

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Cur. Asmnt. |
|----------------|--------------------------|------------|------------------|--------|-----------------|------------------|------------------|
| 001-003-021-20 | W SCHMEID RD | 11/20/2023 | \$129,000 | WD | 03-ARM'S LENGTH | \$129,000 | \$36,000 |
| 016-020-012-00 | 110943 W CANNONSVILLE RD | 6/7/2024 | \$122,500 | WD | 03-ARM'S LENGTH | \$122,500 | \$69,300 |
| 001-023-011-40 | | 1/2/2025 | \$150,000 | WD | 03-ARM'S LENGTH | \$150,000 | \$69,900 |
| 016-017-004-01 | N JOHNSON RD | 3/29/2023 | \$32,000 | WD | 03-ARM'S LENGTH | \$32,000 | \$21,600 |
| 001-023-011-40 | | 12/18/2024 | \$110,000 | WD | 03-ARM'S LENGTH | \$110,000 | \$69,900 |
| 001-032-009-00 | W LAKE MONTCALM RD | 8/30/2024 | \$185,000 | WD | 03-ARM'S LENGTH | \$185,000 | \$78,000 |
| Totals: | | | \$728,500 | | | \$728,500 | \$344,700 |
| | | | | | | | Sale. Ratio => |
| | | | | | | | Std. Dev. => |

BELVIDERE AG LAND \$3918 CALCULATED, \$3900 PER ACRE APPLIED

INDUSTRIAL PER ACRE AT \$3900 PER ACRE

| Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF |
|---------------|----------------|---------------|-----------------|--------------|-------|----------------|-------------|------------|
| 27.91 | \$72,000 | \$129,000 | \$72,000 | 0.0 | 0.0 | 22.50 | 22.50 | #DIV/0! |
| 56.57 | \$138,580 | \$122,500 | \$138,580 | 0.0 | 0.0 | 34.30 | 34.30 | #DIV/0! |
| 46.60 | \$139,800 | \$150,000 | \$139,800 | 0.0 | 0.0 | 39.20 | 39.20 | #DIV/0! |
| 67.50 | \$43,255 | \$32,000 | \$43,255 | 0.0 | 0.0 | 10.72 | 10.72 | #DIV/0! |
| 63.55 | \$139,800 | \$110,000 | \$139,800 | 0.0 | 0.0 | 39.20 | 39.20 | #DIV/0! |
| 42.16 | \$156,000 | \$185,000 | \$156,000 | 0.0 | 0.0 | 40.00 | 40.00 | #DIV/0! |
| | \$689,435 | \$728,500 | \$689,435 | 0.0 | | 185.92 | 185.92 | |
| 47.32 | | | Average | | | Average | | |
| 14.77 | | | per FF=> | #DIV/0! | | per Net Acre=> | 3,918.35 | |

| Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Gravel | Paved |
|--------------|--------------|--------------|----------|-------------|-----------------------|--------------|--------|-------|
| \$5,733 | \$0.13 | 0.00 | '1000 | 2023R-11201 | | 4000 AG LAND | 0 | 0 |
| \$3,571 | \$0.08 | 0.00 | '4000 | 2024R-05386 | | 4000 PINE AG | 0 | 0 |
| \$3,827 | \$0.09 | 0.00 | '1000 | 2025-00206 | | 4000 AG LAND | 1 | 0 |
| \$2,985 | \$0.07 | 0.00 | '4001 | 2023R-04898 | | 4000 PINE AG | 0 | 0 |
| \$2,806 | \$0.06 | 0.00 | '1000 | 2024R-11606 | | 4000 AG LAND | 1 | 0 |
| \$4,625 | \$0.11 | 0.00 | '1000 | 2024R-08370 | | 4000 AG LAND | 0 | 1 |

Average
per SqFt=>

\$0.09

| Inspected Date | Class |
|-----------------------|--------------|
| NOT INSPECTED | 102 |
| NOT INSPECTED | 102 |
| 04/23/2010 | 102 |
| NOT INSPECTED | 102 |
| 04/23/2010 | 102 |
| 09/23/2011 | 102 |
