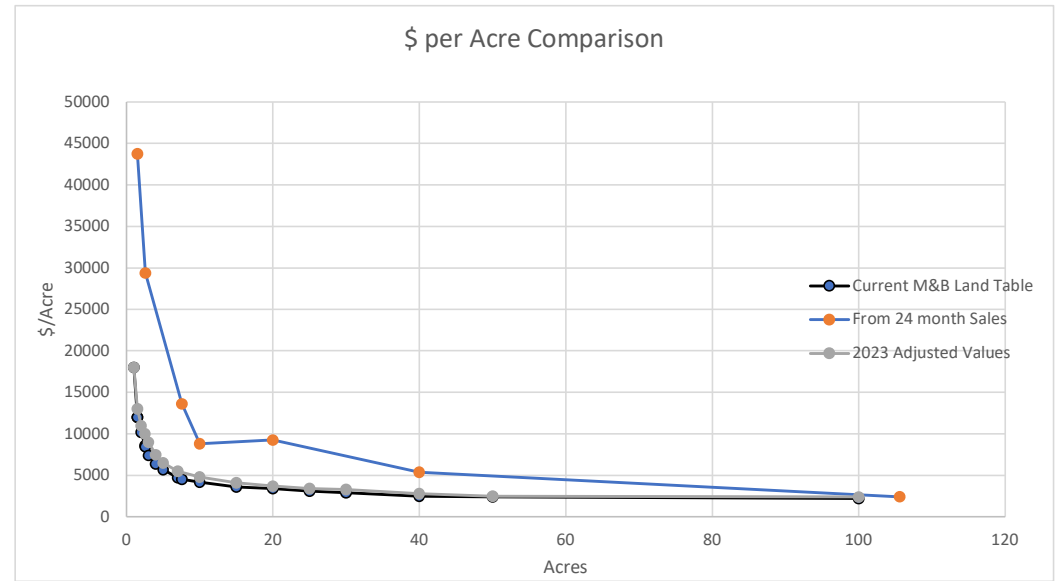


| Acres | Current M&B Land Table | From 24 month Sales | 2023 Adjusted |
|-------|------------------------|---------------------|------------------|
| 0.4 | 7200 | 80364 | |
| 1 | 16000 | 18000 | 18000 18000 |
| 1.5 | 12000 | 43741 | |
| 1.5 | 18000 | 12000 | 13000 19500 |
| 2 | 20400 | 10200 | 11000 22000 |
| 2.5 | 21500 | 8600 | 10000 25000 |
| 2.57 | 8432 | 29388 | |
| 3 | 22200 | 7400 | 9000 27000 |
| 4 | 25600 | 6400 | 7500 30000 |
| 5 | 28500 | 5700 | 6500 32500 |
| 7 | 32900 | 4700 | 5500 38500 |
| 7.56 | 4550 | 13626 | |
| 10 | 42000 | 4200 | 8810 4800 48000 |
| 15 | 54000 | 3600 | 4100 61500 |
| 20 | 68000 | 3400 | 9265 3700 74000 |
| 25 | 77500 | 3100 | 3400 85000 |
| 30 | 87000 | 2900 | 3300 99000 |
| 40 | 100000 | 2500 | 5378 2800 112000 |
| 50 | 120000 | 2400 | 2500 125000 |
| 100 | 220000 | 2200 | 2400 240000 |
| 105.6 | 2323 | 2417 | |



| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Std. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Front Ft | Dollars/SqFt | Actual Front | ECF Area | Liber/Page | Land Table | Gravel | Paved | Inspected Date | Use Code | Class | Rate Group 1 | Rate Group 2 | Rate Group 3 | |
|--------------------|----------------------------|-----------|------------|--------|---------------------|--------------------|------------------|---------------|--------------------|------------------|------------------|--------------|-------|----------------|-------------|------------|--------------|--------------|--------------|--------------|----------|------------|-----------------|--------|-------|----------------|----------|----------------|----------------|--------------|--------------|--|
| 050-003-100-056-00 | 835 E EDENVILLE LAKE DR | 06/29/21 | \$125,000 | WD | 03-ARM'S LENGTH | \$125,000 | \$81,200 | 64.96 | \$163,960 | \$86,091 | \$125,051 | 132.0 | 401.9 | 2.63 | 2.63 | \$652 | \$32,734 | \$690 | \$0.75 | 285.00 | 00004 | 1647/1076 | BIRCHES | 1 | 0 | 12/14/1991 | 401 | C' Frontage | B' Frig Dp Lts | | | |
| 050-003-200-090-00 | 729 E EDENVILLE LAKE DR | 05/24/21 | \$690,000 | WD | 03-ARM'S LENGTH | \$690,000 | \$382,300 | 58.82 | \$796,961 | \$80,900 | \$387,891 | 250.0 | 862.5 | 5.05 | 5.05 | \$317 | \$36,023 | \$690 | \$0.37 | 255.00 | 4400 | 1646/139 | BIRCHES | 1 | 0 | 7/8/1990 | 401 | B' Frig Dp Lts | B' Frig Dp Lts | | | |
| 050-003-200-200-00 | 571 E EDENVILLE LAKE DR | 08/31/20 | \$159,000 | WD | 33-TO BE DETERMINED | \$159,000 | \$107,200 | 67.42 | \$212,751 | \$40,922 | \$94,673 | 117.9 | 268.4 | 0.74 | 0.74 | \$347 | \$55,376 | \$778 | \$1.27 | 120.00 | 4400 | 1637/825 | BIRCHES | 1 | 0 | 7/3/1990 | 401 | *M&B Wtr Frig | | | | |
| 050-003-200-000-00 | 744 E MID-GLADWIN CO LN RD | 05/28/21 | \$318,000 | WD | 03-ARM'S LENGTH | \$318,000 | \$106,500 | 33.49 | \$220,857 | \$147,517 | \$50,374 | 136.9 | 317.2 | 1.01 | 1.01 | \$1,078 | \$146,783 | \$460 | \$3.37 | 138.00 | 4400 | 1646/565 | NW SHENNECOSSET | 1 | 0 | 11/11/1991 | 401 | Std FF Rate | | | | |
| Totals: | | | | | | \$1,252,000 | \$677,200 | | \$1,354,529 | \$355,430 | \$457,959 | 641.8 | | 9.42 | 9.42 | | | \$655 | | | | | | | | | | | | | | |
| | | | | | | Sale. Ratio => | 54.09 | Average | | | | | | per Net Acre=> | | Average | | | | | | | | | | | | | | | | |
| | | | | | | Std. Dev. => | 15.55 | per FF=> | | | | | | 5554 | | per SqFt=> | | \$0.87 | | | | | | | | | | | | | | |

Average \$/FF in database: \$24 94.23% Adjust by: 0.00%
Includes 80% loss of lake factor

Birches
A \$778
B \$690

M&Bs on Lake
A \$460

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | 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 | Ratio | Dollars/SqFt | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Gravel | Paved | Inspected Date | Use Code | Class | Rate Group 1 | Rate Group 2 | Rate Group 3 | |
|--------------------|----------------------|-----------|------------|--------|------------------------------|--------------|----------------|---------------|----------------|---------------|-----------------|--------------|-------|-----------|-------------|------------|--------------|---------|--------------|--------------|----------|------------|-----------------------|---------------|---------------|---------------|----------------|----------|-------------|--------------|--------------|--------------|--|
| 050-045-000-070-00 | E SHORELINE DR | 10/07/21 | \$14,000 | WD | 03-ARM'S LENGTH | \$14,000 | \$11,100 | 79.29 | \$22,207 | \$14,000 | \$22,207 | 92.5 | 170.0 | 0.39 | 0.39 | \$151 | \$35,714 | \$300 | \$0.82 | 100.36 | 1650/707 | | BIRCHWOOD SHORES | 0 | 0 | NOT INSPECTED | 402 | C RATE | | | | | |
| 050-051-500-230-00 | 75 E LAKESHORE DR | 09/24/21 | \$375,000 | WD | 03-ARM'S LENGTH | \$375,000 | \$115,900 | 30.91 | \$238,365 | \$218,673 | \$83,038 | 83.2 | 126.0 | 0.32 | 0.32 | \$2,637 | \$687,651 | \$1,231 | \$15.79 | 110.00 | 00006 | 1650/159 | | LAGOON BEACH | 0 | 1 | 12/21/1994 | 401 | "A" FRTG | | | "A" FRTG | |
| 050-052-500-510-00 | 129 E LAKESHORE DR | 01/15/21 | \$100,000 | WD | 03-ARM'S LENGTH | \$100,000 | \$67,700 | 67.70 | \$111,444 | \$11,791 | \$24,235 | 74.8 | 217.8 | 0.30 | 0.30 | \$171 | \$42,637 | \$506 | \$0.98 | 60.00 | 4400 | 1641/944 | | LAGOON BEACH | 0 | 1 | 7/23/1990 | 401 | D' Frontage | | | | |
| 050-052-500-520-00 | 131 E LAKESHORE DR | 09/13/21 | \$97,500 | WD | 03-ARM'S LENGTH | \$97,500 | \$50,800 | 52.10 | \$104,704 | \$40,744 | \$47,948 | 89.9 | 191.0 | 0.34 | 0.34 | \$453 | \$120,544 | \$952 | \$2.77 | 77.00 | 00006 | 1649/954 | | LAGOON BEACH | 0 | 1 | 7/23/1990 | 401 | "B" FRTG | | | | |
| 050-053-500-750-00 | 176 E LAKESHORE DR | 10/22/21 | \$121,000 | WD | 03-ARM'S LENGTH | \$121,000 | \$50,800 | 41.98 | \$104,074 | \$65,027 | \$46,701 | 72.3 | 203.3 | 0.28 | 0.28 | \$899 | \$322,239 | \$842 | \$5.33 | 60.00 | 00006 | 1651/236 | | LAGOON BEACH | 0 | 1 | 7/24/1990 | 401 | "C" FRTG | | | | |
| 050-053-500-850-00 | 219 E LAKESHORE DR | 10/05/20 | \$172,500 | WD | 03-ARM'S LENGTH | \$172,500 | \$165,700 | 61.28 | \$209,029 | \$39,768 | \$76,297 | 74.3 | 150.0 | 0.31 | 0.31 | \$535 | \$126,289 | \$1,232 | \$2.94 | 90.00 | 4400 | 1638/325 | | LAGOON BEACH | 0 | 1 | 12/20/1994 | 401 | "A" FRTG | | | "A" FRTG | |
| 050-053-600-051-00 | 183 E LAKESHORE DR | 07/28/21 | \$200,000 | WD | 03-ARM'S LENGTH | \$200,000 | \$76,500 | 38.25 | \$157,821 | \$80,397 | \$38,218 | 250.9 | 216.0 | 1.00 | 1.00 | \$320 | \$80,237 | \$952 | \$1.84 | 202.00 | 00006 | 1648/534 | | LAGOON BEACH | 0 | 1 | 7/24/1990 | 401 | "B" FRTG | | | | |
| 050-065-500-331-00 | 7418 N OSWEGATHIE LN | 08/27/21 | \$129,000 | WD | 03-ARM'S LENGTH | \$129,000 | \$77,600 | 60.16 | \$158,376 | \$23,265 | \$52,641 | 103.4 | 133.5 | 0.33 | 0.33 | \$225 | \$71,585 | \$704 | \$1.64 | 106.00 | 00007 | 1649/270 | | SHENNECOSSET | 0 | 0 | NOT INSPECTED | 401 | CANAL | | | CANAL | |
| 050-071-500-040-00 | 473 E RICHMOND DR | 09/15/20 | \$250,000 | WD | 03-ARM'S LENGTH | \$250,000 | \$140,900 | 56.36 | \$277,193 | \$91,489 | \$118,642 | 93.0 | 180.0 | 0.34 | 0.34 | \$984 | \$399,761 | \$1,276 | \$6.19 | 82.00 | 4400 | 1637/973 | | THOMAS SHORES | 0 | 1 | 8/8/1990 | 401 | ON WATER | | | | |
| 050-071-500-076-00 | 457 E RICHMOND DR | 12/29/20 | \$129,900 | WD | 03-ARM'S LENGTH | \$129,900 | \$54,100 | 41.65 | \$108,450 | \$88,154 | \$66,704 | 74.7 | 122.0 | 0.22 | 0.22 | \$1,180 | \$393,545 | \$1,276 | \$9.03 | 80.00 | 4400 | 1641/770 | | THOMAS SHORES | 0 | 0 | NOT INSPECTED | 401 | ON WATER | | | | |
| 050-071-500-100-00 | 445 E RICHMOND DR | 11/20/20 | \$250,000 | WD | 03-ARM'S LENGTH | \$250,000 | \$134,900 | 53.86 | \$265,955 | \$86,421 | \$102,376 | 80.2 | 152.0 | 0.27 | 0.27 | \$1,077 | \$321,268 | \$1,276 | \$7.38 | 77.00 | 4400 | 1639/1405 | | THOMAS SHORES | 1 | 0 | 8/8/1990 | 401 | ON WATER | | | | |
| 050-071-500-150-00 | 395 E RICHMOND DR | 08/18/21 | \$177,000 | WD | 03-ARM'S LENGTH | \$177,000 | \$66,700 | 37.68 | \$135,746 | \$134,465 | \$93,211 | 91.3 | 347.0 | 0.46 | 0.46 | \$1,473 | \$391,050 | \$1,276 | \$6.68 | 58.00 | 00000 | 1648/1405 | | THOMAS SHORES | 0 | 1 | 8/8/1990 | 401 | ON WATER | | | | |
| 050-071-500-180-00 | 351 E GRACE CT | 05/28/21 | \$348,500 | WD | 03-ARM'S LENGTH | \$348,500 | \$118,000 | 33.29 | \$239,300 | \$178,804 | \$69,604 | 68.2 | 145.0 | 0.22 | 0.22 | \$2,022 | \$801,812 | \$1,276 | \$18.41 | 67.00 | 4400 | 1646/703 | | THOMAS SHORES | 0 | 1 | 8/23/1990 | 401 | ON WATER | | | | |
| 050-071-500-200-00 | 345 E GRACE CT | 03/16/21 | \$125,500 | WD | 03-ARM'S LENGTH | \$125,500 | \$84,100 | 67.01 | \$134,137 | \$67,753 | \$76,390 | 74.8 | 160.0 | 0.26 | 0.26 | \$905 | \$263,430 | \$1,276 | \$6.05 | 70.00 | 4400 | 1643/3215 | | THOMAS SHORES | 0 | 1 | 8/23/1990 | 401 | ON WATER | | | | |
| 050-071-500-210-00 | 341 E GRACE CT | 05/27/21 | \$180,000 | WD | 03-ARM'S LENGTH | \$180,000 | \$60,100 | 33.39 | \$121,949 | \$128,219 | \$70,168 | 68.7 | 135.0 | 0.22 | 0.22 | \$1,865 | \$990,871 | \$1,276 | \$13.56 | 70.00 | 4400 | 1646/702 | | THOMAS SHORES | 0 | 1 | 8/8/1990 | 401 | ON WATER | | | | |
| 050-071-500-350-00 | E GRACE CT | 06/15/21 | \$44,000 | WD | 03-ARM'S LENGTH | \$44,000 | \$18,200 | 41.36 | \$36,363 | \$44,000 | \$36,363 | 67.1 | 159.0 | 0.23 | 0.20 | \$655 | \$191,304 | \$677 | \$4.39 | 63.00 | 00009 | 1646/1167 | | THOMAS SHORES | 0 | 0 | NOT INSPECTED | | | | | | |
| 050-071-500-380-00 | 332 E GRACE CT | 06/30/21 | \$139,000 | WD | 03-ARM'S LENGTH | \$139,000 | \$47,800 | 34.39 | \$98,394 | \$69,159 | \$28,553 | 58.6 | 138.0 | 0.19 | 0.19 | \$1,181 | \$369,834 | \$677 | \$8.49 | 59.00 | 00009 | 1647/810 | | THOMAS SHORES | 0 | 1 | 8/9/1990 | 401 | ON CANAL | | | | |
| 050-071-500-550-00 | 285 E RICHMOND DR | 02/07/22 | \$160,000 | WD | 03-ARM'S LENGTH | \$160,000 | \$43,900 | 27.44 | \$90,755 | \$106,537 | \$37,292 | 68.9 | 118.0 | 0.20 | 0.20 | \$1,547 | \$524,813 | \$677 | \$12.05 | 75.00 | 00009 | 1654/51 | | THOMAS SHORES | 0 | 1 | 9/1/1990 | 401 | ON CANAL | | | | |
| 050-071-500-570-00 | 259 E RICHMOND DR | 12/22/21 | \$226,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$226,000 | \$53,400 | 23.63 | \$109,159 | \$181,253 | \$64,412 | 185.5 | 355.0 | 0.67 | 0.31 | \$977 | \$270,527 | \$677 | \$6.21 | 166.00 | 00009 | 1652/1334 | 050-072-500-680-00 | | THOMAS SHORES | 0 | 1 | 8/9/1990 | 401 | ON CANAL | | | |

Totals: \$3,238,900 \$3,238,200 \$2,724,021 \$1,670,879 \$1,156,000 1,772.5 Average 6.56 Average \$966

Sale Ratio => 42.49 Average per FF=> \$943 Average per Net Acre=> 255,251.91 Average per SqFt=> \$5.86

Std. Dev. => 15.99

Average \$/FF in database: 966, 100.00% Adjust by: 0.00%

No Change

Current Values 2023 Update

| | | | |
|--------------------|-----------|---------|---------|
| Birchwood Shores | A | \$350 | \$350 |
| | B | \$340 | \$340 |
| | C | \$300 | \$300 |
| Harbor Cove | A | \$600 | \$600 |
| | B | \$682 | \$682 |
| | C | \$165 | \$165 |
| Lagoon Beach | A | \$1,232 | \$1,232 |
| | B | \$952 | \$952 |
| | C | \$842 | \$842 |
| | D | \$506 | \$506 |
| Shennecosset Canal | A | \$704 | \$704 |
| | B | \$176 | \$176 |
| Thomas Shores | On Water | \$1,276 | \$1,276 |
| | On Canal | \$677 | \$677 |
| | Off Water | \$176 | \$176 |
| Warren Park | A | \$704 | \$704 |

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | 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 | Gravel | Paved | Inspected Date | Use Code | Class | Rate Group 1 | Rate Group 2 | Rate Group 3 | | | | |
|--------------------|-----------------------|-----------|------------|--------|------------------|---------------------------|-----------------|---------------|------------------|------------------|-----------------|------------------------|-------|-------------|--------------------|------------|--------------|---------------------------------|--------------|----------|------------|-----------------------|------------|--------|-------|----------------|----------|-------|--------------|--------------|--------------|--|--|--|--|
| 050-065-500-481-00 | 7459 N NARRAGANETT DR | 04/09/21 | \$75,000 | WD | 03-ARMY'S LENGTH | \$75,000 | \$31,000 | 41.33 | \$60,893 | \$27,705 | \$13,598 | 120.0 | 120.0 | 0.33 | 0.33 | \$231 | \$83,701 | \$153 | \$1.92 | 120.00 | 4400 | 1644/977 | | | | | | | | | | | | | |
| 050-065-500-730-00 | 909 E PEQUOD LN | 06/16/21 | \$181,500 | WD | 03-ARMY'S LENGTH | \$181,500 | \$47,900 | 26.39 | \$98,770 | \$103,173 | \$19,643 | 120.0 | 157.0 | 0.42 | 0.42 | \$651 | \$235,965 | \$153 | \$5.42 | 120.00 | 0008 | 1646/1230 | | | | | | | | | | | | | |
| Total: | | | | | | \$256,500 | \$78,900 | | \$159,663 | \$129,878 | \$33,041 | 240.0 | | 0.76 | 0.76 | | | \$153 | | | | | | | | | | | | | | | | | |
| Sale. Ratio => | | | | | | 30.76 | | | Average per FF=> | | | Average per Net Acre=> | | | Average per SqFt=> | | | | | | | | | | | | | | | | | | | | |
| Std. Dev. => | | | | | | 10.57 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | Average S/FF in database: | | | \$153 | | | -153.70% | | | Adjust by: | | | 30.00% | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | Small Sample - 30% Adj for 2023 | | | | | | | | | | | | | | | | | |

| | | Current Values | | 2023 Update | |
|-------------------------|-----------|----------------|-------|-------------|-------|
| Shennecosset Off Water | Off Water | A | \$153 | | \$199 |
| | Canal | B | \$133 | | \$173 |
| Thomas Shores Off Water | Off Water | A | \$153 | | \$199 |
| | | B | \$117 | | \$152 |

LAND TABLE 1100 & 1400: CENTRAL COUNTY Use \$4800/AC

| Parcel Number | Street Address | Sch Date | Scale | Instr. | Terms of Sale | Ac. % | Ac. when Sold | Acid/Ac. % | Cur. Appraisal | Land Est./Acid | Est. Land Value | Effect Front | Depth | Net Acres | Total Acres | Dollars/Ft | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Usable/Ft | Other Parcels in Sale | Land Table | Gravel | Paved | Inspected Date | Use Code | Class | Rate Group 1 | |
|--------------------|------------------|----------|-----------|--------|------------------------------|-------------------------|------------------|------------|--------------------|--------------------|--------------------|----------------|-------|----------------|---------------------------|-----------------|--------------|--------------|----------------|----------------------|---------------|-----------------------|------------|--------|-----------|----------------|--------------|-------|--------------|-----|
| 010-008-200-100-00 | N ELEVEN MILE RD | 10/18/21 | \$130,000 | WD | 03-ARM'S LENGTH | \$130,000 | \$45,000 | 34.62 | \$106,829 | \$130,000 | \$106,829 | 1,200.0 | 0.0 | 40.00 | 40.00 | 598 | \$3,250 | \$0.07 | 0.00 | 1400 | 1650/2358 | | | | 2/17/2022 | | | 102 | | |
| 010-019-200-052-00 | N M-18 | 01/18/22 | \$300,000 | WD | 32-SPLIT VACANT | \$300,000 | \$0 | 0.00 | \$233,118 | \$300,000 | \$233,118 | 1,802.2 | 0.0 | 63.24 | 63.24 | \$166 | \$4,744 | \$0.11 | 0.00 | 1400 | 1653/817 | | | | 9/14/2020 | | | 102 | | |
| 040-035-400-250-00 | E STEWART RD | 01/28/22 | \$140,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$140,000 | \$43,600 | 31.14 | \$67,617 | \$140,000 | \$67,617 | 728.5 | 0.0 | 18.73 | 9.36 | \$192 | \$7,475 | \$0.17 | 728.50 | 1100 | 1654/253 | 040-035-400-240-00 | | | 7/15/2021 | | | 102 | | |
| 090-010-200-010-00 | E HURLEY RD | 05/28/20 | \$132,000 | WD | 03-ARM'S LENGTH | \$132,000 | \$68,300 | 51.74 | \$163,840 | \$132,000 | \$163,840 | 0.0 | 0.0 | 40.00 | 40.00 | #DIV/0! | \$3,300 | \$0.08 | 0.00 | 1100 | 1634/154 | | | 1 | 0 | 3/24/2021 | | | 102 | |
| 090-023-300-301-00 | E MONROE RD | 07/08/20 | \$665,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$665,000 | \$189,100 | 28.44 | \$444,118 | \$665,000 | \$444,118 | 1,964.0 | 0.0 | 103.08 | 66.14 | \$339 | \$6,451 | \$0.15 | 1,964.00 | 1100 | 1633/517 | 090-023-300-011-00 | | | 3/24/2021 | AGRICULTURAL | | | 102 | |
| 090-025-400-050-00 | E LETTIS RD | 05/05/21 | \$285,000 | WD | 03-ARM'S LENGTH | \$285,000 | \$131,500 | 46.14 | \$281,439 | \$283,447 | \$279,886 | 1,320.0 | 0.0 | 78.10 | 78.10 | \$215 | \$3,629 | \$0.08 | 0.00 | 1100 | 1645/770 | | | 0 | 0 | 5/10/2022 | | | 001 | |
| 090-036-200-010-00 | E LETTIS RD | 12/22/20 | \$185,000 | LC | 03-ARM'S LENGTH | \$185,000 | \$65,200 | 35.24 | \$139,568 | \$185,000 | \$139,568 | 0.0 | 0.0 | 38.00 | 38.00 | #DIV/0! | \$4,868 | \$0.11 | 0.00 | 1100 | 1640/2327 | | | 0 | 1 | 7/13/2017 | AGRICULTURAL | | | 001 |
| 110-025-300-454-00 | WEST E LETTIS RD | 10/30/20 | \$148,000 | WD | 03-ARM'S LENGTH | \$148,000 | \$51,000 | 34.50 | \$135,744 | \$148,000 | \$135,744 | 0.0 | 0.0 | 28.88 | 28.88 | #DIV/0! | \$5,125 | \$0.12 | 0.00 | 1100 | 1639/238 | | | 0 | 0 | 5/25/2021 | AGRICULTURAL | | | 101 |
| Totals: | | | | | | \$1,985,000 | \$593,900 | | \$1,572,273 | \$1,983,447 | \$1,570,720 | 7,134.7 | | 410.0 | 363.7 | | | | | | | | | | | | | | | |
| | | | | | | Sale Ratio => | 29.92 | | Average | per FF=> | \$278 | | | Average | per Net Acres=> | 4,837.32 | | | Average | per SqFt=> | \$0.11 | | | | | | | | | |
| | | | | | | Std. Dev. => | 15.34 | | Average | per FF=> | \$278 | | | Average | per Net Acres=> | 4,837.32 | | | Average | per SqFt=> | \$0.11 | | | | | | | | | |

| Ag: Rate Table 5 | 2022 | 2023 |
|------------------|-------|-------|
| Kingsville kg | 1,097 | 1,198 |
| Bowers BO B | 2447 | 2691 |
| Coverl CO B | 3372 | 3630 |
| hB P= S= | 2182 | 2549 |
| Lenawee LE | 4232 | 4643 |
| Lenawee LR B | 4034 | 4711 |
| Monroe ME B | 3346 | 3908 |
| Oatville OA B | 2976 | 3476 |
| BE | 2286 | 2672 |
| Pipestone PSB | 3029 | 3537 |
| Pipestone PTB | 2979 | 3012 |
| Wauson WA | 2817 | 3200 |
| Winom WX B | 3029 | 3537 |
| Pleinfeld PW | 3425 | 4001 |
| Tile | 2447 | 2858 |
| Woods | 865 | 400 |
| | 2874 | 2874 |

Average/acre **3,520.79**

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | 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 |
|--------------------|-------------------|-----------|------------------|--------|-----------------|------------------|------------------|---------------|------------------|------------------|-----------------|----------------|-------|-------------|-------------|------------|--------------|--------------|--------------|---------------|------------|-----------------------|------------|
| 081-025-100-070-00 | 55 W SAGINAW RD | 03/26/21 | \$55,000 | WD | 03-ARM'S LENGTH | \$55,000 | \$21,800 | 39.64 | \$53,358 | \$10,642 | \$9,000 | 100.0 | 0.0 | 0.80 | 0.80 | \$106 | \$13,303 | \$0.31 | 100.00 | 2300 1644/415 | | 2301 - SANFORD COMM | |
| 110-033-100-400-00 | 246 E SAGINAW RD | 04/19/22 | \$50,000 | LC | 03-ARM'S LENGTH | \$50,000 | \$31,300 | 62.60 | \$28,844 | \$46,341 | \$25,185 | 219.0 | 0.0 | 1.48 | 1.48 | \$212 | \$31,311 | \$0.72 | 219.00 | 2100 1656/188 | | 2100 OCMR | |
| 110-033-100-443-00 | 344 E SAGINAW RD | 10/29/20 | \$126,000 | WD | 03-ARM'S LENGTH | \$126,000 | \$41,700 | 33.10 | \$136,837 | \$21,731 | \$32,568 | 283.2 | 0.0 | 1.19 | 1.19 | \$77 | \$18,261 | \$0.42 | 283.20 | 2100 1639/780 | | 2100 OCMR | |
| 160-019-100-010-00 | 5445 N COLEMAN RD | 06/30/20 | \$135,000 | WD | 03-ARM'S LENGTH | \$135,000 | \$48,000 | 35.56 | \$136,842 | \$30,138 | \$31,980 | 410.0 | 0.0 | 2.07 | 2.07 | \$74 | \$14,559 | \$0.33 | 410.00 | 2203 1635/43 | | 2100 OCMR | |
| Totals: | | | \$366,000 | | | \$366,000 | \$142,800 | | \$355,881 | \$108,852 | \$98,733 | 1,012.2 | | 5.54 | 5.54 | | | | | | | | |

Sale. Ratio => 39.02 Average Average
Std. Dev. => #DIV/0! per FF=> \$108 per Net Acre=> 19,648.38 per SqFt=> \$0.45

Consistant with Acreage Table

| | | |
|-----|--------|--------|
| 1 | 20500 | 20,500 |
| 1.5 | 25500 | 17,000 |
| 2 | 26500 | 13,250 |
| 2.5 | 28000 | 11,200 |
| 3 | 30500 | 10,167 |
| 4 | 36000 | 9,000 |
| 5 | 43000 | 8,600 |
| 7 | 55000 | 7,857 |
| 10 | 68000 | 6,800 |
| 15 | 77000 | 5,133 |
| 20 | 92000 | 4,600 |
| 25 | 105000 | 4,200 |
| 30 | 115000 | 3,833 |
| 40 | 120000 | 3,000 |
| 50 | 130000 | 2,600 |
| 100 | 200000 | 2,000 |

Industrial

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | 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 | | |
|--------------------|-------------------|-----------|------------|--------|-----------------|--------------------------|----------------|---------------|------------------|------------------|------------------|--------------------------|------------------|------------|--------------------|--------------|--------------|--------------|--------------|----------|------------|-----------------------|---------------------|--|--|
| 090-021-300-160-00 | 2502 N EASTMAN RD | 07/13/20 | \$200,000 | MLC | 03-ARM'S LENGTH | \$200,000 | \$96,200 | 48.10 | \$209,217 | \$46,423 | \$55,640 | 428.0 | 0.0 | 2.93 | 2.93 | \$108 | \$15,844 | \$0.36 | 428.00 | 2200 | 1635/445 | | 2100 OCMR | | |
| 081-025-100-070-00 | 55 W SAGINAW RD | 03/26/21 | \$55,000 | WD | 03-ARM'S LENGTH | \$55,000 | \$21,800 | 39.64 | \$53,358 | \$10,642 | \$9,000 | 100.0 | 0.0 | 0.80 | 0.80 | \$106 | \$13,303 | \$0.31 | 100.00 | 2300 | 1644/415 | | 2301 - SANFORD COMM | | |
| 110-033-100-443-00 | 344 E SAGINAW RD | 10/29/20 | \$126,000 | WD | 03-ARM'S LENGTH | \$126,000 | \$41,700 | 33.10 | \$136,837 | \$21,731 | \$32,568 | 283.2 | 0.0 | 1.19 | 1.19 | \$77 | \$18,261 | \$0.42 | 283.20 | 2100 | 1639/780 | | 2100 OCMR | | |
| 110-033-100-400-00 | 246 E SAGINAW RD | 04/19/22 | \$50,000 | LC | 03-ARM'S LENGTH | \$50,000 | \$31,300 | 62.60 | \$28,844 | \$46,341 | \$25,185 | 219.0 | 0.0 | 1.48 | 1.48 | \$212 | \$31,311 | \$0.72 | 219.00 | 2100 | 1656/188 | | 2100 OCMR | | |
| Totals: | | | | | | \$431,000 | | | \$428,256 | \$125,137 | \$122,393 | 1,030.2 | | 6.4 | 6.4 | | | | | | | | | | |
| | | | | | | Sale. Ratio => | | 44.32 | | | | | | | Average | | | | | | | | | | |
| | | | | | | Std. Dev. => | | 12.74 | | | | | | | per FF=> | \$121 | | | | | | | | | |
| | | | | | | | | | | | | Average | | | | | | | | | | | | | |
| | | | | | | | | | | | | per Net Acre=> | 19,552.66 | | | | | | | | | | | | |
| | | | | | | | | | | | | Average | | | | | | | | | | | | | |
| | | | | | | | | | | | | per SqFt=> | \$0.45 | | | | | | | | | | | | |

Lower than Study due to rural location

No change

| | | |
|-----|-------|--------|
| 1 | 16000 | 16,000 |
| 1.5 | 18500 | 12,333 |
| 2 | 22000 | 11,000 |
| 2.5 | 24000 | 9,600 |
| 3 | 26500 | 8,833 |
| 4 | 30000 | 7,500 |
| 5 | 36000 | 7,200 |
| 7 | 40000 | 5,714 |
| 10 | 50000 | 5,000 |
| 15 | 58000 | 3,867 |