

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold |
|----------------|------------------|------------|-------------|--------|-----------------|--------------|----------------|
| 014-002-009-00 | 461 S FITZNER RD | 11/22/2023 | \$570,000 | WD | 03-ARM'S LENGTH | \$570,000 | \$220,600 |
| 001-023-011-40 | | 1/2/2025 | \$150,000 | WD | 03-ARM'S LENGTH | \$150,000 | \$55,900 |
| 007-030-003-30 | N HILLMAN RD | 12/11/2023 | \$125,000 | WD | 03-ARM'S LENGTH | \$125,000 | \$54,300 |
| 007-016-035-00 | NEVINS RD | 11/17/2023 | \$350,000 | WD | 03-ARM'S LENGTH | \$320,000 | \$135,500 |
| 014-006-020-20 | 915 S JOHNSON RD | 7/7/2023 | \$280,000 | WD | 03-ARM'S LENGTH | \$280,000 | \$0 |
| Totals: | | | \$1,475,000 | | | \$1,445,000 | \$466,300 |
| | | | | | | | Sale. Ratio => |
| | | | | | | | Std. Dev. => |

MONTCALM AG LAND 2026 \$4000 APPLIED, \$4176 CALCULATED

| Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF |
|---------------|----------------|---------------|-----------------|--------------|-------|----------------|-------------|------------|
| 38.70 | \$482,803 | \$342,914 | \$255,717 | 0.0 | 0.0 | 77.93 | 77.93 | #DIV/0! |
| 37.27 | \$111,840 | \$150,000 | \$111,840 | 0.0 | 0.0 | 39.20 | 39.20 | #DIV/0! |
| 43.44 | \$128,352 | \$125,000 | \$128,352 | 0.0 | 0.0 | 30.56 | 19.70 | #DIV/0! |
| 42.34 | \$339,050 | \$320,000 | \$339,050 | 0.0 | 0.0 | 80.00 | 80.00 | #DIV/0! |
| 0.00 | \$229,366 | \$184,284 | \$133,650 | 0.0 | 0.0 | 41.00 | 41.00 | #DIV/0! |
| | \$1,291,411 | \$1,122,198 | \$968,609 | 0.0 | | 268.69 | 257.83 | |
| 32.27 | | | Average | | | Average | | |
| 18.26 | | | per FF=> | #DIV/0! | | per Net Acre=> | 4,176.55 | |

| Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Gravel |
|--------------|--------------|--------------|----------|-------------|-----------------------|-----------------------|--------|
| \$4,400 | \$0.10 | 0.00 | '4000 | 2023R-11228 | | 4000 AGRICULTURAL/IND | 0 |
| \$3,827 | \$0.09 | 0.00 | '1000 | 2025-00206 | | 4000 AG LAND | 1 |
| \$4,090 | \$0.09 | 0.00 | '1001 | 2023R-11889 | 007-029-005-02 | 1001 AGRICULTURAL | 0 |
| \$4,000 | \$0.09 | 0.00 | '1001 | 2023R-11317 | | 1001 AGRICULTURAL | 0 |
| \$4,495 | \$0.10 | 0.00 | '4000 | 2023R-06798 | | 4000 AGRICULTURAL/IND | 0 |

Average
per SqFt=> \$0.10

| Paved | Inspected Date | Class |
|--------------|-----------------------|--------------|
| 1 | 02/20/2009 | 101 |
| 0 | 04/23/2010 | 102 |
| 0 | NOT INSPECTED | 102 |
| 0 | 02/19/1991 | 102 |
| 0 | 10/21/2020 | 101 |
