

LITTLEFIELD LAKE & WAHL LAKE LAND ANALYSIS - GILMORE TOWNSHIP 2026

| Parcel Number  | Street Address   | Sale Date                | Sale Price         | Instr.    | Terms of Sale | Inf. Adj. Sale \$            | Asd. when Sold           | Asd/Adj. Sale | Cur. Appraisal     | Land Residual      | Est. Land Value  | Effec. Front   | Depth          | Net Acres                | Total Acres       | Dollars/FF           | Dollars/Acre | Dollars/SqFt | Actual Front  | ECF Area | Liber/Page   | Other Parcels in Sale | Land Table             | Class | Rate Group 1 | Rate Group 2 |  |
|----------------|------------------|--------------------------|--------------------|-----------|---------------|------------------------------|--------------------------|---------------|--------------------|--------------------|------------------|----------------|----------------|--------------------------|-------------------|----------------------|--------------|--------------|---------------|----------|--------------|-----------------------|------------------------|-------|--------------|--------------|--|
| LAKEFRONT      | 08-018-40-007-00 | 5103 W STEVENSON LAKE RD | 08/19/24           | \$120,000 | WD            | 03-ARM'S LENGTH              | \$120,000                | \$87,300      | 72.75              | \$202,950          | \$27,402         | \$110,352      | 69.0           | 160.0                    | 0.31              | 0.31                 | \$397        | \$87,827     | \$2.02        | 85.00    | LF 1907-3668 |                       | LITTLE FIELD LAKEFRONT | 401   | GOOD         |              |  |
| LAKEFRONT      | 08-020-10-010-00 | 4683 RUSTIC HILLS DR     | 06/20/23           | \$250,000 | WD            | 03-ARM'S LENGTH              | \$250,000                | \$87,000      | 34.80              | \$203,748          | \$148,358        | \$102,106      | 63.8           | 130.0                    | 0.21              | 0.21                 | \$2,325      | \$709,847    | \$16.30       | 70.00    | LF 1901-3082 |                       | LITTLE FIELD LAKEFRONT | 401   | GOOD         |              |  |
| LAKEFRONT      | 08-050-00-009-00 | 4736 RIDGE               | 01/18/24           | \$180,000 | WD            | 03-ARM'S LENGTH              | \$180,000                | \$70,100      | 38.94              | \$161,210          | \$98,790         | \$80,000       | 50.0           | 197.0                    | 0.23              | 0.23                 | \$1,976      | \$437,124    | \$10.03       | 50.00    | LF 1904-3750 |                       | LITTLE FIELD LAKEFRONT | 401   | HIGH         |              |  |
| LAKEFRONT      | 08-050-00-029-00 | 4836 RIDGE RD            | 02/20/25           | \$540,000 | WD            | 19-MULTI PARCEL ARM'S LENGTH | \$540,000                | \$169,900     | 31.46              | \$361,223          | \$283,577        | \$104,800      | 130.0          | 672.2                    | 0.99              | 0.40                 | \$2,181      | \$285,289    | \$6.55        | 130.00   | LF 1910-2189 | 08-085-00-005-00      | LITTLE FIELD LAKEFRONT | 401   | HIGH         |              |  |
| CHANNEL        | 08-062-00-035-00 | 4838 BAYOU               | 06/11/24           | \$55,000  | WD            | 03-ARM'S LENGTH              | \$55,000                 | \$48,500      | 88.18              | \$97,026           | \$55,000         | \$96,000       | 60.0           | 100.0                    | 0.14              | 0.14                 | \$917        | \$398,551    | \$9.15        | 60.00    | LF 1906-3880 |                       | LITTLE FIELD LAKEFRONT | 402   | GOOD         |              |  |
| LAKEFRONT      | 08-066-00-086-00 | 9025 STEVENSON LAKE CT   | 06/09/23           | \$500,000 | MLC           | 04-BUYERS INTEREST IN A LC   | \$500,000                | \$202,700     | 40.54              | \$471,637          | \$135,215        | \$106,852      | 66.8           | 110.0                    | 0.20              | 0.20                 | \$2,025      | \$682,904    | \$15.68       | 78.42    | LF 1901-2529 |                       | LITTLE FIELD LAKEFRONT | 401   | GOOD         |              |  |
| AVG LOC        | 08-080-00-004-00 | OAKLEAF WAY              | 02/04/25           | \$80,000  | WD            | 03-ARM'S LENGTH              | \$80,000                 | \$26,800      | 33.50              | \$56,175           | \$80,000         | \$56,175       | 107.0          | 178.4                    | 0.44              | 0.44                 | \$748        | \$182,648    | \$4.19        | 107.00   | LF 1910-0502 |                       | LITTLE FIELD LAKEFRONT | 402   | AVERAGE      |              |  |
| BACKLOT        | 08-080-00-010-00 | V/L OAKLEAF              | 07/02/24           | \$45,000  | WD            | 03-ARM'S LENGTH              | \$45,000                 | \$17,200      | 38.22              | \$38,750           | \$45,000         | \$38,750       | 125.0          | 127.0                    | 0.36              | 0.36                 | \$360        | \$123,626    | \$2.84        | 125.00   | LF 1906-5220 |                       | LITTLE FIELD LAKEFRONT | 402   | BACKLOT FF   |              |  |
| BACKLOT        | 08-080-00-054-00 |                          | 06/27/24           | \$30,000  | WD            | 03-ARM'S LENGTH              | \$30,000                 | \$23,000      | 76.67              | \$25,262           | \$30,000         | \$25,262       | 167.1          | 81.5                     | 0.31              | 0.31                 | \$180        | \$95,847     | \$2.20        | 167.10   | LF 1906-4917 |                       | LITTLE FIELD LAKEFRONT | 402   | BACKLOT FF   | BACKLOT FF   |  |
| BACKLOT        | 08-080-00-056-00 | 4350 COLD CREEK BLVD     | 10/02/23           | \$143,000 | MLC           | 04-BUYERS INTEREST IN A LC   | \$143,000                | \$48,100      | 33.64              | \$116,577          | \$46,427         | \$20,004       | 100.0          | 160.2                    | 0.37              | 0.37                 | \$464        | \$126,160    | \$2.90        | 100.02   | LF 1903-1129 | 08-080-00-057-00      | LITTLE FIELD LAKEFRONT | 401   | BACKLOT FF   |              |  |
| BACKLOT        | 08-080-00-075-00 | LIGHTHOUSE COVE          | 05/02/23           | \$45,500  | WD            | 03-ARM'S LENGTH              | \$45,500                 | \$9,900       | 21.76              | \$30,777           | \$45,500         | \$30,777       | 99.3           | 159.0                    | 0.36              | 0.36                 | \$458        | \$125,691    | \$2.89        | 99.28    | LF 1900-4157 |                       | LITTLE FIELD LAKEFRONT | 402   | BACKLOT FF   |              |  |
| CHANNEL        | 08-090-00-006-00 | ALLEY ST                 | 10/28/24           | \$90,000  | WD            | 19-MULTI PARCEL ARM'S LENGTH | \$90,000                 | \$28,100      | 31.22              | \$58,519           | \$49,781         | \$18,300       | 36.6           | 0.0                      | 0.08              | 0.08                 | \$1,360      | \$663,747    | \$15.24       | 21.60    | LF 1908-4941 | 08-090-00-005-00      | LITTLE FIELD LAKEFRONT | 401   | AVERAGE      |              |  |
| LAKEFRONT      | 08-090-00-020-00 | 8902 WESTVIEW DRIVE      | 09/01/23           | \$200,000 | WD            | 03-ARM'S LENGTH              | \$200,000                | \$81,500      | 40.75              | \$178,648          | \$118,410        | \$97,058       | 60.7           | 0.0                      | 0.26              | 0.26                 | \$1,952      | \$462,539    | \$10.62       | 50.00    | LF 1902-4116 |                       | LITTLE FIELD LAKEFRONT | 401   | GOOD         |              |  |
| LAKEFRONT      | 08-093-00-005-00 | 8803 N WESTVIEW DR       | 08/23/24           | \$338,000 | WD            | 03-ARM'S LENGTH              | \$338,000                | \$103,800     | 30.71              | \$248,205          | \$197,503        | \$107,708      | 67.3           | 110.0                    | 0.20              | 0.20                 | \$2,934      | \$977,738    | \$22.45       | 80.00    | LF 1907-4037 |                       | LITTLE FIELD LAKEFRONT | 401   | GOOD         |              |  |
| <b>Totals:</b> |                  |                          | <b>\$2,616,500</b> |           |               | <b>\$2,616,500</b>           | <b>\$1,003,900</b>       |               | <b>\$2,250,707</b> | <b>\$1,360,963</b> | <b>\$994,144</b> | <b>1,202.5</b> |                | <b>4.46</b>              | <b>3.86</b>       |                      |              |              |               |          |              |                       |                        |       |              |              |  |
|                |                  |                          |                    |           |               |                              | <b>Sale. Ratio =&gt;</b> |               | <b>38.37</b>       | <b>Average</b>     |                  |                |                | <b>Average</b>           | <b>Average</b>    |                      |              |              |               |          |              |                       |                        |       |              |              |  |
|                |                  |                          |                    |           |               |                              | <b>Std. Dev. =&gt;</b>   |               | <b>20.04</b>       | <b>per FF=&gt;</b> |                  |                | <b>\$1,132</b> | <b>per Net Acre=&gt;</b> | <b>305,491.13</b> | <b>per SqFt=&gt;</b> |              |              | <b>\$7.01</b> |          |              |                       |                        |       |              |              |  |

LAKEFRONT ANALYSIS

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| LAKEFRONT      | 08-018-40-007-00 | 5103 W STEVENSON LAKE RD | 08/19/24           | \$120,000 | WD            | 03-ARM'S LENGTH              | \$120,000                | \$87,300      | 72.75              | \$202,950          | \$27,402         | \$110,352    | 69.0           | 160.0                    | 0.31              | 0.31                 | \$397        | \$87,827     | \$2.02        | 85.00    | LF 1907-3668 |                       | LITTLE FIELD LAKEFRONT | 401   | GOOD         |              |  |
| LAKEFRONT      | 08-020-10-010-00 | 4683 RUSTIC HILLS DR     | 06/20/23           | \$250,000 | WD            | 03-ARM'S LENGTH              | \$250,000                | \$87,000      | 34.80              | \$203,748          | \$148,358        | \$102,106    | 63.8           | 130.0                    | 0.21              | 0.21                 | \$2,325      | \$709,847    | \$16.30       | 70.00    | LF 1901-3082 |                       | LITTLE FIELD LAKEFRONT | 401   | GOOD         |              |  |
| LAKEFRONT      | 08-050-00-009-00 | 4736 RIDGE               | 01/18/24           | \$180,000 | WD            | 03-ARM'S LENGTH              | \$180,000                | \$70,100      | 38.94              | \$161,210          | \$98,790         | \$80,000     | 50.0           | 197.0                    | 0.23              | 0.23                 | \$1,976      | \$437,124    | \$10.03       | 50.00    | LF 1904-3750 |                       | LITTLE FIELD LAKEFRONT | 401   | HIGH         |              |  |
| LAKEFRONT      | 08-050-00-029-00 | 4836 RIDGE RD            | 02/20/25           | \$540,000 | WD            | 19-MULTI PARCEL ARM'S LENGTH | \$540,000                | \$169,900     | 31.46              | \$361,223          | \$283,577        | \$104,800    | 130.0          | 672.2                    | 0.99              | 0.40                 | \$2,181      | \$285,289    | \$6.55        | 130.00   | LF 1910-2189 | 08-085-00-005-00      | LITTLE FIELD LAKEFRONT | 401   | HIGH         |              |  |
| CHANNEL        | 08-062-00-035-00 | 4838 BAYOU               | 06/11/24           | \$55,000  | WD            | 03-ARM'S LENGTH              | \$55,000                 | \$48,500      | 88.18              | \$97,026           | \$55,000         | \$96,000     | 60.0           | 100.0                    | 0.14              | 0.14                 | \$917        | \$398,551    | \$9.15        | 60.00    | LF 1906-3880 |                       | LITTLE FIELD LAKEFRONT | 402   | GOOD         |              |  |
| LAKEFRONT      | 08-066-00-086-00 | 9025 STEVENSON LAKE CT   | 06/09/23           | \$500,000 | MLC           | 04-BUYERS INTEREST IN A LC   | \$500,000                | \$202,700     | 40.54              | \$471,637          | \$135,215        | \$106,852    | 66.8           | 110.0                    | 0.20              | 0.20                 | \$2,025      | \$682,904    | \$15.68       | 78.42    | LF 1901-2529 |                       | LITTLE FIELD LAKEFRONT | 401   | GOOD         |              |  |
| CHANNEL        | 08-090-00-006-00 | ALLEY ST                 | 10/28/24           | \$90,000  | WD            | 19-MULTI PARCEL ARM'S LENGTH | \$90,000                 | \$28,100      | 31.22              | \$58,519           | \$49,781         | \$18,300     | 36.6           | 0.0                      | 0.08              | 0.08                 | \$1,360      | \$663,747    | \$15.24       | 21.60    | LF 1908-4941 | 08-090-00-005-00      | LITTLE FIELD LAKEFRONT | 401   | AVERAGE      |              |  |
| LAKEFRONT      | 08-090-00-020-00 | 8902 WESTVIEW DRIVE      | 09/01/23           | \$200,000 | WD            | 03-ARM'S LENGTH              | \$200,000                | \$81,500      | 40.75              | \$178,648          | \$118,410        | \$97,058     | 60.7           | 0.0                      | 0.26              | 0.26                 | \$1,952      | \$462,539    | \$10.62       | 50.00    | LF 1902-4116 |                       | LITTLE FIELD LAKEFRONT | 401   | GOOD         |              |  |
| LAKEFRONT      | 08-093-00-005-00 | 8803 N WESTVIEW DR       | 08/23/24           | \$338,000 | WD            | 03-ARM'S LENGTH              | \$338,000                | \$103,800     | 30.71              | \$248,205          | \$197,503        | \$107,708    | 67.3           | 110.0                    | 0.20              | 0.20                 | \$2,934      | \$977,738    | \$22.45       | 80.00    | LF 1907-4037 |                       | LITTLE FIELD LAKEFRONT | 401   | GOOD         |              |  |
| <b>Totals:</b> |                  |                          | <b>\$2,273,000</b> |           |               | <b>\$2,273,000</b>           | <b>\$878,900</b>         |               | <b>\$1,983,166</b> | <b>\$1,114,036</b> | <b>\$823,176</b> | <b>604.1</b> |                | <b>2.61</b>              | <b>2.02</b>       |                      |              |              |               |          |              |                       |                        |       |              |              |  |
|                |                  |                          |                    |           |               |                              | <b>Sale. Ratio =&gt;</b> |               | <b>38.67</b>       | <b>Average</b>     |                  |              |                | <b>Average</b>           | <b>Average</b>    |                      |              |              |               |          |              |                       |                        |       |              |              |  |
|                |                  |                          |                    |           |               |                              | <b>Std. Dev. =&gt;</b>   |               | <b>20.58</b>       | <b>per FF=&gt;</b> |                  |              | <b>\$1,844</b> | <b>per Net Acre=&gt;</b> | <b>426,833.72</b> | <b>per SqFt=&gt;</b> |              |              | <b>\$9.80</b> |          |              |                       |                        |       |              |              |  |

LAKEFRONT LAND ANALYSIS CONCLUSION

ANALYZED 1844  
 UTILIZED 1700

2025 USED 1600

\*INCREASE 100 PER FRONT FOOT

BACKLOTS

| Parcel Number  | Street Address   | Sale Date            | Sale Price       | Instr.    | Terms of Sale | Inf. Adj. Sale \$          | Asd. when Sold           | Asd/Adj. Sale | Cur. Appraisal   | Land Residual      | Est. Land Value  | Effec. Front | Depth        | Net Acres                | Total Acres       | Dollars/FF           | Dollars/Acre | Dollars/SqFt | Actual Front  | ECF Area | Liber/Page   | Other Parcels in Sale | Land Table             | Class | Rate Group 1 | Rate Group 2 |  |  |
|----------------|------------------|----------------------|------------------|-----------|---------------|----------------------------|--------------------------|---------------|------------------|--------------------|------------------|--------------|--------------|--------------------------|-------------------|----------------------|--------------|--------------|---------------|----------|--------------|-----------------------|------------------------|-------|--------------|--------------|--|--|
| BACKLOT        | 08-080-00-010-00 | V/L OAKLEAF          | 07/02/24         | \$45,000  | WD            | 03-ARM'S LENGTH            | \$45,000                 | \$17,200      | 38.22            | \$38,750           | \$45,000         | \$38,750     | 125.0        | 127.0                    | 0.36              | 0.36                 | \$360        | \$123,626    | \$2.84        | 125.00   | LF 1906-5220 |                       | LITTLE FIELD LAKEFRONT | 402   | BACKLOT FF   |              |  |  |
| BACKLOT        | 08-080-00-054-00 |                      | 06/27/24         | \$30,000  | WD            | 03-ARM'S LENGTH            | \$30,000                 | \$23,000      | 76.67            | \$25,262           | \$30,000         | \$25,262     | 167.1        | 81.5                     | 0.31              | 0.31                 | \$180        | \$95,847     | \$2.20        | 167.10   | LF 1906-4917 |                       | LITTLE FIELD LAKEFRONT | 402   | BACKLOT FF   | BACKLOT FF   |  |  |
| BACKLOT        | 08-080-00-056-00 | 4350 COLD CREEK BLVD | 10/02/23         | \$143,000 | MLC           | 04-BUYERS INTEREST IN A LC | \$143,000                | \$48,100      | 33.64            | \$116,577          | \$46,427         | \$20,004     | 100.0        | 160.2                    | 0.37              | 0.37                 | \$464        | \$126,160    | \$2.90        | 100.02   | LF 1903-1129 | 08-080-00-057-00      | LITTLE FIELD LAKEFRONT | 401   | BACKLOT FF   |              |  |  |
| BACKLOT        | 08-080-00-075-00 | LIGHTHOUSE COVE      | 05/02/23         | \$45,500  | WD            | 03-ARM'S LENGTH            | \$45,500                 | \$9,900       | 21.76            | \$30,777           | \$45,500         | \$30,777     | 99.3         | 159.0                    | 0.36              | 0.36                 | \$458        | \$125,691    | \$2.89        | 99.28    | LF 1900-4157 |                       | LITTLE FIELD LAKEFRONT | 402   | BACKLOT FF   |              |  |  |
| <b>Totals:</b> |                  |                      | <b>\$263,500</b> |           |               | <b>\$263,500</b>           | <b>\$98,200</b>          |               | <b>\$211,366</b> | <b>\$166,927</b>   | <b>\$114,793</b> | <b>491.4</b> |              | <b>1.41</b>              | <b>1.41</b>       |                      |              |              |               |          |              |                       |                        |       |              |              |  |  |
|                |                  |                      |                  |           |               |                            | <b>Sale. Ratio =&gt;</b> |               | <b>37.27</b>     | <b>Average</b>     |                  |              |              | <b>Average</b>           | <b>Average</b>    |                      |              |              |               |          |              |                       |                        |       |              |              |  |  |
|                |                  |                      |                  |           |               |                            | <b>Std. Dev. =&gt;</b>   |               | <b>23.77</b>     | <b>per FF=&gt;</b> |                  |              | <b>\$340</b> | <b>per Net Acre=&gt;</b> | <b>118,640.37</b> | <b>per SqFt=&gt;</b> |              |              | <b>\$2.72</b> |          |              |                       |                        |       |              |              |  |  |

BACKLOTS LAND ANALYSIS CONCLUSION

BACKLOTS OF LITTLEFIELD LAKE AND WAHL LAKE

ANALYZED 340  
 UTILIZED 320

2025 USED 310

\*INCREASE 10 PER FRONT FOOT

\*NO SALES FOR WAHL LAKE / GROUPED WITH BACKLOTS OF LITTLEFIELD LAKE

LITTLEFIELD LAKE - AVERAGE LOCATION TO LAKE

| Parcel Number | Street Address   | Sale Date   | Sale Price | Instr.   | Terms of Sale | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Liber/Page   | Other Parcels in Sale | Land Table             | Class | Rate Group 1 | Rate Group 2 |
|---------------|------------------|-------------|------------|----------|---------------|-------------------|----------------|---------------|----------------|---------------|-----------------|--------------|-------|-----------|-------------|------------|--------------|--------------|--------------|----------|--------------|-----------------------|------------------------|-------|--------------|--------------|
| AVG LOCATION  | 08-080-00-004-00 | OAKLEAF WAY | 02/04/25   | \$80,000 | WD            | 03-ARM'S LENGTH   | \$80,000       | \$26,800      | 33.50          | \$56,175      | \$80,000        | \$56,175     | 107.0 | 178.4     | 0.44        | 0.44       | \$748        | \$182,648    | \$4.19       | 107.00   | LF 1910-0502 |                       | LITTLE FIELD LAKEFRONT | 402</ |              |              |