

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold |
|----------------|--------------------|------------|--------------------|--------|-----------------|--------------------|--------------------------|
| 007-220-001-00 | 4295 W STANTON RD | 7/25/2023 | \$610,000 | WD | 03-ARM'S LENGTH | \$610,000 | \$234,000 |
| 007-230-011-00 | 621 WOODLAND DR | 11/17/2023 | \$387,500 | WD | 03-ARM'S LENGTH | \$387,500 | \$147,300 |
| 019-690-004-50 | 391 DICKERSON VIEW | 12/3/2024 | \$406,000 | WD | 03-ARM'S LENGTH | \$406,000 | \$115,500 |
| 007-420-054-00 | 259 IVASON DR | 7/2/2024 | \$290,000 | WD | 03-ARM'S LENGTH | \$290,000 | \$107,700 |
| 007-352-017-00 | 135 DICKERSON VIEW | 9/18/2023 | \$345,000 | WD | 03-ARM'S LENGTH | \$345,000 | \$123,100 |
| 007-420-058-00 | 229 IVASON DR | 2/7/2025 | \$370,000 | WD | 03-ARM'S LENGTH | \$370,000 | \$180,400 |
| 007-545-014-00 | WOODLAND DR | 11/17/2023 | \$387,500 | WD | 03-ARM'S LENGTH | \$387,500 | \$147,300 |
| Totals: | | | \$2,796,000 | | | \$2,796,000 | \$1,055,300 |
| | | | | | | | Sale. Ratio => |
| | | | | | | | Std. Dev. => |

DICKERSON LAKEFRONT \$1667 CALCULATED, \$1300 APPLIED

| | | | | | | | |
|----------------|---------------------|------------|-----------|----|-----------------|-----------|-----------|
| 019-010-004-40 | LAKESIDE DR | 5/25/2023 | \$59,000 | WD | 03-ARM'S LENGTH | \$59,000 | \$8,400 |
| 019-200-020-00 | 1402 WHITE BIRCH DR | 9/29/2023 | \$250,000 | WD | 03-ARM'S LENGTH | \$250,000 | \$116,900 |
| 007-230-030-00 | 451 WOODLAND DR | 04/15/2022 | \$255,000 | WD | 03-ARM'S LENGTH | \$255,000 | \$119,400 |
| 019-720-006-00 | 281 DICKERSON VIEW | 06/10/2022 | \$145,000 | WD | 03-ARM'S LENGTH | \$145,000 | \$80,100 |
| 007-545-010-00 | 622 WOODLAND DR | 4/8/2022 | \$99,900 | WD | 03-ARM'S LENGTH | \$99,900 | \$44,500 |
| 007-230-030-00 | 451 WOODLAND DR | 4/15/2022 | \$255,000 | WD | 03-ARM'S LENGTH | \$255,000 | \$119,400 |

BACKLOTS OLDER SALES CONSIDERED ...APPLIED \$300 FRONT FOOT

| | | | | | | | |
|----------------|----------------|-----------|-----------|----|-------------------|-----------|-----------|
| 046-100-002-00 | PEARL LAKE DR | 4/4/2024 | \$20,000 | WD | 03-ARM'S LENGTH | \$20,000 | \$13,900 |
| 019-640-020-00 | RUBY RD | 5/21/2024 | \$45,000 | WD | 21-NOT USED/OTHER | \$45,000 | \$13,700 |
| 046-600-009-00 | 216 S SHORE DR | 6/3/2024 | \$390,000 | WD | 03-ARM'S LENGTH | \$390,000 | \$164,300 |
| 046-600-011-00 | 214 S SHORE DR | 7/24/2024 | \$400,000 | WD | 03-ARM'S LENGTH | \$400,000 | \$133,500 |
| 046-100-002-00 | PEARL LAKE DR | 3/8/2024 | \$40,000 | WD | 03-ARM'S LENGTH | \$40,000 | \$32,500 |

ROSA PEARL LAKEFRONT \$500 APPLIED

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|----------------|----------------|-----------|----------|----|-----------------|----------|----------|
| 007-080-020-00 | 152 LAKE DR | 8/23/2024 | \$35,000 | WD | 03-ARM'S LENGTH | \$35,000 | \$7,300 |
| 007-150-056-00 | 5757 KEENEY DR | 3/27/2023 | \$55,000 | WD | 03-ARM'S LENGTH | \$55,000 | \$14,700 |

BACKLOTS (\$200 APPLIED DUE TO HISTORICAL AND CURRENT DATA) \$200 FOR PEARL ROSA BACKLOTS

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|----------------|-------------------|-----------|-----------|----|-----------------|-----------|----------|
| 007-230-033-00 | 4045 STANTON RD | 10/8/2021 | \$160,000 | WD | 03-ARM'S LENGTH | \$160,000 | \$61,800 |
| 007-420-041-00 | 250 IVASON DR | 5/7/2021 | \$150,000 | WD | 03-ARM'S LENGTH | \$150,000 | \$55,000 |
| 007-500-008-00 | 140 SUTHERLAND DR | 8/2/2021 | \$155,000 | WD | 03-ARM'S LENGTH | \$155,000 | \$55,200 |

| Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF |
|---------------|----------------|---------------|-----------------|--------------|-------|----------------|-------------|------------|
| 38.36 | \$601,110 | \$144,990 | \$136,100 | 104.7 | 469.0 | 1.00 | 1.00 | \$1,385 |
| 38.01 | \$337,504 | \$119,385 | \$69,389 | 94.2 | 200.0 | 0.23 | 0.12 | \$1,268 |
| 28.45 | \$230,930 | \$275,691 | \$93,069 | 66.2 | 263.0 | 0.70 | 0.30 | \$4,164 |
| 37.14 | \$255,855 | \$67,178 | \$33,033 | 48.9 | 120.0 | 0.17 | 0.18 | \$1,373 |
| 35.68 | \$297,162 | \$88,338 | \$40,500 | 60.0 | 200.0 | 0.28 | 0.28 | \$1,472 |
| 48.76 | \$381,576 | \$69,333 | \$80,909 | 62.2 | 126.0 | 0.19 | 0.28 | \$1,114 |
| 38.01 | \$337,504 | \$119,385 | \$69,389 | 94.2 | 200.0 | 0.23 | 0.12 | \$1,268 |
| | \$2,441,641 | \$884,300 | \$522,389 | 530.4 | | 2.79 | 2.27 | |
| 37.74 | | | Average | | | Average | | |
| 5.96 | | | per FF=> | \$1,667 | | per Net Acre=> | 316,499.64 | |

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|-------|-----------|----------|----------|-------|-----|------|------|---------|
| 14.24 | \$16,758 | \$59,000 | \$16,758 | 289.2 | 589 | 1.2 | 0.56 | \$204 |
| 46.76 | \$233,797 | \$98,015 | \$81,812 | 88.4 | 140 | 0.93 | 0.13 | \$1,109 |
| 46.82 | \$312,759 | \$20,728 | \$78,487 | 65.4 | 100 | 0.17 | 0.17 | \$317 |
| 55.24 | \$160,262 | \$53,034 | \$68,296 | 56.9 | 115 | 0.17 | 0.17 | \$932 |
| 44.54 | \$108,642 | \$5,958 | \$14,700 | 73.5 | 100 | 0.21 | 0.21 | \$81 |
| 46.82 | \$271,497 | \$55,449 | \$71,946 | 65.4 | 100 | 0.17 | 0.17 | \$848 |

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|-------|-----------|-----------|----------|-------|-------|------|-------|---------|
| 69.50 | \$27,744 | \$20,000 | \$27,744 | 69.4 | 92.7 | 0.15 | 0.15 | \$288 |
| 30.44 | \$27,355 | \$45,000 | \$27,355 | 60.8 | 100.0 | 0.14 | 0.14 | \$740 |
| 42.13 | \$328,559 | \$107,369 | \$45,928 | 114.8 | 710.0 | 0.69 | 0.69 | \$935 |
| 33.38 | \$267,013 | \$171,413 | \$38,426 | 96.1 | 128.0 | 0.24 | 0.24 | \$1,784 |
| 81.25 | \$65,003 | \$40,000 | \$65,003 | 69.4 | 92.7 | 0.36 | 0.15 | \$577 |
| | | \$338,732 | | 349.7 | | | \$968 | |

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|--------------|-----------------|-----------------|----------------|-------------|------------|-------------|-------------|--------------|
| 20.86 | \$18,057 | \$23,173 | \$6,230 | 35.6 | 90 | 0.09 | 0.09 | \$651 |
| 26.73 | \$46,459 | \$17,093 | \$8,552 | 68.4 | 150 | 0.26 | 0.26 | \$250 |
| 38.63 | \$122,063 | \$51,648 | \$13,711 | 97.9 | 150 | 0.34 | 0.34 | \$527 |
| 36.67 | \$108,523 | \$50,380 | \$8,903 | 63.6 | 126 | 0.19 | 0.19 | \$792 |
| 35.61 | \$108,844 | \$62,095 | \$15,939 | 113.8 | 135 | 0.27 | 0.18 | \$545 |

| Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Gravel |
|--------------|--------------|--------------|----------|-------------|-----------------------|----------------------------|--------|
| \$144,845 | \$3.33 | 93.00 | '4002 | 2023R-07391 | | 4002 DICKERSON LAKE RESORT | 1 |
| \$519,065 | \$11.92 | 100.00 | '4002 | 2023R-11205 | 007-545-014-00 | 4002 DICKERSON LAKE RESORT | 0 |
| \$392,722 | \$9.02 | 50.00 | '0004 | 2024R-10890 | 019-692-021-00 | OTHER LAKES | 0 |
| \$407,139 | \$9.35 | 64.00 | '4002 | 2024R-06228 | | 4002 DICKERSON LAKE RESORT | 1 |
| \$321,229 | \$7.37 | 60.00 | '4002 | 2023R-08980 | | 4002 DICKERSON LAKE RESORT | 0 |
| \$363,000 | \$8.33 | 66.00 | '4002 | 2025R-01256 | | 4002 DICKERSON LAKE RESORT | 0 |
| \$519,065 | \$11.92 | 100.00 | '4002 | 2023R-11205 | 007-230-011-00 | 4002 DICKERSON LAKE RESORT | 0 |

Average
per SqFt=> \$7.27

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|-----------|--------|-----|-------|-------------|----------------|----------------------------|---|
| \$49,290 | \$1.13 | 177 | '0002 | 2023R-05325 | 019-200-035-00 | DERBY LAKE | 1 |
| \$105,734 | \$2.43 | 109 | '0002 | 2023R-09474 | 019-200-054-00 | DERBY LAKE | 1 |
| \$120,512 | \$2.77 | 75 | '4002 | 2022R-05231 | | 4002 DICKERSON LAKE RESORT | 0 |
| \$308,337 | \$7.08 | 65 | '0001 | 2022R-07443 | | OTHER LAKES | 0 |
| \$28,783 | \$0.66 | 90 | 4002 | 2022R-05098 | | 4002 DICKERSON LAKE RESORT | 0 |
| \$322,378 | \$7.40 | 75 | 4002 | 2022R-05231 | | 4002 DICKERSON LAKE RESORT | 0 |

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|-----------|---------|-------|-------|-------------|----------------|-------------|---|
| \$134,228 | \$3.08 | 70.21 | '0004 | 2024R-03325 | | OTHER LAKES | 0 |
| \$330,882 | \$7.60 | 59.25 | '0004 | 2024R-04867 | 019-025-026-11 | OTHER LAKES | 0 |
| \$156,743 | \$3.60 | 42.00 | '0004 | 2024R-05102 | | OTHER LAKES | 0 |
| \$705,403 | \$16.19 | 82.76 | '0004 | 2024R-11066 | | OTHER LAKES | 0 |
| \$111,111 | \$2.55 | 70.21 | '0004 | 2024R-02622 | 046-100-001-00 | OTHER LAKES | 0 |

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|-----------|--------|-----|-------|-------------|----------------|----------------------------|---|
| \$249,172 | \$5.72 | 45 | '4004 | 2024R-07729 | | 4004 LAKE MONTCALM | 0 |
| \$67,031 | \$1.54 | 74 | '4004 | 2023R-03609 | | 4004 LAKE MONTCALM | 1 |
| \$150,140 | \$3.45 | 100 | 4002 | 2021R-14233 | | 4002 DICKERSON LAKE RESORT | 0 |
| \$267,979 | \$6.15 | 65 | 4002 | 2021R-07094 | | 4002 DICKERSON LAKE RESORT | 1 |
| \$234,321 | \$5.38 | 166 | 4002 | 2021R-11948 | 007-500-023-50 | 4002 DICKERSON LAKE RESORT | 1 |

| Paved | Inspected Date | Class | Rate Group 1 | Restriction Notes |
|-------|----------------|-------|--------------|---------------------------------------|
| 0 | 10/09/1989 | 401 | LAKEFRONT | |
| 1 | 11/22/2017 | 401 | LAKEFRONT | |
| 0 | NOT INSPECTED | 401 | DICKERSON | |
| 0 | 01/24/2024 | 401 | CHANNEL | |
| 1 | 10/30/2020 | 401 | CHANNEL | |
| 0 | NOT INSPECTED | 401 | LAKEFRONT | ACRES ARE VACATED IVASON ST JUDGEMENT |
| 1 | 08/02/1990 | 402 | BACKLOTS | |

| | | | |
|---|------------|-----|-----------------|
| 0 | 7/10/2010 | 402 | BACK LOT DERBY |
| 1 | 10/18/2010 | 401 | LAKE FRONTSOUTH |
| 1 | 9/17/1991 | 401 | LAKEFRONT |
| 0 | 10/27/2015 | 401 | DICKERSON |
| 1 | 8/10/1990 | 401 | BACKLOTS |
| 1 | 9/17/1991 | 401 | LAKEFRONT |

| | | | |
|---|---------------|-----|-----------------|
| 0 | 07/10/2010 | 402 | PEARL/ROSA ETAL |
| 0 | NOT INSPECTED | 402 | PEARL/ROSA ETAL |
| 0 | 01/09/2012 | 401 | PEARL/ROSA ETAL |
| 0 | 12/30/2010 | 401 | PEARL/ROSA ETAL |
| 0 | 07/10/2010 | 402 | PEARL/ROSA ETAL |

| | | | |
|---|-----------|-----|----------|
| 0 | 1/1/2011 | 401 | BACKLOTS |
| 0 | 1/10/1996 | 401 | BACKLOTS |
| 1 | 2/1/2000 | 401 | BACKLOTS |
| 0 | 2/2/2001 | 401 | BACKLOTS |
| 0 | 5/13/1991 | 401 | BACKLOTS |