

## 2025 VERONA RES FF LAND STUDY

| Parcel Number  | Street Address    | Sale Date | Sale Price       | Instr. | Terms of Sale   | Adj. Sale \$     |
|----------------|-------------------|-----------|------------------|--------|-----------------|------------------|
| 27-007-018-00  | 1234 VAN DYKE RO. | 07/25/22  | \$130,000        | WD     | 03-ARM'S LENGTH | \$130,000        |
| 27-018-050-15  | 766 WHITELAM STR  | 10/10/22  | \$60,000         | WD     | 03-ARM'S LENGTH | \$60,000         |
| 27-020-040-00  | 1280 SAND BEACH   | 01/29/24  | \$142,000        | WD     | 03-ARM'S LENGTH | \$142,000        |
| 27-020-050-50  | 21 CHURCH STREE   | 09/09/22  | \$225,000        | WD     | 03-ARM'S LENGTH | \$225,000        |
| 27-030-048-00  | 1135 ELM          | 03/03/23  | \$90,800         | WD     | 03-ARM'S LENGTH | \$90,800         |
| <b>Totals:</b> |                   |           | <b>\$647,800</b> |        |                 | <b>\$647,800</b> |

2025 Verona RES FF ranged from \$123 to \$328 per FF; median price is \$242/FF; mean is \$229/FF. Applied = \$235/FF, which is rounded up  
2024 = \$128/FF, 175/FF, 250/FF, \$150/FF, \$80/FF, \$158/FF, \$139/FF, \$159/FF

### OUTLIERS/NOT USED:

|               |                  |          |           |    |                 |           |
|---------------|------------------|----------|-----------|----|-----------------|-----------|
| 27-018-050-25 | 770 WHITELAM STR | 10/10/22 | \$60,000  | WD | 03-ARM'S LENGTH | \$60,000  |
| 27-018-048-00 | 933 LINDA        | 09/28/23 | \$140,000 | WD | 03-ARM'S LENGTH | \$140,000 |
| 27-020-031-00 | 1387 SAND BEACH  | 08/19/22 | \$192,000 | WD | 03-ARM'S LENGTH | \$192,000 |
| 27-018-050-10 | WHITELAM STREET  | 10/10/22 | \$60,000  | WD | 03-ARM'S LENGTH | \$60,000  |
| 27-020-040-00 | 1280 SAND BEACH  | 04/26/23 | \$130,000 | WD | 03-ARM'S LENGTH | \$130,000 |
| 27-020-010-00 | 1363 SAND BEACH  | 07/20/22 | \$180,000 | WD | 03-ARM'S LENGTH | \$180,000 |
| 27-007-019-00 | 1240 N VAN DYKE  | 05/10/23 | \$170,500 | WD | 03-ARM'S LENGTH | \$170,500 |
| 27-030-071-00 | 580 NUGENT ROAD  | 09/13/22 | \$138,000 | WD | 03-ARM'S LENGTH | \$138,000 |

## 2025 VERONA RES FF LAND STUDY

| Asd. when Sold           | Asd/Adj. Sale | Cur. Appraisal   | Land Residual    | Est. Land Value    | Effec. Front | Depth |
|--------------------------|---------------|------------------|------------------|--------------------|--------------|-------|
| \$55,000                 | 42.31         | \$119,685        | \$20,119         | \$9,804            | 83.1         | 491.0 |
| \$40,700                 | 67.83         | \$86,122         | \$11,786         | \$37,908           | 96.1         | 220.8 |
| \$50,700                 | 35.70         | \$137,168        | \$29,573         | \$24,741           | 99.0         | 229.0 |
| \$97,900                 | 43.51         | \$212,760        | \$32,949         | \$20,709           | 175.5        | 139.0 |
| \$31,500                 | 34.69         | \$71,234         | \$32,098         | \$12,532           | 97.9         | 150.0 |
| <b>\$275,800</b>         |               | <b>\$626,969</b> | <b>\$126,525</b> | <b>\$105,694</b>   | <b>551.5</b> |       |
| <b>Sale. Ratio =&gt;</b> | <b>42.57</b>  |                  |                  | <b>Average</b>     |              |       |
| <b>Std. Dev. =&gt;</b>   | <b>12.51</b>  |                  |                  | <b>per FF=&gt;</b> | <b>\$229</b> |       |

p from mean sale price and rounded down from median sale price.

|          |       |           |           |          |       |       |
|----------|-------|-----------|-----------|----------|-------|-------|
| \$40,700 | 67.83 | \$86,122  | \$11,786  | \$37,908 | 96.1  | 220.8 |
| \$79,500 | 56.79 | \$166,908 | (\$7,708) | \$19,200 | 150.0 | 150.0 |
| \$60,200 | 31.35 | \$130,419 | \$72,690  | \$11,109 | 94.1  | 140.0 |
| \$40,700 | 67.83 | \$86,122  | \$11,786  | \$37,908 | 96.1  | 220.8 |
| \$50,700 | 39.00 | \$101,458 | \$41,287  | \$12,745 | 99.6  | 229.0 |
| \$58,500 | 32.50 | \$126,181 | \$72,857  | \$19,038 | 161.3 | 200.0 |
| \$0      | 0.00  | \$147,031 | \$34,104  | \$10,635 | 83.1  | 491.0 |
| \$50,200 | 36.38 | \$108,657 | \$42,898  | \$13,555 | 114.9 | 295.0 |

## 2025 VERONA RES FF LAND STUDY

| Net Acres                | Total Acres      | Dollars/FF | Dollars/Acre         | Dollars/SqFt  | Actual Front | ECF Area |
|--------------------------|------------------|------------|----------------------|---------------|--------------|----------|
| 0.94                     | 0.94             | \$242      | \$21,495             | \$0.49        | 83.00        | M53      |
| 4.30                     | 3.62             | \$123      | \$2,742              | \$0.06        | 130.00       | 18       |
| 0.51                     | 0.51             | \$299      | \$57,986             | \$1.33        | 97.00        | SB1      |
| 0.65                     | 0.65             | \$188      | \$51,084             | \$1.17        | 202.00       | CHR20    |
| 0.46                     | 0.46             | \$328      | \$70,545             | \$1.62        | 132.00       | TFS      |
| <b>6.85</b>              | <b>6.17</b>      |            |                      |               |              |          |
| <b>Average</b>           |                  |            | <b>Average</b>       |               |              |          |
| <b>per Net Acre=&gt;</b> | <b>18,484.30</b> |            | <b>per SqFt=&gt;</b> | <b>\$0.42</b> |              |          |

|      |      |        |            |          |        |     |
|------|------|--------|------------|----------|--------|-----|
| 4.30 | 0.73 | \$123  | \$2,742    | \$0.06   | 130.00 | 18  |
| 0.57 | 0.57 | (\$51) | (\$13,476) | (\$0.31) | 166.00 | 75  |
| 0.40 | 0.40 | \$772  | \$184,025  | \$4.22   | 123.00 | SB1 |
| 4.30 | 4.30 | \$123  | \$2,742    | \$0.06   | 130.00 | 18  |
| 0.51 | 0.51 | \$415  | \$80,955   | \$1.86   | 97.00  | SB1 |
| 0.89 | 0.89 | \$452  | \$82,231   | \$1.89   | 193.00 | SB1 |
| 0.94 | 0.94 | \$410  | \$36,436   | \$0.84   | 83.00  | M53 |
| 0.68 | 0.68 | \$373  | \$63,365   | \$1.45   | 100.00 | TFS |

## 2025 VERONA RES FF LAND STUDY

| Liber/Page | Other Parcels in Sale | Land Table       | Gravel | Paved | Inspected Date | Use Code |
|------------|-----------------------|------------------|--------|-------|----------------|----------|
| 1791/095   |                       | VAN DYKE RESIDEN | 0      | 0     | 8/20/2020      |          |
| 1797/769   |                       | WHITELAM ST AREA | 0      | 0     | 7/7/2024       |          |
| 1878/178   |                       | SAND BEACH       | 0      | 0     | 10/31/2024     |          |
| 1795/368   |                       | CHURCH SUB       | 0      | 0     | 8/5/2024       |          |
| 1810/300   |                       | THOMPSON FARM    | 0      | 0     | 7/10/2024      |          |

---

|          |  |                  |   |   |               |  |
|----------|--|------------------|---|---|---------------|--|
| 1797/769 |  | WHITELAM ST AREA | 0 | 0 | 11/11/2022    |  |
| 1828/563 |  | HURON CREST      | 0 | 0 | NOT INSPECTED |  |
| 1793/470 |  | SAND BEACH       | 0 | 0 | 10/6/2022     |  |
| 1797/769 |  | WHITELAM ST AREA | 0 | 0 | 11/11/2022    |  |
| 1813/446 |  | SAND BEACH       | 0 | 0 | 10/31/2024    |  |
| 1790/530 |  | SAND BEACH       | 0 | 0 | 10/6/2022     |  |
| 1814/761 |  | VAN DYKE RESIDEN | 0 | 0 | 8/12/2024     |  |
| 1795/684 |  | THOMPSON FARM    | 0 | 0 | 7/7/2024      |  |