +2%		Rate Change for 2025 = +1%		
2016 = +2%				
2017 = +8%				
2018 = No Change				
2019 = +10%				
2020 = +10%				
2021 = +5%				
2022 = +5%				
2023 = +10%				
2024 = +15%				

Land Value Study for 2025 - Walker Woods and Cornelia Cts (00190)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-11-426-049	65,400	76,250	1.1659	
41-13-11-426-049	65,400	78,750	1.2041	None
41-13-11-426-052	65,400	81,250	1.2424	
	Average of All & Average with Outliers Removed		1.2041	
			or +20.41%	
Outliers = > 1.5000 or < 0.5000				
History				
2010 = -7%				
2011 = No Change				
2012 = No Change				
2013 = +4%				
2014 = -2%				
2015 = +2%		Rate Change for 2025 = +15%		
2016 = +6%				
2017 = +10%				
2018 = +5%				
2019 = +5%				
2020 = +9%				
2021 = +5%				
2022 = +15%				
2023 = +10%				
2024 = +2%				

Land Value Study for 2025 - West Unplatted (00195)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-16-102-012	281,400	325,000	1.1549	
41-13-07-226-014	58,700	77,500	1.3203	
41-13-07-226-021	58,700	70,000	1.1925	
41-13-07-301-007	93,843	119,375	1.2721	
41-13-07-376-019	61,800	87,500	1.4159	
41-13-07-401-017	58,700	77,500	1.3203	
41-13-07-401-018	55,620	27,000	0.4854	
41-13-07-426-025	46,100	79,750	1.7299	
41-13-07-426-035	24,102	101,250	4.2009	
41-13-07-451-008	74,670	72,625	0.9726	1.1549
41-13-08-100-001	46,100	76,250	1.6540	1.3203
41-13-08-352-001	49,400	70,000	1.4170	1.1925
41-13-16-103-012	58,700	57,500	0.9796	1.2721
41-13-16-103-012	58,700	81,250	1.3842	1.4159
41-13-17-226-005	79,900	56,688	0.7095	1.3203
41-13-18-102-001	46,100	72,500	1.5727	0.9726
41-13-18-201-043	61,800	101,250	1.6383	1.4170
41-13-18-300-011	76,632	89,000	1.1614	0.9796
41-13-18-476-017	49,400	42,500	0.8603	1.3842
41-13-18-476-047	52,100	54,250	1.0413	0.7095
41-13-19-101-003	49,400	65,000	1.3158	1.1614
41-13-19-101-010	46,100	62,500	1.3557	0.8603
41-13-19-226-052	49,400	62,500	1.2652	1.0413
41-13-19-226-058	46,100	62,500	1.3557	1.3158
41-13-19-235-011	46,100	75,000	1.6269	1.3557
41-13-20-126-016	58,700	113,250	1.9293	1.2652
41-13-20-291-005	31,513	101,000	3.2050	1.3557
	Average of All & Average with Outliers Removed		1.4643	1.1941
			or +46.43%	or +19.41%
Outliers = > 1.5000 or < 0.5000				
History				
2010 = No Change				
2011 = No Change				
2012 = -10%				
2013 = -4%				
2014 = -2%				
2015 = +2%				
2016 = +6%		Rate Change for 2025 = +15%		
2017 = +3%				
2018 = +10%				
2019 = +2%				
2020 = +10%				
2021 = +10%				
2022 = +10%				
2023 = +10%				
2024 = +7%				

Land Value Study for 2025 - Westway Woods (00200)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Removed Outliers
41-13-28-408-013	145,874	121,250	0.8312	None
	Average of All & Average with Outliers Removed		0.8312	
			or -16.88%	
Outliers = > 1.5000 or < 0.5000				
History				
2009 = -2%				
2010 = -2%				
2011 = -2%				
2012 = -5%				
2013 = +5%				
2014 = +4%		Rate Change for 2025 = No Change		
2015 = +2%				
2016 = +8%				
2017 = +5%				
2018 = +3%				
2019 = No Change				
2020 = +4%				
2021 = +5%				
2022 = +15%				
2023 = +15%				
2024 = No Change				

Land Value Change for 2025 = White Pine/Indian Creek (00205)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-32-302-032	159,569	108,500	0.6800	
41-13-32-302-020	199,693	219,500	1.0992	
41-13-32-302-025	193,257	312,500	1.6170	
41-17-05-101-005	133,973	177,500	1.3249	
41-17-05-102-002	51,593	128,750	2.4955	0.6800
41-17-05-102-002	51,593	131,250	2.5439	1.0992
41-17-05-102-005	118,500	141,250	1.1920	1.3249
41-17-05-102-007	61,420	63,750	1.0379	1.1920
41-17-05-103-008	62,073	262,500	4.2289	1.0379
	Average of All & Average with Outliers Removed		1.8021	1.0668
			or +80.21%	or +6.68%
Outliers = > 1.5000 or < 0.5000				
History				
2009 = No Change				
2010 = -2%				
2011 = No Change				
2012 = -10%				
2013 = -3%				
2014 = No Change				
2015 = +10%		Rate Change for 2025 = +6%		
2016 = +10%				
2017 = +3%				
2018 = +10%				
2019 = +10%				
2020 = +10%				
2021 = +7%				
2022 = +4%				
2023 = +8%				
2024 = No Change				

Land Value Study for 2025 - Winchester Woods (00210)

Parcel #	Current Land Value (EQ)	Vacant Sale (or 25% of Imp)	Factor	Remove Outliers
41-13-18-410-011&-012	213,700	208,900	0.9775	
41-13-18-411-003	106,900	99,900	0.9345	
41-13-18-427-025+3	288,600	252,800	0.8760	
41-13-18-427-027	76,200	149,407	1.9607	
41-13-18-410-007	101,500	147,475	1.4530	0.9775
41-13-18-410-013	213,700	208,900	0.9775	0.9345
41-13-18-427-021	89,800	129,750	1.4449	0.8760
41-13-18-477-005	76,200	115,500	1.5157	1.4530
41-13-18-477-009	89,800	121,250	1.3502	0.9775
41-13-18-477-020	70,800	112,500	1.5890	1.4449
41-13-18-477-023	76,200	131,250	1.7224	1.3502
	Average of All & Average with Outliers Removed		1.3456	1.1448
			or +34.56%	or +14.48%
Outliers = > 1.5000 or < 0.5000				
History				
2016 = +3%				
2017 = +7%				
2018 = No Change		Rate Change for 2025 = +14%		
2019 = +3%				
2020 = +6%				
2021 = No Change				
2022 = +1%				
2023 = +5%				
2024 = +7%				

Land Value Study for 2025 - Winding Stream (00215)

Parcel #	Current Land Value (EQ)	Current Land Value (or 25% of Imp)	Factor	Remove Outliers
No Sales to work with				
	Average of All & Average with Outliers Removed		#DIV/0!	
Outliers = > 1.5000 or < 0.5000				
History				
2019 = +2%		Rate Change for 2025 = +10%		
2020 = +1%				
2021 = +6%				
2022 = +1%				
2023 = +1%				
2024 = No Change				