

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold |
|-----------------------|-------------------------|----------------|--------------------|--------|-----------------|--------------------|--------------------|
| 11 007 400 018 07 7 3 | 3777 CARPENTER RD | 03/15/22 | \$269,000 | WD | 03-ARM'S LENGTH | \$269,000 | \$84,500 |
| 11 008 100 006 08 7 3 | 3479 LARRY DR | 08/10/21 | \$181,000 | QC | 03-ARM'S LENGTH | \$181,000 | \$87,400 |
| 11 034 200 011 34 7 3 | 7424 ANSLEY LN | 11/25/20 | \$140,000 | WD | 03-ARM'S LENGTH | \$140,000 | \$84,800 |
| 11 034 200 012 34 7 3 | 7420 ANSLEY LN | 05/19/21 | \$197,000 | WD | 03-ARM'S LENGTH | \$197,000 | \$66,100 |
| 11 045 001 012 | 2400 SHORT ST | 11/18/20 | \$65,000 | PTA | 03-ARM'S LENGTH | \$65,000 | \$20,900 |
| 11 045 001 019 | 2372 SHORT ST | 06/28/21 | \$98,500 | WD | 03-ARM'S LENGTH | \$98,500 | \$23,300 |
| 11 100 001 003 | 7282 LAKEVIEW DR | 04/01/21 | \$120,000 | WD | 03-ARM'S LENGTH | \$120,000 | \$61,100 |
| 11 105 001 010 | 3449 LARRY DR | 08/10/21 | \$181,000 | QC | 03-ARM'S LENGTH | \$181,000 | \$87,400 |
| 11 105 001 011 | 3459 LARRY DR | 08/10/21 | \$181,000 | QC | 03-ARM'S LENGTH | \$181,000 | \$87,400 |
| 11 110 001 001 | 3389 MARY ANN DR | 09/30/20 | \$334,000 | WD | 03-ARM'S LENGTH | \$334,000 | \$112,600 |
| 11 110 001 019 | 3351 LARRY DR | 09/29/21 | \$75,000 | WD | 03-ARM'S LENGTH | \$75,000 | \$48,400 |
| 11 110 001 020 | 3373 LARRY DR | 09/29/21 | \$75,000 | WD | 03-ARM'S LENGTH | \$75,000 | \$48,400 |
| 11 007 400 018 07 7 3 | 3777 CARPENTER RD | 03/15/22 | \$269,000 | WD | 03-ARM'S LENGTH | \$269,000 | \$84,500 |
| 11 045 001 012 | 2400 SHORT ST | 11/18/20 | \$65,000 | PTA | 03-ARM'S LENGTH | \$65,000 | \$20,900 |
| 11 045 001 019 | 2372 SHORT ST | 06/28/21 | \$98,500 | WD | 03-ARM'S LENGTH | \$98,500 | \$23,300 |
| 11 110 001 023 | 3390 MARY ANN DR | 01/21/22 | \$80,000 | WD | 03-ARM'S LENGTH | \$80,000 | \$43,000 |
| 11 110 001 026 | 3380 MARY ANN DR | 01/21/22 | \$80,000 | WD | 03-ARM'S LENGTH | \$80,000 | \$43,000 |
| 11 115 001 010 | 3349 LAKE DR | 08/07/20 | \$180,000 | WD | 03-ARM'S LENGTH | \$180,000 | \$106,900 |
| 11 135 001 002 | 3525 SILVER BEACH DR | 09/30/20 | \$155,500 | WD | 03-ARM'S LENGTH | \$155,500 | \$74,300 |
| 11 135 001 003 | 3515 SILVER BEACH DR | 09/30/20 | \$155,500 | WD | 03-ARM'S LENGTH | \$155,500 | \$74,300 |
| 11 145 001 002 | 3751 STRAWBERRY HILL RD | 01/20/22 | \$110,000 | WD | 03-ARM'S LENGTH | \$110,000 | \$52,400 |
| 11 150 001 003 | 3881 SUNRISE DR | 07/29/20 | \$135,000 | WD | 03-ARM'S LENGTH | \$135,000 | \$59,800 |
| 11 160 001 004 | 1130 LAKE SHORE DR | 11/23/21 | \$148,500 | WD | 03-ARM'S LENGTH | \$148,500 | \$37,200 |
| 11 160 001 013 | 1145 TOLEDO DR | 11/02/21 | \$186,000 | WD | 03-ARM'S LENGTH | \$186,000 | \$35,800 |
| 11 160 001 014 | 1151 TOLEDO DR | 05/07/20 | \$52,800 | WD | 03-ARM'S LENGTH | \$52,800 | \$31,400 |
| 11 165 006 003 | 3148 LAKESHORE DR | 09/22/20 | \$144,000 | WD | 03-ARM'S LENGTH | \$144,000 | \$50,200 |
| 11 165 010 011 | 3529 MAJESTIC CT | 06/25/21 | \$47,500 | WD | 03-ARM'S LENGTH | \$47,500 | \$22,600 |
| 11 165 013 001 | 3570 PARKWAY CT | 12/30/21 | \$119,900 | WD | 03-ARM'S LENGTH | \$119,900 | \$57,200 |
| | | Totals: | \$3,943,700 | | | \$3,943,700 | \$1,629,100 |
| | | | | | | | Sale. Ratio => |
| | | | | | | | Std. Dev. => |

UNPLATTED LAKE, BEAR WILSON & CUB LAKE ECF 1.065 CALCULATED AND APPLIED

| Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area |
|---------------|--------------------|-------------|--------------------|--------------------------|--------------|------------|----------------------------|-----------------|
| 31.41 | \$210,471 | \$22,837 | \$246,163 | \$186,145 | 1.322 | 1,352 | \$182.07 | 4006 |
| 48.29 | \$180,079 | \$38,268 | \$142,732 | \$135,058 | 1.057 | 1,344 | \$106.20 | 4004 |
| 60.57 | \$216,794 | \$30,609 | \$109,391 | \$192,340 | 0.569 | 1,224 | \$89.37 | 4009 |
| 33.55 | \$186,519 | \$29,893 | \$167,107 | \$161,804 | 1.033 | 1,200 | \$139.26 | 4009 |
| 32.15 | \$57,926 | \$3,396 | \$61,604 | \$54,097 | 1.139 | 704 | \$87.51 | 4006 |
| 23.65 | \$58,162 | \$3,299 | \$95,201 | \$54,428 | 1.749 | 616 | \$154.55 | 4006 |
| 50.92 | \$160,718 | \$29,162 | \$90,838 | \$135,905 | 0.668 | 1,680 | \$54.07 | 4009 |
| 48.29 | \$180,079 | \$38,268 | \$142,732 | \$135,058 | 1.057 | 1,344 | \$106.20 | 4004 |
| 48.29 | \$180,079 | \$38,268 | \$142,732 | \$135,058 | 1.057 | 1,344 | \$106.20 | 4004 |
| 33.71 | \$287,761 | \$27,066 | \$306,934 | \$226,691 | 1.354 | 1,996 | \$153.77 | 4004 |
| 64.53 | \$99,078 | \$33,757 | \$41,243 | \$62,210 | 0.663 | 764 | \$53.98 | 4004 |
| 64.53 | \$99,078 | \$33,757 | \$41,243 | \$62,210 | 0.663 | 764 | \$53.98 | 4004 |
| 31.41 | \$210,471 | \$22,837 | \$246,163 | \$186,145 | 1.322 | 1,352 | \$182.07 | 4006 |
| 32.15 | \$57,926 | \$3,396 | \$61,604 | \$54,097 | 1.139 | 704 | \$87.51 | 4006 |
| 23.65 | \$58,162 | \$3,299 | \$95,201 | \$54,428 | 1.749 | 616 | \$154.55 | 4006 |
| 53.75 | \$103,657 | \$51,829 | \$28,171 | \$45,068 | 0.625 | 838 | \$33.62 | 4004 |
| 53.75 | \$103,657 | \$51,829 | \$28,171 | \$45,068 | 0.625 | 838 | \$33.62 | 4004 |
| 59.39 | \$271,608 | \$39,324 | \$140,676 | \$201,986 | 0.696 | 1,380 | \$101.94 | 4004 |
| 47.78 | \$155,678 | \$48,568 | \$106,932 | \$105,010 | 1.018 | 1,012 | \$105.66 | 4004 |
| 47.78 | \$155,678 | \$48,568 | \$106,932 | \$105,010 | 1.018 | 1,012 | \$105.66 | 4004 |
| 47.64 | \$146,000 | \$36,395 | \$73,605 | \$95,309 | 0.772 | 720 | \$102.23 | 4004 |
| 44.30 | \$145,852 | \$37,371 | \$97,629 | \$94,331 | 1.035 | 960 | \$101.70 | 4004 |
| 25.05 | \$87,512 | \$16,074 | \$132,426 | \$73,800 | 1.794 | 800 | \$165.53 | 4009 |
| 19.25 | \$111,097 | \$17,499 | \$168,501 | \$96,692 | 1.743 | 704 | \$239.35 | 4009 |
| 59.47 | \$81,811 | \$16,128 | \$36,672 | \$67,854 | 0.540 | 806 | \$45.50 | 4009 |
| 34.86 | \$106,517 | \$31,984 | \$112,016 | \$73,072 | 1.533 | 1,000 | \$112.02 | 4004 |
| 47.58 | \$53,343 | \$16,276 | \$31,224 | \$32,232 | 0.969 | 636 | \$49.09 | 4004 |
| 47.71 | \$122,127 | \$55,065 | \$64,835 | \$58,315 | 1.112 | 744 | \$87.14 | 4004 |
| | \$3,887,840 | | \$3,118,678 | \$2,929,421 | | | \$106.94 | |
| 41.31 | | | | E.C.F. => | 1.065 | | Std. Deviation=> | 0.384897 |
| 13.11 | | | | Ave. E.C.F. => | 1.072 | | Ave. Variance=> | 28.6483 |

| Dev. by Mean (%) | Building Style | Use Code | Land Value | Appr. by Eq. | Appr. Date | Other Parcels in Sale |
|------------------|----------------|----------|------------|--------------|------------|---------------------------------------|
| 25.0211 | RANCH | | \$14,672 | No | // | |
| 1.5397 | FARM HOUSE | | \$38,268 | No | // | 11 105 001 010, 11 105 001 011 |
| 50.3478 | COTTAGE | | \$30,609 | No | // | |
| 3.9440 | COTTAGE | | \$29,579 | No | // | |
| 6.6548 | COTTAGE | | \$3,396 | No | // | |
| 67.6915 | COTTAGE | | \$2,064 | No | // | |
| 40.3823 | RANCH | | \$29,162 | No | // | |
| 1.5397 | FARM HOUSE | | \$38,268 | No | // | 11 105 001 011, 11 008 100 006 08 7 3 |
| 1.5397 | FARM HOUSE | | \$38,268 | No | // | 11 105 001 010, 11 008 100 006 08 7 3 |
| 28.1757 | RANCH | | \$27,066 | No | // | |
| 40.9257 | RANCH | | \$33,757 | No | // | 11 110 001 020 |
| 40.9257 | RANCH | | \$33,757 | No | // | 11 110 001 019 |
| 8.1014 | RANCH | | \$14,672 | No | // | |
| 26.4677 | COTTAGE | | \$3,396 | No | // | |
| 34.5691 | COTTAGE | | \$2,064 | No | // | |
| 44.7136 | | | \$49,580 | No | // | 11 110 001 026 |
| 44.7136 | | | \$49,580 | No | // | 11 110 001 023 |
| 37.5752 | RANCH | | \$29,665 | No | // | |
| 5.3911 | RANCH | | \$47,247 | No | // | 11 135 001 003 |
| 5.3911 | RANCH | | \$47,247 | No | // | 11 135 001 002 |
| 29.9936 | RANCH | | \$35,302 | No | // | |
| 3.7258 | RANCH | | \$37,371 | No | // | |
| 72.2184 | COTTAGE | | \$16,074 | No | // | 11 160 001 003, 11 125 001 003 |
| 67.0438 | RANCH | | \$17,499 | No | // | |
| 53.1764 | COTTAGE | | \$16,128 | No | // | |
| 46.0747 | RANCH | | \$31,984 | No | // | 11 165 006 004 |
| 10.3495 | RANCH | | \$16,276 | No | // | |
| 3.9595 | FARM HOUSE | | \$55,065 | No | // | 11 165 013 002, 11 165 013 003 |

0.7611

Coefficient of Var=> 26.7187702

| Land Table | Property Class | Building Depr. |
|---------------------------|----------------|----------------|
| 4001 CAMBRIA RESIDENTIAL | 401 | 71 |
| | 401 | 65 |
| WILSON BEAR CUB LAKE LAND | 401 | 78 |
| WILSON BEAR CUB LAKE LAND | 401 | 77 |
| 4001 CAMBRIA RESIDENTIAL | 401 | 67 |
| 4001 CAMBRIA RESIDENTIAL | 401 | 68 |
| WILSON BEAR CUB LAKE LAND | 401 | 58 |
| | 401 | 65 |
| | 401 | 65 |
| WILSON BEAR CUB LAKE LAND | 401 | 78 |
| | 401 | 58 |
| | 401 | 58 |
| 4001 CAMBRIA RESIDENTIAL | 401 | 71 |
| 4001 CAMBRIA RESIDENTIAL | 401 | 67 |
| 4001 CAMBRIA RESIDENTIAL | 401 | 68 |
| WILSON BEAR CUB LAKE LAND | 401 | 45 |
| WILSON BEAR CUB LAKE LAND | 401 | 45 |
| WILSON BEAR CUB LAKE LAND | 401 | 71 |
| | 402 | 65 |
| | 402 | 65 |
| WILSON BEAR CUB LAKE LAND | 401 | 70 |
| WILSON BEAR CUB LAKE LAND | 401 | 61 |
| 4001 CAMBRIA RESIDENTIAL | 401 | 70 |
| WILSON BEAR CUB LAKE LAND | 401 | 79 |
| WILSON BEAR CUB LAKE LAND | 401 | 52 |
| | 402 | 48 |
| WILSON BEAR CUB LAKE LAND | 401 | 34 |
| WILSON BEAR CUB LAKE LAND | 401 | 57 |