

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold |
|----------------|------------------|-----------|--------------------|--------|-----------------|--------------------|------------------|
| 014-010-030-20 | 891 OAK DR | 6/21/2023 | \$295,000 | WD | 03-ARM'S LENGTH | \$295,000 | \$136,200 |
| 014-010-031-00 | 810 SHADY LANE | 7/31/2024 | \$445,000 | PTA | 03-ARM'S LENGTH | \$445,000 | \$123,100 |
| 014-205-012-00 | 1240 S VINING RD | 9/8/2023 | \$307,000 | WD | 03-ARM'S LENGTH | \$307,000 | \$79,600 |
| 014-205-023-00 | 1364 VINING RD | 7/30/2024 | \$260,000 | WD | 03-ARM'S LENGTH | \$260,000 | \$113,800 |
| 014-500-004-00 | 271 PINE DR | 8/9/2023 | \$246,000 | WD | 03-ARM'S LENGTH | \$246,000 | \$51,400 |
| 014-500-022-00 | 471 PINE DR | 9/22/2023 | \$350,000 | WD | 03-ARM'S LENGTH | \$350,000 | \$127,400 |
| 014-500-022-50 | 451 PINE DR | 9/29/2023 | \$249,900 | WD | 03-ARM'S LENGTH | \$249,900 | \$78,700 |
| 014-630-001-00 | 611 SUNNY TRAIL | 9/6/2023 | \$335,000 | WD | 03-ARM'S LENGTH | \$335,000 | \$163,000 |
| Totals: | | | \$2,487,900 | | | \$2,487,900 | \$873,200 |
| | | | | | | | Sale. Ratio => |
| | | | | | | | Std. Dev. => |

TURK LAKE LAKEFRONT \$1306 CALCULATED, \$1000 FRONT FOOT APPLIED

| | | | | | | | |
|----------------|------------------|-----------|-----------|----|-----------------|-----------|----------|
| 014-640-103-00 | 9170 W COLBY RD | 8/17/2023 | \$199,000 | WD | 03-ARM'S LENGTH | \$199,000 | \$82,200 |
| 014-010-031-30 | 1197 SHADY LANE | 10/3/2023 | \$92,500 | WD | 03-ARM'S LENGTH | \$92,500 | \$11,300 |
| 014-205-010-00 | 1140 S VINING RD | 5/31/2023 | \$75,000 | WD | 03-ARM'S LENGTH | \$75,000 | \$74,800 |
| 014-701-009-00 | 1291 SHADY LANE | 6/19/2024 | \$150,000 | WD | 03-ARM'S LENGTH | \$150,000 | \$64,500 |

LAKE VIEWS \$400 FRONT FOOT APPLIED

| | | | | | | | |
|----------------|-------------------|------------|-----------|----|-----------------|-----------|-----------|
| 014-120-008-00 | 3120 S JOHNSON RD | 3/12/2024 | \$170,000 | WD | 03-ARM'S LENGTH | \$170,000 | \$53,800 |
| 014-210-005-00 | 9410 PECK RD | 12/31/2024 | \$220,000 | WD | 03-ARM'S LENGTH | \$220,000 | \$83,500 |
| 014-210-010-00 | 9350 W PECK RD | 5/29/2024 | \$215,000 | WD | 03-ARM'S LENGTH | \$215,000 | \$103,400 |
| 014-730-057-00 | 10393 SHARON DR | 8/23/2023 | \$280,000 | WD | 03-ARM'S LENGTH | \$280,000 | \$0 |
| 014-500-030-00 | 472 PINE DR | 03/08/2023 | \$135,000 | WD | 03-ARM'S LENGTH | \$135,000 | \$59,600 |
| 014-500-035-00 | 352 PINE DR | 07/22/2022 | \$153,000 | WD | 03-ARM'S LENGTH | \$153,000 | \$69,600 |

TURK LAKE BACKLOTS CONSIDERED OLDER SALES ALONG WITH PLATTED SALES APPLIED \$300 FRONT FOOT

| Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres |
|---------------|----------------|---------------|-----------------|--------------|-------|----------------|-------------|
| 46.17 | \$286,250 | \$91,884 | \$83,134 | 87.5 | 80.0 | 0.18 | 0.18 |
| 27.66 | \$239,347 | \$275,753 | \$70,100 | 315.2 | 563.0 | 1.37 | 0.87 |
| 25.93 | \$168,887 | \$197,600 | \$59,487 | 62.6 | 123.0 | 0.11 | 0.11 |
| 43.77 | \$235,241 | \$110,391 | \$85,632 | 90.1 | 195.0 | 0.22 | 0.22 |
| 20.89 | \$164,591 | \$116,988 | \$35,579 | 37.5 | 44.0 | 0.04 | 0.04 |
| 36.40 | \$308,752 | \$137,139 | \$95,891 | 100.9 | 90.0 | 0.24 | 0.24 |
| 31.49 | \$168,744 | \$144,415 | \$63,259 | 94.8 | 75.2 | 0.18 | 0.18 |
| 48.66 | \$342,460 | \$90,542 | \$98,002 | 103.2 | 121.4 | 0.26 | 0.26 |
| | \$1,914,272 | \$1,164,712 | \$591,084 | 891.7 | | 2.60 | 2.11 |
| 35.10 | | | Average | | | Average | |
| 10.26 | | | per FF=> | \$1,306 | | per Net Acre=> | 447,449.87 |

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|-------|-----------|----------|-----------|-------|-------|------|------|
| 41.31 | \$176,061 | \$67,340 | \$44,401 | 161.5 | 286.0 | 1.20 | 1.20 |
| 12.22 | \$56,197 | \$92,500 | \$56,197 | 113.4 | 180.0 | 2.67 | 2.19 |
| 99.73 | \$171,617 | \$35,021 | \$131,638 | 138.6 | 158.0 | 0.44 | 0.44 |
| 43.00 | \$134,261 | \$70,587 | \$54,848 | 57.7 | 80.0 | 0.09 | 0.09 |

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|-------|-----------|----------|----------|-------|-------|------|------|
| 31.65 | \$159,000 | \$31,000 | \$20,000 | 150.0 | 217.8 | 0.75 | 0.75 |
| 37.95 | \$190,292 | \$62,208 | \$32,500 | 141.0 | 267.0 | 0.86 | 0.86 |
| 48.09 | \$203,002 | \$44,498 | \$32,500 | 94.0 | 267.0 | 0.58 | 0.58 |
| 0.00 | \$235,267 | \$77,233 | \$32,500 | 200.0 | 230.0 | 1.06 | 1.06 |

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|-------|-----------|----------|----------|------|------|------|------|
| 44.15 | \$126,113 | \$26,387 | \$17,500 | 83.7 | 60.0 | 0.11 | 0.11 |
| 45.49 | \$146,606 | \$23,894 | \$17,500 | 83.7 | 80.0 | 0.15 | 0.15 |

| Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale |
|------------|--------------|--------------|--------------|----------|-------------|--------------------------------|
| \$1,050 | \$499,370 | \$11.46 | 100.00 | '4500 | 2023R-06259 | |
| \$875 | \$202,017 | \$4.64 | 330.00 | '4500 | | 014-010-031-10, 014-010-031-20 |
| \$3,156 | \$1,748,673 | \$40.14 | 40.00 | '4500 | 2023R-08985 | |
| \$1,225 | \$492,817 | \$11.31 | 50.00 | '4500 | 2024R-08407 | |
| \$3,124 | \$2,924,700 | \$67.14 | 40.00 | '4500 | 2023R-07890 | |
| \$1,359 | \$576,214 | \$13.23 | 115.00 | '4500 | 2023R-09455 | |
| \$1,524 | \$802,306 | \$18.42 | 104.50 | '4500 | 2023R-09564 | |
| \$878 | \$349,583 | \$8.03 | 92.91 | '4500 | 2023R-08758 | |

Average
per SqFt=> \$10.27

| | | | | | | |
|---------|-----------|---------|--------|-------|-------------|----------------|
| \$417 | \$56,351 | \$1.29 | 182.00 | '4500 | 2023R-08295 | |
| \$816 | \$34,605 | \$0.79 | 117.00 | '4500 | 2023R-09739 | 014-010-031-40 |
| \$253 | \$79,054 | \$1.81 | 122.00 | '4500 | 2023R-05491 | |
| \$1,223 | \$767,250 | \$17.61 | 50.00 | '4500 | 2024R-05684 | |

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|-------|----------|--------|--------|-------|-------------|--|
| \$207 | \$41,333 | \$0.95 | 150.00 | '4100 | 2024R-02594 | |
| \$441 | \$72,000 | \$1.65 | 141.00 | '4100 | 2025R-0045 | |
| \$473 | \$77,253 | \$1.77 | 94.00 | '4100 | 2024R-05021 | |
| \$386 | \$73,137 | \$1.68 | 200.00 | '4100 | 2023R-08196 | |

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|-------|-----------|--------|-------|-------|-------------|--|
| \$315 | \$239,882 | \$5.51 | 80.00 | '4500 | 2023R-02872 | |
| \$286 | \$162,544 | \$3.73 | 80.00 | '4500 | 2022R-09006 | |

| Land Table | Gravel | Paved | Inspected Date | Class | Rate Group 1 | Rate Group 2 |
|----------------|--------|-------|----------------|-------|-----------------|-----------------|
| 4500 TURK LAKE | 0 | 0 | 11/08/1999 | 401 | TURK LAKE FRONT | |
| 4500 TURK LAKE | 0 | 0 | NOT INSPECTED | 401 | TURK LAKE FRONT | |
| 4500 TURK LAKE | 0 | 0 | NOT INSPECTED | 401 | TURK LAKE FRONT | |
| 4500 TURK LAKE | 0 | 0 | NOT INSPECTED | 401 | TURK LAKE FRONT | |
| 4500 TURK LAKE | 0 | 1 | 07/10/2009 | 401 | TURK LAKE FRONT | |
| 4500 TURK LAKE | 0 | 1 | 07/09/2009 | 401 | TURK LAKE FRONT | |
| 4500 TURK LAKE | 0 | 1 | 07/09/2009 | 401 | TURK LAKE FRONT | BACKLOT |
| 4500 TURK LAKE | 1 | 0 | 07/14/2009 | 401 | TURK LAKE FRONT | TURK LAKE FRONT |

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|----------------|---|---|---------------|-----|-----------------|--|
| 4500 TURK LAKE | 0 | 1 | 07/14/2009 | 401 | BACKLOT | |
| 4500 TURK LAKE | 0 | 0 | NOT INSPECTED | 402 | | |
| 4500 TURK LAKE | 0 | 0 | NOT INSPECTED | 401 | TURK LAKE FRONT | |
| 4500 TURK LAKE | 0 | 0 | NOT INSPECTED | 401 | TURK LAKE FRONT | |

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|--------------------|---|---|---------------|-----|--------------|--|
| 4100 PLATTED RURAL | 0 | 1 | 04/28/2009 | 401 | TYPICAL SITE | |
| 4100 PLATTED RURAL | 0 | 0 | NOT INSPECTED | 401 | TYPICAL FF A | |
| 4100 PLATTED RURAL | 0 | 0 | NOT INSPECTED | 401 | TYPICAL FF A | |
| 4100 PLATTED RURAL | 0 | 1 | 09/29/2009 | 401 | TYPICAL FF A | |

| | | | | | | |
|----------------|---|---|---------------|-----|---------|--|
| 4500 TURK LAKE | 0 | 0 | NOT INSPECTED | 401 | BACKLOT | |
| 4500 TURK LAKE | 0 | 1 | 07/10/2009 | 401 | BACKLOT | |