

Unit: 2411 - HANOVER TWP

Rates/Values for Neighborhood 2020.COMMERCIAL/INDUSTRIAL, Last Edited: 01/04/2024

Frontages:

Frontage 'C': Description: 'BUCKLEY ' FF Rate: 300
Standard Frontage: 0 Standard Depth : 0

Frontage 'J': Description: 'BUCKLEY INDUSTR' FF Rate: 300
Standard Frontage: 0 Standard Depth : 0

Values for Acreage Table 1: 'ACREAGE'

| | | | |
|------------------|----------------|-----------------|-------------------|
| 1 Acre: 13,000 | 3 Acre: 39,000 | 10 Acre: 60,000 | 30 Acre: 87,000 |
| 1.5 Acre: 19,500 | 4 Acre: 42,000 | 15 Acre: 59,000 | 40 Acre: 116,000 |
| 2 Acre: 26,000 | 5 Acre: 45,000 | 20 Acre: 58,000 | 50 Acre: 140,000 |
| 2.5 Acre: 32,500 | 7 Acre: 52,500 | 25 Acre: 72,500 | 100 Acre: 280,000 |

Unit: 2411 - HANOVER TWP

Rates/Values for Neighborhood 4010.HANOVER ACREAGES, Last Edited: 01/10/2024

Frontages:

Frontage 'A': Description: 'LAKE GITCHEGUME' FF Rate: 366
Standard Frontage: 0 Standard Depth : 0

Frontage 'B': Description: 'VB-OLD ' FF Rate: 150
Standard Frontage: 0 Standard Depth : 0

Frontage 'C': Description: 'MANISTEE RIV-HI' FF Rate: 300
Standard Frontage: 0 Standard Depth : 0

Frontage 'D': Description: 'FF LOTS ' FF Rate: 150
Standard Frontage: 0 Standard Depth : 0

Frontage 'F': Description: 'LAKE GITCH PARK' FF Rate: 366
Standard Frontage: 0 Standard Depth : 0

Frontage 'H': Description: 'MANISTEE RI LB ' FF Rate: 300
Standard Frontage: 0 Standard Depth : 0

Frontage 'I': Description: 'RIVERVIEW PLATT' FF Rate: 300
Standard Frontage: 0 Standard Depth : 0

Frontage 'J': Description: 'OFF WATER LGSUB' FF Rate: 150
Standard Frontage: 0 Standard Depth : 0

Sites:

Site 'J': Description: 'LAKE GIT. 4 LOT' Value: 3,400

Values for Acreage Table 1: 'ACREAGE'

| | | | |
|------------------|----------------|-----------------|-------------------|
| 1 Acre: 7,600 | 3 Acre: 18,000 | 10 Acre: 32,000 | 30 Acre: 90,000 |
| 1.5 Acre: 11,400 | 4 Acre: 24,000 | 15 Acre: 45,000 | 40 Acre: 120,000 |
| 2 Acre: 12,600 | 5 Acre: 25,000 | 20 Acre: 60,000 | 50 Acre: 130,000 |
| 2.5 Acre: 15,750 | 7 Acre: 28,000 | 25 Acre: 75,000 | 100 Acre: 260,000 |

Unit: 2411 - HANOVER TWP

Rates/Values for Neighborhood 4020.NEW DEV VILLAGE, Last Edited: 01/05/2024

Frontages:

Frontage 'A': Description: 'LAKE GITCHUMEE ' FF Rate: 366
Standard Frontage: 0 Standard Depth : 0

Frontage 'B': Description: 'TABINOON VILLAG' FF Rate: 150
Standard Frontage: 0 Standard Depth : 0

Frontage 'C': Description: 'WOOD MEADOWS ' FF Rate: 150
Standard Frontage: 0 Standard Depth : 0

Values for Acreage Table 1: 'ACREAGE'

| | | | |
|------------------|----------------|-----------------|-------------------|
| 1 Acre: 7,600 | 3 Acre: 18,000 | 10 Acre: 32,000 | 30 Acre: 90,000 |
| 1.5 Acre: 11,400 | 4 Acre: 24,000 | 15 Acre: 45,000 | 40 Acre: 120,000 |
| 2 Acre: 12,600 | 5 Acre: 25,000 | 20 Acre: 60,000 | 50 Acre: 130,000 |
| 2.5 Acre: 15,750 | 7 Acre: 28,000 | 25 Acre: 75,000 | 100 Acre: 260,000 |

Unit: -

Rates/Values for Neighborhood -----, Last Edited: / /

| Parcel Number | Sale Date | Asd. when Sold | Sale Price | ratio | land value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre |
|------------------|-----------|----------------|-------------|--------|------------|--------------|-------|----------------|-------------|------------|--------------|
| 2209-29-4306 | 06/29/22 | \$51,100 | \$150,000 | 0.3407 | \$116,268 | 330.0 | 660.0 | 5.00 | 5.00 | \$352 | \$23,254 |
| 2310-11-2203-02 | Oct-21 | \$32,800 | \$130,000 | 0.2523 | \$19,650 | | | 5 | | #DIV/0! | \$3,930 |
| 2310-11-2203-02 | 10/14/21 | \$32,800 | \$150,000 | 0.2523 | \$130,000 | 0.0 | 0.0 | 5.00 | 5.00 | #DIV/0! | \$26,000 |
| 003-006-001-87 | Jan-21 | \$68,100 | \$225,000 | 0.3027 | \$68,863 | | | 5.11 | | #DIV/0! | \$13,476 |
| 003-006-001-86 | Jan-21 | \$68,100 | \$225,000 | 0.3027 | \$68,863 | | | 5.11 | | #DIV/0! | \$13,476 |
| 003-005-014-98 | May-21 | \$141,700 | \$225,000 | 0.6298 | \$67,534 | | | 5.65 | | #DIV/0! | \$11,953 |
| 011-211-011-0140 | 12/03/21 | \$82,800 | \$225,000 | 36.80 | \$13,762 | | | 5.69 | | #DIV/0! | \$2,419 |
| 009-013-027-00 | Apr-21 | \$245,000 | \$450,000 | 0.5444 | \$24,865 | | | 6.059 | | #DIV/0! | \$3,609 |
| 009-013-027-50 | Oct-22 | \$217,600 | \$349,222 | | \$25,250 | | | 6.11 | | #DIV/0! | \$4,133 |
| 004-001-022-0020 | 05/27/21 | \$73,500 | \$270,000 | 0.2722 | \$42,357 | 1,124.0 | 321.0 | 6.24 | 6.24 | \$38 | \$6,788 |
| 2309-04-1101 | Aug-21 | \$945,400 | \$2,194,722 | #REF! | \$40,500 | 1,454.0 | | 6.72 | 16.24 | #DIV/0! | \$6,027 |
| 05 001 011 10 | Totals: | Sale. Ratio => | | | \$546,049 | \$376 | | Average | 9,651.09 | | Average |
| | | Std. Dev. => | | 12.88 | | | | per Net Acre=> | 9,000.00 | | per SqFt=> |

| Parcel Number | Sale Date | Asd. when Sold | Sale Price | ratio | land value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre |
|----------------|-----------|----------------|-------------|----------|------------|--------------|-------|----------------|-------------|------------|--------------|
| 11-010-011-00 | 10/10/22 | \$49,000 | \$185,000 | 0.2649 | \$18,417 | | | 7.34 | 8.39 | #DIV/0! | \$2,509 |
| 11-010-011-00 | 10/10/22 | \$49,000 | \$185,000 | 26.49 | \$18,417 | | | 7.34 | | #DIV/0! | \$2,509 |
| 2109-BKG-01 | 05/06/21 | \$348,500 | \$700,000 | 0.4979 | \$161,227 | 710.0 | 453.0 | 7.38 | 7.38 | \$227 | \$21,835 |
| 03-005-017-02 | Oct-21 | \$63,000 | \$45,000 | | \$45,000 | | | 9.00 | | #DIV/0! | \$5,900 |
| 13-024-014-01 | 10/15/21 | \$63,000 | \$235,000 | 26.81 | \$44,494 | | | 12.83 | | #DIV/0! | \$3,467 |
| 06 006 010 10 | Feb-22 | \$28,300 | \$80,000 | 0.3538 | \$75,000 | | | 18.50 | | #DIV/0! | \$4,054 |
| 007-035-005-00 | Aug-22 | \$28,300 | \$80,000 | 0.3538 | \$80,000 | | | 9.06 | | #DIV/0! | \$8,828 |
| 11-022-034-50 | 08/01/22 | \$113,200 | \$320,000 | 0.3538 | \$56,351 | | | 9.34 | 9.34 | #DIV/0! | \$6,033 |
| 11-022-034-50 | 08/01/22 | \$113,200 | \$320,000 | 35.38 | \$56,351 | | | 9.34 | | #DIV/0! | \$6,033 |
| 005-007-026-85 | Sep-21 | \$34,000 | \$100,000 | 0.3400 | \$80,449 | | | 9.71 | | #DIV/0! | \$8,285 |
| 005-007-026-85 | Totals: | \$798,200 | \$2,170,000 | #REF! | \$635,706 | 710.0 | | 99.85 | 25.12 | | Average |
| | | Sale. Ratio => | | 24996.23 | | \$895 | | per Net Acre=> | 6,366.61 | | per SqFt=> |
| | | Std. Dev. => | | | | | | using | 6,000.00 | | |

| Parcel Number | Sale Date | Asd. when Sold | Sale Price | ratio | land value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre |
|-----------------|-----------|----------------|------------|----------|------------|--------------|-------|-----------|-------------|------------|--------------|
| 09 028 420 50 | Mar-22 | \$21,500 | \$70,000 | \$60,000 | \$60,000 | 0.0 | 0.0 | 21.00 | 24.44 | #DIV/0! | \$2,857 |
| 2109-27-2301-02 | 06/18/21 | \$21,500 | \$70,000 | 0.3071 | \$70,000 | 0.0 | 0.0 | 24.44 | 24.44 | #DIV/0! | \$2,864 |

| Parcel Number | Sale Date | Asd. when Sold | Sale Price | ratio | land value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre |
|----------------|-----------|----------------|------------|----------|------------|--------------|-------|----------------|-------------|------------|--------------|
| Totals: | | \$21,500 | \$70,000 | #REF! | \$130,000 | 0.0 | | 45.44 | 24.44 | | |
| | | Sale. Ratio => | | 42426.19 | | | | Average | | | |
| | | Std. Dev. => | | | | | | per Net Acre=> | 2,860.92 | | Average |
| | | | | | | | | | | | per SqFt=> |
| Parcel Number | Sale Date | Asd. when Sold | Sale Price | ratio | land value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre |
| 015-008-001-10 | Mar-22 | | \$88,000 | 0.0000 | \$85,800 | | | 39.00 | | #DIV/0! | \$2,200 |
| 015-008-001-20 | Jan-22 | | \$88,000 | 0.0000 | \$85,800 | | | 39.00 | | #DIV/0! | \$2,200 |
| 007-011-004-00 | Jul-21 | \$36,600 | \$120,000 | 0.3050 | \$119,145 | | | 39.05 | | #DIV/0! | \$3,051 |
| 012-017-003-50 | Dec-21 | \$61,800 | \$166,000 | 0.3723 | \$166,000 | | | 39.50 | | #DIV/0! | \$4,203 |
| Totals: | | \$98,400 | \$462,000 | #REF! | \$456,745 | 0.0 | | 156.55 | 0.00 | | |
| | | Sale. Ratio => | | 0.20 | | | | Average | | | |
| | | Std. Dev. => | | | | | | per Net Acre=> | 2,917.57 | | Average |
| | | | | | | | | | | | per SqFt=> |

| Parcel Number | Sale Date | Asd. when Sold | Sale Price | ratio | land value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre |
|----------------|-----------|----------------|-------------|--------|------------|--------------|-------|----------------|-------------|------------|--------------|
| 009-023-007-00 | Feb-22 | \$115,600 | \$283,500 | 0.4078 | \$236,211 | | | 58.00 | | #DIV/0! | \$4,073 |
| 014-018-008-00 | Sep-22 | \$124,900 | \$200,000 | 0.6245 | \$196,200 | | | 77.00 | | #DIV/0! | \$2,548 |
| 013-025-005-50 | | | | | | | | | | | |
| 013-025-006-00 | Apr-22 | \$89,300 | \$1,610,500 | 0.5522 | \$511,520 | | | 206.13 | | #DIV/0! | \$2,482 |
| 013-025-009-00 | | | | | | | | | | | |
| 013-026-015-00 | | | | | | | | | | | |
| Totals: | | \$1,129,800 | \$2,094,000 | #REF! | \$943,931 | 0.0 | | 341.13 | 0.00 | | |
| | | Sale. Ratio => | | 0.11 | | | | Average | | | |
| | | Std. Dev. => | | | | | | per Net Acre=> | 2,767.08 | | Average |
| | | | | | | | | | | | per SqFt=> |

| Parcel Number | Sale Date | Asd. when Sold | Sale Price | ratio | land value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre |
|-----------------|-----------|----------------|------------|--------|------------|--------------|-------|-----------|-------------|------------|--------------|
| 09-028-420-50 | Mar-22 | | \$60,000 | 0.3071 | \$60,000 | | | 21.00 | | #DIV/0! | \$2,857 |
| 2109-27-2301-02 | 06/18/21 | \$21,500 | \$70,000 | 0.3071 | \$70,000 | 0.0 | 0.0 | 24.44 | 24.44 | #DIV/0! | \$2,864 |
| 015-008-001-10 | Mar-22 | | \$88,000 | 0.0000 | \$85,800 | | | 39.00 | | #DIV/0! | \$2,200 |
| 015-008-001-20 | Jan-22 | | \$88,000 | 0.0000 | \$85,800 | | | 39.00 | | #DIV/0! | \$2,200 |
| 007-011-004-00 | Jul-21 | \$36,600 | \$120,000 | 0.3050 | \$119,145 | | | 39.05 | | #DIV/0! | \$3,051 |
| 012-017-003-50 | Dec-21 | \$61,800 | \$166,000 | 0.3723 | \$166,000 | | | 39.50 | | #DIV/0! | \$4,203 |
| 009-023-007-00 | Feb-22 | \$115,600 | \$283,500 | 0.4078 | \$236,211 | | | 58.00 | | #DIV/0! | \$4,073 |
| 014-018-008-00 | Sep-22 | \$124,900 | \$200,000 | 0.6245 | \$196,200 | | | 77.00 | | #DIV/0! | \$2,548 |
| Totals: | | \$124,900 | \$200,000 | 0.6245 | \$196,200 | | | 77.00 | | #DIV/0! | \$2,548 |

| 013-025-005-50 | 013-025-006-00 | 013-025-009-00 | 013-026-015-00 | Apr-22 | \$889,300 | \$1,610,500 | 0.5522 | \$511,520 | 206.13 | #DIV/0! | \$2,482 |
|----------------|----------------|----------------|----------------|-------------|-----------|-------------|----------------|-----------|---------|---------|-------------|
| Totals: | \$1,249,700 | \$2,626,000 | #REF! | \$1,530,676 | 0.0 | 0.0 | 543.12 | 0.00 | Average | Average | per SqFt=> |
| | Sale. Ratio => | Std. Dev. => | 0.11 | | #DIV/0! | | per Net Acre=> | 2,818.31 | | | using 28000 |

| Parcel Number One AC | Sale Date | Sale Price | Instr. | 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 |
|-------------------------|-----------|-----------------|--------|--------------------------|-----------------|---------------|-----------------|--------------------|-----------------|----------------|-------|--------------------------|-----------------|------------|----------------------|---------------|
| 2109-27-3114 | 03/11/22 | \$8,750 | WD | \$8,750 | \$5,900 | 67.43 | \$2,340 | \$8,750 | \$2,340 | 100.9 | 146.3 | 0.39 | 0.39 | \$87 | \$22,436 | \$0.52 |
| 2312-04-4303 | 04/13/21 | \$7,000 | WD | \$7,000 | \$1,800 | 25.71 | \$3,600 | \$7,000 | \$3,600 | 99.0 | 264.0 | 0.60 | 0.60 | \$71 | \$11,667 | \$0.27 |
| 2312-04-4301 | 06/08/22 | \$7,000 | WD | \$7,000 | \$1,500 | 21.43 | \$0 | \$7,000 | \$0 | 99.0 | 264.0 | 0.60 | 0.60 | \$71 | \$11,667 | \$0.27 |
| 2111-29-1206 | 09/12/22 | \$8,000 | WD | \$8,000 | \$9,900 | 123.75 | \$4,560 | \$8,000 | \$4,560 | 165.0 | 230.9 | 0.87 | 0.87 | \$48 | \$9,195 | \$0.21 |
| 2112-24-3405 | 03/14/23 | \$7,500 | WD | \$7,500 | \$5,000 | 66.67 | \$7,095 | \$7,500 | \$7,095 | 215.0 | 214.8 | 1.06 | 1.22 | \$35 | \$7,075 | \$0.16 |
| 2209-16-1302 | 06/08/21 | \$8,000 | WD | \$8,000 | \$3,400 | 42.50 | \$7,600 | \$8,000 | \$7,600 | 233.0 | 248.0 | 1.32 | 1.32 | \$34 | \$6,061 | \$0.14 |
| 2209-16-2113 | 04/28/21 | \$9,000 | WD | \$9,000 | \$3,700 | 41.11 | \$0 | \$9,000 | \$0 | 150.0 | 358.0 | 1.35 | 1.35 | \$60 | \$6,667 | \$0.15 |
| 2309-05-3216 | 02/23/23 | \$9,000 | WD | \$9,000 | \$11,400 | 126.67 | \$8,200 | \$9,000 | \$8,200 | 156.0 | 402.0 | 1.44 | 1.44 | \$58 | \$6,250 | \$0.14 |
| 2309-05-3215 | 03/09/23 | \$4,500 | WD | \$4,500 | \$11,200 | 248.89 | \$0 | \$4,500 | \$0 | 172.0 | 364.7 | 1.44 | 1.57 | \$26 | \$8,125 | \$0.07 |
| Totals: | | \$68,750 | | \$68,750 | \$53,800 | | \$33,395 | \$68,750 | \$33,395 | 1,389.9 | | 9.07 | 9.53 | | | |
| | | | | Sale. Ratio => | | 78.25 | | Average | | | | per Net Acre=> | 7,579.93 | | Average | |
| | | | | Std. Dev. => | | 72.48 | | per FF=> | | \$49 | | per Net Acre=> | 7,579.93 | | per SqFt=> | \$0.17 |

use \$7,600.00 Per Acre

| Parcel Number | Sale Date | Sale Price | Instr. | 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 |
|----------------|-----------|-----------------|--------|-----------------|--------------------------|---------------|-----------------|-----------------|--------------------|--------------|--------------|--------------------------|-----------------|------------|----------------------|
| 241224-2205 | 10/01/21 | \$12,500 | WD | \$12,500 | \$4,700 | 37.60 | \$10,300 | \$12,500 | \$10,300 | 189.4 | 426.4 | 2.00 | 2.00 | \$66 | \$6,250 |
| 2409-33-1101 | 05/27/22 | \$12,500 | WD | \$12,500 | \$3,800 | 30.40 | \$0 | \$12,500 | \$0 | 556.0 | 152.0 | 1.94 | 2.36 | \$22 | \$6,443 |
| Totals: | | \$25,000 | | \$25,000 | \$8,500 | 34.00 | \$10,300 | \$25,000 | \$10,300 | 745.4 | 745.4 | 3.94 | 4.36 | | |
| | | | | | Sale. Ratio => | 34.00 | | | Average | | | Average | | | |
| | | | | | Std. Dev. => | 5.09 | | | per FF=> | \$34 | | per Net Acre=> | 6,345.18 | | Average |
| | | | | | | | | | | | | | | | per SqFt=> |

Use 6,300 Per acre

| Parcel Number 3 AC | Sale Date | Sale Price | Instr. | 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 |
|-----------------------|-----------|------------------|--------|------------------|--------------------------|---------------|-----------------|------------------|--------------------|----------------|-------|--------------------------|-----------------|------------|----------------------|
| 2311-04-1406 | 07/15/22 | \$24,000 | WD | \$24,000 | \$7,500 | 31.25 | \$14,174 | \$24,000 | \$14,174 | 206.0 | 672.0 | 3.18 | 3.18 | \$117 | \$7,547 |
| 2309-27-1404 | 08/25/21 | \$15,000 | WD | \$15,000 | \$5,400 | 36.00 | \$0 | \$15,000 | \$0 | 325.0 | 438.0 | 3.33 | 3.33 | \$46 | \$4,505 |
| 2410-24-3401 | 07/05/21 | \$15,000 | LC | \$15,000 | \$9,100 | 60.67 | \$5,220 | \$15,000 | \$5,220 | 842.0 | 147.4 | 2.85 | 3.50 | \$18 | \$5,263 |
| 2410-24-3401 | 06/10/22 | \$23,500 | WD | \$23,500 | \$7,700 | 32.77 | \$4,350 | \$23,500 | \$4,350 | 842.0 | 147.4 | 2.85 | 3.50 | \$28 | \$8,246 |
| 2411-04-4401-01 | 08/05/21 | \$26,000 | WD | \$26,000 | \$8,000 | 30.77 | \$0 | \$26,000 | \$0 | 264.0 | 660.0 | 4.00 | 4.00 | \$98 | \$6,500 |
| 2411-04-4401-02 | 06/14/21 | \$28,000 | WD | \$28,000 | \$8,400 | 30.00 | \$0 | \$28,000 | \$0 | 264.0 | 660.0 | 4.00 | 4.00 | \$106 | \$7,000 |
| 2411-04-4401-03 | 01/21/22 | \$27,000 | WD | \$27,000 | \$8,400 | 31.11 | \$0 | \$27,000 | \$0 | 264.0 | 660.0 | 4.00 | 4.00 | \$102 | \$6,750 |
| 2411-04-4401-05 | 11/16/21 | \$26,000 | WD | \$26,000 | \$8,000 | 30.77 | \$0 | \$26,000 | \$0 | 264.0 | 660.0 | 4.00 | 4.00 | \$98 | \$6,500 |
| 2210-13-1102 | 03/15/22 | \$30,000 | GD | \$30,000 | \$10,400 | 34.67 | \$0 | \$30,000 | \$0 | 308.0 | 585.5 | 4.14 | 4.14 | \$97 | \$7,246 |
| 2309-05-3303 | 06/13/22 | \$13,500 | WD | \$13,500 | \$7,000 | 51.85 | \$0 | \$13,500 | \$0 | 236.0 | 821.0 | 4.45 | 4.45 | \$57 | \$3,034 |
| 2309-16-3306 | 06/17/21 | \$19,900 | WD | \$19,900 | \$7,800 | 39.20 | \$0 | \$19,900 | \$0 | 323.0 | 635.5 | 4.71 | 4.71 | \$62 | \$4,225 |
| 2312-04-2308 | 04/27/22 | \$32,500 | WD | \$32,500 | \$7,200 | 22.15 | \$0 | \$32,500 | \$0 | 416.0 | 467.0 | 4.46 | 4.78 | \$78 | \$7,287 |
| Totals: | | \$280,400 | | \$280,400 | \$94,900 | | \$23,744 | \$280,400 | \$23,744 | 4,554.0 | | 45.97 | 47.59 | | |
| | | | | | Sale. Ratio => | 33.84 | | | Average | | | Average | | | |
| | | | | | Std. Dev. => | 10.49 | | | per FF=> | \$62 | | per Net Acre=> | 6,099.63 | | per SqFt=> |

Use 6,000 Per Acre

| Parcel Number | Sale Date | Sale Price | Instr. | 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 |
|-----------------|-----------|------------------|--------|------------------|-----------------|---------------|-----------------|------------------|-----------------|----------------|--------------|--------------|--------------|----------------------------------|------------------------------|
| 2212-27-2404 | 06/23/21 | \$12,000 | WD | \$12,000 | \$6,000 | 50.00 | \$0 | \$12,000 | \$0 | 166.0 | 1312.0 | 5.00 | 5.00 | \$72 | \$2,400 |
| 2309-16-3201-02 | 05/14/21 | \$24,500 | WD | \$24,500 | \$8,000 | 32.65 | \$0 | \$24,500 | \$0 | 335.5 | 650.0 | 5.00 | 5.00 | \$73 | \$4,900 |
| 2410-36-2104 | 03/24/23 | \$11,000 | WD | \$11,000 | \$7,400 | 67.27 | \$20,575 | \$11,000 | \$20,575 | 660.0 | 330.0 | 5.00 | 5.00 | \$17 | \$2,200 |
| 2412-14-1101 | 03/11/22 | \$35,000 | WD | \$35,000 | \$8,500 | 24.29 | \$0 | \$35,000 | \$0 | 442.0 | 493.0 | 5.00 | 5.00 | \$79 | \$7,000 |
| 2109-08-3308-01 | 06/01/22 | \$27,000 | WD | \$27,000 | \$8,600 | 31.85 | \$0 | \$27,000 | \$0 | 328.0 | 657.4 | 4.95 | 5.19 | \$82 | \$5,455 |
| 2209-16-2107 | 05/21/21 | \$34,000 | WD | \$34,000 | \$14,800 | 43.53 | \$0 | \$34,000 | \$0 | 600.0 | 316.5 | 4.36 | 5.40 | \$57 | \$7,798 |
| 2411-33-2002-02 | 10/21/21 | \$29,000 | WD | \$29,000 | \$9,200 | 31.72 | \$20,901 | \$29,000 | \$20,901 | 980.0 | 246.0 | 5.58 | 5.58 | \$30 | \$5,197 |
| 2311-23-1104 | 12/06/22 | \$37,900 | WD | \$37,900 | \$8,800 | 23.22 | \$25,820 | \$37,900 | \$25,820 | 429.9 | 650.4 | 6.20 | 6.20 | \$88 | \$6,113 |
| 2410-24-3106 | 09/22/21 | \$35,000 | LC | \$35,000 | \$13,100 | 37.43 | \$0 | \$35,000 | \$0 | 927.0 | 300.3 | 6.39 | 6.39 | \$38 | \$5,477 |
| 2311-34-4110 | 09/16/21 | \$25,000 | WD | \$25,000 | \$10,200 | 40.80 | \$0 | \$25,000 | \$0 | 559.0 | 500.0 | 6.41 | 6.41 | \$45 | \$3,900 |
| Totals: | | \$270,400 | | \$270,400 | \$94,600 | 34.99 | \$67,296 | \$270,400 | \$67,296 | 5,427.4 | 55.17 | 53.89 | 55.17 | Average per Net Acre=> | Average per SqFt=> |
| | | | | | | 13.13 | \$50 | | | | | | | | |

Use 5,000 Per Acre

| Parcel Number | Sale Date | Sale Price | Instr. | 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 |
|-----------------|-----------|------------------|--------|------------------|--------------------------|---------------|----------------------------|------------------|-----------------|----------------|-------|-----------------|--------------|----------------------------------|------------------------------|
| 2209-01-1111 | 01/13/23 | \$25,000 | WD | \$25,000 | \$10,300 | 41.20 | \$28,891 | \$25,000 | \$28,891 | 750.0 | 432.1 | 7.44 | 7.44 | \$383 | \$3,360 |
| 2312-12-4405 | 05/03/22 | \$30,000 | WD | \$30,000 | \$9,900 | 33.00 | \$27,332 | \$30,000 | \$27,332 | 1,155.0 | 249.7 | 6.62 | 7.50 | \$26. | \$4,532 |
| 2110-15-1403 | 10/26/22 | \$54,500 | WD | \$54,500 | \$30,800 | 56.51 | \$25,946 | \$54,500 | \$25,946 | 741.0 | 380.9 | 6.48 | 8.18 | \$74. | \$8,410 |
| 2109-28-3101-02 | 08/19/22 | \$40,000 | WD | \$40,000 | \$12,500 | 31.25 | \$17,784 | \$40,000 | \$17,784 | 485.0 | 810.7 | 9.36 | 9.77 | \$82 | \$4,274 |
| Totals: | | \$149,500 | | \$149,500 | \$63,500 | 42.47 | \$99,953 | \$149,500 | \$99,953 | 3,131.0 | | 29.90 | 32.84 | Average per Net Acre=> | Average per SqFt=> |
| | | | | | Sale. Ratio => | 11.53 | Average per FF=> | | | \$48 | | 5,000.00 | | | |
| | | | | | Std. Dev. => | | | | | | | | | | |

Use 5,000 Per Acre

| Parcel Number | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Asd. when Sold | Asc/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | |
|-----------------|-----------|------------------|--------|--------------------------|------------------|---------------|------------------|------------------|----------------------------|-----------------|--------|---------------|---------------|----------------------------------|-----------------|------------------------------|
| 2210-12-4102 | 08/25/21 | \$34,000 | WD | \$34,000 | \$19,000 | 55.88 | \$0 | \$34,000 | \$0 | 330.0 | 1320.0 | 10.00 | 10.00 | \$103 | \$3,400 | |
| 2210-13-2104 | 04/12/21 | \$27,000 | WD | \$27,000 | \$19,000 | 70.37 | \$0 | \$27,000 | \$0 | 330.0 | 1320.0 | 10.00 | 10.00 | \$82 | \$2,700 | |
| 2212-04-1201 | 04/21/22 | \$45,000 | WD | \$45,000 | \$13,700 | 30.44 | \$29,892 | \$45,000 | \$29,892 | 847.8 | 1320.0 | 10.00 | 10.00 | \$53 | \$4,500 | |
| 2212-06-4103 | 11/30/21 | \$25,000 | WD | \$25,000 | \$11,200 | 44.80 | \$0 | \$25,000 | \$0 | 330.0 | 1320.0 | 10.00 | 10.00 | \$76 | \$2,500 | |
| 2309-14-3305 | 01/19/22 | \$28,000 | WD | \$28,000 | \$11,800 | 42.14 | \$0 | \$28,000 | \$0 | 330.0 | 1320.0 | 10.00 | 10.00 | \$85 | \$2,800 | |
| 2309-27-1209 | 12/06/22 | \$29,000 | WD | \$29,000 | \$10,900 | 37.59 | \$29,783 | \$29,000 | \$29,783 | 657.7 | 663.1 | 10.00 | 10.00 | \$44 | \$2,900 | |
| 2309-30-1103 | 04/07/22 | \$30,000 | WD | \$30,000 | \$11,200 | 37.33 | \$29,892 | \$30,000 | \$29,892 | 330.0 | 1287.0 | 9.75 | 10.00 | \$91 | \$3,077 | |
| 2310-12-4304 | 08/22/22 | \$20,000 | WD | \$20,000 | \$17,500 | 62.50 | \$30,000 | \$20,000 | \$30,000 | 330.0 | 1320.0 | 10.00 | 10.00 | \$61 | \$2,000 | |
| 2311-23-1102 | 03/24/23 | \$49,900 | WD | \$49,900 | \$11,900 | 23.85 | \$30,000 | \$49,900 | \$30,000 | 346.0 | 1266.2 | 10.00 | 10.00 | \$144 | \$4,990 | |
| 2409-02-4206 | 05/28/21 | \$19,500 | WD | \$19,500 | \$9,900 | 50.77 | \$0 | \$19,500 | \$0 | 330.0 | 1320.0 | 10.00 | 10.00 | \$59 | \$1,950 | |
| 2410-36-3104 | 06/15/22 | \$30,000 | WD | \$30,000 | \$11,900 | 39.67 | \$29,896 | \$30,000 | \$29,896 | 330.0 | 1287.0 | 9.75 | 10.00 | \$91 | \$3,077 | |
| 2309-17-2102 | 08/11/22 | \$31,500 | WD | \$31,500 | \$11,300 | 35.87 | \$30,018 | \$31,500 | \$30,018 | 654.0 | 667.0 | 10.01 | 10.01 | \$48 | \$3,147 | |
| 2412-30-1302 | 02/03/23 | \$29,000 | WD | \$29,000 | \$11,900 | 41.03 | \$29,905 | \$29,000 | \$29,905 | 330.0 | 1291.0 | 9.78 | 10.03 | \$88 | \$2,965 | |
| 2210-13-1401 | 09/22/21 | \$35,000 | WD | \$35,000 | \$19,200 | 54.86 | \$0 | \$35,000 | \$0 | 332.0 | 1325.0 | 10.10 | 10.10 | \$105 | \$3,465 | |
| 2412-24-1103 | 10/06/21 | \$29,900 | WD | \$29,900 | \$12,000 | 40.13 | \$0 | \$29,900 | \$0 | 332.0 | 1325.0 | 10.10 | 10.10 | \$90 | \$2,960 | |
| 2312-17-4103 | 07/08/22 | \$52,500 | WD | \$52,500 | \$11,800 | 22.48 | \$29,892 | \$52,500 | \$29,892 | 602.0 | 725.4 | 10.20 | 10.20 | \$87 | \$5,147 | |
| 2211-33-3315 | 12/14/22 | \$50,000 | WD | \$50,000 | \$31,600 | 63.20 | \$18,430 | \$50,000 | \$18,430 | 456.0 | 949.5 | 9.94 | 10.29 | \$110 | \$5,030 | |
| 2209-01-1125 | 02/08/23 | \$22,000 | WD | \$22,000 | \$11,900 | 54.09 | \$30,558 | \$22,000 | \$30,558 | 500.0 | 898.2 | 10.31 | 10.31 | \$44 | \$2,134 | |
| 2109-18-4301 | 02/17/23 | \$47,900 | WD | \$47,900 | \$15,800 | 32.99 | \$29,866 | \$47,900 | \$29,866 | 1,000.0 | 455.0 | 10.45 | 10.45 | \$48 | \$4,584 | |
| 2309-36-1209 | 05/18/21 | \$26,500 | WD | \$26,500 | \$11,400 | 43.02 | \$0 | \$26,500 | \$0 | 330.0 | 1399.0 | 10.60 | 10.60 | \$80 | \$2,500 | |
| 2109-01-4104 | 03/29/23 | \$50,000 | WD | \$50,000 | \$13,700 | 27.40 | \$31,494 | \$50,000 | \$31,494 | 779.4 | 2628.0 | 10.97 | 10.97 | \$64 | \$4,558 | |
| 2311-35-2402-01 | 03/23/22 | \$30,000 | WD | \$30,000 | \$13,400 | 44.67 | \$32,178 | \$30,000 | \$32,178 | 419.4 | 1184.0 | 11.40 | 11.40 | \$72 | \$2,632 | |
| 2211-26-1206 | 04/19/21 | \$25,500 | WD | \$25,500 | \$11,900 | 46.67 | \$33,355 | \$25,500 | \$33,355 | 598.0 | 900.0 | 12.36 | 12.36 | \$43 | \$2,063 | |
| 2309-27-3101 | 11/10/22 | \$38,000 | WD | \$38,000 | \$12,700 | 33.42 | \$0 | \$38,000 | \$0 | 497.0 | 1107.8 | 12.64 | 12.64 | \$76 | \$3,006 | |
| 2210-36-2101-04 | 12/21/22 | \$40,000 | WD | \$40,000 | \$14,500 | 36.25 | \$32,340 | \$40,000 | \$32,340 | 1,577.0 | 749.0 | 11.30 | 12.70 | \$25 | \$3,540 | |
| 2112-06-4301 | 03/23/22 | \$50,000 | WD | \$50,000 | \$19,100 | 38.20 | \$0 | \$50,000 | \$0 | 325.0 | 1796.0 | 13.40 | 13.40 | \$154 | \$3,731 | |
| 2209-16-1101-04 | 08/31/22 | \$48,000 | WD | \$48,000 | \$23,200 | 48.33 | \$45,760 | \$48,000 | \$45,760 | 336.0 | 0.0 | 14.80 | 14.80 | \$143 | \$3,243 | |
| Totals: | | \$943,200 | | \$943,200 | \$388,400 | | \$523,259 | \$943,200 | \$523,259 | 13,559.3 | | 287.86 | 290.36 | Average per Net Acre=> | 3,276.59 | Average per SqFt=> |
| | | | | Sale. Ratio => | 41.18 | | | | Average per FF=> | \$70 | | | | | | Use |
| | | | | Std. Dev. => | 11.87 | | | | | | | | | | | 3,200 Per Acre |

| Parcel Number 15-AC | Sale Date | Sale Price | Instr. | 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 |
|------------------------|-----------|------------------|--------|------------------|------------------|---------------|------------------|------------------|------------------|-----------------|--------|---------------|-----------------|----------------------------------|------------------------------|
| 2411-11-4309 | 06/13/22 | \$50,000 | WD | \$50,000 | \$16,800 | 33.60 | \$38,172 | \$50,000 | \$38,172 | 660.0 | 959.6 | 14.54 | 15.04 | \$76 | \$3,439 |
| 2209-14-2202 | 06/29/21 | \$33,000 | WD | \$33,000 | \$18,600 | 56.36 | \$0 | \$33,000 | \$0 | 1,020.0 | 633.3 | 14.83 | 15.09 | \$32 | \$2,225 |
| 2210-13-1103 | 04/12/21 | \$40,500 | WD | \$40,500 | \$28,400 | 70.12 | \$0 | \$40,500 | \$0 | 510.5 | 1302.0 | 15.25 | 15.25 | \$79 | \$2,656 |
| 2312-05-2103 | 08/12/21 | \$40,500 | WD | \$40,500 | \$17,800 | 43.95 | \$0 | \$40,500 | \$0 | 600.0 | 1111.5 | 15.31 | 15.31 | \$68 | \$2,645 |
| 2110-07-4405 | 03/24/23 | \$56,000 | WD | \$56,000 | \$13,700 | 24.46 | \$40,496 | \$56,000 | \$40,496 | 495.0 | 1378.1 | 15.66 | 16.04 | \$113 | \$3,576 |
| 2309-33-4204 | 10/28/22 | \$25,000 | WD | \$25,000 | \$9,700 | 38.80 | \$26,856 | \$25,000 | \$26,856 | 1,138.0 | 159.6 | 4.17 | 17.70 | \$22 | \$5,995 |
| 2209-19-1305-03 | 06/09/21 | \$54,000 | WD | \$54,000 | \$24,600 | 45.56 | \$81,600 | \$54,000 | \$81,600 | 1,518.0 | 515.4 | 17.96 | 18.00 | \$36 | \$3,007 |
| 2309-27-3101 | 07/14/22 | \$45,000 | WD | \$45,000 | \$17,200 | 38.22 | \$0 | \$45,000 | \$0 | 891.0 | 919.6 | 18.81 | 18.81 | \$51 | \$2,392 |
| 2310-04-3104 | 07/28/22 | \$54,750 | WD | \$54,750 | \$18,900 | 34.52 | \$47,580 | \$54,750 | \$47,580 | 825.0 | 997.9 | 18.90 | 18.90 | \$66 | \$2,897 |
| 2209-14-2203 | 10/21/22 | \$40,000 | WD | \$40,000 | \$24,400 | 61.00 | \$43,325 | \$40,000 | \$43,325 | 1,315.0 | 636.0 | 19.20 | 19.70 | \$30 | \$2,083 |
| 2310-33-4401-02 | 08/16/22 | \$87,500 | WD | \$87,500 | \$19,300 | 22.06 | \$48,350 | \$87,500 | \$48,350 | 657.0 | 1309.0 | 19.75 | 19.75 | \$133 | \$4,430 |
| 2109-31-1102 | 12/01/21 | \$60,000 | WD | \$60,000 | \$19,700 | 32.83 | \$49,824 | \$60,000 | \$49,824 | 662.0 | 1310.6 | 19.92 | 19.92 | \$91 | \$3,012 |
| 2109-31-1101-01 | 08/22/22 | \$67,500 | WD | \$67,500 | \$21,900 | 32.44 | \$46,546 | \$67,500 | \$46,546 | 1,980.0 | 405.5 | 18.43 | 19.93 | \$34 | \$3,663 |
| Totals: | | \$653,750 | | \$653,750 | \$251,000 | 38.39 | \$422,749 | \$653,750 | \$422,749 | 12,271.5 | | 212.73 | 229.44 | Average per Net Acre=> | Average per Sqft=> |
| | | | | | | 14.13 | | | | \$53 | | | 3,073.14 | | |

Use 3,000 Per Acre

| Parcel Number | Sale Date | Sale Price | Instr. | 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 |
|-----------------|-----------|------------------|--------|------------------|--------------------------|---------------|----------------------------|------------------|------------------|----------------|---------------|----------------------------------|-----------------|----------------------------------|------------------------------|
| 20 AC | | | | | | | | | | | | | | | |
| 2110-25-1102 | 07/18/22 | \$55,000 | WD | \$55,000 | \$23,200 | 42.18 | \$48,900 | \$55,000 | \$48,900 | 660.0 | 1287.0 | 19.50 | 20.00 | \$83 | \$2,821 |
| 2309-01-3404 | 07/22/22 | \$80,000 | WD | \$80,000 | \$20,900 | 26.13 | \$49,714 | \$80,000 | \$49,714 | 165.0 | 5245.7 | 19.87 | 20.00 | \$485 | \$4,026 |
| 2311-23-1107 | 02/17/23 | \$114,900 | WD | \$114,900 | \$29,100 | 25.33 | \$80,269 | \$114,900 | \$80,269 | 2,142.0 | 417.7 | 20.54 | 22.16 | \$54 | \$5,594 |
| 2411-07-4301-02 | 05/04/21 | \$64,380 | WD | \$64,380 | \$22,200 | 34.48 | \$0 | \$64,380 | \$0 | 733.0 | 1320.0 | 22.20 | 22.20 | \$88 | \$2,900 |
| 2310-08-4201 | 07/08/22 | \$49,900 | WD | \$49,900 | \$22,900 | 45.89 | \$51,550 | \$49,900 | \$51,550 | 55.0 | 19324.8 | 24.40 | 24.44 | \$907 | \$2,045 |
| 2309-18-1301 | 08/03/21 | \$47,500 | WD | \$47,500 | \$23,600 | 49.68 | \$62,500 | \$47,500 | \$62,500 | 825.0 | 1320.0 | 25.00 | 25.00 | \$58 | \$1,900 |
| 2309-03-1401-02 | 11/04/21 | \$60,000 | WD | \$60,000 | \$26,000 | 43.33 | \$63,650 | \$60,000 | \$63,650 | 877.1 | 1264.4 | 25.46 | 25.46 | \$68 | \$2,357 |
| 2211-14-3201 | 01/14/22 | \$120,000 | WD | \$120,000 | \$24,900 | 20.75 | \$0 | \$120,000 | \$0 | 215.0 | 5379.0 | 26.55 | 26.55 | \$558 | \$4,520 |
| 2312-03-1302 | 05/14/21 | \$64,900 | WD | \$64,900 | \$26,200 | 40.37 | \$0 | \$64,900 | \$0 | 60.0 | 20335.3 | 28.01 | 28.01 | \$1,082 | \$2,317 |
| 2309-21-3403 | 12/29/21 | \$52,200 | WD | \$52,200 | \$37,100 | 71.07 | \$71,675 | \$52,200 | \$71,675 | 392.0 | 3186.0 | 28.67 | 28.67 | \$133 | \$1,821 |
| 2309-21-3403 | 12/29/21 | \$70,500 | WD | \$70,500 | \$37,100 | 52.62 | \$71,675 | \$70,500 | \$71,675 | 392.0 | 3186.0 | 28.67 | 28.67 | \$180 | \$2,459 |
| 2310-20-1102 | 11/03/21 | \$85,000 | WD | \$85,000 | \$28,200 | 33.18 | \$73,600 | \$85,000 | \$73,600 | 700.0 | 1858.0 | 29.97 | 29.97 | \$171 | \$2,836 |
| Totals: | | \$864,280 | | \$864,280 | \$321,400 | 37.19 | \$573,533 | \$864,280 | \$573,533 | 7,216.1 | 298.84 | 298.84 | 301.13 | Average per Net Acre=> | Average per SqFt=> |
| | | | | | Sale. Ratio => | 37.19 | Average per FF=> | | | | | Average per Net Acre=> | 2,892.12 | | |
| | | | | | Std. Dev. => | 13.89 | | | | \$120 | | | | | |

use 2,900 per Acre

| Parcel Number | Sale Date | Sale Price | Instr. | 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 |
|-----------------|-----------|------------------|--------|------------------|--------------------------|---------------|----------------------------|------------------|----------------------------------|-----------------|----------------|-----------------------|---------------|----------------------------------|------------------------------|
| 2412-14-1104 | 03/29/22 | \$90,000 | WD | \$90,000 | \$26,900 | 29.89 | \$74,075 | \$90,000 | \$74,075 | 490.0 | 2667.0 | 30.00 | 30.00 | \$184 | \$3,000 |
| 2412-14-1104 | 08/24/21 | \$79,900 | WD | \$79,900 | \$26,900 | 33.67 | \$74,075 | \$79,900 | \$74,075 | 490.0 | 2667.0 | 30.00 | 30.00 | \$163 | \$2,663 |
| 2310-17-3201 | 02/24/22 | \$90,500 | WD | \$90,500 | \$30,800 | 34.03 | \$92,500 | \$90,500 | \$92,500 | 1,335.0 | 1207.5 | 37.00 | 37.00 | \$68 | \$2,446 |
| 2410-24-3106 | 04/19/22 | \$90,000 | WD | \$90,000 | \$28,400 | 31.56 | \$20,250 | \$90,000 | \$20,250 | 1,909.0 | 849.5 | 37.23 | 37.23 | \$47 | \$2,417 |
| 2111-24-2201 | 09/17/21 | \$110,000 | WD | \$110,000 | \$32,300 | 29.36 | \$91,550 | \$110,000 | \$91,550 | 1,160.0 | 1408.0 | 37.50 | 37.50 | \$95 | \$2,983 |
| 2412-10-4401-02 | 06/08/22 | \$120,652 | WD | \$120,652 | \$51,100 | 42.35 | \$106,107 | \$120,652 | \$106,107 | 2,493.0 | 647.0 | 37.03 | 38.92 | \$48 | \$3,258 |
| 2210-04-2102 | 03/08/22 | \$131,000 | WD | \$131,000 | \$43,400 | 33.13 | \$0 | \$131,000 | \$0 | 665.0 | 2586.0 | 39.48 | 39.48 | \$197 | \$3,318 |
| Totals: | | \$712,052 | | \$712,052 | \$239,800 | 33.68 | \$458,557 | \$712,052 | \$458,557 | 8,542.0 | 8,542.0 | 248.24 | 250.13 | Average per Net Acre=> | Average per SqFt=> |
| | | | | | Sale. Ratio => | 4.33 | Average per FF=> | \$83 | Average per Net Acre=> | 2,868.40 | Use | 2,900 per Acre | | | |

| Parcel Number | Sale Date | Sale Price | Instr. | 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 |
|-----------------|-----------|--------------------|--------|--------------------|--------------------------|---------------|------------------|--------------------|--------------------|-----------------|--------|--------------------------|-----------------|------------|----------------------|
| 40 AC | | | | | | | | | | | | | | | |
| 2412-24-1401 | 03/13/22 | \$120,000 | WD | \$120,000 | \$34,800 | 29.00 | \$0 | \$120,000 | \$0 | 1,320.0 | 1287.0 | 39.00 | 40.00 | \$91 | \$3,077 |
| 2111-32-4101-01 | 06/25/21 | \$85,000 | WD | \$85,000 | \$34,000 | 40.00 | \$100,000 | \$85,000 | \$100,000 | 1,060.0 | 1652.0 | 40.00 | 40.00 | \$80 | \$2,125 |
| 2312-06-4201 | 12/17/21 | \$95,000 | WD | \$95,000 | \$33,700 | 35.47 | \$0 | \$95,000 | \$0 | 650.0 | 2681.0 | 40.00 | 40.00 | \$146 | \$2,375 |
| 2412-04-4301 | 02/28/23 | \$150,000 | WD | \$150,000 | \$40,000 | 26.67 | \$95,000 | \$150,000 | \$95,000 | 2,640.0 | 627.0 | 38.00 | 40.00 | \$57 | \$3,947 |
| 2412-08-1102-02 | 10/20/22 | \$120,000 | WD | \$120,000 | \$38,000 | 31.67 | \$100,000 | \$120,000 | \$100,000 | 1,320.0 | 1320.0 | 40.00 | 40.00 | \$91 | \$3,000 |
| 2312-05-1201 | 11/05/21 | \$110,000 | WD | \$110,000 | \$32,900 | 29.91 | \$0 | \$110,000 | \$0 | 1,460.0 | 1203.0 | 40.31 | 40.31 | \$75 | \$2,729 |
| 2312-05-2102 | 01/31/22 | \$124,900 | WD | \$124,900 | \$33,600 | 26.90 | \$0 | \$124,900 | \$0 | 1,176.0 | 1493.0 | 40.31 | 40.31 | \$106 | \$3,098 |
| 2311-16-4302 | 08/25/21 | \$85,000 | WD | \$85,000 | \$32,900 | 38.71 | \$74,841 | \$85,000 | \$74,841 | 1,315.0 | 1338.0 | 40.39 | 40.39 | \$65 | \$2,104 |
| 2311-35-1101-01 | 01/20/23 | \$177,000 | WD | \$177,000 | \$0 | 0.00 | \$130,285 | \$177,000 | \$130,285 | 1,573.0 | 1219.0 | 44.02 | 46.73 | \$115 | \$4,021 |
| Totals: | | \$1,066,900 | | \$1,066,900 | \$279,900 | | \$500,126 | \$1,066,900 | \$500,126 | 12,514.0 | | 362.03 | 367.74 | | |
| | | | | | Sale. Ratio => | 26.23 | | | Average | | | Average | | | Average |
| | | | | | Std. Dev. => | 11.81 | | | per FF=> | \$85 | | per Net Acre=> | 2,946.99 | | per SqFt=> |

Use 2,900 per Acre

| Parcel Number over 40 AC | Sale Date | Sale Price | Instr. | 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 |
|-----------------------------|-----------|--------------------|--------|--------------------|--------------------------|---------------|----------------------------|--------------------|--------------------|-----------------|--------|-----------------|---------------|----------------------------------|------------------------------|
| 2412-09-4101 | 07/09/21 | \$160,000 | WD | \$160,000 | \$50,000 | 31.25 | \$156,800 | \$160,000 | \$156,800 | 1,325.0 | 1610.9 | 49.00 | 50.00 | \$121 | \$3,265 |
| 2110-18-2101 | 03/16/22 | \$201,000 | WD | \$201,000 | \$67,900 | 33.78 | \$160,489 | \$201,000 | \$160,489 | 1,349.0 | 2235.0 | 69.21 | 69.21 | \$149 | \$2,904 |
| 2309-22-1101-01 | 04/13/22 | \$140,000 | WD | \$140,000 | \$61,900 | 44.21 | \$162,325 | \$140,000 | \$162,325 | 517.0 | 5866.0 | 69.63 | 69.63 | \$271 | \$2,011 |
| 2310-03-4101-01 | 02/10/22 | \$145,000 | WD | \$145,000 | \$64,900 | 44.76 | \$162,352 | \$145,000 | \$162,352 | 983.0 | 3102.0 | 70.00 | 70.00 | \$148 | \$2,071 |
| 2312-06-2201-02 | 02/23/23 | \$232,000 | LC | \$232,000 | \$66,400 | 28.62 | \$170,281 | \$232,000 | \$170,281 | 647.0 | 5061.6 | 75.18 | 75.67 | \$359 | \$3,086 |
| 2310-20-3201 | 11/12/21 | \$175,000 | WD | \$175,000 | \$70,200 | 40.11 | \$158,689 | \$175,000 | \$158,689 | 2,197.0 | 1518.5 | 76.59 | 76.59 | \$80 | \$2,285 |
| 2209-14-4201 | 01/09/23 | \$160,000 | WD | \$160,000 | \$63,200 | 39.50 | \$171,487 | \$160,000 | \$171,487 | 2,618.0 | 1331.0 | 80.00 | 80.00 | \$61 | \$2,000 |
| 2411-12-1102 | 03/28/23 | \$250,000 | WD | \$250,000 | \$68,000 | 27.20 | \$171,100 | \$250,000 | \$171,100 | 1,320.0 | 2607.0 | 79.00 | 80.00 | \$189 | \$3,165 |
| Totals: | | \$1,463,000 | | \$1,463,000 | \$512,500 | 35.03 | \$1,313,523 | \$1,463,000 | \$1,313,523 | 10,956.0 | | 568.61 | 571.10 | Average per Net Acre=> | Average per SqFt=> |
| | | | | | Sale. Ratio => | 6.89 | Average per FF=> | | | \$134 | | 2,572.94 | | | |
| | | | | | Std. Dev. => | | | | | | | | Use | | 2,600 Per Acre |

47 Lots

| Parcel Number | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF |
|----------------|-----------|------------------|--------|--------------------------|------------------|---------------|--------------------|------------------|------------------|----------------|-------|--------------------------|------------------|------------|
| 2312-CA-0206 | 12/07/22 | \$11,000 | MIC | \$11,000 | \$0 | 0.00 | \$14,000 | \$11,000 | \$14,000 | 100.0 | 0.0 | 0.00 | 0.00 | \$110 |
| 2312-HD-04 | 02/28/22 | \$14,900 | WD | \$14,900 | \$9,600 | 64.43 | \$15,400 | \$14,900 | \$15,400 | 110.0 | 232.0 | 0.59 | 0.59 | \$135 |
| 2312M-111402 | 08/13/21 | \$15,000 | WD | \$15,000 | \$2,200 | 14.67 | \$4,440 | \$15,000 | \$4,440 | 250.0 | 126.0 | 0.74 | 0.74 | \$60 |
| 2312M-114111 | 07/15/22 | \$22,500 | WD | \$22,500 | \$6,800 | 30.22 | \$13,650 | \$22,500 | \$13,650 | 452.0 | 0.0 | 3.65 | 3.65 | \$50 |
| 2411-07-4105 | 01/11/22 | \$58,500 | WD | \$58,500 | \$30,000 | 51.28 | \$60,000 | \$58,500 | \$60,000 | 200.0 | 110 | 0.01 | 0.01 | \$293 |
| 2411-08-3201 | 01/07/22 | \$24,000 | WD | \$24,000 | \$4,000 | 16.67 | \$7,920 | \$24,000 | \$7,920 | 304.0 | 0.0 | 1.32 | 1.32 | \$79 |
| 2411-08-3203 | 07/18/22 | \$30,000 | WD | \$30,000 | \$19,800 | 66.00 | \$39,600 | \$30,000 | \$39,600 | 140.0 | 0.0 | 1.20 | 1.84 | \$214 |
| 2411B-6-4404 | 08/29/22 | \$45,000 | WD | \$45,000 | \$27,500 | 61.11 | \$55,080 | \$45,000 | \$55,080 | 204.0 | 0.0 | 0.00 | 1.22 | \$221 |
| 2411B-8-2308 | 04/02/21 | \$40,000 | WD | \$40,000 | \$14,800 | 37.00 | \$29,565 | \$40,000 | \$29,565 | 135.0 | 0.0 | 0.00 | 0.00 | \$296 |
| 2411B-LW-22 | 09/06/22 | \$15,000 | WD | \$15,000 | \$0 | 0.00 | \$23,000 | \$15,000 | \$23,000 | 100.0 | 135.0 | 0.31 | 0.52 | \$150 |
| 2411B-TAB-45 | 04/08/21 | \$12,000 | WD | \$12,000 | \$9,400 | 78.33 | \$10,500 | \$12,000 | \$10,500 | 75.0 | 0.0 | 0.00 | 0.00 | \$160 |
| 2411B-VB-077 | 07/08/22 | \$11,900 | WD | \$11,900 | \$9,600 | 80.67 | \$19,154 | \$11,900 | \$19,154 | 83.3 | 0.0 | 0.00 | 0.00 | \$143 |
| 2411B-VB-085 | 11/10/22 | \$18,000 | WD | \$18,000 | \$17,300 | 96.11 | \$34,730 | \$18,000 | \$34,730 | 151.0 | 99.2 | 0.34 | 0.34 | \$119 |
| 2411B-VB-107 | 04/09/21 | \$3,000 | WD | \$3,000 | \$0 | 0.00 | \$7,000 | \$3,000 | \$7,000 | 50.0 | 98.0 | 0.11 | 0.11 | \$60 |
| 2411-LG1-091 | 07/15/21 | \$32,500 | WD | \$32,500 | \$15,000 | 46.15 | \$30,060 | \$32,500 | \$27,900 | 93.0 | 0.0 | 0.00 | 0.00 | \$349 |
| 2411-LG4-488 | 08/04/21 | \$27,000 | WD | \$27,000 | \$5,600 | 20.74 | \$21,000 | \$27,000 | \$21,000 | 150.0 | 0.0 | 0.00 | 2.28 | \$180 |
| 2411-RV-56-01 | 03/03/23 | \$20,000 | WD | \$20,000 | \$9,100 | 45.50 | \$23,088 | \$20,000 | \$23,088 | 78.0 | 0.0 | 0.00 | 0.00 | \$256 |
| Totals: | | \$400,300 | | \$400,300 | \$180,700 | 45.14 | \$408,187 | \$400,300 | \$406,027 | 2,675.3 | | 8.27 | 12.62 | |
| | | | | Sale. Ratio => | | | Average | | | | | Average | | |
| | | | | Std. Dev. => | | 30.21 | per FF=> | | \$150 | | | per Net Acre=> | 48,421.43 | |

River Sales

| Parcel Number | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF |
|----------------|-----------|--------------------|--------|--------------------------|------------------|---------------|--------------------|------------------|------------------|----------------|-------|--------------------------|---------------------|------------|
| 2411-32-2310 | 06/23/23 | \$129,500 | WD | \$129,500 | \$33,000 | 25.48 | \$86,364 | \$76,288 | \$33,152 | 112.0 | 0.0 | 0.00 | 0.00 | \$681 |
| 2411-RS-11 | 07/24/23 | \$275,000 | WD | \$275,000 | \$106,600 | 38.76 | \$221,922 | \$112,278 | \$59,200 | 200.0 | 0.0 | 0.00 | 0.00 | \$561 |
| 08-350-004-00 | 09/07/23 | \$235,000 | WD | \$235,000 | \$97,800 | 41.62 | \$230,144 | \$47,480 | \$42,624 | 144.0 | 0.0 | 0.00 | 0.00 | \$330 |
| 2409-10-3204 | 10/23/23 | \$90,000 | WD | \$90,000 | \$24,700 | 27.44 | \$51,133 | \$58,867 | \$20,000 | 100.0 | 190.0 | 0.44 | 0.44 | \$589 |
| 2411-RS-11 | 07/24/23 | \$275,000 | WD | \$275,000 | \$106,600 | 38.76 | \$221,922 | \$112,278 | \$59,200 | 200.0 | 0.0 | 0.00 | 0.00 | \$561 |
| 2411-RV-01 | 09/18/23 | \$156,000 | WD | \$156,000 | \$77,100 | 49.42 | \$161,670 | \$23,930 | \$29,600 | 100.0 | 0.0 | 0.00 | 0.00 | \$239 |
| 2411-RV-42 | 09/01/23 | \$400,000 | WD | \$400,000 | \$222,600 | 55.65 | \$460,747 | \$134,793 | \$195,540 | 951.0 | 0.0 | 0.00 | 0.00 | \$142 |
| Totals: | | \$1,560,500 | | \$1,560,500 | \$668,400 | 42.83 | \$1,433,902 | \$565,914 | \$439,316 | 1,807.0 | | 0.44 | 0.44 | |
| | | | | Sale. Ratio => | | | Average | | | | | Average | | |
| | | | | Std. Dev. => | | 10.85 | per FF=> | | | \$313 | | per Net Acre=> | 1,297,967.89 | |

using 300

| Parcel Number | Sale Date | Sale Price | Instr. | 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 |
|-----------------|-----------|--------------------|--------|--------------------------|------------------|---------------|--------------------|------------------|--------------------|--------------|-------|--------------------------|-------------------|------------|----------------------|
| 2411-07-1401 | 04/26/22 | \$420,000 | WD | \$420,000 | \$134,300 | 31.98 | \$384,342 | \$104,958 | \$69,300 | 231.0 | 0.0 | 0.01 | 0.00 | \$454 | \$20,991.600 |
| 2411-LG1-085-01 | 07/21/22 | \$255,000 | WD | \$255,000 | \$79,500 | 31.18 | \$204,861 | \$94,839 | \$44,700 | 149.0 | 0.0 | 0.00 | 0.00 | \$637 | #DIV/0! |
| 2411-LG1-089 | 07/20/21 | \$249,900 | WD | \$249,900 | \$76,700 | 30.69 | \$222,417 | \$64,083 | \$36,600 | 122.0 | 0.0 | 0.00 | 0.00 | \$525 | #DIV/0! |
| 2411B-6-4109 | 11/17/21 | \$230,000 | WD | \$230,000 | \$59,000 | 25.65 | \$211,113 | \$26,327 | \$7,440 | 297.0 | 0.0 | 1.24 | 1.24 | \$89 | \$21,231 |
| 2411-LG1-091 | 07/15/21 | \$32,500 | WD | \$32,500 | \$15,000 | 46.15 | \$30,060 | \$32,500 | \$27,900 | 93.0 | 0.0 | 0.00 | 0.00 | \$349 | #DIV/0! |
| 2411-LG1-121 | 11/08/21 | \$253,000 | WD | \$253,000 | \$58,200 | 23.00 | \$243,838 | \$31,662 | \$22,500 | 75.0 | 0.0 | 0.00 | 0.00 | \$422 | #DIV/0! |
| Totals: | | \$1,440,400 | | \$1,440,400 | \$422,700 | 29.35 | \$1,296,631 | \$354,369 | \$208,440 | 967.0 | | 1.25 | 1.24 | | |
| | | | | Sale. Ratio => | | | | | Average | | | Average | | | Average |
| | | | | Std. Dev. => | | 8.03 | | | per FF=> | \$366 | | per Net Acre=> | 284,633.73 | | per SqFt=> |