

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
13-002-004-00	7585 W NORTH COUNTY LINE RD	11/20/2023	\$236,000	WD	03-ARM'S LENGTH	\$236,000
13-035-015-00	7402 W LINCOLN RD	12/22/2023	\$145,500	WD	03-ARM'S LENGTH	\$145,500
13-003-014-10	8760 W ADAMS RD	5/3/2023	\$87,000	WD	03-ARM'S LENGTH	\$87,000
13-036-017-00	6778 W LINCOLN RD	9/25/2023	\$172,000	WD	03-ARM'S LENGTH	\$172,000
13-014-001-01	9973 N PINGREE RD	10/17/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000
13-032-004-50	10305 W JACKSON RD	4/12/2024	\$89,900	WD	03-ARM'S LENGTH	\$89,900
13-006-013-58	11268 S SHORE DR	12/23/2024	\$185,000	WD	03-ARM'S LENGTH	\$185,000
13-031-006-51	6173 N LUMBERJACK RD	8/15/2024	\$60,000	PTA	03-ARM'S LENGTH	\$60,000
13-029-016-20	7025 N OSBORN RD	3/28/2025	\$160,000	WD	03-ARM'S LENGTH	\$160,000
13-030-023-10	7017 N LUMBERJACK RD	1/16/2025	\$153,000	WD	03-ARM'S LENGTH	\$153,000
13-031-006-52	N LUMBERJACK (6000) RD	6/26/2023	\$13,000	QC	03-ARM'S LENGTH	\$13,000
13-026-009-00	7410 N BLISS RD	7/12/2024	\$110,000	PTA	03-ARM'S LENGTH	\$110,000
13-004-001-32	9409 W NORTH COUNTY LINE RD	2/14/2025	\$197,500	WD	03-ARM'S LENGTH	\$197,500
13-017-008-20		4/3/2023	\$67,000	WD	03-ARM'S LENGTH	\$67,000
13-017-008-21	10865 MCGREGOR RD	6/24/2024	\$65,000	PTA	03-ARM'S LENGTH	\$65,000
13-017-008-22	10861 MCGREGOR RD	6/24/2024	\$70,000	LC	03-ARM'S LENGTH	\$70,000
13-019-008-15	8734 N LUMBERJACK RD	5/31/2024	\$579,900	WD	03-ARM'S LENGTH	\$579,900
13-033-002-01	6691 N WARNER RD	5/31/2024	\$399,900	WD	03-ARM'S LENGTH	\$399,900
13-030-006-95	11715 W DEER TRAIL	6/8/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000
13-020-013-01	10430 W MONROE RD	1/31/2024	\$162,900	WD	03-ARM'S LENGTH	\$162,900
13-030-006-65	11753 DEER TRAIL	7/26/2024	\$206,000	PTA	03-ARM'S LENGTH	\$206,000
13-023-008-10	7841 W MADISON RD	8/16/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000
13-026-001-20	W MONROE RD	1/27/2025	\$140,000	WD	03-ARM'S LENGTH	\$140,000
13-010-007-00	W ADAMS RD	7/13/2023	\$120,000	QC	03-ARM'S LENGTH	\$120,000
13-032-008-10	W LINCOLN RD	9/6/2023	\$301,212	WD	03-ARM'S LENGTH	\$301,212
<b>Totals:</b>			<b>\$4,525,812</b>			<b>\$4,525,812</b>

RESIDENTIAL ACREAGE 1ST ACRE AT \$16,500, 5 ACRES AT \$31,500, 15 ACRES TO 50 ACRES AT \$3500 PER

13-306-001-00	TAYLOR AVE	6/27/2024	\$175,000	PTA	03-ARM'S LENGTH	\$175,000
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13-355-004-00	6449 N PINGREE RD	6/2/2023	\$70,000	WD	03-ARM'S LENGTH	\$70,000
13-355-009-00	6408 N PINGREE RD	11/15/2023	\$75,000	PTA	03-ARM'S LENGTH	\$75,000
13-402-017-00	6484 MILL ST	3/10/2025	\$77,978	PTA	03-ARM'S LENGTH	\$77,978
13-407-001-00	6324 N RIVER ST	9/14/2023	\$152,000	PTA	03-ARM'S LENGTH	\$152,000
13-407-001-00	6324 N RIVER ST	1/8/2025	\$160,000	PTA	03-ARM'S LENGTH	\$160,000
13-601-030-00	11558 SCHOOL ST	9/6/2024	\$159,000	WD	03-ARM'S LENGTH	\$159,000
13-036-004-00	6723 N RICH RD	3/19/2025	\$145,000	WD	03-ARM'S LENGTH	\$145,000

FRONT FOOT RATE CALCULATE AT \$124 PER FRONT FOOT, \$100 APPLIED

OUTLIERS NOT USED

13-028-012-00	9693 W MONROE RD	9/3/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000
13-700-041-00	10441 W MONROE RD	11/12/2024	\$229,000	WD	03-ARM'S LENGTH	\$229,000
13-027-019-00	8195 W MONROE RD	10/25/2024	\$117,500	WD	03-ARM'S LENGTH	\$117,500
13-028-004-00	9087 W MONROE RD	9/28/2023	\$147,000	WD	03-ARM'S LENGTH	\$147,000
13-200-007-00	6167 WILDWOOD DR	8/29/2023	\$195,000	WD	03-ARM'S LENGTH	\$195,000
13-303-006-00	7039 MICHIGAN AVE	11/30/2023	\$150,000	PTA	03-ARM'S LENGTH	\$150,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
\$87,000	36.86	\$196,276	\$52,474	\$12,750	0.0	0.0	1.00	1.00
\$60,200	41.37	\$136,283	\$22,267	\$13,050	0.0	0.0	1.00	1.00
\$31,600	36.32	\$69,420	\$33,100	\$15,520	0.0	0.0	1.30	1.30
\$71,400	41.51	\$161,144	\$27,056	\$16,200	0.0	0.0	1.30	1.30
\$118,400	43.05	\$231,760	\$60,880	\$17,640	0.0	0.0	1.80	1.80
\$18,600	20.69	\$49,613	\$58,367	\$18,080	0.0	0.0	2.00	2.00
\$67,100	36.27	\$138,726	\$64,634	\$18,360	0.0	0.0	2.10	2.10
\$30,100	50.17	\$59,508	\$19,412	\$18,920	0.0	0.0	2.13	2.13
\$79,000	49.38	\$160,207	\$19,793	\$20,000	0.0	0.0	2.50	2.50
\$68,100	44.51	\$138,397	\$35,603	\$21,000	0.0	0.0	2.50	2.50
\$9,300	71.54	\$20,640	\$13,000	\$20,640	0.0	0.0	2.77	2.77
\$48,900	44.45	\$95,420	\$37,580	\$23,000	0.0	0.0	3.00	3.00
\$55,400	28.05	\$112,054	\$108,326	\$22,880	0.0	0.0	3.15	3.15
\$45,600	68.06	\$65,687	\$25,923	\$24,610	0.0	0.0	3.80	3.80
\$0	0.00	\$44,592	\$38,968	\$18,560	0.0	0.0	3.80	1.89
\$0	0.00	\$36,140	\$52,420	\$18,560	0.0	0.0	3.80	1.89
\$268,000	46.21	\$523,286	\$82,624	\$26,010	0.0	0.0	4.10	4.10
\$108,200	27.06	\$211,568	\$214,097	\$25,765	0.0	0.0	4.18	4.18
\$57,700	32.06	\$169,278	\$37,607	\$26,885	0.0	0.0	4.30	4.30
\$75,000	46.04	\$168,474	\$22,746	\$28,320	0.0	0.0	5.00	5.00
\$71,500	34.71	\$158,529	\$84,221	\$36,750	0.0	0.0	6.80	6.80
\$130,100	37.17	\$288,140	\$177,000	\$115,140	0.0	0.0	24.54	10.00
\$50,900	36.36	\$113,564	\$140,000	\$113,564	0.0	0.0	40.00	40.00
\$49,200	41.00	\$118,871	\$120,000	\$118,871	0.0	0.0	41.00	41.00
\$0	0.00	\$240,918	\$301,212	\$240,918	0.0	0.0	83.67	83.67
\$1,601,300		\$3,708,495	\$1,849,310	\$1,031,993	0.0		251.54	233.18
Sale. Ratio =>	35.38			Average			Average	
Std. Dev. =>	17.60			per FF=>	#DIV/0!		per Net Acre=>	7,351.95

ACRE 50 & 100 ACRES AT \$3600 PER ACRE

\$72,900	41.66	\$141,821	\$42,719	\$9,540	106.0	123.0	0.30	0.30
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\$28,900	41.29	\$66,660	\$12,959	\$9,619	101.3	160.0	0.37	0.37
\$33,500	44.67	\$76,557	\$5,711	\$7,268	76.5	93.3	0.16	0.16
\$40,100	51.42	\$81,377	\$7,051	\$10,450	110.0	106.0	0.27	0.27
\$63,100	41.51	\$149,463	\$46,427	\$43,890	462.0	114.3	1.21	1.21
\$82,500	51.56	\$171,198	\$45,232	\$56,430	594.0	209.8	1.50	1.21
\$75,900	47.74	\$148,412	\$24,838	\$14,250	150.0	125.0	0.43	0.43
\$61,500	42.41	\$125,052	\$36,098	\$16,150	170.0	200.0	0.78	0.78

\$221,035

1769 TOTAL FT

\$51,800	35.72	\$101,581	\$56,743	\$13,324	140.3	190.6	0.61	0.61
\$94,700	41.35	\$185,140	\$55,735	\$11,875	125.0	162.5	0.47	0.47
\$57,400	48.85	\$112,541	\$20,634	\$15,675	165.0	165.0	0.63	0.63
\$61,500	41.84	\$140,259	\$19,851	\$13,110	138.0	180.0	0.57	0.57
\$48,100	24.67	\$107,394	\$100,906	\$13,300	140.0	155.0	0.50	0.50
\$42,000	28.00	\$95,134	\$64,366	\$9,500	100.0	120.0	0.28	0.28

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
#DIV/0!	\$52,474	\$1.20	0.00	'4001	2023R-03423	
#DIV/0!	\$22,267	\$0.51	0.00	'4001	2024R-00099	
#DIV/0!	\$25,462	\$0.58	0.00	'4001	2023R-00203	
#DIV/0!	\$20,812	\$0.48	0.00	'4001	2023R-02884	
#DIV/0!	\$33,822	\$0.78	0.00	'4001	2024R-04900	
#DIV/0!	\$29,184	\$0.67	0.00	'4001	2024R-01986	
#DIV/0!	\$30,778	\$0.71	0.00	'4001	2024R-05862	
#DIV/0!	\$9,114	\$0.21	0.00	'4001		
#DIV/0!	\$7,917	\$0.18	0.00	'4001	2025R-01748	
#DIV/0!	\$14,241	\$0.33	0.00	'4001	2025R-0002	
#DIV/0!	\$4,693	\$0.11	0.00	'4001	2023R-01620	
#DIV/0!	\$12,527	\$0.29	0.00	'4001		
#DIV/0!	\$34,389	\$0.79	0.00	'4001	2024R-04010	
#DIV/0!	\$6,822	\$0.16	0.00	'4001	1117-0863	
#DIV/0!	\$10,255	\$0.24	0.00	'4001		
#DIV/0!	\$13,795	\$0.32	0.00	'4001		
#DIV/0!	\$20,152	\$0.46	0.00	'4001	2024R-02858	
#DIV/0!	\$51,219	\$1.18	0.00	'1001	2024R-02894	
#DIV/0!	\$8,746	\$0.20	0.00	'4001	2023R-0865	
#DIV/0!	\$4,549	\$0.10	0.00	'4001	2024R-00500	
#DIV/0!	\$12,385	\$0.28	0.00	'4001		
#DIV/0!	\$7,213	\$0.17	0.00	'1001		13-023-008-05, 13-023-009-00
#DIV/0!	\$3,500	\$0.08	0.00	'4001	2025R-00841	
#DIV/0!	\$2,927	\$0.07	0.00	'4001	2023R-01326	
#DIV/0!	\$3,600	\$0.08	0.00	'4001	2023R-02199	

Average  
per SqFt=> \$0.17

\$403	\$142,873	\$3.28	106.00	'4001		13-306-005-00
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\$128	\$34,836	\$0.80	101.25	'4001	2023R-0649
\$75	\$34,823	\$0.80	76.50	'4001	
\$64	\$26,310	\$0.60	110.00	'4001	
\$100	\$38,306	\$0.88	462.00	'4001	
\$76	\$30,135	\$0.69	594.00	'4001	13-408-003-01
\$166	\$57,763	\$1.33	150.00	'4001	2024R-04273
\$212	\$46,220	\$1.06	170.00	'4001	2025R-01618

\$405	\$92,415	\$2.12	140.25	'4001	2024R-04214
\$446	\$119,603	\$2.75	125.00	'4001	2024R-05254
\$125	\$33,014	\$0.76	165.00	'4001	2024R-05041
\$144	\$34,826	\$0.80	138.00	'4001	2023R-02632
\$721	\$202,622	\$4.65	140.00	'4001	2023R-02107
\$644	\$234,058	\$5.37	100.00	'4001	

Land Table	Inspected Date	Class	Rate Group 1
4001 RESIDENTIAL NEW	10/15/2019	401	
4001 RESIDENTIAL NEW	11/29/2019	401	
4001 RESIDENTIAL NEW	10/16/2019	401	
4001 RESIDENTIAL NEW	11/29/2019	401	
4001 RESIDENTIAL NEW	11/04/2019	401	
4001 RESIDENTIAL NEW	11/26/2019	401	
4001 RESIDENTIAL NEW	10/18/2019	401	
4001 RESIDENTIAL NEW	02/01/2024	401	
4001 RESIDENTIAL NEW	11/18/2019	401	
4001 RESIDENTIAL NEW	11/22/2019	401	
4001 RESIDENTIAL NEW	11/26/2019	402	
4001 RESIDENTIAL NEW	11/14/2019	401	
4001 RESIDENTIAL NEW	NOT INSPECTED	401	
4001 RESIDENTIAL NEW	01/25/2024	001	
4001 RESIDENTIAL NEW	01/25/2024	401	
4001 RESIDENTIAL NEW	01/25/2024	401	
4001 RESIDENTIAL NEW	11/14/2019	401	
4001 RESIDENTIAL NEW	08/25/2020	401	
4001 RESIDENTIAL NEW	11/22/2019	401	
4001 RESIDENTIAL NEW	11/19/2019	401	
4001 RESIDENTIAL NEW	11/22/2019	401	
4001 RESIDENTIAL NEW	11/25/2019	401	
4001 RESIDENTIAL NEW	11/11/2019	102	
4001 RESIDENTIAL NEW	10/29/2019	402	
4001 RESIDENTIAL NEW	08/21/2020	402	

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4001 RESIDENTIAL NEW	12/06/2019	401	FRONT FOOT RATE
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<b>4001 RESIDENTIAL NEW</b>	<b>12/14/2019</b>	<b>401</b>	<b>FRONT FOOT RATE</b>
<b>4001 RESIDENTIAL NEW</b>	<b>12/14/2019</b>	<b>401</b>	<b>FRONT FOOT RATE</b>
<b>4001 RESIDENTIAL NEW</b>	<b>11/29/2019</b>	<b>401</b>	<b>FRONT FOOT RATE</b>
<b>4001 RESIDENTIAL NEW</b>	<b>11/30/2019</b>	<b>401</b>	<b>FRONT FOOT RATE</b>
<b>4001 RESIDENTIAL NEW</b>	<b>11/30/2019</b>	<b>401</b>	<b>FRONT FOOT RATE</b>
<b>4001 RESIDENTIAL NEW</b>	<b>12/04/2019</b>	<b>401</b>	<b>FRONT FOOT RATE</b>
<b>4001 RESIDENTIAL NEW</b>	<b>02/02/2024</b>	<b>401</b>	<b>FRONT FOOT RATE</b>

<b>4001 RESIDENTIAL NEW</b>	<b>11/15/2019</b>	<b>401</b>	<b>FRONT FOOT RATE</b>
<b>4001 RESIDENTIAL NEW</b>	<b>11/20/2019</b>	<b>401</b>	<b>FRONT FOOT RATE</b>
<b>4001 RESIDENTIAL NEW</b>	<b>11/15/2019</b>	<b>401</b>	<b>FRONT FOOT RATE</b>
<b>4001 RESIDENTIAL NEW</b>	<b>11/18/2019</b>	<b>401</b>	<b>FRONT FOOT RATE</b>
<b>4001 RESIDENTIAL NEW</b>	<b>12/12/2019</b>	<b>401</b>	<b>FRONT FOOT RATE</b>
<b>4001 RESIDENTIAL NEW</b>	<b>12/06/2019</b>	<b>401</b>	<b>FRONT FOOT RATE</b>