

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ |
|----------------|------------------------|------------|--------------------|--------|-----------------|--------------------|
| 014-019-014-49 | 11885 CRIMSON CREEK DR | 3/21/2025 | \$395,000 | WD | 03-ARM'S LENGTH | \$395,000 |
| 014-019-014-48 | 11863 CRIMSON CREEK DR | 4/17/2023 | \$285,000 | WD | 03-ARM'S LENGTH | \$285,000 |
| 014-019-014-46 | 11825 CRIMSON CREEK DR | 11/6/2023 | \$290,000 | WD | 03-ARM'S LENGTH | \$290,000 |
| 014-019-014-42 | 11749 CRIMSON CREEK DR | 9/7/2023 | \$310,500 | WD | 03-ARM'S LENGTH | \$310,500 |
| 014-019-014-43 | 11771 CRIMSON CREEK DR | 10/4/2024 | \$260,000 | WD | 03-ARM'S LENGTH | \$260,000 |
| 014-019-014-52 | 11981 CRIMSON CREEK DR | 3/19/2024 | \$275,000 | WD | 03-ARM'S LENGTH | \$275,000 |
| 014-019-014-46 | 11825 CRIMSON CREEK DR | 11/06/2023 | \$290,000 | WD | 03-ARM'S LENGTH | \$290,000 |
| 014-030-011-02 | | 3/3/2025 | \$15,000 | WD | 03-ARM'S LENGTH | \$15,000 |
| 014-019-007-10 | | 4/21/2023 | \$125,000 | WD | 03-ARM'S LENGTH | \$125,000 |
| 014-018-046-11 | 11028 W SIDNEY RD | 6/19/2023 | \$252,000 | WD | 03-ARM'S LENGTH | \$252,000 |
| 014-019-014-32 | 11672 CRIMSON CREEK DR | 3/5/2024 | \$48,725 | PTA | 03-ARM'S LENGTH | \$48,725 |
| 014-019-014-31 | 11690 CRIMSON CREEK DR | 3/5/2024 | \$47,775 | PTA | 03-ARM'S LENGTH | \$47,775 |
| 014-019-006-00 | 11471 W SIDNEY RD | 5/31/2023 | \$210,000 | WD | 03-ARM'S LENGTH | \$210,000 |
| 014-019-012-15 | S JOHNSON RD | 11/26/2024 | \$42,000 | WD | 03-ARM'S LENGTH | \$42,000 |
| 014-030-032-00 | 11570 KICKLAND RD | 3/28/2025 | \$424,900 | WD | 03-ARM'S LENGTH | \$424,900 |
| 014-019-012-16 | PRIVATE EASEMENT | 2/6/2025 | \$120,000 | WD | 03-ARM'S LENGTH | \$120,000 |
| 014-009-020-20 | 1147 S STAKES RD | 12/18/2023 | \$588,000 | WD | 03-ARM'S LENGTH | \$588,000 |
| 014-019-029-00 | | 2/2/2024 | \$417,000 | WD | 03-ARM'S LENGTH | \$417,000 |
| Totals: | | | \$4,395,900 | | | \$4,395,900 |

FLAT RIVER LAND FIRST ACRE AT \$35,000 5 ACRES AT \$80,000 25 ACRES AT \$200,000 100 ACRES AT \$600,000

| Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres |
|----------------|---------------|----------------|---------------|-----------------|--------------|-------|----------------|
| \$172,100 | 43.57 | \$390,611 | \$25,089 | \$20,700 | 0.0 | 0.0 | 0.69 |
| \$69,400 | 24.35 | \$281,619 | \$25,281 | \$21,900 | 0.0 | 0.0 | 0.73 |
| \$9,400 | 3.24 | \$293,904 | \$18,596 | \$22,500 | 0.0 | 0.0 | 0.75 |
| \$9,800 | 3.16 | \$296,471 | \$37,429 | \$23,400 | 0.0 | 0.0 | 0.78 |
| \$108,100 | 41.58 | \$211,935 | \$71,465 | \$23,400 | 0.0 | 0.0 | 0.78 |
| \$120,200 | 43.71 | \$259,535 | \$39,765 | \$24,300 | 192.4 | 188.2 | 0.81 |
| \$9,400 | 3.24 | \$292,029 | \$18,596 | \$20,625 | 0.0 | 0.0 | 0.75 |
| \$0 | 0.00 | \$30,000 | \$15,000 | \$30,000 | 0.0 | 0.0 | 1.00 |
| \$41,600 | 33.28 | \$85,153 | \$74,847 | \$35,000 | 0.0 | 0.0 | 1.40 |
| \$120,500 | 47.82 | \$267,504 | \$19,496 | \$35,000 | 0.0 | 0.0 | 1.50 |
| \$9,600 | 19.70 | \$41,800 | \$48,725 | \$41,800 | 0.0 | 0.0 | 1.52 |
| \$19,800 | 41.44 | \$43,450 | \$47,775 | \$43,450 | 0.0 | 0.0 | 1.58 |
| \$73,900 | 35.19 | \$164,932 | \$85,068 | \$40,000 | 0.0 | 0.0 | 2.00 |
| \$0 | 0.00 | \$51,400 | \$42,000 | \$51,400 | 0.0 | 0.0 | 3.14 |
| \$161,800 | 38.08 | \$360,116 | \$142,284 | \$77,500 | 0.0 | 0.0 | 6.00 |
| \$0 | 0.00 | \$98,500 | \$120,000 | \$98,500 | 0.0 | 0.0 | 9.70 |
| \$295,900 | 50.32 | \$624,016 | \$253,984 | \$290,000 | 120.3 | 240.8 | 49.67 |
| \$144,900 | 34.75 | \$364,520 | \$417,000 | \$364,520 | 0.0 | 0.0 | 57.95 |
| \$1,366,400 | | \$4,157,495 | \$1,502,400 | \$1,263,995 | 312.7 | | 140.75 |
| Sale. Ratio => | 31.08 | | | Average | | | Average |
| Std. Dev. => | 19.03 | | | per FF=> | \$4,805 | | per Net Acre=> |

| Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Liber/Page |
|-------------|------------|--------------|--------------|--------------|----------|-------------|
| 0.69 | #DIV/0! | \$36,361 | \$0.83 | 0.00 | '4120 | 2025R-03476 |
| 0.73 | #DIV/0! | \$34,632 | \$0.80 | 0.00 | '4120 | 2023R-03974 |
| 0.75 | #DIV/0! | \$24,795 | \$0.57 | 0.00 | '4120 | 2023R-10708 |
| 0.78 | #DIV/0! | \$47,986 | \$1.10 | 0.00 | '4120 | 2023R-08674 |
| 0.78 | #DIV/0! | \$91,622 | \$2.10 | 0.00 | '4120 | 2024R-09365 |
| 0.81 | \$207 | \$49,093 | \$1.13 | 192.36 | '4120 | 2024R-02718 |
| 0.75 | #DIV/0! | \$24,795 | \$0.57 | 0.00 | '4120 | 2023R-10708 |
| 1.00 | #DIV/0! | \$15,000 | \$0.34 | 0.00 | '4300 | 2025R-02839 |
| 0.70 | #DIV/0! | \$53,462 | \$1.23 | 0.00 | '4300 | 2023R-04201 |
| 1.50 | #DIV/0! | \$12,997 | \$0.30 | 0.00 | '4300 | 2023R-06087 |
| 0.75 | #DIV/0! | \$32,056 | \$0.74 | 0.00 | '4120 | |
| 0.79 | #DIV/0! | \$30,237 | \$0.69 | 0.00 | '4120 | |
| 2.00 | #DIV/0! | \$42,534 | \$0.98 | 0.00 | '4300 | 2023R-05408 |
| 3.14 | #DIV/0! | \$13,376 | \$0.31 | 0.00 | '4300 | 2024R-10751 |
| 6.00 | #DIV/0! | \$23,714 | \$0.54 | 0.00 | '4300 | 2025R-0391 |
| 9.70 | #DIV/0! | \$12,371 | \$0.28 | 0.00 | '4300 | 2025R-01254 |
| 6.00 | \$2,111 | \$5,114 | \$0.12 | 120.29 | '4300 | 2024R-00234 |
| 57.95 | #DIV/0! | \$7,196 | \$0.17 | 0.00 | '4300 | 2024R-00907 |
| <hr/> | | | | | | |
| 94.82 | | | | | | |
| | | Average | | | | |
| 10,674.62 | | per SqFt=> | \$0.25 | | | |
| <hr/> | | | | | | |

| Other Parcels in Sale | Land Table | Gravel | Paved | Inspected Date | Class |
|--------------------------------|----------------------|--------|-------|----------------|-------|
| | 4300 FLAT RIVER LAND | 0 | 0 | 11/10/2023 | 401 |
| | 4300 FLAT RIVER LAND | 0 | 0 | 11/10/2023 | 401 |
| | 4300 FLAT RIVER LAND | 0 | 0 | 11/10/2023 | 401 |
| | 4300 FLAT RIVER LAND | 0 | 0 | 11/10/2023 | 401 |
| | 4300 FLAT RIVER LAND | 0 | 1 | 01/13/2016 | 401 |
| | 4300 FLAT RIVER LAND | 0 | 0 | NOT INSPECTED | 401 |
| | 4300 FLAT RIVER LAND | 0 | 0 | 11/10/2023 | 401 |
| | 4300 FLAT RIVER LAND | 0 | 0 | 09/14/2009 | 402 |
| 014-019-007-01 | 4300 FLAT RIVER LAND | 0 | 1 | 04/23/2009 | 001 |
| | 4300 FLAT RIVER LAND | 0 | 0 | NOT INSPECTED | 401 |
| 014-019-014-45 | 4300 FLAT RIVER LAND | 0 | 0 | NOT INSPECTED | 401 |
| 014-019-014-39 | 4300 FLAT RIVER LAND | 0 | 0 | NOT INSPECTED | 401 |
| | 4300 FLAT RIVER LAND | 0 | 1 | 04/28/2009 | 401 |
| | 4300 FLAT RIVER LAND | 0 | 0 | 04/23/2009 | 402 |
| | 4300 FLAT RIVER LAND | 0 | 1 | 09/15/2009 | 401 |
| | 4300 FLAT RIVER LAND | 0 | 0 | 04/23/2009 | 402 |
| 014-009-020-10, 014-009-020-53 | 4300 FLAT RIVER LAND | 1 | 0 | 07/06/2009 | 401 |
| | 4300 FLAT RIVER LAND | 0 | 0 | NOT INSPECTED | 402 |