

2023 City of Mt. Pleasant Industrial Land Analysis

| Parcel Number     | Street Address       | Sale Date | Sale Price | Instr. | Terms of Sale        | Adj. Sale \$ | Land Residual | Net Acres | Total Acres | Sq. Ft. | Dollars/Acre | Dollars/SqFt | ECF Area | er Parcels in | Land Table             | Class |
|-------------------|----------------------|-----------|------------|--------|----------------------|--------------|---------------|-----------|-------------|---------|--------------|--------------|----------|---------------|------------------------|-------|
| 17-000-15386-00   | CORPORATE DR         | 01/31/20  | \$42,000   |        | A=ARMS LENGTH VACANT | \$42,000     | \$42,000      | 4.12      | 4.12        | 179,467 | \$10,194     | \$0.23       | 01ECF    |               | UNION MT PLEASANT MISC | 302   |
| 17-000-10208-02   | 3737 ISABELLA        | 12/31/20  | \$24,000   |        | A=ARMS LENGTH VACANT | \$24,000     | \$24,000      | 1.79      | 1.79        | 77,972  | \$13,408     | \$0.31       | 01ECF    |               | UNION MT PLEASANT MISC | 302   |
| 17-000-10208-00   | 3737 ISABELLA        | 08/20/20  | \$48,000   |        | A=ARMS LENGTH VACANT | \$48,000     | \$48,000      | 3.58      | 3.58        | 155,901 | \$13,412     | \$0.31       | 01ECF    |               | UNION MT PLEASANT MISC | 302   |
| 17-000-10155-01   | 1014 INDUSTRIAL PARK | 05/11/21  | \$35,525   |        | A=ARMS LENGTH VACANT | \$35,525     | \$35,525      | 2.45      | 2.45        | 106,722 | \$14,500     | \$0.33       | 01ECF    |               | UNION MT PLEASANT MISC | 302   |
| 17-000-10-162-00  | INDUSTRIAL PARK      | 03/02/18  | \$80,000   |        | A=ARMS LENGTH VACANT | \$80,000     | \$80,000      | 5.15      | 5.15        | 224,334 | \$15,534     | \$0.36       | 01ECF    |               | UNION MT PLEASANT MISC | 302   |
| 17-000-10205-00   | GOVER                | 12/17/21  | \$12,362   |        | A=ARMS LENGTH VACANT | \$12,362     | \$12,362      | 0.70      | 0.70        | 30,492  | \$17,660     | \$0.41       | 01ECF    |               | UNION MT PLEASANT MISC | 302   |
| 14-011-30-001-14  | S PARK               | 09/24/19  | \$75,000   |        | A=ARMS LENGTH VACANT | \$75,000     | \$75,000      | 3.32      | 3.32        | 144,619 | \$22,590     | \$0.52       | 01ECF    |               | UNION MT PLEASANT MISC | 001   |
| Totals:           |                      |           | \$316,887  |        |                      | \$316,887    | \$316,887     | 21.11     | 21.11       |         |              |              |          |               |                        |       |
| Aggregate Average |                      |           |            |        |                      |              |               |           |             |         |              | Average      |          |               |                        |       |
| per Net Acre=>    |                      |           |            |        |                      |              |               |           |             |         |              | per SqFt=>   |          |               |                        |       |
| Average           |                      |           |            |        |                      |              |               |           |             |         |              | \$15,328     |          |               |                        |       |
| Set at            |                      |           |            |        |                      |              |               |           |             |         |              | \$15,500     |          |               |                        |       |

2023 City of Mt. Pleasant Land Value Analysis - Residential

003-Eastpointe IV SITE CONDOS

| Parcel Number   | Street Address    | Sale Date  | Sale Price  | Instr. | Terms of Sale   | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Gravel | Paved | Inspected Date | Use Code | Class      |
|-----------------|-------------------|------------|-------------|--------|-----------------|-------------------|----------------|---------------|----------------|---------------|-----------------|--------------|-------|-----------|-------------|------------|--------------|--------------|--------------|----------|------------|-----------------------|------------|--------|-------|----------------|----------|------------|
| 17-000-06160-05 | 1440 BATSON PLACE | 8/21/2020  | \$325,000   | WD     | 03-ARM'S LENGTH | 325,000           | 156,500        | 48.15         | 329,079        | 28,667        | 32,746          | 85           | 141   | 0.28      | 0.28        | \$337      | \$102,382    | \$2.35       | 85           | 3        | 1881/2507  |                       |            | 0      | 0     | 11/9/2009      | 401      | EASTPOINTE |
| 17-000-06160-10 | 1516 BATSON PLACE | 6/1/2020   | \$285,000   | WD     | 03-ARM'S LENGTH | 285,000           | 149,800        | 52.56         | 314,482        | 3,752         | 33,234          | 86           | 145   | 0.28      | 0.28        | \$43       | \$143,400    | \$0.31       | 85           | 3        | 1879/4613  |                       |            | 0      | 0     | 12/7/2016      | 401      | EASTPOINTE |
| 17-000-06160-14 | 1540 BATSON PLACE | 10/26/2020 | \$331,200   | WD     | 03-ARM'S LENGTH | 331,200           | 164,400        | 44.20         | 308,870        | 60,794        | 38,464          | 100          | 138   | 0.32      | 0.32        | \$609      | \$189,981    | \$4.36       | 101          | 3        | 1882/5243  |                       |            | 0      | 0     | 11/25/2015     | 401      | EASTPOINTE |
| 17-000-06160-22 | 1503 BATSON PLACE | 12/8/2021  | \$305,000   | WD     | 03-ARM'S LENGTH | 305,000           | 141,800        | 46.49         | 296,673        | 42,948        | 34,621          | 90           | 158   | 0.31      | 0.31        | \$478      | \$138,542    | \$3.18       | 85           | 3        | 1892/3764  |                       |            | 0      | 0     | 12/12/2013     | 401      | EASTPOINTE |
| Totals:         |                   |            | \$1,246,200 |        |                 | 1,246,200         | 594,500        |               | 1,249,104      | 136,161       | 139,065         | 361          |       | 1.19      | 1.19        |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |
|                 |                   |            |             |        |                 |                   |                |               |                |               |                 |              | </    |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |            |

2023 City of Mt. Pleasant Land Value Analysis - Residential

|                 |                   |          |                |    |                 |             |             |       |              |             |             |         |     |      |      |       |           |         |     |      |           |                  |   |   |       |     |           |
|-----------------|-------------------|----------|----------------|----|-----------------|-------------|-------------|-------|--------------|-------------|-------------|---------|-----|------|------|-------|-----------|---------|-----|------|-----------|------------------|---|---|-------|-----|-----------|
| 17-000-16053-00 | 401 N HENRY       | 03/01/21 | \$79,900       | WD | 03-ARM'S LENGTH | \$79,900    | \$29,500    | 36.92 | \$72,013     | \$31,693    | \$23,806    | 57      | 120 | 0.14 | 0.14 | \$556 | \$223,190 | \$5.12  | 52  | 022  | 1885/4394 | NEIGHBORHOOD 022 | 0 | 1 | 44455 | 401 | 2015 ROLL |
| 17-000-13509-00 | 1309 ELM          | 04/12/21 | \$113,000      | WD | 03-ARM'S LENGTH | \$113,000   | \$45,700    | 40.44 | \$98,144     | \$53,201    | \$38,345    | 92      | 95  | 0.24 | 0.24 | \$580 | \$225,428 | \$5.18  | 108 | 022  | 1886/3995 | NEIGHBORHOOD 022 | 0 | 1 | 44875 | 401 | 2015 ROLL |
| 17-000-13537-00 | 1210 PENNSYLVANIA | 11/22/21 | \$90,000       | WD | 03-ARM'S LENGTH | \$90,000    | \$37,500    | 41.67 | \$80,818     | \$31,252    | \$22,070    | 53      | 96  | 0.12 | 0.12 | \$592 | \$262,622 | \$6.03  | 54  | 022  | 1892/1384 | NEIGHBORHOOD 022 | 0 | 1 | 41911 | 401 | 2015 ROLL |
| 17-000-13631-00 | 1201 HAROLD       | 07/09/21 | \$90,000       | WD | 03-ARM'S LENGTH | \$90,000    | \$37,000    | 41.11 | \$80,403     | \$32,169    | \$22,572    | 54      | 100 | 0.12 | 0.12 | \$596 | \$259,427 | \$5.96  | 54  | 022  | 1888/4245 | NEIGHBORHOOD 022 | 0 | 1 | 44523 | 401 | 2015 ROLL |
| 17-000-13683-00 | 1006 ELM          | 11/24/21 | \$101,000      | WD | 03-ARM'S LENGTH | \$101,000   | \$41,800    | 41.39 | \$90,260     | \$33,312    | \$22,572    | 54      | 100 | 0.12 | 0.12 | \$617 | \$268,645 | \$6.17  | 54  | 022  | 1891/5153 | NEIGHBORHOOD 022 | 0 | 1 | 33487 | 401 | 2015 ROLL |
| 17-000-02614-00 | 215 N ADAMS       | 03/18/22 | \$69,500       | WD | 03-ARM'S LENGTH | \$69,500    | \$22,800    | 32.81 | \$57,367     | \$37,065    | \$24,932    | 60      | 122 | 0.15 | 0.15 | \$621 | \$245,464 | \$5.64  | 54  | 022  | 1894/1211 | NEIGHBORHOOD 022 | 0 | 1 | 44455 | 401 | 2015 ROLL |
| 17-000-02603-00 | 108 N ADAMS       | 11/15/21 | \$115,900      | WD | 03-ARM'S LENGTH | \$115,900   | \$34,800    | 38.03 | \$101,171    | \$39,661    | \$24,932    | 60      | 122 | 0.15 | 0.15 | \$665 | \$262,656 | \$6.03  | 54  | 022  | 1891/4661 | NEIGHBORHOOD 022 | 0 | 1 | 44455 | 401 | 2015 ROLL |
| 17-000-13657-00 | 1210 WARD         | 10/29/21 | \$95,000       | WD | 03-ARM'S LENGTH | \$95,000    | \$37,000    | 38.95 | \$80,255     | \$37,317    | \$22,572    | 54      | 100 | 0.12 | 0.12 | \$691 | \$300,944 | \$6.91  | 54  | 022  | 1891/1779 | NEIGHBORHOOD 022 | 0 | 1 | 44523 | 401 | 2015 ROLL |
| 17-000-03631-00 | 214 MAXWELL       | 09/27/21 | \$110,000      | WD | 03-ARM'S LENGTH | \$110,000   | \$43,200    | 39.27 | \$92,871     | \$41,961    | \$24,932    | 60      | 122 | 0.15 | 0.15 | \$704 | \$277,887 | \$6.38  | 54  | 022  | 1890/2102 | NEIGHBORHOOD 022 | 0 | 1 | 41831 | 401 | 2015 ROLL |
| 17-000-13725-00 | 1007 ARTHUR       | 05/10/21 | \$87,500       | WD | 03-ARM'S LENGTH | \$87,500    | \$33,200    | 37.94 | \$72,061     | \$37,750    | \$22,311    | 53      | 98  | 0.12 | 0.12 | \$707 | \$311,983 | \$7.16  | 54  | 022  | 1887/3080 | NEIGHBORHOOD 022 | 0 | 1 | 44523 | 401 | 2015 ROLL |
| 17-000-13692-00 | 1204 ELM          | 09/07/21 | \$125,000      | WD | 03-ARM'S LENGTH | \$125,000   | \$42,700    | 34.16 | \$97,279     | \$73,021    | \$39,300    | 94      | 100 | 0.25 | 0.25 | \$777 | \$294,440 | \$6.76  | 108 | 022  | 1890/1880 | NEIGHBORHOOD 022 | 0 | 1 | 41957 | 401 | 2015 ROLL |
| 17-000-13523-00 | 1205 BRUCE        | 07/08/21 | \$96,600       | WD | 03-ARM'S LENGTH | \$96,600    | \$35,400    | 36.65 | \$77,004     | \$41,677    | \$22,081    | 53      | 96  | 0.12 | 0.12 | \$789 | \$350,227 | \$8.04  | 54  | 022  | 1888/4220 | NEIGHBORHOOD 022 | 0 | 1 | 41907 | 401 | 2015 ROLL |
| 17-000-08408-00 | 309 MAXWELL       | 04/23/21 | \$100,000      | WD | 03-ARM'S LENGTH | \$100,000   | \$33,400    | 33.40 | \$71,747     | \$57,084    | \$28,831    | 69      | 133 | 0.19 | 0.19 | \$828 | \$305,262 | \$7.01  | 62  | 022  | 1886/5684 | NEIGHBORHOOD 022 | 0 | 1 | 41831 | 401 | 2015 ROLL |
| 17-000-03601-00 | 1132 W BROADWAY   | 08/19/21 | \$116,000      | WD | 03-ARM'S LENGTH | \$116,000   | \$39,300    | 34.40 | \$86,211     | \$48,908    | \$29,199    | 70      | 108 | 0.18 | 0.18 | \$844 | \$335,159 | \$7.69  | 71  | 022  | 1889/4187 | NEIGHBORHOOD 022 | 0 | 1 | 41789 | 401 | 2015 ROLL |
| 17-000-13634-00 | 1107 HAROLD       | 04/01/21 | \$95,000       | WD | 03-ARM'S LENGTH | \$95,000    | \$33,100    | 34.84 | \$71,845     | \$45,727    | \$22,572    | 54      | 100 | 0.12 | 0.12 | \$847 | \$368,766 | \$8.47  | 54  | 022  | 1886/2882 | NEIGHBORHOOD 022 | 0 | 1 | 44523 | 401 | 2015 ROLL |
| 17-000-13528-00 | 1303 BRUCE        | 04/22/21 | \$74,700       | WD | 03-ARM'S LENGTH | \$74,700    | \$24,200    | 32.40 | \$51,856     | \$44,891    | \$22,047    | 53      | 95  | 0.12 | 0.12 | \$851 | \$380,432 | \$8.73  | 54  | 022  | 1887/415  | NEIGHBORHOOD 022 | 0 | 1 | 41911 | 401 | 2015 ROLL |
| 17-000-13625-00 | 1303 HAROLD       | 12/28/21 | \$103,000      | WD | 03-ARM'S LENGTH | \$103,000   | \$36,200    | 35.15 | \$78,647     | \$46,925    | \$22,572    | 54      | 100 | 0.12 | 0.12 | \$869 | \$378,427 | \$8.69  | 54  | 022  | 1892/3611 | NEIGHBORHOOD 022 | 0 | 1 | 44523 | 401 | 2015 ROLL |
| 17-000-13733-00 | 1112 ROBERT       | 12/20/21 | \$178,000      | WD | 03-ARM'S LENGTH | \$178,000   | \$61,000    | 34.27 | \$132,569    | \$84,189    | \$38,758    | 93      | 97  | 0.24 | 0.24 | \$908 | \$349,332 | \$8.62  | 108 | 022  | 1892/5675 | NEIGHBORHOOD 022 | 0 | 1 | 44523 | 401 | 2015 ROLL |
| 17-000-11703-00 | 1204 ROBERT       | 06/21/21 | \$87,500       | WD | 03-ARM'S LENGTH | \$87,500    | \$28,100    | 32.11 | \$59,739     | \$51,039    | \$23,278    | 56      | 106 | 0.13 | 0.13 | \$917 | \$386,659 | \$8.88  | 54  | 022  | 1888/2093 | NEIGHBORHOOD 022 | 0 | 1 | 44523 | 401 | 2015 ROLL |
| 17-000-13623-00 | 1307 HAROLD       | 11/08/21 | \$89,000       | WD | 03-ARM'S LENGTH | \$89,000    | \$28,500    | 32.02 | \$61,411     | \$50,161    | \$22,572    | 54      | 100 | 0.12 | 0.12 | \$929 | \$404,524 | \$9.29  | 54  | 022  | 1891/3032 | NEIGHBORHOOD 022 | 0 | 1 | 44523 | 401 | 2015 ROLL |
| 17-000-13663-00 | 1310 WARD         | 06/16/21 | \$75,000       | WD | 03-ARM'S LENGTH | \$75,000    | \$22,000    | 29.33 | \$46,256     | \$51,316    | \$22,572    | 54      | 100 | 0.12 | 0.12 | \$950 | \$413,839 | \$9.50  | 54  | 022  | 1888/2512 | NEIGHBORHOOD 022 | 0 | 1 | 44523 | 401 | 2015 ROLL |
| 17-000-13536-00 | 1300 PENNSYLVANIA | 12/22/20 | \$102,000      | WD | 03-ARM'S LENGTH | \$102,000   | \$31,300    | 30.69 | \$72,505     | \$51,553    | \$22,058    | 53      | 96  | 0.12 | 0.12 | \$977 | \$436,890 | \$10.03 | 54  | 022  | 1884/1913 | NEIGHBORHOOD 022 | 0 | 1 | 41911 | 401 | 2015 ROLL |
| Totals:         |                   |          | \$4,641,100    |    |                 | \$4,641,100 | \$1,786,000 |       | \$4,288,147  | \$1,713,690 | \$1,360,737 | 3275    |     |      | 8.22 | 8.22  |           |         |     |      |           |                  |   |   |       |     |           |
|                 |                   |          | Sale, Ratio => |    |                 |             |             | 38.48 | Average      |             |             | Average |     |      |      |       | Average   |         |     |      |           |                  |   |   |       |     |           |
|                 |                   |          |                |    |                 |             |             |       | 2,023 Set at |             | 450         |         |     |      |      |       | per FF=>  |         | \$  | 4.79 |           |                  |   |   |       |     |           |
|                 |                   |          |                |    |                 |             |             |       | 2,022 Was    |             | 418         |         |     |      |      |       |           |         |     |      |           |                  |   |   |       |     |           |

023-Assessor's Plat #5 - Pickard Rd NW

| Parcel Number   | Street Address  | Sale Date | Sale Price  | Instr. | Terms of Sale   | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effect. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Libers/Page | Other Parcels in Sale | Land Table | Gravel | Paved | Inspected Date | Use Code  | Class |
|-----------------|-----------------|-----------|-------------|--------|-----------------|-------------------|----------------|---------------|----------------|---------------|-----------------|---------------|-------|-----------|-------------|------------|--------------|--------------|--------------|----------|-------------|-----------------------|------------|--------|-------|----------------|-----------|-------|
| 17-000-08221-00 | 1303 LYONS      | 08/03/20  | \$91,000    | WD     | 03-ARM'S LENGTH | \$91,000          | \$32,900       | 36.15         | \$106,733      | \$10,046      | \$25,779        | 64            | 124   | 0.19      | 0.19        | \$157      | \$53,436     | \$1.23       | 66           | 023      | 1881/2090   | NEIGHBORHOOD 023      | 0          | 1      | 44875 | 401            | 2015 ROLL |       |
| 17-000-08206-00 | 1503 LYONS      | 01/04/21  | \$94,000    | WD     | 03-ARM'S LENGTH | \$94,000          | \$31,600       | 33.62         | \$105,014      | \$10,942      | \$21,956        | 54            | 124   | 0.15      | 0.15        | \$201      | \$71,052     | \$1.63       | 54           | 023      | 1884/3248   | NEIGHBORHOOD 023      | 0          | 1      | 44875 | 401            | 2015 ROLL |       |
| 17-000-08223-00 | 1309 LYONS      | 09/25/20  | \$114,900   | WD     | 03-ARM'S LENGTH | \$114,900         | \$40,800       | 35.51         | \$127,827      | \$12,852      | \$25,779        | 64            | 124   | 0.19      | 0.19        | \$201      | \$68,362     | \$1.57       | 66           | 023      | 1882/1053   | NEIGHBORHOOD 023      | 0          | 1      | 44875 | 401            | 2015 ROLL |       |
| 17-000-08170-00 | 1708 LYONS      | 08/13/20  | \$124,000   | WD     | 03-ARM'S LENGTH | \$124,000         | \$58,900       | 47.50         | \$139,996      | \$16,262      | \$32,258        | 80            | 132   | 0.26      | 0.26        | \$203      | \$63,773     | \$1.46       | 84           | 023      | 1881/1811   | NEIGHBORHOOD 023      | 0          | 1      | 44875 | 401            | 2015 ROLL |       |
| 17-000-08198-00 | 412 WOOD        | 09/08/20  | \$123,000   | PTA    | 03-ARM'S LENGTH | \$123,000         | \$57,300       | 46.59         | \$134,313      | \$20,637      | \$31,950        | 79            | 132   | 0.25      | 0.25        | \$260      | \$81,893     | \$1.88       | 83           | 023      | 1881/5118   | NEIGHBORHOOD 023      | 0          | 1      | 44875 | 401            | 2015 ROLL |       |
| 17-000-18108-00 | 1103 PARK AVE   | 05/04/20  | \$148,750   | WD     | 03-ARM'S LENGTH | \$148,750         | \$59,900       | 40.27         | \$142,304      | \$32,538      | \$26,092        | 123           | 114   | 0.43      | 0.43        | \$264      | \$75,145     | \$1.73       | 165          | 023      | 1879/1624   | NEIGHBORHOOD 023      | 0          | 1      | 41507 | 401            | 2015 ROLL |       |
| 17-000-08146-00 | 1505 FESSENDEN  | 04/19/21  | \$55,000    | PTA    | 03-ARM'S LENGTH | \$55,000          | \$22,000       | 52.00         | \$61,983       | \$8,796       | \$25,779        | 64            | 124   | 0.19      | 0.19        | \$294      | \$99,979     | \$2.30       | 66           | 023      | 1886/5366   | NEIGHBORHOOD 023      | 0          | 1      | 41456 | 401            | 2015 ROLL |       |
| 17-000-13318-00 | 119 S BRADLEY   | 03/18/21  | \$95,000    | WD     | 03-ARM'S LENGTH | \$95,000          | \$32,000       | 33.68         | \$100,320      | \$21,278      | \$26,598        | 66            | 132   | 0.20      | 0.20        | \$322      | \$106,390    | \$2.44       | 66           | 023      | 1886/439    | NEIGHBORHOOD 023      | 0          | 1      | 44875 | 401            | 2015 ROLL |       |
| 17-000-13318-00 | 119 S BRADLEY   | 03/18/21  | \$95,000    | WD     | 03-ARM'S LENGTH | \$95,000          | \$32,000       | 33.68         | \$100,320      | \$21,278      | \$26,598        | 66            | 132   | 0.20      | 0.20        | \$322      | \$106,390    | \$2.44       | 66           | 023      | 1886/439    | NEIGHBORHOOD 023      | 0          | 1      | 44875 | 401            | 2015 ROLL |       |
| 17-000-08238-00 | 406 S ADAMS     | 11/20/20  | \$133,900   | WD     | 03-ARM'S LENGTH | \$133,900         | \$44,300       | 33.08         | \$138,867      | \$26,020      | \$30,987        | 77            | 108   | 0.28      | 0.28        | \$338      | \$92,270     | \$2.12       | 62           | 023      | 1883/2685   | NEIGHBORHOOD 023      | 0          | 1      | 44455 | 401            | 2015 ROLL |       |
| 17-000-13906-00 | 120 S HENRY     | 12/16/20  | \$82,900    | WD     | 03-ARM'S LENGTH | \$82,900          | \$30,000       | 36.19         | \$85,930       | \$21,615      | \$24,645        | 61            | 132   | 0.18      | 0.18        | \$353      | \$118,764    | \$2.73       | 60           | 023      | 1884/572    | NEIGHBORHOOD 023      | 0          | 1      | 44455 | 401            | 2015 ROLL |       |
| 17-000-08208-00 | 1507 LYONS      | 09/04/20  | \$86,000    | WD     | 03-ARM'S LENGTH | \$86,000          | \$37,200       | 43.26         | \$88,641       | \$23,138      | \$25,779        | 64            | 124   | 0.19      | 0.19        | \$362      | \$123,074    | \$2.83       | 66           | 023      | 1881/4660   | NEIGHBORHOOD 023      | 0          | 1      | 44875 | 401            | 2015 ROLL |       |
| 17-000-13937-00 | 1502 W MICHIGAN | 10/02/21  | \$196,000   | WD     | 03-ARM'S LENGTH | \$196,000         | \$81,200       | 41.43         | \$182,519      | \$28,263      | \$14,782        | 73            | 120   | 0.22      | 0.22        | \$386      | \$128,468    | \$2.95       | 80           | 023      | 1890/4268   | NEIGHBORHOOD 023      | 0          | 1      | 41509 | 401            | 2017 ROLL |       |
| 17-000-13908-00 | 1408 W MICHIGAN | 02/04/21  | \$82,000    | WD     | 03-ARM'S LENGTH | \$82,000          | \$34,500       | 42.07         | \$82,184       | \$24,461      | \$24,645        | 61            | 132   | 0.18      | 0.18        | \$400      | \$134,401    | \$3.09       | 60           | 023      | 1885/1102   | NEIGHBORHOOD 023      | 0          | 1      | 44523 | 401            | 2015 ROLL |       |
| 17-000-08116-00 | 1106 LYONS      | 03/19/21  | \$135,000   | WD     | 03-ARM'S LENGTH | \$135,000         | \$32,600       | 24.15         | \$134,065      | \$26,714      | \$25,779        | 64            | 124   | 0.19      | 0.19        | \$418      | \$142,096    | \$3.26       | 66           | 023      | 1886/623    | NEIGHBORHOOD 023      | 0          | 1      | 44523 | 401            | 2015 ROLL |       |
| 17-000-08116-00 | 1106 LYONS      | 03/19/21  | \$135,000   | LC     | 03-ARM'S LENGTH | \$135,000         | \$32,600       | 24.15         | \$134,065      | \$26,714      | \$25,779        | 64            | 124   | 0.19      | 0.19        | \$418      | \$142,096    | \$3.26       | 66           | 023      | 1886/623    | NEIGHBORHOOD 023      | 0          | 1      | 44523 | 401            | 2015 ROLL |       |
| 17-000-13301-00 | 1603 W BROADWAY | 10/16/20  | \$140,000   | WD     | 03-ARM'S LENGTH | \$140,000         | \$54,700       | 39.07         | \$128,731      | \$50,418      | \$39,149        | 97            | 132   | 0.32      | 0.32        | \$519      | \$155,611    | \$3.57       | 107          | 023      | 1882/4526   | NEIGHBORHOOD 023      | 0          | 1      | 41508 | 401            | 2015 ROLL |       |
| 17-000-18144-00 | 210 S ADAMS     | 04/16/21  | \$125,000   | WD     | 03-ARM'S LENGTH | \$125,000         | \$37,900       | 30.32         | \$115,137      | \$41,783      | \$31,920        | 79            | 101   | 0.23      | 0.23        | \$528      | \$184,066    | \$4.23       | 98           | 023      | 1886/4841   | NEIGHBORHOOD 023      | 0          | 1      | 44455 | 401            | 2015 ROLL |       |
| 17-000-08143-00 | 1405 FESSENDEN  | 02/24/21  | \$130,000   | WD     | 03-ARM'S LENGTH | \$130,000         | \$41,300       | 36.23         | \$109,134      | \$68,451      | \$47,585        | 118           | 124   | 0.40      | 0.40        | \$580      | \$169,433    | \$4.29       | 142          | 023      | 1885/3903   | NEIGHBORHOOD 023      | 0          | 1      | 41456 | 401            | 2015 ROLL |       |
| 17-000-08237-00 | 410 S ADAMS     | 07/12/21  | \$120,000   | WD     | 03-ARM'S LENGTH | \$120,000         | \$40,600       | 33.83         | \$108,653      | \$36,647      | \$25,300        | 63            | 132   | 0.19      | 0.19        | \$584      | \$194,931    | \$4.47       | 62           | 023      | 1888/4725   | NEIGHBORHOOD 023      | 0          | 1      | 44455 | 401            | 2015 ROLL |       |
| 17-000-13314-00 | 1700 FESSENDEN  | 11/12/20  | \$115,000   | WD     | 03-ARM'S LENGTH | \$115,000         | \$43,500       | 37.39         | \$94,438       | \$26,598      | \$25,300        | 63            | 132   | 0.20      | 0.20        | \$504      | \$145,559    | \$3.32       | 62           | 023      | 1890/4559   | NEIGHBORHOOD 023      | 0          | 1      | 41508 | 401            | 2015 ROLL |       |
| 17-000-13911-00 | 1309 W BROADWAY | 09/20/21  | \$168,000   | WD     | 03-ARM'S LENGTH | \$168,000         | \$63,000       | 37.50         | \$133,600      | \$77,310      | \$42,910        | 106           | 132   | 0.36      | 0.36        | \$726      | \$212,390    | \$4.88       | 120          | 023      | 1890/3049   | NEIGHBORHOOD 023      | 0          | 1      | 41586 | 401            | 2015 ROLL |       |
| Totals:         |                 |           | \$2,589,450 |        |                 | \$2,589,450       | \$652,700      |               | \$2,555,174    | \$662,923     | \$652,647       | 1655          |       |           |             |            | 5.20         |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 | Average       |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 | per FF=       |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               | 36.79          |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |
|                 |                 |           |             |        |                 |                   |                |               |                |               |                 |               |       |           |             |            |              |              |              |          |             |                       |            |        |       |                |           |       |

2023 City of Mt. Pleasant Land Value Analysis - Residential

033-Blesch Meadows, Bruce View, College Heights, Stockman Acres

| Parcel Number   | Street Address  | Sale Date | Sale Price | Instr. | Terms of Sale   | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effect. Front   | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Gravel | Paved | Inspected Date | Use Code | Class     |  |
|-----------------|-----------------|-----------|------------|--------|-----------------|-------------------|----------------|---------------|----------------|---------------|-----------------|-----------------|-------|-----------|-------------|------------|--------------|--------------|--------------|----------|------------|-----------------------|------------|--------|-------|----------------|----------|-----------|--|
| 17-000-04821-00 | 1321 RIDGE      | 04/21/20  | \$172,000  | WD     | 03-ARM'S LENGTH | \$172,000         | \$62,700       | 36.45         | \$155,110      | \$71,393      | \$54,503        | 86              | 150   | 0.29      | 0.29        | \$829      | \$243,662    | \$5.59       | 85           | 033      | 1879/0375  |                       |            | 0      | 1     | 42578          | 401      | 2011 ROLL |  |
| 17-000-12529-00 | 1739 STOCKMAN   | 04/22/20  | \$129,900  | WD     | 03-ARM'S LENGTH | \$129,900         | \$52,800       | 40.65         | \$129,936      | \$49,274      | \$49,310        | 78              | 150   | 0.26      | 0.26        | \$633      | \$190,984    | \$4.38       | 75           | 033      | 1879/0326  |                       |            | 0      | 1     | 42725          | 401      | 2011 ROLL |  |
| 17-000-04844-00 | 513 CRESCENT    | 07/24/20  | \$150,000  | WD     | 03-ARM'S LENGTH | \$150,000         | \$65,600       | 43.73         | \$158,350      | \$57,430      | \$55,780        | 104             | 174   | 0.39      | 0.39        | \$553      | \$146,800    | \$13.37      | 98           | 033      | 1880/5311  |                       |            | 0      | 1     | 42620          | 401      | 2011 ROLL |  |
| 17-000-12532-00 | 1719 STOCKMAN   | 08/13/20  | \$135,000  | WD     | 03-ARM'S LENGTH | \$135,000         | \$56,300       | 41.70         | \$134,747      | \$49,563      | \$49,310        | 78              | 150   | 0.26      | 0.26        | \$636      | \$192,105    | \$4.41       | 75           | 033      | 1881/1531  |                       |            | 0      | 1     | 42579          | 401      | 2011 ROLL |  |
| 17-000-12539-00 | 511 SUNSET      | 10/15/20  | \$160,000  | WD     | 03-ARM'S LENGTH | \$160,000         | \$60,800       | 38.00         | \$144,390      | \$68,199      | \$52,589        | 83              | 157   | 0.29      | 0.29        | \$821      | \$239,295    | \$5.49       | 79           | 033      | 1882/5399  |                       |            | 0      | 1     | 42629          | 401      | 2011 ROLL |  |
| 17-000-03607-00 | 1333 WATSON     | 10/29/20  | \$160,200  | WD     | 03-ARM'S LENGTH | \$160,200         | \$70,100       | 43.76         | \$198,214      | \$13,500      | \$51,514        | 81              | 134   | 0.26      | 0.26        | \$166      | \$51,724     | \$1.19       | 85           | 033      | 1882/5860  |                       |            | 0      | 1     | 42566          | 401      | 2011 ROLL |  |
| 17-000-12538-00 | 515 SUNSET      | 11/10/20  | \$115,000  | WD     | 03-ARM'S LENGTH | \$115,000         | \$53,600       | 46.61         | \$128,437      | \$37,423      | \$50,860        | 80              | 153   | 0.27      | 0.27        | \$466      | \$138,604    | \$3.18       | 77           | 033      | 1883/2894  |                       |            | 0      | 1     | 42725          | 401      | 2011 ROLL |  |
| 17-000-12517-00 | 1323 CENTER DR  | 02/18/21  | \$159,000  | WD     | 03-ARM'S LENGTH | \$159,000         | \$73,600       | 46.29         | \$182,023      | \$34,056      | \$41,056        | 96              | 136   | 0.28      | 0.28        | \$363      | \$112,811    | \$2.99       | 92           | 033      | 1885/3424  |                       |            | 0      | 1     | 42683          | 401      | 2011 ROLL |  |
| 17-000-02409-00 | 900 CENTER DR   | 03/05/21  | \$171,000  | WD     | 03-ARM'S LENGTH | \$171,000         | \$77,000       | 45.03         | \$187,183      | \$57,059      | \$73,242        | 116             | 167   | 0.44      | 0.44        | \$493      | \$129,385    | \$2.97       | 115          | 033      | 1885/5239  |                       |            | 0      | 1     | 42557          | 401      | 2011 ROLL |  |
| 17-000-04833-00 | 1325 HIGHLAND   | 03/22/21  | \$158,000  | WD     | 03-ARM'S LENGTH | \$158,000         | \$66,000       | 41.77         | \$160,308      | \$63,656      | \$65,964        | 104             | 197   | 0.41      | 0.41        | \$611      | \$154,505    | \$3.55       | 91           | 033      | 1886/1014  |                       |            | 0      | 1     | 42690          | 401      | 2011 ROLL |  |
| 17-000-02412-00 | 1324 CENTER DR  | 03/26/21  | \$195,000  | WD     | 03-ARM'S LENGTH | \$195,000         | \$73,500       | 37.69         | \$178,803      | \$79,700      | \$63,503        | 100             | 157   | 0.36      | 0.36        | \$794      | \$221,389    | \$5.08       | 100          | 033      | 1886/1822  |                       |            | 0      | 1     | 42558          | 401      | 2011 ROLL |  |
| 17-000-04804-00 | HIGHLAND        | 04/21/21  | \$15,000   | WD     | 03-ARM'S LENGTH | \$15,000          | \$24,600       | 164.00        | \$99,202       | \$15,000      | \$49,202        | 155             | 135   | 0.59      | 0.59        | \$96       | \$25,467     | \$0.58       | 190          | 033      | 1886/5372  |                       |            | 0      | 1     | 31990          | 402      | 2011 ROLL |  |
| 17-000-04847-00 | 401 CRESCENT    | 05/05/21  | \$217,000  | WD     | 03-ARM'S LENGTH | \$217,000         | \$79,600       | 36.68         | \$183,784      | \$89,993      | \$56,777        | 90              | 183   | 0.33      | 0.33        | \$1,003    | \$271,063    | \$6.22       | 79           | 033      | 1887/1443  |                       |            | 0      | 1     | 42629          | 401      | 2011 ROLL |  |
| 17-000-12510-00 | 1712 STOCKMAN   | 05/07/21  | \$128,000  | WD     | 03-ARM'S LENGTH | \$128,000         | \$64,800       | 50.63         | \$146,466      | \$34,493      | \$52,959        | 84              | 150   | 0.28      | 0.28        | \$412      | \$122,316    | \$2.81       | 82           | 033      | 1887/2381  |                       |            | 0      | 1     | 42579          | 401      | 2011 ROLL |  |
| 17-000-03620-00 | 1432 RIDGE      | 07/28/21  | \$169,000  | WD     | 03-ARM'S LENGTH | \$169,000         | \$71,200       | 42.13         | \$161,567      | \$61,633      | \$54,200        | 86              | 133   | 0.28      | 0.28        | \$720      | \$221,701    | \$5.09       | 91           | 033      | 1889/954   |                       |            | 0      | 1     | 42622          | 401      | 2011 ROLL |  |
| 17-000-03612-00 | 1405 WATSON     | 10/08/21  | \$250,000  | WD     | 03-ARM'S LENGTH | \$250,000         | \$97,900       | 39.16         | \$285,597      | \$47,036      | \$82,633        | 131             | 150   | 0.49      | 0.49        | \$360      | \$95,602     | \$2.19       | 143          | 033      | 1890/5065  |                       |            | 0      | 1     | 42641          | 401      | 2011 ROLL |  |
| 17-000-03616-00 | 1416 RIDGE      | 10/12/21  | \$170,000  | WD     | 03-ARM'S LENGTH | \$170,000         | \$74,800       | 44.00         | \$172,486      | \$52,665      | \$55,151        | 87              | 133   | 0.28      | 0.28        | \$604      | \$185,440    | \$4.26       | 93           | 033      | 1890/5446  |                       |            | 0      | 0     | 42683          | 401      | 2011 ROLL |  |
| 17-000-12517-00 | 1702 STOCKMAN   | 11/29/21  | \$195,000  | WD     | 03-ARM'S LENGTH | \$195,000         | \$70,800       | 36.31         | \$161,096      | \$96,863      | \$52,929        | 84              | 150   | 0.28      | 0.28        | \$1,038    | \$308,025    | \$7.07       | 82           | 033      | 1891/5503  |                       |            | 0      | 1     | 42579          | 401      | 2011 ROLL |  |
| 17-000-02406-00 | 1351 S CRAWFORD | 12/20/21  | \$199,000  | WD     | 03-ARM'S LENGTH | \$199,000         | \$76,300       | 38.34         | \$175,429      | \$82,019      | \$58,448        | 92              | 133   | 0.31      | 0.31        | \$988      | \$268,915    | \$6.17       | 100          | 033      | 1892/2717  |                       |            | 0      | 1     | 42683          | 401      | 2011 ROLL |  |
| 17-000-04812-00 | 609 CRESCENT    | 03/25/22  | \$175,000  | WD     | 03-ARM'S LENGTH | \$175,000         | \$68,400       | 39.09         | \$155,002      | \$81,269      | \$61,271        | 97              | 173   | 0.36      | 0.36        | \$840      | \$227,644    | \$5.23       | 90           | 033      | 1894/2240  |                       |            | 0      | 1     | 42579          | 401      | 2011 ROLL |  |
| Totals:         |                 |           |            |        |                 | 3223100           | 3,223,100      | 1,340,400     |                | 3,248,140     | 1,129,191       | 1,154,231       | 1901  |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |           |  |
| Sale. Ratio =>  |                 |           |            |        |                 |                   |                | 41.59         | Average        |               |                 | Average         |       | 168410.29 |             | Average    |              |              |              |          |            |                       |            |        |       |                |          |           |  |
| Std. Dev. =>    |                 |           |            |        |                 |                   |                | 27.67         | per FF=>       |               | 594             | per Net Acres=> |       |           |             | per SqFt=> |              | \$           |              |          |            |                       |            |        |       |                |          |           |  |
|                 |                 |           |            |        |                 |                   |                |               | 2,023 Set at:  |               | 630             |                 |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |           |  |
|                 |                 |           |            |        |                 |                   |                |               | 2,022 Was:     |               | 633             |                 |       |           |             |            |              |              |              |          |            |                       |            |        |       |                |          |           |  |

034-Riverview

| Parcel Number   | Street Address  | Sale Date  | Sale Price | Instr. | Terms of Sale   | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal   | Land Residual | Est. Land Value | Effec. Front            | Depth | Net Acres | Total Acres | Dollars/FF         | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Gravel | Paved | Inspected Date | Use Code | Class     |  |
|-----------------|-----------------|------------|------------|--------|-----------------|-------------------|----------------|---------------|------------------|---------------|-----------------|-------------------------|-------|-----------|-------------|--------------------|--------------|--------------|--------------|----------|------------|-----------------------|------------|--------|-------|----------------|----------|-----------|--|
| 17-000-11628-00 | 901 CANAL       | 05/13/21   | \$221,500  | WD     | 03-ARM'S LENGTH | \$221,500         | \$87,700       | 39.59         | \$237,362        | \$46,144      | \$62,006        | 91                      | 130   | 0.27      | 0.27        | \$505              | \$171,539    | \$3.94       | 90           | 034      | 1887/2614  |                       |            | 0      | 1     | 10/26/2016     | 401      | 2011 ROLL |  |
| 17-000-11632-00 | 1115 GREENBANKS | 11/21/2019 | 206000     | WD     | 03-ARM'S LENGTH | 206,000           | 82,600         | 40.10         | 165,159          | 116,808       | 75,967          | 124                     | 142   | 0.41      | 0.41        | \$ 941             | \$ 286,998   | \$ 5.59      | 125          | 034      | 1869/0877  |                       |            | 0      | 1     | 11/16/2016     | 401      |           |  |
| 17-000-03630-00 | 805 CANAL       | 7/11/2020  | 275000     | WD     | 03-ARM'S LENGTH | 275,000           | 121,200        | 44.07         | 243,444          | 84,946        | 53,390          | 87                      | 130   | 0.25      | 0.25        | \$ 974             | \$ 334,433   | \$ 7.68      | 85           | 034      | 1853/0783  |                       |            | 0      | 1     | 10/26/2016     | 401      |           |  |
| 17-000-11631-00 | 1121 GREENBANKS | 2/15/2021  | 449000     | WD     | 03-ARM'S LENGTH | 449,000           | 178,900        | 39.84         | 378,802          | 78,716        | 145,054         | 214                     | 167   | 0.85      | 0.85        | \$ 368             | \$ 52,281    | \$ 2.12      | 223          | 034      | 1885/2814  |                       |            | 0      | 1     | 10/20/2016     | 401      |           |  |
| 17-000-11601-00 | 914 WATSON      | 2/21/2020  | 290000     | WD     | 03-ARM'S LENGTH | 290,000           | 90,100         | 31.07         | 189,852          | 50,351        | 75,739          | 123                     | 156   | 0.42      | 0.42        | \$ 411             | \$ 121,328   | \$ 2.79      | 116          | 034      | 1878/0173  |                       |            | 0      | 1     | 10/19/2016     | 401      |           |  |
| Totals:         |                 |            |            |        |                 | 1441500           | 1,441,500      | 560,500       |                  | 1,214,619     | 376,965         | 412,156                 | 639   |           | 2.20        | 2.20               |              |              |              |          |            |                       |            |        |       |                |          |           |  |
| Sale. Ratio =>  |                 |            |            |        |                 |                   |                | 38.88         | Average per FF=> |               | 590             | Average per Net Acres=> |       | 171503.64 |             | Average per SqFt=> |              | \$ 3.94      |              |          |            |                       |            |        |       |                |          |           |  |
| Std. Dev. =>    |                 |            |            |        |                 |                   |                | 4.77          | 2,023 Set at:    |               | 650             |                         |       |           |             |                    |              |              |              |          |            |                       |            |        |       |                |          |           |  |
|                 |                 |            |            |        |                 |                   |                |               | 2,022 Was:       |               | 679             |                         |       |           |             |                    |              |              |              |          |            |                       |            |        |       |                |          |           |  |

035-Country Place

035-Country Place

| Parcel Number                      | Street Address    | Sale Date  | Sale Price | Instr. | Terms of Sale   | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal   | Land Residual | Est. Land Value | Effec. Front            | Depth | Net Acres | Total Acres | Dollars/FF         | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table       | Gravel | Paved | Inspected Date | Use Code | Class     |  |
|------------------------------------|-------------------|------------|------------|--------|-----------------|-------------------|----------------|---------------|------------------|---------------|-----------------|-------------------------|-------|-----------|-------------|--------------------|--------------|--------------|--------------|----------|------------|-----------------------|------------------|--------|-------|----------------|----------|-----------|--|
| 17-000-05121-00                    | 1401 CRESTWOOD DR | 11/3/2020  | 239000     | PTA    | 03-ARM'S LENGTH | 239,000           | 100,600        | 42.09         | 254,647          | 37,589        | 53,236          | 84                      | 135   | 0.27      | 0.27        | \$ 447             | \$ 138,705   | \$ 3.18      | 88           | 035      | 1883/1     |                       | NEIGHBORHOOD 035 | 0      | 1     | 10/14/2016     | 401      | 2011 ROLL |  |
| 17-000-05106-00                    | 1027 COUNTRY WAY  | 10/19/2021 | 205000     | WD     | 03-ARM'S LENGTH | 205,000           | 91,500         | 44.63         | 231,012          | 23,999        | 50,011          | 79                      | 125   | 0.24      | 0.24        | \$ 304             | \$ 58,357    | \$ 2.26      | 85           | 035      | 1891/242   |                       | NEIGHBORHOOD 035 | 0      | 1     | 10/7/2016      | 401      | 2011 ROLL |  |
| 17-000-05133-00                    | 1333 CRESTWOOD DR | 01/19/22   | \$271,480  | WD     | 03-ARM'S LENGTH | \$271,480         | \$118,300      | 43.58         | \$265,005        | \$56,874      | \$50,999        | 81                      | 143   | 0.26      | 0.26        | \$706              | \$216,251    | \$4.96       | 80           | 035      | 1893/546   |                       | NEIGHBORHOOD 035 | 0      | 1     | 10/20/2016     | 401      | 2011 ROLL |  |
| Totals:                            |                   |            | 715,480    |        |                 | 715,480           | 310,400        |               | 751,264          | 118,462       | 154,246         | 244                     |       | 0.78      | 0.78        | \$ 486             |              |              |              |          |            |                       |                  |        |       |                |          |           |  |
| Sale. Ratio =>                     |                   |            |            |        |                 |                   |                | 43.38         | Average per FF=> |               | 485             | Average per Net Acres=> |       | 152264.78 |             | Average per SqFt=> |              | \$ 3.50      |              |          |            |                       |                  |        |       |                |          |           |  |
| Std. Dev. =>                       |                   |            |            |        |                 |                   |                | IREFI         | 2,023 Set at:    |               | 600             |                         |       |           |             |                    |              |              |              |          |            |                       |                  |        |       |                |          |           |  |
|                                    |                   |            |            |        |                 |                   |                |               |                  | 2,022 Was     |                 | 633                     |       |           |             |                    |              |              |              |          |            |                       |                  |        |       |                |          |           |  |
| 041-Kinneys, Bennet, Original Plat |                   |            |            |        |                 |                   |                |               |                  |               |                 |                         |       |           |             |                    |              |              |              |          |            |                       |                  |        |       |                |          |           |  |

2023 City of Mt. Pleasant Land Value Analysis - Residential

|                 |                         |           |           |    |                 |           |          |       |              |              |          |      |     |      |      |       |           |        |    |     |           |                  |   |   |           |     |      |
|-----------------|-------------------------|-----------|-----------|----|-----------------|-----------|----------|-------|--------------|--------------|----------|------|-----|------|------|-------|-----------|--------|----|-----|-----------|------------------|---|---|-----------|-----|------|
| 17-000-00568-00 | 412 S WASHINGTON        | 04/22/21  | \$119,000 | WD | 03-ARM'S LENGTH | \$119,000 | \$38,000 | 31.93 | \$105,011    | \$33,138     | \$19,149 | 41   | 122 | 0.10 | 0.10 | \$815 | \$328,099 | \$7.53 | 36 | 042 | 1887/1186 | NEIGHBORHOOD 042 | 0 | 1 | 39577     | 401 | 2015 |
| 17-000-00550-00 | 410 S UNIVERSITY        | 04/24/21  | \$75,000  | WD | 03-ARM'S LENGTH | \$75,000  | \$51,900 | 69.20 | \$112,353    | \$15,21      | \$38,874 | 66   | 122 | 0.19 | 0.19 | \$23  | \$8,222   | \$0.19 | 66 | 042 | 1887/1172 | NEIGHBORHOOD 042 | 0 | 1 | 8/27/2007 | 401 | 2015 |
| 17-000-00530-00 | 400 E WISCONSIN         | 05/06/21  | \$249,900 | WD | 03-ARM'S LENGTH | \$249,900 | \$95,900 | 38.22 | \$211,665    | \$37,215     | \$34,484 | 59   | 96  | 0.15 | 0.15 | \$636 | \$256,655 | \$5.89 | 66 | 042 | 1887/1956 | NEIGHBORHOOD 042 | 0 | 1 | 39205     | 401 | 2015 |
| 17-000-00524-00 | 309 S LANSING & 309 1/2 | 05/21/21  | \$130,000 | WD | 03-ARM'S LENGTH | \$130,000 | \$60,000 | 46.15 | \$131,413    | \$33,071     | \$34,484 | 59   | 96  | 0.15 | 0.15 | \$565 | \$238,076 | \$5.24 | 66 | 042 | 1887/5288 | NEIGHBORHOOD 042 | 0 | 1 | 39657     | 401 | 2015 |
| 17-000-00444-00 | 204 W ILLINOIS          | 06/08/21  | \$120,000 | LC | 03-ARM'S LENGTH | \$120,000 | \$49,000 | 40.83 | \$108,055    | \$33,703     | \$21,758 | 46   | 66  | 0.09 | 0.09 | \$730 | \$358,543 | \$8.23 | 62 | 042 | 1888/345  | NEIGHBORHOOD 042 | 0 | 1 | 39652     | 401 | 2015 |
| 17-000-00550-00 | 410 S UNIVERSITY        | 07/06/21  | \$98,000  | WD | 03-ARM'S LENGTH | \$98,000  | \$51,900 | 52.96 | \$112,353    | \$24,521     | \$38,874 | 66   | 122 | 0.19 | 0.19 | \$372 | \$132,546 | \$3.04 | 66 | 042 | 1888/3901 | NEIGHBORHOOD 042 | 0 | 1 | 39321     | 401 | 2015 |
| 17-000-00458-00 | 301 N MICHIGAN          | 09/10/21  | \$130,000 | WD | 03-ARM'S LENGTH | \$130,000 | \$69,000 | 53.08 | \$152,079    | \$9,200      | \$31,279 | 53   | 92  | 0.13 | 0.13 | \$173 | \$72,441  | \$1.66 | 60 | 042 | 1890/1006 | NEIGHBORHOOD 042 | 0 | 1 | 39645     | 401 | 2015 |
| 17-000-15875-00 | 116 OAK ST              | 9/23/2021 | \$2500    | WD | 03-ARM'S LENGTH | \$125,000 | \$1,900  | 65.52 | \$163,820    | 2,432        | \$1,252  | 70   | 99  | 0.08 | 0.18 | \$    | \$        | \$     | 81 | 042 | 1890/2752 | NEIGHBORHOOD 042 | 0 | 1 | 7/15/2008 | 401 | 2015 |
| 17-000-25219-00 | 625 PINE                | 09/24/21  | \$138,000 | WD | 03-ARM'S LENGTH | \$138,000 | \$64,000 | 47.26 | \$123,604    | \$33,124     | \$32,124 | 55   | 122 | 0.15 | 0.15 | \$888 | \$331,644 | \$7.61 | 62 | 042 | 1890/3148 | NEIGHBORHOOD 042 | 0 | 1 | 39556     | 401 | 2015 |
| 17-000-00568-00 | 412 S WASHINGTON        | 01/11/22  | \$115,000 | WD | 03-ARM'S LENGTH | \$115,000 | \$38,000 | 33.04 | \$105,011    | \$29,138     | \$19,149 | 41   | 122 | 0.10 | 0.10 | \$717 | \$288,495 | \$6.62 | 36 | 042 | 1893/2036 | NEIGHBORHOOD 042 | 0 | 1 | 39577     | 401 | 2015 |
| 17-000-00456-00 | 214 PINE                | 02/24/22  | \$79,500  | WD | 03-ARM'S LENGTH | \$79,500  | \$50,500 | 63.52 | \$109,267    | \$9,107      | \$38,874 | 66   | 122 | 0.19 | 0.19 | \$138 | \$49,227  | \$1.13 | 66 | 042 | 1893/4560 | NEIGHBORHOOD 042 | 0 | 1 | 39685     | 401 | 2015 |
| 17-000-00534-00 | 320 E WISCONSIN         | 03/31/22  | \$127,900 | WD | 03-ARM'S LENGTH | \$127,900 | \$44,800 | 35.03 | \$98,267     | \$28,615     | \$23,806 | 40   | 67  | 0.08 | 0.08 | \$708 | \$357,688 | \$8.21 | 52 | 042 | 1894/2723 | NEIGHBORHOOD 042 | 0 | 1 | 39307     | 401 | 2015 |
| Totals:         |                         |           | 2595700   |    |                 | 2,595,700 |          |       | 2,524,871    | 617,422      | 626,839  | 1125 |     |      |      |       |           |        |    |     |           |                  |   |   |           |     |      |
|                 |                         |           |           |    |                 |           |          |       | 42.32        |              |          |      |     |      |      |       |           |        |    |     |           |                  |   |   |           |     |      |
|                 |                         |           |           |    |                 |           |          |       | Std. Dev. => | 11.17        |          |      |     |      |      |       |           |        |    |     |           |                  |   |   |           |     |      |
|                 |                         |           |           |    |                 |           |          |       |              | Average      |          |      |     |      |      |       |           |        |    |     |           |                  |   |   |           |     |      |
|                 |                         |           |           |    |                 |           |          |       |              | per SqFt=>   | 549      |      |     |      |      |       |           |        |    |     |           |                  |   |   |           |     |      |
|                 |                         |           |           |    |                 |           |          |       |              | 2,023 Set at | 550      |      |     |      |      |       |           |        |    |     |           |                  |   |   |           |     |      |
|                 |                         |           |           |    |                 |           |          |       |              | 2,022 Was    | 589      |      |     |      |      |       |           |        |    |     |           |                  |   |   |           |     |      |

043-Boulevard Park, Kinney, Partridge

| Parcel Number   | Street Address                | Sale Date | Sale Price | Instr. | Terms of Sale   | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effect. Front | Depth | Net Acres | Total Acres | Dollars/Ft | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Libr/Page | Other Parcels in Sale | Land Table | Gravel | Paved | Inspected Date | Use Code | Class     |
|-----------------|-------------------------------|-----------|------------|--------|-----------------|-------------------|----------------|---------------|----------------|---------------|-----------------|---------------|-------|-----------|-------------|------------|--------------|--------------|--------------|----------|-----------|-----------------------|------------|--------|-------|----------------|----------|-----------|
| 17-000-02836-00 | 635 S ARNOLD                  | 04/01/20  | \$105,000  | WD     | 03-ARM'S LENGTH | \$105,000         | \$48,000       | 45.71         | \$113,377      | \$40,503      | \$48,880        | 62            | 138   | 0.18      | 0.18        | \$649      | \$223,773    | \$5.14       | 57           | 043      | 1878/4252 |                       |            | 0      | 1     | 39273          | 401      | 2016 ROLL |
| 17-000-08043-00 | 709 S WASHINGTON              | 04/23/20  | \$102,500  | WD     | 03-ARM'S LENGTH | \$102,500         | \$40,700       | 63.12         | \$149,011      | \$25,995      | \$73,406        | 104           | 100   | 0.30      | 0.30        | \$250      | \$85,510     | \$1.96       | 132          | 043      | 1879/0245 |                       |            | 0      | 1     | 39377          | 401      | 2016 ROLL |
| 17-000-02005-00 | 420 S LANSING                 | 05/22/20  | \$83,000   | WD     | 03-ARM'S LENGTH | \$83,000          | \$43,700       | 52.65         | \$103,329      | \$22,819      | \$43,148        | 61            | 105   | 0.16      | 0.16        | \$373      | \$143,516    | \$3.29       | 66           | 043      | 1879/4074 |                       |            | 0      | 1     | 39309          | 401      | 2016 ROLL |
| 17-000-08721-00 | 618 E ILLINOIS                | 06/03/20  | \$154,000  | WD     | 03-ARM'S LENGTH | \$154,000         | \$72,600       | 47.14         | \$171,025      | \$38,675      | \$55,700        | 71            | 132   | 0.21      | 0.21        | \$544      | \$185,048    | \$4.25       | 69           | 043      | 1879/5691 |                       |            | 0      | 1     | 39241          | 401      | 2016 ROLL |
| 17-000-07436-00 | 626 S FANCHER AVE             | 07/08/20  | \$120,000  | WD     | 03-ARM'S LENGTH | \$120,000         | \$54,600       | 45.50         | \$128,816      | \$33,542      | \$42,358        | 54            | 132   | 0.15      | 0.15        | \$620      | \$226,635    | \$5.20       | 49           | 043      | 1880/3349 |                       |            | 0      | 1     | 39308          | 401      | 2016 ROLL |
| 17-000-08750-00 | 524 E WISCONSIN               | 07/14/20  | \$135,000  | WD     | 03-ARM'S LENGTH | \$135,000         | \$72,000       | 53.33         | \$139,975      | \$8,657       | \$39,975        | 51            | 73    | 0.11      | 0.11        | \$170      | \$77,991     | \$1.79       | 66           | 043      | 1880/4328 |                       |            | 0      | 1     | 39244          | 401      | 2016 ROLL |
| 17-000-07451-00 | 410 E WISCONSIN & 410 1/2     | 07/20/20  | \$95,000   | WD     | 03-ARM'S LENGTH | \$95,000          | \$44,000       | 47.26         | \$112,062      | \$21,227      | \$29,400        | 47            | 100   | 0.19      | 0.19        | \$211      | \$39,400     | \$1.50       | 62           | 043      | 1880/4658 |                       |            | 0      | 1     | 39262          | 401      | 2016 ROLL |
| 17-000-14709-00 | 421 S KINNEY                  | 07/20/20  | \$177,000  | WD     | 03-ARM'S LENGTH | \$177,000         | \$67,900       | 38.36         | \$160,920      | \$65,752      | \$49,672        | 63            | 139   | 0.19      | 0.19        | \$1,036    | \$355,416    | \$8.16       | 58           | 043      | 1880/4857 |                       |            | 0      | 1     | 39239          | 401      | 2016 ROLL |
| 17-000-08740-00 | 310 S FANCHER AVE & 310 1/2   | 07/24/20  | \$135,000  | WD     | 03-ARM'S LENGTH | \$135,000         | \$65,300       | 48.37         | \$153,635      | \$35,119      | \$53,754        | 69            | 132   | 0.20      | 0.20        | \$512      | \$175,595    | \$4.03       | 66           | 043      | 1880/5338 |                       |            | 0      | 1     | 39223          | 401      | 2016 ROLL |
| 17-000-14711-00 | 615 E MAPLE                   | 07/27/20  | \$135,000  | WD     | 03-ARM'S LENGTH | \$135,000         | \$52,500       | 38.89         | \$123,545      | \$66,537      | \$55,082        | 70            | 139   | 0.21      | 0.21        | \$946      | \$316,843    | \$7.27       | 66           | 043      | 1880/5467 |                       |            | 0      | 1     | 39254          | 401      | 2016 ROLL |
| 17-000-14736-00 | 605 S ARNOLD                  | 07/29/20  | \$105,000  | WD     | 03-ARM'S LENGTH | \$105,000         | \$56,100       | 53.43         | \$139,250      | \$20,712      | \$54,962        | 70            | 138   | 0.21      | 0.21        | \$295      | \$99,100     | \$2.28       | 66           | 043      | 1880/5721 |                       |            | 0      | 1     | 39262          | 401      | 2016 ROLL |
| 17-000-14738-00 | 700 E LOCUST                  | 8/3/2020  | \$8000     | WD     | 03-ARM'S LENGTH | \$8,000           | \$6,300        | 37.04         | \$5,129        | \$8,808       | \$6,111         | 59            | 66    | 0.11      | 0.11        | \$974      | \$466,552    | \$10.71      | 69           | 043      | 1881/0225 | 17-000-14727-00       |            | 0      | 1     | 10/25/2007     | 401      | 2016 ROLL |
| 17-000-02065-00 | 401 E MAPLE                   | 08/28/20  | \$133,300  | PTA    | 03-ARM'S LENGTH | \$133,300         | \$45,100       | 33.83         | \$106,455      | \$72,773      | \$45,928        | 59            | 96    | 0.15      | 0.15        | \$1,241    | \$498,445    | \$11.44      | 66           | 043      |           |                       |            | 0      | 1     | 39353          | 401      | 2016 ROLL |
| 17-000-10905-00 | 629 S LANSING                 | 08/28/20  | \$123,500  | WD     | 03-ARM'S LENGTH | \$123,500         | \$38,900       | 31.50         | \$90,308       | \$25,328      | \$42,114        | 54            | 100   | 0.13      | 0.13        | \$471      | \$190,436    | \$4.37       | 58           | 043      | 1881/3459 |                       |            | 0      | 1     | 39358          | 401      | 2016 ROLL |
| 17-000-08546-00 | 509 E CHIPPEWA                | 08/31/20  | \$110,000  | PTA    | 03-ARM'S LENGTH | \$110,000         | \$65,700       | 59.73         | \$155,985      | \$13,431      | \$59,416        | 76            | 149   | 0.24      | 0.24        | \$177      | \$56,671     | \$1.30       | 69           | 043      | 1881/5107 |                       |            | 0      | 1     | 33080          | 401      | 2016 ROLL |
| 17-000-02087-00 | 602 S MAIN                    | 09/14/20  | \$179,950  | WD     | 03-ARM'S LENGTH | \$179,950         | \$87,600       | 37.57         | \$160,300      | \$64,140      | \$44,490        | 57            | 90    | 0.14      | 0.14        | \$1,129    | \$468,175    | \$10.75      | 66           | 043      | 1881/5651 |                       |            | 0      | 1     | 39364          | 401      | 2016 ROLL |
| 17-000-02059-00 | 504 S LANSING                 | 10/23/20  | \$167,500  | WD     | 03-ARM'S LENGTH | \$167,500         | \$72,000       | 53.10         | \$173,094      | \$33,671      | \$53,671        | 69            | 105   | 0.18      | 0.18        | \$701      | \$262,716    | \$6.03       | 76           | 043      | 1882/4992 |                       |            | 0      | 1     | 39353          | 401      | 2016 ROLL |
| 17-000-08681-00 | 202 S KINNEY                  | 11/30/20  | \$153,000  | WD     | 03-ARM'S LENGTH | \$153,000         | \$72,900       | 47.65         | \$171,885      | \$36,077      | \$54,962        | 70            | 138   | 0.21      | 0.21        | \$514      | \$172,617    | \$3.96       | 66           | 043      | 1883/3724 |                       |            | 0      | 1     | 39213          | 401      | 2016 ROLL |
| 17-000-08692-00 | 203 S KINNEY                  | 02/15/21  | \$256,000  | WD     | 03-ARM'S LENGTH | \$256,000         | \$77,100       | 30.12         | \$179,934      | \$39,551      | \$54,962        | 70            | 138   | 0.21      | 0.21        | \$563      | \$189,239    | \$4.34       | 66           | 043      | 1885/2250 |                       |            | 0      | 1     | 42692          | 401      | 2016 ROLL |
| 17-000-08658-00 | 619 S MICHIGAN                | 02/16/21  | \$94,500   | WD     | 03-ARM'S LENGTH | \$94,500          | \$56,100       | 59.37         | \$132,436      | \$17,764      | \$55,700        | 71            | 132   | 0.21      | 0.21        | \$250      | \$84,995     | \$1.95       | 69           | 043      | 1885/2783 |                       |            | 0      | 1     | 39220          | 401      | 2016 ROLL |
| 17-000-02014-00 | 419 S UNIVERSITY              | 02/25/21  | \$165,000  | WD     | 03-ARM'S LENGTH | \$165,000         | \$83,000       | 38.18         | \$149,715      | \$55,341      | \$40,056        | 51            | 122   | 0.13      | 0.13        | \$1,082    | \$412,993    | \$9.48       | 48           | 043      | 1885/4108 |                       |            | 0      | 1     | 39311          | 401      | 2016 ROLL |
| 17-000-07434-00 | 620 S FANCHER AVE             | 02/26/21  | \$128,000  | WD     | 03-ARM'S LENGTH | \$128,000         | \$68,000       | 53.13         | \$162,428      | \$33,754      | \$53,754        | 69            | 132   | 0.20      | 0.20        | \$282      | \$96,630     | \$2.22       | 66           | 043      | 1885/4597 |                       |            | 0      | 1     | 39302          | 401      | 2016 ROLL |
| 17-000-08552-00 | 324 N KINNEY                  | 04/13/21  | \$150,000  | WD     | 03-ARM'S LENGTH | \$150,000         | \$58,500       | 39.00         | \$127,165      | \$54,055      | \$60,739        | 78            | 139   | 0.24      | 0.24        | \$697      | \$228,080    | \$5.24       | 75           | 043      | 1886/4254 |                       |            | 0      | 1     | 39306          | 401      | 2016 ROLL |
| 17-000-10903-00 | 621 S LANSING                 | 05/05/21  | \$110,000  | WD     | 03-ARM'S LENGTH | \$110,000         | \$49,500       | 45.00         | \$109,040      | \$44,671      | \$43,711        | 56            | 100   | 0.14      | 0.14        | \$800      | \$231,374    | \$7.38       | 61           | 043      | 1887/1648 |                       |            | 0      | 1     | 39358          | 401      | 2016 ROLL |
| 17-000-02069-00 | 408 E MAPLE & 601 S LANSING   | 5/7/2021  | 109000     | PTA    | 03-ARM'S LENGTH | 109,000           | 71,000         | 65.14         | 141,950        | 16,289        | 49,239          | 63            | 96    | 0.16      | 0.16        | \$259      | \$102,447    | \$5.35       | 72           | 043      |           |                       |            | 0      | 1     | 9/28/2007      | 001      | 2016 ROLL |
| 17-000-07412-00 | 504 S KINNEY                  | 05/13/21  | \$150,000  | WD     | 03-ARM'S LENGTH | \$150,000         | \$69,100       | 46.07         | \$153,386      | \$51,696      | \$55,082        | 70            | 139   | 0.21      | 0.21        | \$735      | \$246,171    | \$2.65       | 66           | 043      | 1887/2810 |                       |            | 0      | 1     | 39213          | 401      | 2016 ROLL |
| 17-000-08534-00 | 401 N FANCHER AVE             | 05/18/21  | \$226,500  | WD     | 03-ARM'S LENGTH | \$226,500         | \$98,900       | 38.23         | \$193,998      | \$31,597      | \$59,066        | 75            | 132   | 0.23      | 0.23        | \$419      | \$140,431    | \$3.22       | 74           | 043      | 1887/3391 |                       |            | 0      | 1     | 33085          | 401      | 2016 ROLL |
| 17-000-02009-00 | 424 S UNIVERSITY              | 06/08/21  | \$155,000  | WD     | 03-ARM'S LENGTH | \$155,000         | \$61,900       | 37.10         | \$127,452      | \$74,793      | \$43,285        | 60            | 122   | 0.17      | 0.17        | \$1,240    | \$453,291    | \$10.41      | 59           | 043      | 1887/5610 |                       |            | 0      | 1     | 39325          | 401      | 2016 ROLL |
| 17-000-02008-00 | 419 S FANCHER AVE             | 06/11/21  | \$116,000  | WD     | 03-ARM'S LENGTH | \$116,000         | \$57,500       | 53.36         | \$139,179      | \$15,403      | \$48,542        | 58            | 100   | 0.10      | 0.10        | \$313      | \$149,544    | \$4.43       | 66           | 043      | 1888/7072 |                       |            | 0      | 1     | 39309          | 401      | 2016 ROLL |
| 17-000-08612-00 | 202 N ARNOLD                  | 06/12/21  | \$174,000  | WD     | 03-ARM'S LENGTH | \$174,000         | \$87,700       | 38.18         | \$174,000      | \$53,300      | \$55,300        | 71            | 138   | 0.21      | 0.21        | \$671      | \$294,200    | \$6.70       | 66           | 043      | 1888/7869 |                       |            | 0      | 1     | 42681          | 401      | 2016 ROLL |
| 17-000-08612-00 | 124 N FANCHER AVE             | 06/17/21  | \$159,000  | WD     | 03-ARM'S LENGTH | \$159,000         | \$78,700       | 49.50         | \$176,077      | \$38,312      | \$55,389        | 71            | 139   | 0.21      | 0.21        | \$542      | \$181,573    | \$4.17       | 66           | 043      | 1888/1472 |                       |            | 0      | 1     | 39308          | 401      | 2016 ROLL |
| 17-000-10910-00 | 630 S LANSING                 | 07/06/21  | \$125,000  | WD     | 03-ARM'S LENGTH | \$125,000         | \$45,400       | 36.32         | \$99,341       | \$68,867      | \$43,208        | 55            | 106   | 0.14      | 0.14        | \$1,248    | \$491,907    | \$11.29      | 58           | 043      | 1888/3798 |                       |            | 0      | 1     | 39359          | 401      | 2016 ROLL |
| 17-000-08608-00 | 41 E BROADWAY                 | 07/21/21  | \$25,000   | WD     | 03-ARM'S LENGTH | \$25,000          | \$26,900       | 107.60        | \$53,754       | \$25,000      | \$53,754        | 69            | 132   | 0.20      | 0.20        | \$364      | \$125,000    | \$2.87       | 66           | 043      | 1888/4846 |                       |            | 0      | 0     | NOT INSPECTED  | 001      | 2016 ROLL |
| 17-000-08608-00 | 708 E WISCONSIN               | 07/21/21  | \$113,000  | WD     | 03-ARM'S LENGTH | \$113,000         | \$51,160       | 40.18         | \$123,207      | \$45,008      | \$49,058        | 48            | 103   | 0.13      | 0.13        | \$1,088    | \$404,381    | \$6.42       | 48           | 043      | 1888/4743 |                       |            | 0      | 1     | 39224          | 401      | 2016 ROLL |
| 17-000-07439-00 | 708 S FANCHER AVE             | 07/23/21  | \$210,000  | WD     | 03-ARM'S LENGTH | \$210,000         | \$73,000       | 34.76         | \$162,808      | \$52,470      | \$53,754        | 69            | 132   | 0.20      | 0.20        | \$764      | \$262,350    | \$6.02       | 66           | 043      | 1889/2114 |                       |            | 0      | 1     | 39302          | 401      | 2016 ROLL |
| 17-000-07415-00 | 509 S FANCHER AVE             | 07/26/21  | \$121,000  | WD     | 03-ARM'S LENGTH | \$121,000         | \$63,000       | 36.36         | \$100,523      | \$42,962      | \$55,082        | 70            | 139   | 0.21      | 0.21        | \$611      | \$204,581    | \$4.70       | 66           | 043      | 1889/6556 |                       |            | 0      | 1     | 39253          | 401      | 2016 ROLL |
| 17-000-08582-00 | 220 N KINNEY & 608 E CHIPPEWA | 8/5/2021  | 281700     | WD     | 03-ARM'S LENGTH | 281,700           | 149,500        | 56.62         | 319,087        | 39,800        | 77,187          | 123           | 139   | 0.42      | 0.42        | \$232      | \$94,090     | \$2.16       | 133          | 043      | 1889/2159 |                       |            | 0      | 1     | 1/22/1998      | 401      | 2016 ROLL |
| 17-000-10906-00 | 610 S LANSING                 | 8/11/2021 | \$112,000  | WD     | 03-ARM'S LENGTH | \$112,000         | \$55,400       | 45.80         | \$125,200      | \$35,400      | \$40,000        | 51            | 100   | 0.08      | 0.08        | \$1,680    | \$216,248    | \$1.13       | 66           | 043      | 1889/2148 |                       |            | 0      | 1     | 39358          | 401      | 2016 ROLL |
| 17-000-08222-00 | 620 S ARNOLD                  | 08/11/21  | \$125,000  | WD     | 03-ARM'S LENGTH | \$125,000         | \$47,900       | 38.32         | \$113,804      | \$60,568      | \$49,462        | 63            | 138   | 0.18      | 0.18        | \$959      | \$330,973    | \$7.60       | 58           | 043      | 1890/5667 |                       |            | 0      | 1     | 39273          | 401      | 2016 ROLL |
| 17-000-08697-00 | 211 S KINNEY                  | 10/01/21  | \$175,000  | WD     | 03-ARM'S LENGTH | \$175,000         | \$72,200       | 41.26         | \$166,783      | \$69,179      | \$54,962        | 70            | 138   | 0.21      | 0.21        | \$886      | \$303,000    | \$7.60       | 66           | 043      | 1890/3680 |                       |            | 0      | 1     | 39205          | 401      | 2016 ROLL |
| 17-000-02080-00 | 605 S UNIVERSITY              | 10/25/21  | \$106,000  | WD     | 03-ARM'S LENGTH | \$106,000         | \$60,800       | 57.36         | \$134,248      | \$23,430      | \$51,678        | 66            | 122   | 0.19      | 0.19        | \$355      | \$126,649    | \$2.91       | 66           | 043      | 1891/1400 |                       |            | 0      | 1     | 39363          | 401      | 2016 ROLL |
| 17-000-10901-00 | 617 S LANSING                 | 11/01/21  | \$120,000  | PTA    | 03-ARM'S LENGTH | \$120,000         | \$61,800       | 51.50         | \$135,985      | \$39,372      | \$55,357        | 101           | 108   | 0.30      | 0.30        | \$390      | \$130,804    | \$3.00       | 121          | 043      | 1891/1919 |                       |            | 0      | 1     | 39353          | 401      | 2016 ROLL |
| 17-000-08522-00 | 422 N FANCHER AVE             | 12/11/21  | \$215,000  | WD     | 03-ARM'S LENGTH | \$215,000         | \$95,000       | 42.21         | \$179,282      |               |                 |               |       |           |             |            |              |              |              |          |           |                       |            |        |       |                |          |           |

2023 City of Mt. Pleasant Land Value Analysis - Residential

051-Curtice Place, Brown, Bennet, Burrows

| Parcel Number   | Street Address              | Sale Date | Sale Price | Instr. | Terms of Sale   | Inf. Adj. Sale \$ | Asd. when Sold  | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth   | Net Acres        | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Libers/Page | Other Parcels in Sale | Land Table | Gravel | Paved | Inspected Date | Use Code | Class     |
|-----------------|-----------------------------|-----------|------------|--------|-----------------|-------------------|-----------------|---------------|----------------|---------------|-----------------|--------------|---------|------------------|-------------|------------|--------------|--------------|--------------|----------|-------------|-----------------------|------------|--------|-------|----------------|----------|-----------|
| 17-000-09726-00 | 1002 CROSSLANES             | 04/08/20  | \$115,500  | WD     | 03-ARM'S LENGTH | \$115,500         | \$44,600        |               | \$98,401       | \$54,141      | \$37,042        | 62           | 116     | 0.18             | 0.18        | \$877      | \$309,377    | \$7.10       | 66           | 051      | 1878/5332   |                       |            | 0      | 1     | 33878          | 401      | 2011 ROLL |
| 17-000-01823-00 | 814 E ILLINOIS              | 04/24/20  | \$80,000   | WD     | 03-ARM'S LENGTH | \$80,000          | \$33,800        | 42.25         | \$78,694       | \$35,551      | \$34,245        | 57           | 98      | 0.15             | 0.15        | \$623      | \$238,597    | \$5.48       | 66           | 051      | 1879/1006   |                       |            | 0      | 1     | 33786          | 401      | 2011 ROLL |
| 17-000-05602-00 | 1010 E MICHIGAN             | 05/08/20  | \$195,880  | WD     | 03-ARM'S LENGTH | \$195,880         | \$82,600        | 42.17         | \$177,705      | \$65,514      | \$47,339        | 79           | 132     | 0.25             | 0.25        | \$830      | \$362,056    | \$6.02       | 83           | 051      | 1879/2372   |                       |            | 0      | 1     | 33792          | 401      | 2011 ROLL |
| 17-000-09758-00 | 519 N BROWN                 | 05/21/20  | \$87,000   | WD     | 03-ARM'S LENGTH | \$87,000          | \$61,100        | 70.23         | \$121,518      | \$8,561       | \$43,079        | 79           | 132     | 0.25             | 0.25        | \$109      | \$34,244     | \$0.79       | 83           | 051      | 1879/3818   |                       |            | 0      | 1     | 32315          | 401      | 2011 ROLL |
| 17-000-17946-00 | 821 BENNETT & 821 1/2       | 06/19/20  | \$123,900  | LC     | 03-ARM'S LENGTH | \$123,900         | \$45,900        | 37.05         | \$104,189      | \$60,053      | \$40,342        | 67           | 136     | 0.21             | 0.21        | \$893      | \$290,111    | \$6.66       | 66           | 051      | 1880/1082   |                       |            | 0      | 1     | 33757          | 401      | 2011 ROLL |
| 17-000-15519-00 | 1212 E BROADWAY ST & 1214   | 06/24/20  | \$164,250  | WD     | 03-ARM'S LENGTH | \$164,250         | \$79,800        | 48.58         | \$158,141      | \$63,097      | \$56,988        | 104          | 231     | 0.44             | 0.44        | \$605      | \$144,057    | \$3.31       | 83           | 051      | 1880/2580   |                       |            | 0      | 1     | 32295          | 401      | 2011 ROLL |
| 17-000-09106-00 | 406 LARRY PLACE             | 07/09/20  | \$152,000  | WD     | 03-ARM'S LENGTH | \$152,000         | \$57,600        | 37.89         | \$124,333      | \$68,072      | \$40,405        | 67           | 140     | 0.21             | 0.21        | \$1,011    | \$325,703    | \$7.48       | 65           | 051      | 1880/3576   |                       |            | 0      | 1     | 33884          | 401      | 2011 ROLL |
| 17-000-09752-00 | 1017 CROSSLANES             | 07/27/20  | \$120,000  | WD     | 03-ARM'S LENGTH | \$120,000         | \$49,300        | 41.08         | \$109,094      | \$50,506      | \$39,600        | 66           | 132     | 0.20             | 0.20        | \$765      | \$252,330    | \$5.80       | 66           | 051      | 1880/5645   |                       |            | 0      | 1     | 33764          | 401      | 2011 ROLL |
| 17-000-09761-00 | 1108 ANDRE                  | 08/07/20  | \$114,400  | WD     | 03-ARM'S LENGTH | \$114,400         | \$60,200        | 52.62         | \$133,022      | \$50,326      | \$68,948        | 115          | 132     | 0.40             | 0.40        | \$438      | \$125,815    | \$2.89       | 132          | 051      | 1881/1135   |                       |            | 0      | 1     | 33764          | 401      | 2011 ROLL |
| 17-000-01813-00 | 813 E ILLINOIS              | 11/05/20  | \$88,000   | WD     | 03-ARM'S LENGTH | \$88,000          | \$39,800        | 45.23         | \$88,626       | \$39,118      | \$39,744        | 66           | 132     | 0.20             | 0.20        | \$591      | \$194,617    | \$4.47       | 66           | 051      | 1883/606    |                       |            | 0      | 1     | 33786          | 401      | 2011 ROLL |
| 17-000-15517-00 | 1306 E BROADWAY             | 11/13/20  | \$169,500  | WD     | 03-ARM'S LENGTH | \$169,500         | \$88,600        | 52.27         | \$192,645      | \$39,479      | \$62,624        | 104          | 231     | 0.44             | 0.44        | \$378      | \$90,135     | \$2.07       | 83           | 051      | 1883/2074   |                       |            | 0      | 1     | 31685          | 401      | 2011 ROLL |
| 17-000-09663-00 | 901 E CHIPPEWA              | 12/15/20  | \$78,000   | WD     | 03-ARM'S LENGTH | \$78,000          | \$40,800        | 52.31         | \$91,244       | \$27,790      | \$41,034        | 68           | 132     | 0.21             | 0.21        | \$406      | \$132,967    | \$3.05       | 69           | 051      | 1884/557    |                       |            | 0      | 1     | 33879          | 401      | 2011 ROLL |
| 17-000-15545-00 | 206 S BROWN                 | 03/12/21  | \$113,000  | WD     | 03-ARM'S LENGTH | \$113,000         | \$49,800        | 44.07         | \$109,427      | \$43,173      | \$39,600        | 66           | 132     | 0.20             | 0.20        | \$654      | \$215,865    | \$4.96       | 66           | 051      | 1885/5738   |                       |            | 0      | 1     | 33806          | 401      | 2011 ROLL |
| 17-000-09680-00 | 1104 LINCOLN                | 03/29/21  | \$95,000   | WD     | 03-ARM'S LENGTH | \$95,000          | \$47,900        | 50.42         | \$107,059      | \$32,751      | \$44,810        | 75           | 165     | 0.25             | 0.25        | \$439      | \$128,941    | \$2.96       | 67           | 051      | 1886/2036   |                       |            | 0      | 1     | 39093          | 401      | 2011 ROLL |
| 17-000-17950-00 | 1101 BENNETT                | 04/16/21  | \$110,000  | WD     | 03-ARM'S LENGTH | \$110,000         | \$48,700        | 44.18         | \$101,364      | \$48,978      | \$40,342        | 67           | 136     | 0.21             | 0.21        | \$728      | \$236,609    | \$5.43       | 66           | 051      | 1886/4774   |                       |            | 0      | 1     | 33756          | 401      | 2011 ROLL |
| 17-000-09668-00 | 1001 E CHIPPEWA             | 05/14/21  | \$85,000   | WD     | 03-ARM'S LENGTH | \$85,000          | \$35,400        | 41.65         | \$73,652       | \$43,820      | \$32,472        | 54           | 132     | 0.16             | 0.16        | \$810      | \$280,897    | \$6.45       | 52           | 051      | 1887/2775   |                       |            | 0      | 1     | 33885          | 401      | 2011 ROLL |
| 17-000-09643-00 | 918 E CHIPPEWA              | 05/25/21  | \$116,500  | WD     | 03-ARM'S LENGTH | \$116,500         | \$64,800        | 55.62         | \$134,172      | \$47,421      | \$65,093        | 108          | 297     | 0.51             | 0.51        | \$437      | \$93,903     | \$2.16       | 74           | 051      | 1887/4792   |                       |            | 0      | 1     | 33921          | 401      | 2011 ROLL |
| 17-000-09638-00 | 1024 E CHIPPEWA & 1026      | 06/11/21  | \$144,400  | WD     | 03-ARM'S LENGTH | \$144,400         | \$77,300        | 53.53         | \$159,209      | \$44,591      | \$59,400        | 99           | 297     | 0.45             | 0.45        | \$450      | \$99,091     | \$2.27       | 66           | 051      | 1888/2493   |                       |            | 0      | 1     | 41988          | 401      | 2011 ROLL |
| 17-000-01857-00 | 214 ELIZABETH               | 08/16/21  | \$155,000  | WD     | 03-ARM'S LENGTH | \$155,000         | \$49,600        | 32.00         | \$102,118      | \$92,572      | \$39,690        | 66           | 133     | 0.20             | 0.20        | \$1,399    | \$460,557    | \$10.57      | 66           | 051      | 1889/4368   |                       |            | 0      | 1     | 33897          | 401      | 2011 ROLL |
| 17-000-09685-00 | 1000 LINCOLN                | 08/20/21  | \$135,000  | WD     | 03-ARM'S LENGTH | \$135,000         | \$45,700        | 40.52         | \$114,470      | \$64,804      | \$44,274        | 74           | 165     | 0.25             | 0.25        | \$878      | \$259,216    | \$5.95       | 66           | 051      | 1889/4667   |                       |            | 0      | 1     | 33771          | 401      | 2011 ROLL |
| 17-000-09705-00 | 909 LINCOLN                 | 10/08/21  | \$135,200  | WD     | 03-ARM'S LENGTH | \$135,200         | \$47,000        | 34.76         | \$97,988       | \$76,925      | \$39,713        | 66           | 116     | 0.19             | 0.19        | \$1,162    | \$402,749    | \$9.25       | 72           | 051      | 1890/4835   |                       |            | 0      | 1     | 33778          | 401      | 2011 ROLL |
| 17-000-17971-00 | 826 BENNETT                 | 10/27/21  | \$158,000  | WD     | 03-ARM'S LENGTH | \$158,000         | \$58,000        | 36.71         | \$121,273      | \$77,217      | \$40,490        | 67           | 137     | 0.21             | 0.21        | \$1,144    | \$309,459    | \$8.48       | 66           | 051      | 1891/1356   |                       |            | 0      | 0     | 33763          | 401      | 2011 ROLL |
| 17-000-09603-00 | 1010 LINCOLN & 1012 LINCOLN | 11/22/21  | \$135,000  | WD     | 03-ARM'S LENGTH | \$135,000         | \$70,300        | 52.52         | \$147,169      | \$29,833      | \$42,002        | 70           | 149     | 0.23             | 0.23        | \$426      | \$132,591    | \$3.04       | 66           | 051      | 1891/4979   |                       |            | 0      | 1     | 33590          | 401      | 2011 ROLL |
| 17-000-09690-00 | 900 LINCOLN                 | 12/21/21  | \$135,000  | WD     | 03-ARM'S LENGTH | \$135,000         | \$53,500        | 39.63         | \$111,360      | \$67,914      | \$44,274        | 74           | 165     | 0.25             | 0.25        | \$920      | \$271,656    | \$6.24       | 66           | 051      | 1892/2863   |                       |            | 0      | 1     | 40476          | 401      | 2011 ROLL |
| 17-000-01814-00 | 815 E ILLINOIS              | 12/23/21  | \$79,000   | WD     | 03-ARM'S LENGTH | \$79,000          | \$36,000        | 45.57         | \$74,438       | \$44,306      | \$39,744        | 66           | 132     | 0.20             | 0.20        | \$669      | \$220,428    | \$5.06       | 66           | 051      | 1892/3146   |                       |            | 0      | 1     | 33890          | 401      | 2011 ROLL |
| 17-000-01853-00 | 205 ANNA                    | 12/28/21  | \$115,000  | WD     | 03-ARM'S LENGTH | \$115,000         | \$46,100        | 40.09         | \$95,053       | \$59,637      | \$39,690        | 66           | 133     | 0.20             | 0.20        | \$902      | \$296,701    | \$6.81       | 66           | 051      | 1892/3834   |                       |            | 0      | 1     | 42725          | 401      | 2011 ROLL |
| 17-000-01853-00 | 205 ANNA                    | 12/29/21  | \$115,000  | LC     | 03-ARM'S LENGTH | \$115,000         | \$46,100        | 40.09         | \$95,053       | \$59,637      | \$39,690        | 66           | 133     | 0.20             | 0.20        | \$902      | \$296,701    | \$6.81       | 66           | 051      |             |                       |            | 0      | 1     | 42725          | 401      | 2011 ROLL |
| 17-000-09755-00 | 1103 CROSSLANES             | 01/31/22  | \$137,750  | WD     | 03-ARM'S LENGTH | \$137,750         | \$58,300        | 42.32         | \$121,120      | \$69,456      | \$39,600        | 66           | 132     | 0.20             | 0.20        | \$837      | \$276,050    | \$6.34       | 66           | 051      | 1893/1270   |                       |            | 0      | 1     | 33764          | 401      | 2011 ROLL |
| 17-000-09664-00 | 905 E CHIPPEWA              | 02/02/22  | \$105,000  | WD     | 03-ARM'S LENGTH | \$105,000         | \$43,200        | 41.14         | \$89,734       | \$54,866      | \$39,600        | 66           | 132     | 0.20             | 0.20        | \$831      | \$274,330    | \$6.30       | 66           | 051      | 1893/1544   |                       |            | 0      | 1     | 33784          | 401      | 2011 ROLL |
| 17-000-15529-00 | 1002 E BROADWAY             | 02/18/22  | \$169,000  | WD     | 03-ARM'S LENGTH | \$169,000         | \$77,200        | 45.68         | \$162,167      | \$53,677      | \$46,844        | 78           | 98      | 0.22             | 0.22        | \$688      | \$242,882    | \$5.58       | 98           | 051      | 1893/4108   |                       |            | 0      | 1     | 32356          | 401      | 2011 ROLL |
| 17-000-01835-00 | 405 ANNA                    | 03/15/22  | \$145,000  | WD     | 03-ARM'S LENGTH | \$145,000         | \$53,100        | 36.62         | \$110,938      | \$73,752      | \$39,690        | 66           | 133     | 0.20             | 0.20        | \$1,115    | \$366,925    | \$8.42       | 66           | 051      | 1894/896    |                       |            | 0      | 1     | 40122          | 401      | 2011 ROLL |
| 17-000-09681-00 | 1102 LINCOLN                | 03/18/22  | \$92,000   | WD     | 03-ARM'S LENGTH | \$92,000          | \$42,400        | 46.09         | \$87,489       | \$48,248      | \$43,737        | 73           | 165     | 0.25             | 0.25        | \$662      | \$196,130    | \$4.50       | 65           | 051      | 1894/1206   |                       |            | 0      | 1     | 33780          | 401      | 2011 ROLL |
| Totals:         |                             |           |            |        |                 |                   | 3963280         |               |                | 3,963,280     | 1,744,000       |              |         |                  |             |            |              |              |              |          |             |                       |            |        |       |                |          |           |
|                 |                             |           |            |        |                 |                   | Sale. Ratio ==> |               | 44.00          | Average       |                 | 2370         | Average |                  | 7.90        | 7.90       | Average      |              | per SqFt==>  |          | \$          | 4.89                  |            |        |       |                |          |           |
|                 |                             |           |            |        |                 |                   | Std. Dev. ==>   |               | 7.64           | per FF==>     |                 |              |         | per Net Acres==> |             | 212987.97  | Average      |              | per SqFt==>  |          | \$          | 4.89                  |            |        |       |                |          |           |
|                 |                             |           |            |        |                 |                   |                 |               | 709            | 2,023 Set at  |                 |              |         |                  |             | 650        |              |              |              |          |             |                       |            |        |       |                |          |           |
|                 |                             |           |            |        |                 |                   |                 |               | 600            | 2,022 Was     |                 |              |         |                  |             |            |              |              |              |          |             |                       |            |        |       |                |          |           |

052-Solar Heights

| Parcel Number   | Street Address  | Sale Date      | Sale Price | Instr. | Terms of Sale   | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres      | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Libers/Page | Other Parcels in Sale | Land Table       | Gravel | Paved | Inspected Date | Use Code | Class     |  |
|-----------------|-----------------|----------------|------------|--------|-----------------|-------------------|----------------|---------------|----------------|---------------|-----------------|--------------|-------|----------------|-------------|------------|--------------|--------------|--------------|----------|-------------|-----------------------|------------------|--------|-------|----------------|----------|-----------|--|
| 17-000-05708-00 | 725 KANE        | 04/24/20       | \$152,300  | WD     | 03-ARM'S LENGTH | \$152,300         | \$80,200       | 52.66         | \$180,217      | \$39,926      | \$77,843        | 142          | 184   | 0.61           | 0.61        | \$281      | \$66,026     | \$1.49       | 146          | 052      | 1879/573    |                       | NEIGHBORHOOD 052 | 0      | 1     | 32274          | 401      | 2015 ROLL |  |
| 17-000-12335-00 | 1316 CROSSLANES | 07/10/20       | \$280,000  | WD     | 03-ARM'S LENGTH | \$280,000         | \$124,000      | 44.29         | \$323,143      | \$97,880      | \$81,023        | 148          | 132   | 0.57           | 0.57        | \$256      | \$66,456     | \$1.53       | 188          | 052      | 1880/4546   |                       | NEIGHBORHOOD 052 | 0      | 1     | 32147          | 401      | 2015 ROLL |  |
| 17-000-12326-00 | 1333 ANDRE      | 07/31/20       | \$237,000  | WD     | 03-ARM'S LENGTH | \$237,000         | \$85,400       | 36.03         | \$201,621      | \$83,468      | \$48,089        | 88           | 132   | 0.30           | 0.30        | \$949      | \$281,037    | \$6.45       | 98           | 052      | 1881/0261   |                       | NEIGHBORHOOD 052 | 0      | 1     | 32311          | 401      | 2015 ROLL |  |
| 17-000-12331-00 | 500 KANE        | 09/03/20       | \$305,000  | PTA    | 03-ARM'S LENGTH | \$305,000         | \$143,300      | 46.98         | \$343,344      | \$9,352       | \$47,696        | 87           | 132   | 0.29           | 0.29        | \$107      | \$31,810     | \$0.73       | 97           | 052      | 1889/0440   |                       | NEIGHBORHOOD 052 | 0      | 1     | 32287          | 401      | 2015 ROLL |  |
| 17-000-12345-00 | 1306 LINCOLN    | 09/18/20       | \$192,700  | WD     | 03-ARM'S LENGTH | \$192,700         | \$81,600       | 42.35         | \$194,865      | \$42,757      | \$44,922        | 82           | 132   | 0.27           | 0.27        | \$521      | \$156,619    | \$3.60       | 90           | 052      | 1882/451    |                       | NEIGHBORHOOD 052 | 0      | 1     | 32322          | 401      | 2015 ROLL |  |
| 17-000-12337-00 | 1308 CROSSLANES | 10/06/20       | \$170,000  | WD     | 03-ARM'S LENGTH | \$170,000         | \$75,900       | 44.65         | \$178,356      | \$36,566      | \$44,922        | 82           | 132   | 0.27           | 0.27        | \$445      | \$133,941    | \$3.07       | 90           | 052      | 1882/2812   |                       | NEIGHBORHOOD 052 | 0      | 1     | 32324          | 401      | 2015 ROLL |  |
| 17-000-12339-00 | 404 KANE        | 10/06/20       | \$205,000  | WD     | 03-ARM'S LENGTH | \$205,000         | \$80,200       | 39.12         | \$197,811      | \$55,385      | \$47,696        | 87           | 132   | 0.29           | 0.29        | \$635      | \$188,384    | \$4.32       | 97           | 052      | 1882/4861   |                       | NEIGHBORHOOD 052 | 0      | 1     | 32295          | 401      | 2015 ROLL |  |
| 17-000-12329-00 | 1324 BENNETT    | 06/11/21       | \$260,000  | WD     | 03-ARM'S LENGTH | \$260,000         | \$88,900       | 34.19         | \$280,003      | \$104,080     | \$44,922        | 80           | 132   | 0.27           | 0.27        | \$1,277    | \$394,299    | \$4.94       | 80           | 052      | 1888/7114   |                       | NEIGHBORHOOD 052 | 0      | 1     | 32317          | 401      | 2015 ROLL |  |
| 17-000-12322-00 | 1304 BENNETT    | 06/16/21       | \$279,900  | WD     | 03-ARM'S LENGTH | \$279,900         | \$114,900      | 41.05         | \$260,046      | \$67,659      | \$47,696        | 87           | 132   | 0.29           | 0.29        | \$772      | \$229,082    | \$5.26       | 97           | 052      | 1888/2372   |                       | NEIGHBORHOOD 052 | 0      | 1     | 36172          | 401      | 2015 ROLL |  |
| 17-000-12349-00 | 1321 L CHIPPewa | 08/26/21       | \$155,000  | WD     | 03-ARM'S LENGTH | \$155,000         | \$76,300       | 49.23         | \$172,987      | \$26,935      | \$44,922        | 82           | 132   | 0.27           | 0.27        | \$328      | \$98,663     | \$2.26       | 90           | 052      | 1890/855    |                       | NEIGHBORHOOD 052 | 0      | 1     | 32309          | 401      | 2015 ROLL |  |
| 17-000-11338-00 | 404 N BROWN     | 01/19/22       | \$178,000  | WD     | 03-ARM'S LENGTH | \$178,000         | \$68,800       | 38.71         | \$152,678      | \$72,643      | \$47,321        | 87           | 170   | 0.32           | 0.32        | \$840      | \$227,009    | \$5.21       | 82           | 052      | 1892/5931   |                       | NEIGHBORHOOD 052 | 0      | 1     | 32429          | 401      | 2015 ROLL |  |
| Totals:         |                 |                | 2414900    |        |                 | 2,414,900         | 1,019,600      |               |                | 2,414,801     | 577,151         | 1055         |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 | Sale. Ratio => |            |        |                 |                   |                | 42.22         |                | Average       |                 |              |       | Average        |             | Average    |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 | Std. Dev. =>   |            |        |                 |                   |                | 5.61          |                | per FF=>      |                 |              |       | per Net Acre=> |             | 152887.68  |              | per SqFt=>   |              |          |             |                       |                  | \$     |       | 3.51           |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                | 2,023         |                 | Set at       |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                | 2,022         |                 | Was          |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |
|                 |                 |                |            |        |                 |                   |                |               |                |               |                 |              |       |                |             |            |              |              |              |          |             |                       |                  |        |       |                |          |           |  |



2023 City of Mt. Pleasant Land Value Analysis - Residential

054A-Assessors Plat #6

| Parcel Number   | Street Address | Sale Date  | Sale Price | Instr. | Terms of Sale   | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale  | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres      | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Gravel           | Paved            | Inspected Date | Use Code | Class    |           |
|-----------------|----------------|------------|------------|--------|-----------------|-------------------|----------------|----------------|----------------|---------------|-----------------|--------------|-------|----------------|-------------|------------|--------------|--------------|--------------|----------|------------|-----------------------|------------|------------------|------------------|----------------|----------|----------|-----------|
| 17-000-18242-00 | 1004 E HIGH    | 12/10/2019 | 168000     | WD     | 03-ARM'S LENGTH | 168,000           | 87,000         | 51.79          | 173,815        | 171,392       | 77,207          | 98           | 172   | 0.44           | 0.44        | \$         | 726          | \$           | 161,520      | \$       | 3.71       | 112                   | 054A       | 1871/0703        | NEIGHBORHOOD 54A | 0              | 1        | 7/8/2011 | 401       |
| 17-000-18245-00 | 1014 E HIGH    | 12/14/20   | \$135,000  | WD     | 03-ARM'S LENGTH | \$135,000         | \$69,700       | 51.63          | \$148,412      | \$64,312      | \$77,724        | 98           | 130   | 0.50           | 0.50        | \$         | 571          | \$           | 128,624      | \$2.95   | 66         | 054A                  | 1884/287   | NEIGHBORHOOD 54A | 0                | 1              | 33898    | 401      | BASE RATE |
| 17-000-18246-00 | 1016 E HIGH    | 04/16/21   | \$202,500  | WD     | 03-ARM'S LENGTH | \$202,500         | \$73,400       | 36.25          | \$150,765      | \$125,471     | \$73,736        | 85           | 297   | 0.45           | 0.45        | \$         | \$1,482      | \$           | \$278,824    | \$6.40   | 66         | 054A                  | 1886/4940  | NEIGHBORHOOD 54A | 0                | 1              | 33898    | 401      | BASE RATE |
| 17-000-18242-00 | 1004 E HIGH    | 08/03/21   | \$214,900  | WD     | 03-ARM'S LENGTH | \$214,900         | \$87,900       | 40.90          | \$179,267      | \$121,298     | \$85,665        | 98           | 172   | 0.44           | 0.44        | \$         | \$1,233      | \$           | \$274,430    | \$6.30   | 112        | 054A                  | 1889/2202  | NEIGHBORHOOD 54A | 0                | 1              | 40732    | 401      | BASE RATE |
| 17-000-17705-00 | 706 EASTLAWN   | 12/20/21   | \$100,000  | WD     | 03-ARM'S LENGTH | \$100,000         | \$49,300       | 49.30          | \$101,961      | \$35,101      | \$43,062        | 43           | 117   | 0.13           | 0.13        | \$         | \$825        | \$           | \$261,948    | \$6.01   | 50         | 054A                  | 1892/2609  | NEIGHBORHOOD 54A | 0                | 1              | 33822    | 401      | BASE RATE |
| Totals:         |                |            | 820400     |        |                 | 820,400           | 367,300        |                | 754,220        | 417,574       | 351,394         | 413          |       | 1.97           | 1.97        |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                | Sale. Ratio >= | 44.77          | Average       |                 |              |       | Average        |             |            |              | Average      |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                | Std. Dev. >=   | 7.02           | per FF>=      |                 |              |       | per Net Acre>= |             |            |              | per SqFt>=   |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |
|                 |                |            |            |        |                 |                   |                |                |                |               |                 |              |       |                |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |          |           |

055-Eastwood, South Mission Heights

| Parcel Number   | Street Address   | Sale Date | Sale Price     | Instr. | Terms of Sale   | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Gravel           | Paved            | Inspected Date | Use Code | Class     |           |  |
|-----------------|------------------|-----------|----------------|--------|-----------------|-------------------|----------------|---------------|----------------|---------------|-----------------|--------------|-------|-----------|-------------|------------|--------------|--------------|--------------|----------|------------|-----------------------|------------|------------------|------------------|----------------|----------|-----------|-----------|--|
| 17-000-12428-00 | 1023 ANNA        | 07/20/20  | \$86,500       | WD     | 03-ARM'S LENGTH | \$86,500          | \$40,400       | 46.71         | \$94,739       | \$29,628      | \$37,867        | 64           | 132   | 0.19      | 0.19        | \$         | \$466        | \$           | \$158,439    | \$3.64   | 62         | 055                   | 1880/4739  | NEIGHBORHOOD 055 | 0                | 1              | 40851    | 401       | 2015 ROLL |  |
| 17-000-06216-00 | 1206 ELIZABETH   | 07/30/20  | \$128,250      | WD     | 03-ARM'S LENGTH | \$128,250         | \$58,300       | 45.46         | \$140,917      | \$25,497      | \$38,164        | 64           | 120   | 0.18      | 0.18        | \$         | \$398        | \$           | \$140,093    | \$3.22   | 66         | 055                   | 1880/5890  | NEIGHBORHOOD 055 | 0                | 1              | 33870    | 401       | 2015 ROLL |  |
| 17-000-12423-00 | 1005 ANNA        | 09/07/20  | \$92,000       | WD     | 03-ARM'S LENGTH | \$92,000          | \$43,500       | 47.28         | \$102,072      | \$28,981      | \$39,053        | 66           | 132   | 0.19      | 0.19        | \$         | \$442        | \$           | \$149,387    | \$3.43   | 64         | 055                   | 1883/1463  | NEIGHBORHOOD 055 | 0                | 1              | 40812    | 401       | 2015 ROLL |  |
| 17-000-06230-00 | 1120 EASTWOOD DR | 11/19/20  | \$150,000      | WD     | 03-ARM'S LENGTH | \$150,000         | \$66,600       | 40.40         | \$143,749      | \$53,566      | \$45,915        | 76           | 135   | 0.24      | 0.24        | \$         | \$705        | \$           | \$226,975    | \$5.21   | 76         | 055                   | 1883/2906  | NEIGHBORHOOD 055 | 0                | 1              | 33851    | 401       | 2015 ROLL |  |
| 17-000-12422-00 | 1001 ANNA        | 03/31/21  | \$139,000      | WD     | 03-ARM'S LENGTH | \$139,000         | \$56,700       | 40.79         | \$136,704      | \$41,208      | \$38,912        | 65           | 132   | 0.19      | 0.19        | \$         | \$631        | \$           | \$213,513    | \$4.90   | 64         | 055                   | 1886/2448  | NEIGHBORHOOD 055 | 0                | 1              | 33840    | 401       | 2015 ROLL |  |
| 17-000-12478-00 | 1012 S BROWN     | 05/10/21  | \$106,500      | WD     | 03-ARM'S LENGTH | \$106,500         | \$42,300       | 39.72         | \$94,400       | \$47,935      | \$35,875        | 60           | 124   | 0.17      | 0.17        | \$         | \$296        | \$           | \$281,971    | \$6.47   | 60         | 055                   | 1887/2188  | NEIGHBORHOOD 055 | 0                | 1              | 33850    | 401       | 2015 ROLL |  |
| 17-000-06231-00 | 1124 EASTWOOD DR | 06/04/21  | \$179,900      | WD     | 03-ARM'S LENGTH | \$179,900         | \$60,100       | 33.41         | \$134,950      | \$83,074      | \$38,124        | 64           | 129   | 0.19      | 0.19        | \$         | \$799        | \$           | \$444,246    | \$10.20  | 63         | 055                   | 1888/4897  | NEIGHBORHOOD 055 | 0                | 1              | 33928    | 401       | 2015 ROLL |  |
| 17-000-06222-00 | 1110 ELIZABETH   | 07/29/21  | \$125,000      | WD     | 03-ARM'S LENGTH | \$125,000         | \$59,300       | 47.44         | \$131,809      | \$45,978      | \$52,787        | 89           | 120   | 0.27      | 0.27        | \$         | \$519        | \$           | \$168,418    | \$3.87   | 99         | 055                   | 1889/1127  | NEIGHBORHOOD 055 | 0                | 1              | 33872    | 401       | 2015 ROLL |  |
| 17-000-06217-00 | 1202 ELIZABETH   | 08/06/21  | \$155,000      | WD     | 03-ARM'S LENGTH | \$155,000         | \$57,600       | 37.16         | \$128,658      | \$74,382      | \$48,040        | 81           | 120   | 0.24      | 0.24        | \$         | \$923        | \$           | \$207,364    | \$7.06   | 88         | 055                   | 1889/2367  | NEIGHBORHOOD 055 | 0                | 1              | 33892    | 401       | 2015 ROLL |  |
| 17-000-12424-00 | 1007 ANNA        | 10/08/21  | \$130,000      | WD     | 03-ARM'S LENGTH | \$130,000         | \$56,700       | 43.62         | \$128,003      | \$44,991      | \$40,994        | 69           | 132   | 0.21      | 0.21        | \$         | \$625        | \$           | \$208,694    | \$4.79   | 68         | 055                   | 1890/4859  | NEIGHBORHOOD 055 | 0                | 1              | 33840    | 401       | 2015 ROLL |  |
| 17-000-06304-00 | 905 E GAYLORD    | 1/7/2021  | \$121,600      | WD     | 03-ARM'S LENGTH | \$121,600         | \$70,800       | 58.22         | \$148,385      | \$23,705      | \$0,490         | 85           | 135   | 0.27      | 0.27        | \$         | \$280        | \$           | \$7,796      | \$       | 2.02       | 87                    | 055        | 1884/3657        | NEIGHBORHOOD 055 | 0              | 1        | 10/1/1992 | 401       |  |
| 17-000-12425-00 | 1011 ANNA        | 11/11/21  | \$169,900      | WD     | 03-ARM'S LENGTH | \$169,900         | \$58,500       | 34.43         | \$130,030      | \$76,958      | \$37,088        | 62           | 132   | 0.18      | 0.18        | \$         | \$1,237      | \$           | \$422,846    | \$9.71   | 60         | 055                   | 1891/3555  | NEIGHBORHOOD 055 | 0                | 1              | 35416    | 401       | 2015 ROLL |  |
| 17-000-06303-00 | 910 ELIZABETH CT | 11/15/21  | \$189,000      | WD     | 03-ARM'S LENGTH | \$189,000         | \$86,000       | 45.50         | \$198,151      | \$33,279      | \$42,430        | 71           | 135   | 0.22      | 0.22        | \$         | \$467        | \$           | \$153,359    | \$3.52   | 70         | 055                   | 1891/4015  | NEIGHBORHOOD 055 | 0                | 1              | 33856    | 401       | 2015 ROLL |  |
| 17-000-18243-00 | 900 ELIZABETH CT | 11/23/21  | \$88,000       | WD     | 03-ARM'S LENGTH | \$88,000          | \$39,200       | 44.55         | \$87,591       | \$32,722      | \$32,313        | 54           | 121   | 0.15      | 0.15        | \$         | \$604        | \$           | \$221,095    | \$5.08   | 53         | 055                   | 1891/5048  | NEIGHBORHOOD 055 | 0                | 0              | 33863    | 401       | 2015 ROLL |  |
| 17-000-12479-00 | 1006 S BROWN     | 12/09/21  | \$129,000      | WD     | 03-ARM'S LENGTH | \$129,000         | \$69,800       | 54.11         | \$154,110      | \$37,350      | \$62,460        | 105          | 124   | 0.34      | 0.34        | \$         | \$356        | \$           | \$109,853    | \$2.52   | 120        | 055                   | 1892/1466  | NEIGHBORHOOD 055 | 0                | 1              | 40878    | 401       | 2015 ROLL |  |
| 17-000-06204-00 | 1139 EASTWOOD DR | 02/09/22  | \$148,200      | WD     | 03-ARM'S LENGTH | \$148,200         | \$60,900       | 41.09         | \$137,580      | \$52,893      | \$42,273        | 71           | 120   | 0.21      | 0.21        | \$         | \$746        | \$           | \$255,522    | \$5.87   | 75         | 055                   | 1893/5127  | NEIGHBORHOOD 055 | 0                | 1              | 33899    | 401       | 2015 ROLL |  |
| 17-000-12474-00 | 1024 S BROWN     | 03/25/22  | \$130,000      | WD     | 03-ARM'S LENGTH | \$130,000         | \$63,000       | 48.46         | \$139,514      | \$38,778      | \$48,292        | 81           | 124   | 0.25      | 0.25        | \$         | \$479        | \$           | \$156,996    | \$3.60   | 87         | 055                   | 1894/2202  | NEIGHBORHOOD 055 | 0                | 1              | 33849    | 401       | 2015 ROLL |  |
| Totals:         |                  |           | 2267850        |        |                 | 2,267,850         | 983,700        |               | 2,229,402      | 768,925       | 730,477         | 1226         |       | 3.68      | 3.68        |            |              |              |              |          |            |                       |            |                  |                  |                |          |           |           |  |
|                 |                  |           | Sale. Ratio => |        |                 |                   |                | 43.38         | Average        |               |                 | per FF=>     |       |           |             | 208890.25  |              |              |              |          |            | per SqFt=>            |            |                  |                  |                |          |           |           |  |
|                 |                  |           | Std. Dev. =>   |        |                 |                   |                | 6.42          |                |               |                 |              |       |           |             |            |              |              |              | \$       |            | 4.80                  |            |                  |                  |                |          |           |           |  |
|                 |                  |           |                |        |                 |                   |                |               | 2,023 Set at   |               |                 | 627          |       |           |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |           |           |  |
|                 |                  |           |                |        |                 |                   |                |               | 2,022 Was      |               |                 | 600          |       |           |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |           |           |  |
|                 |                  |           |                |        |                 |                   |                |               |                |               |                 | 596          |       |           |             |            |              |              |              |          |            |                       |            |                  |                  |                |          |           |           |  |

056-Pleasant View #2, #3

056-Pleasant View #2, #3

| Parcel Number   | Street Address                | Sale Date | Sale Price | Instr. | Terms of Sale   | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Gravel           | Paved | Inspected Date | Use Code | Class |           |
|-----------------|-------------------------------|-----------|------------|--------|-----------------|-------------------|----------------|---------------|----------------|---------------|-----------------|--------------|-------|-----------|-------------|------------|--------------|--------------|--------------|----------|------------|-----------------------|------------|------------------|-------|----------------|----------|-------|-----------|
| 17-000-11193-00 | 1409 NORTH DR                 | 05/27/20  | \$179,000  | WD     | 03-ARM'S LENGTH | \$179,000         | \$66,400       | 37.09         | \$147,296      | \$93,084      | \$61,380        | 71           | 120   | 0.21      | 0.21        | \$         | \$1,304      | \$451,864    | \$10.37      | 75       | 056        | 1879/4613             |            | NEIGHBORHOOD 056 | 0     | 1              | 40750    | 401   | 2011 ROLL |
| 17-000-11130-00 | 708 THOMAS                    | 07/06/20  | \$139,000  | PTA    | 03-ARM'S LENGTH | \$139,000         | \$64,600       | 46.47         | \$143,464      | \$88,125      | \$62,589        | 73           | 139   | 0.22      | 0.22        | \$         | \$799        | \$260,650    | \$5.98       | 70       | 056        |                       |            | NEIGHBORHOOD 056 | 0     | 1              | 96179    | 401   | 2011 ROLL |
| 17-000-11196-00 | 1504 NORTH DR & 1508 NORTH DR | 08/03/20  | \$160,000  | WD     | 03-ARM'S LENGTH | \$160,000         | \$60,300       | 40.81         | \$144,174      | \$82,662      | \$66,836        | 78           | 148   | 0.25      | 0.25        | \$         | \$1,064      | \$333,315    | \$7.65       | 73       | 056        | 1881/0237             |            | NEIGHBORHOOD 056 | 0     | 1              | 31166    | 401   | 2011 ROLL |
| 17-000-11108-00 | 1246 SOUTH DR                 | 08/07/20  | \$106,000  | WD     | 03-ARM'S LENGTH | \$106,000         | \$50,500       | 47.64         | \$123,747      | \$53,530      | \$71,277        | 83           | 120   | 0.25      | 0.25        | \$         | \$646        | \$214,980    | \$4.94       | 90       | 056        | 1881/0987             |            | NEIGHBORHOOD 056 | 0     | 1              | 33828    | 401   | 2011 ROLL |
| 17-000-11125-00 | 705 THOMAS                    | 09/21/20  | \$110,000  | PTA    | 03-ARM'S LENGTH | \$110,000         | \$47,100       | 42.82         | \$105,598      | \$59,606      | \$55,204        | 64           | 150   | 0.20      | 0.20        | \$         | \$929        | \$304,112    | \$6.98       | 57       | 056        | 1882/4931             |            | NEIGHBORHOOD 056 | 0     | 1              | 33828    | 401   | 2011 ROLL |
| 17-000-11103-00 | 1224 SOUTH DR                 | 10/09/20  | \$171,400  | WD     | 03-ARM'S LENGTH | \$171,400         | \$66,500       | 38.80         | \$144,482      | \$78,550      | \$51,632        | 60           | 121   | 0.17      | 0.17        | \$         | \$1,308      | \$470,359    | \$10.80      | 60       | 056        | 1882/5028             |            | NEIGHBORHOOD 056 | 0     | 1              | 33833    | 401   | 2011 ROLL |
| 17-000-11255-00 | 709 S CHAPO                   | 10/28/20  | \$105,000  | WD     | 03-ARM'S LENGTH | \$105,000         | \$44,800       | 42.67         | \$100,373      | \$56,998      | \$52,371        | 61           | 135   | 0.18      | 0.18        | \$         | \$936        | \$322,023    | \$7.39       | 57       | 056        | 1882/5343             |            | NEIGHBORHOOD 056 | 0     | 1              | 33836    | 401   | 2011 ROLL |
| 17-000-11220-00 | 1401 SOUTH DR                 | 11/20/20  | \$130,900  | PTA    | 03-ARM'S LENGTH | \$130,900         | \$78,300       | 59.82         | \$174,389      | \$24,557      | \$68,086        | 79           | 133   | 0.24      | 0.24        | \$         | \$310        | \$101,058    | \$2.32       | 80       | 056        | 1883/722              |            | NEIGHBORHOOD 056 | 0     | 1              | 33857    | 401   | 2011 ROLL |
| 17-000-11189-00 | 1212 SOUTH DR                 | 12/03/20  | \$102,000  | WD     | 03-ARM'S LENGTH | \$102,000         | \$55,600       | 54.51         | \$123,128      | \$44,070      | \$58,194        | 76           | 122   | 0.22      | 0.22        | \$         | \$581        | \$197,623    | \$4.54       | 80       | 056        | 1884/2070             |            | NEIGHBORHOOD 056 | 0     | 1              | 33889    | 401   | 2011 ROLL |
| 17-000-11119-00 | 1510 NORTH DR                 | 01/06/21  | \$130,000  | WD     | 03-ARM'S LENGTH | \$130,000         | \$64,000       | 48.84         | \$144,084      | \$84,000      | \$58,374        | 80           | 171   | 0.27      | 0.27        | \$         | \$1,058      | \$388,210    | \$9.57       | 60       | 056        | 1886/2240             |            | NEIGHBORHOOD 056 | 0     | 1              | 33899    | 401   | 2011 ROLL |
| 17-000-11183-00 | 1127 NORTH DR                 | 03/29/21  | \$155,000  | WD     | 03-ARM'S LENGTH | \$155,000         | \$86,100       | 55.55         | \$192,061      | \$27,154      | \$64,215        | 75           | 118   | 0.22      | 0.22        | \$         | \$364        | \$125,134    | \$2.87       | 80       | 056        | 1886/2507             |            | NEIGHBORHOOD 056 | 0     | 1              | 40760    | 401   | 2011 ROLL |
| 17-000-11164-00 | 1332 NORTH DR                 | 04/28/21  | \$172,000  | WD     | 03-ARM'S LENGTH | \$172,000         | \$68,100       | 39.59         | \$143,177      | \$92,063      | \$63,240        | 74           | 133   | 0.22      | 0.22        | \$         | \$1,252      | \$414,698    | \$9.52       | 73       | 056        | 1887/401              |            | NEIGHBORHOOD 056 | 0     | 1              | 33835    | 401   | 2011 ROLL |
| 17-000-11145-00 | 1307 SOUTH DR                 | 05/14/21  | \$143,000  | WD     | 03-ARM'S LENGTH | \$143,000         | \$59,700       | 41.75         | \$124,092      | \$79,180      | \$61,152        | 71           | 133   | 0.21      | 0.21        | \$         | \$1,113      | \$371,643    | \$8.53       | 70       | 056        | 1887/3026             |            | NEIGHBORHOOD 056 | 0     | 1              | 33827    | 401   | 2011 ROLL |
| 17-000-11143-00 | 1409 SOUTH DR                 | 05/26/21  | \$145,000  | WD     | 03-ARM'S LENGTH | \$145,000         | \$77,700       | 53.57         | \$145,000      | \$67,300      | \$67,700        | 73           | 133   | 0.21      | 0.21        | \$         | \$85         | \$487,804    | \$1.91       | 70       | 056        | 1887/4924             |            | NEIGHBORHOOD 056 | 0     | 1              | 33835    | 401   | 2011 ROLL |
| 17-000-11245-00 | 1504 SOUTH DR                 | 06/16/21  | \$149,900  | WD     | 03-ARM'S LENGTH | \$149,900         | \$75,700       | 50.50         | \$156,972      | \$86,023      | \$93,095        | 108          | 108   | 0.33      | 0.33        | \$         | \$795        | \$257,554    | \$5.91       | 135      | 056        | 1888/1453             |            | NEIGHBORHOOD 056 | 0     | 1              | 33835    | 401   | 2011 ROLL |
| 17-000-11248-00 | 1406 SOUTH DR                 | 07/15/21  | \$152,000  | WD     | 03-ARM'S LENGTH | \$152,000         | \$60,600       | 39.87         | \$125,765      | \$82,762      | \$56,527        | 66           | 120   | 0.19      | 0.19        | \$         | \$1,259      | \$444,957    | \$10.21      | 68       | 056        | 1889/2192             |            | NEIGHBORHOOD 056 | 0     | 1              | 33836    | 401   | 2011 ROLL |
| 17-000-11249-00 | 515 THOMAS                    | 07/22/20  | \$135,000  | WD     | 03-ARM'S LENGTH | \$135,000         | \$63,500       | 47.03         | \$132,575      | \$69,500      | \$52,076        | 72           | 133   | 0.22      | 0.22        | \$         | \$693        | \$296,500    | \$6.81       | 72       | 056        | 1889/2315             |            | NEIGHBORHOOD 056 | 0     | 1              | 33833    | 401   | 2011 ROLL |
| 17-000-11236-00 | 704 MARY                      | 07/28/21  | \$152,500  | WD     | 03-ARM'S LENGTH | \$152,500         | \$60,000       | 39.34         | \$125,254      | \$89,422      | \$62,176        | 72           | 133   | 0.22      | 0.22        | \$         | \$1,237      | \$413,991    | \$9.50       | 72       | 056        | 1889/942              |            | NEIGHBORHOOD 056 | 0     | 1              | 33837    | 401   | 2011 ROLL |
| 17-000-11226-00 | 606 GARWOOD                   | 08/09/21  | \$135,500  | WD     | 03-ARM'S LENGTH | \$135,500         | \$58,100       | 42.88         | \$120,791      | \$83,347      | \$68,638        | 80           | 133   | 0.25      | 0.25        | \$         | \$1,044      | \$338,809    | \$7.78       | 81       | 056        | 1889/2798             |            | NEIGHBORHOOD 056 | 0     | 1              | 33857    | 401   | 2011 ROLL |
| 17-000-11106-00 | 1238 SOUTH DR                 | 08/18/21  | \$164,000  | WD     | 03-ARM'S LENGTH | \$164,000         | \$70,800       | 43.17         | \$148,312      | \$86,965      | \$71,277        | 83           | 120   | 0.25      | 0.25        | \$         | \$1,049      | \$349,257    | \$8.02       | 90       | 056        | 1889/4061             |            | NEIGHBORHOOD 056 | 0     | 1              | 33828    | 401   | 2011 ROLL |
| 17-000-11104-00 | 1230 SOUTH DR                 | 08/27/21  | \$148,000  | WD     | 03-ARM'S LENGTH | \$148,000         | \$68,400       | 46.20         | \$148,000      | \$79,600      | \$61,600        | 38           | 127   | 0.14      | 0.14        | \$         | \$1,076      | \$189,4484   | \$5.60       | 40       | 056        | 1890/4484             |            | NEIGHBORHOOD 056 | 0     | 1              | 33828    | 401   | 2011 ROLL |
| 17-000-11243-00 | 705 GARWOOD                   | 09/03/21  | \$152,500  | WD     | 03-ARM'S LENGTH | \$152,500         | \$48,400       | 31.74         | \$100,960      | \$103,911     | \$52,371        | 61           | 135   | 0.18      | 0.18        | \$         | \$1,706      | \$587,068    | \$13.48      | 57       | 056        | 1890/111              |            | NEIGHBORHOOD 056 | 0     | 1              | 33914    | 401   | 2011 ROLL |
| 17-000-11109-00 | 1210 SOUTH DR                 | 02/12/22  | \$145,000  | WD     | 03-ARM'S LENGTH | \$145,000         | \$77,300       | 53.31         | \$160,630      | \$74,401      | \$90,031        | 105          | 121   | 0.33      | 0.33        | \$         | \$711        | \$222,757    | \$5.11       | 120      | 056        | 1890/371              |            | NEIGHBORHOOD 056 | 0     | 1              | 33833    | 401   | 2011 ROLL |
| Totals:         |                               |           |            |        |                 | 3319700           | 3,319,700      | 1,479,900     |                | 3,225,644     | 1,574,432       | 1,480,376    | 1733  |           | 5.24        |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
| Sale. Ratio =   |                               |           |            |        |                 |                   |                |               | 44.58          |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
| Std. Dev. >=    |                               |           |            |        |                 |                   |                |               | 7.00           |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
|                 |                               |           |            |        |                 |                   |                |               |                |               | Average per FF= |              |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
|                 |                               |           |            |        |                 |                   |                |               |                |               |                 | 908          |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
|                 |                               |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
|                 |                               |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
|                 |                               |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
|                 |                               |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
|                 |                               |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
|                 |                               |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
|                 |                               |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
|                 |                               |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
|                 |                               |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
|                 |                               |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
|                 |                               |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
|                 |                               |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
|                 |                               |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
|                 |                               |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
|                 |                               |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
|                 |                               |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
|                 |                               |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
|                 |                               |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
|                 |                               |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
|                 |                               |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
|                 |                               |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
|                 |                               |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
|                 |                               |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
|                 |                               |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
|                 |                               |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
|                 |                               |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
|                 |                               |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |
|                 |                               |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |              |              |              |          |            |                       |            |                  |       |                |          |       |           |

2023 City of Mt. Pleasant Land Value Analysis - Residential

058-Smalley, Greenfield Acres, Limits

| Parcel Number   | Street Address     | Sale Date  | Sale Price | Instr. | Terms of Sale   | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal   | Land Residual | Est. Land Value | Effec. Front           | Depth | Net Acres | Total Acres        | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Gravel | Paved | Inspected Date | Use Code | Class     |
|-----------------|--------------------|------------|------------|--------|-----------------|-------------------|----------------|---------------|------------------|---------------|-----------------|------------------------|-------|-----------|--------------------|------------|--------------|--------------|--------------|----------|------------|-----------------------|------------|--------|-------|----------------|----------|-----------|
| 17-000-07114-00 | 205 GREENFIELD DR  | 07/13/20   | \$165,000  | WD     | 03-ARM'S LENGTH | \$165,000         | \$65,400       | 39.64         | \$148,590        | \$72,193      | \$55,783        | 123                    | 130   | 0.39      | 0.39               | \$586      | \$186,064    | \$145,207    | 130          | 058      | 1880/4454  |                       |            | 1      | 0     | 40023          | 401      | 2013 ROLL |
| 17-000-12699-00 | 1926 E BROADWAY    | 09/24/20   | \$133,000  | PTA    | 03-ARM'S LENGTH | \$133,000         | \$74,900       | 56.32         | \$109,032        | \$39,286      | \$75,318        | 166                    | 170   | 0.62      | 0.62               | \$236      | \$62,958     | \$14,475     | 160          | 058      | 1882/1473  |                       |            | 0      | 1     | 40015          | 401      | 2013 ROLL |
| 17-000-07106-00 | 210 GREENFIELD DR  | 10/23/2020 | 100000     | WD     | 03-ARM'S LENGTH | 100000            | 71,300         | 71.30         | 144,002          | 10,045        | 51,047          | 124                    | 130   | 0.39      | 0.39               | \$1        | 25,691       | \$           | 131          | 058      | 1882/4825  |                       |            | 0      | 1     | 8/5/2009       | 401      |           |
| 17-000-06038-00 | 2720 S ISABELLA RD | 11/19/20   | \$134,000  | WD     | 03-ARM'S LENGTH | \$134,000         | \$51,700       | 38.58         | \$134,747        | \$42,972      | \$43,719        | 107                    | 150   | 0.34      | 0.34               | \$401      | \$124,919    | \$2,87       | 100          | 058      | 1883/2848  |                       |            | 0      | 1     | 39980          | 401      | 2013 ROLL |
| 17-000-12128-00 | 403 SMALLEY DR     | 01/05/21   | \$138,000  | WD     | 03-ARM'S LENGTH | \$138,000         | \$60,500       | 43.84         | \$138,182        | \$52,855      | \$53,037        | 117                    | 130   | 0.36      | 0.36               | \$451      | \$145,206    | \$3.33       | 122          | 058      | 1884/3411  |                       |            | 0      | 0     | 40007          | 401      | 2013 ROLL |
| 17-000-12107-00 | 1837 E MICHIGAN    | 04/13/21   | \$160,000  | WD     | 03-ARM'S LENGTH | \$160,000         | \$73,200       | 45.75         | \$153,080        | \$56,991      | \$50,071        | 111                    | 132   | 0.34      | 0.34               | \$516      | \$167,129    | \$3.84       | 113          | 058      | 1886/4496  |                       |            | 0      | 0     | 40080          | 401      | 2013 ROLL |
| 17-000-06018-00 | N MACKENZIE        | 08/16/21   | \$18,000   | WD     | 03-ARM'S LENGTH | \$18,000          | \$18,100       | 100.56        | \$36,201         | \$18,000      | \$36,201        | 80                     | 132   | 0.23      | 0.23               | \$225      | \$79,295     | \$1.82       | 75           | 058      | 1889/3511  |                       |            | 0      | 1     | 31990          | 001      | 2013 ROLL |
| 17-000-06025-00 | 1937 S MACKENZIE   | 09/20/21   | \$120,000  | WD     | 03-ARM'S LENGTH | \$120,000         | \$52,700       | 43.92         | \$113,786        | \$42,415      | \$36,201        | 80                     | 132   | 0.23      | 0.23               | \$531      | \$186,850    | \$4.29       | 75           | 058      | 1890/2353  |                       |            | 0      | 1     | 39979          | 401      | 2013 ROLL |
| 17-000-12114-00 | 312 SMALLEY DR     | 12/10/21   | \$200,000  | WD     | 03-ARM'S LENGTH | \$200,000         | \$76,600       | 38.30         | \$165,428        | \$90,189      | \$55,637        | 123                    | 131   | 0.39      | 0.39               | \$735      | \$233,047    | \$5.35       | 129          | 058      | 1892/1751  |                       |            | 0      | 0     | 40011          | 401      | 2013 ROLL |
| 17-000-07102-00 | 1820 E BROADWAY    | 03/24/22   | \$129,900  | WD     | 03-ARM'S LENGTH | \$129,900         | \$66,700       | 43.65         | \$123,704        | \$48,554      | \$42,358        | 94                     | 135   | 0.28      | 0.28               | \$519      | \$174,029    | \$4.00       | 90           | 058      | 1894/2034  |                       |            | 0      | 1     | 40014          | 401      | 2013 ROLL |
| Totals:         |                    |            |            |        |                 | 1297900           | 1,297,900      | 601,100       |                  | 1,323,752     | 473,500         | 499,352                | 1124  |           | 3.57               | 3.57       |              |              |              |          |            |                       |            |        |       |                |          |           |
|                 |                    |            |            |        |                 | Sale. Ratio =>    |                | 46.31         | Average per FF=> |               | 421             | Average per Net Acre=> |       | 132558.79 | Average per SqFt=> |            | \$           | 3.04         |              |          |            |                       |            |        |       |                |          |           |
|                 |                    |            |            |        |                 | Std. Dev. =>      |                | 19.75         |                  |               | 435             |                        |       |           |                    |            |              |              |              |          |            |                       |            |        |       |                |          |           |
|                 |                    |            |            |        |                 |                   |                |               | 2,023 Set at     |               | 453             |                        |       |           |                    |            |              |              |              |          |            |                       |            |        |       |                |          |           |
|                 |                    |            |            |        |                 |                   |                |               | 2,022 Was        |               | 453             |                        |       |           |                    |            |              |              |              |          |            |                       |            |        |       |                |          |           |

059-Cerneks

| Parcel Number   | Street Address  | Sale Date | Sale Price | Instr. | Terms of Sale   | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres    | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area   | Liber/Page | Other Parcels in Sale | Land Table | Gravel    | Paved | Inspected Date | Use Code   | Class     |  |
|-----------------|-----------------|-----------|------------|--------|-----------------|-------------------|----------------|---------------|----------------|---------------|-----------------|--------------|-------|-----------|----------------|------------|--------------|--------------|--------------|------------|------------|-----------------------|------------|-----------|-------|----------------|------------|-----------|--|
| 17-000-04728-00 | 407 EAST DR     | 3/31/2020 | 140000     | WD     | 03-ARM'S LENGTH | 140,000           | 72,100         | 51.50         | 151,008        | 35,634        | 46,642          | 115          | 132   | 0.35      | 0.35           | \$         | 309          | \$           | 103,287      | \$         | 2.37       | 114                   | 059        | 1878/4250 |       |                | 11/23/2021 | 401       |  |
| 17-000-04734-00 | 209 EAST DR     | 06/30/20  | \$165,000  | WD     | 03-ARM'S LENGTH | \$165,000         | \$72,900       | 44.18         | \$173,986      | \$41,811      | \$50,797        | 114          | 132   | 0.34      | 0.34           | \$366      | \$122,613    | \$2.81       | 113          | 059        | 1880/2439  |                       |            | 0         | 1     | 39962          | 401        | 2015 ROLL |  |
| 17-000-04722-00 | 300 WEST DR     | 07/10/20  | \$165,000  | WD     | 03-ARM'S LENGTH | \$165,000         | \$73,500       | 44.55         | \$175,637      | \$43,386      | \$54,023        | 121          | 132   | 0.37      | 0.37           | \$357      | \$117,897    | \$2.71       | 122          | 059        | 1880/3766  |                       |            | 0         | 1     | 39976          | 401        | 2015 ROLL |  |
| 17-000-04711-00 | 205 WEST DR     | 07/13/20  | \$189,900  | WD     | 03-ARM'S LENGTH | \$189,900         | \$73,300       | 38.60         | \$174,373      | \$70,437      | \$54,910        | 123          | 132   | 0.38      | 0.38           | \$571      | \$187,332    | \$4.30       | 124          | 059        | 1880/3985  |                       |            | 0         | 1     | 39952          | 401        | 2015 ROLL |  |
| 17-000-04757-00 | 1825 E BROADWAY | 10/08/20  | \$254,000  | WD     | 03-ARM'S LENGTH | \$254,000         | \$115,300      | 45.39         | \$271,910      | \$30,991      | \$48,901        | 110          | 120   | 0.38      | 0.38           | \$282      | \$81,770     | \$1.88       | 98           | 059        | 1882/2905  |                       |            | 0         | 1     | 39954          | 401        | 2015 ROLL |  |
| 17-000-04731-00 | 311 EAST DR     | 03/15/21  | \$205,000  | WD     | 03-ARM'S LENGTH | \$205,000         | \$80,800       | 39.41         | \$194,663      | \$61,585      | \$51,248        | 115          | 132   | 0.35      | 0.35           | \$535      | \$178,507    | \$4.10       | 114          | 059        | 1886/136   |                       |            | 0         | 1     | 39968          | 401        | 2015 ROLL |  |
| 17-000-04741-00 | 310 EAST DR     | 04/09/21  | \$173,400  | WD     | 03-ARM'S LENGTH | \$173,400         | \$84,100       | 48.50         | \$195,550      | \$40,570      | \$62,720        | 141          | 127   | 0.44      | 0.44           | \$288      | \$92,838     | \$2.13       | 150          | 059        | 1886/3983  |                       |            | 0         | 1     | 39968          | 401        | 2015 ROLL |  |
| 17-000-04701-00 | 417 WEST DR     | 12/09/21  | \$200,000  | WD     | 03-ARM'S LENGTH | \$200,000         | \$77,800       | 38.95         | \$179,290      | \$74,290      | \$53,881        | 121          | 132   | 0.37      | 0.37           | \$614      | \$202,425    | \$4.65       | 121          | 059        | 1892/1213  |                       |            | 0         | 1     | 39933          | 401        | 2015 ROLL |  |
| Totals:         |                 |           |            |        |                 | 1492300           | 1,492,300      | 649,900       |                | 1,516,718     | 398,704         | 423,122      | 961   |           | 2.96           | 2.96       |              |              |              |            |            |                       |            |           |       |                |            |           |  |
|                 |                 |           |            |        |                 | Sale. Ratio =>    |                | 43.55         | Average        |               |                 |              |       | Average   | per Net Acre=> |            | 134788.37    | Average      |              | per SqFt=> |            | \$                    | 3.09       |           |       |                |            |           |  |
|                 |                 |           |            |        |                 | Std. Dev. =>      |                | 4.70          | per FF=>       |               | 415             |              |       |           |                |            |              |              |              |            |            |                       |            |           |       |                |            |           |  |
|                 |                 |           |            |        |                 |                   |                |               | 2,023 Set at   |               | 440             |              |       |           |                |            |              |              |              |            |            |                       |            |           |       |                |            |           |  |
|                 |                 |           |            |        |                 |                   |                |               | 2,022 Was      |               | 445             |              |       |           |                |            |              |              |              |            |            |                       |            |           |       |                |            |           |  |

061-Greenbriar Estates, Greenbriar Estates #2, Lynnwood

| Parcel Number   | Street Address      | Sale Date | Sale Price | Instr. | Terms of Sale   | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal   | Land Residual | Est. Land Value | Effec. Front           | Depth | Net Acres | Total Acres        | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Gravel | Paved | Inspected Date | Use Code | Class   |
|-----------------|---------------------|-----------|------------|--------|-----------------|-------------------|----------------|---------------|------------------|---------------|-----------------|------------------------|-------|-----------|--------------------|------------|--------------|--------------|--------------|----------|------------|-----------------------|------------|--------|-------|----------------|----------|---------|
| 17-000-02945-00 | 1524 BRIARWOOD      | 05/04/20  | \$135,000  | WD     | 03-ARM'S LENGTH | \$135,000         | \$63,800       | 47.26         | \$143,556        | \$27,421      | \$35,977        | 92                     | 149   | 0.29      | 0.29               | \$297      | \$94,230     | \$2.16       | 85           | 061      | 1879/1549  |                       |            | 0      | 1     | 32273          | 401      | FF RATE |
| 17-000-02951-00 | 1531 BRIARWOOD      | 06/26/20  | \$160,900  | WD     | 03-ARM'S LENGTH | \$160,900         | \$69,400       | 43.13         | \$161,588        | \$39,986      | \$39,986        | 103                    | 149   | 0.33      | 0.33               | \$383      | \$118,367    | \$2.72       | 97           | 061      | 1880/2010  |                       |            | 0      | 1     | 32393          | 401      | FF RATE |
| 17-000-09431-00 | 1016 YORK           | 04/28/21  | \$245,000  | WD     | 03-ARM'S LENGTH | \$245,000         | \$78,900       | 32.20         | \$214,095        | \$61,032      | \$30,727        | 79                     | 130   | 0.23      | 0.23               | \$775      | \$268,863    | \$6.17       | 76           | 061      | 1887/275   |                       |            | 0      | 1     | 32325          | 401      | FF RATE |
| 17-000-06979-00 | 1306 E PRESTON      | 8/25/2020 | \$210,000  | WD     | 03-ARM'S LENGTH | 220,000           | 113,000        | 51.36         | 233,469          | 28,631        | 42,100          | 100                    | 135   | 0.31      | 0.31               | \$286      | \$92,358     | \$2.12       | 100          | 61       | 1881/2966  |                       |            | 0      | 1     | 6/30/1988      | 401      |         |
| 17-000-09421-00 | 1015 N FAIRFIELD DR | 06/25/21  | \$170,000  | WD     | 03-ARM'S LENGTH | \$170,000         | \$77,900       | 45.82         | \$175,999        | \$25,313      | \$31,312        | 80                     | 135   | 0.24      | 0.24               | \$315      | \$107,258    | \$2.46       | 76           | 061      | 1887/2589  |                       |            | 0      | 1     | 32332          | 401      | FF RATE |
| 17-000-09439-00 | 1103 N FAIRFIELD DR | 01/03/22  | \$360,000  | WD     | 03-ARM'S LENGTH | \$360,000         | \$155,300      | 43.14         | \$391,255        | \$21,109      | \$52,364        | 134                    | 151   | 0.47      | 0.47               | \$157      | \$45,201     | \$1.04       | 135          | 061      | 1892/4204  |                       |            | 0      | 1     | 41988          | 401      | FF RATE |
| Totals:         |                     |           |            |        |                 | \$1,035,900       | 1,045,900      | 479,400       |                  | 1,061,509     | 198,819         | 214,428                | 509   |           | 1.64               | 1.64       |              |              |              |          |            |                       |            |        |       |                |          |         |
|                 |                     |           |            |        |                 | Sale. Ratio =>    |                | 45.84         | Average per FF=> |               | 390             | Average per Net Acre=> |       | 121527.51 | Average per SqFt=> |            | \$           | 2.79         |              |          |            |                       |            |        |       |                |          |         |
|                 |                     |           |            |        |                 | Std. Dev. =>      |                | 3.42          |                  |               | 410             |                        |       |           |                    |            |              |              |              |          |            |                       |            |        |       |                |          |         |
|                 |                     |           |            |        |                 |                   |                |               | 2,023 Set at     |               | 421             |                        |       |           |                    |            |              |              |              |          |            |                       |            |        |       |                |          |         |
|                 |                     |           |            |        |                 |                   |                |               | 2,022 Was        |               | 421             |                        |       |           |                    |            |              |              |              |          |            |                       |            |        |       |                |          |         |

062-Prospect Park

| Parcel Number   | Street Address       | Sale Date  | Sale Price | Instr.          | Terms of Sale   | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual  | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt   | Actual Front | ECF Area  | Liber/Page | Other Parcels in Sale | Land Table | Gravel     | Paved | Inspected Date | Use Code  | Class     |       |           |  |
|-----------------|----------------------|------------|------------|-----------------|-----------------|-------------------|----------------|---------------|----------------|----------------|-----------------|--------------|-------|-----------|-------------|------------|--------------|----------------|--------------|-----------|------------|-----------------------|------------|------------|-------|----------------|-----------|-----------|-------|-----------|--|
| 17-000-16931-00 | 1103 E BROOMFIELD ST | 4/18/2018  | 80000      | WD              | 03-ARM'S LENGTH | 80,000            | 41,000         | 51.25         | 81,913         | 33,765         | 35,678          | 137          | 165   | 0.50      | 0.50        | \$         | 247          | \$             | 67,530       | \$        | 1.55       | 132                   | 062        | 1805/0067  |       |                | 8/12/2009 | 401       |       |           |  |
| 17-000-11468-00 | 1805 LYNNWOOD        | 6/8/2018   | 84000      | WD              | 03-ARM'S LENGTH | 84,000            | 29,100         | 34.64         | 68,671         | 19,212         | 24,132          | 132          | 132   | 0.21      | 0.21        | \$         | 471          | \$             | 181,401      | \$        | 70         | 062                   | 1811/0836  |            | 0     | 1              | 8/14/2009 | 401       |       |           |  |
| 17-000-11426-00 | 909 MCVEY            | 9/7/2018   | 68000      | WD              | 03-ARM'S LENGTH | 68,000            | 40,100         | 58.97         | 91,881         | 3,804          | 27,685          | 106          | 133   | 0.34      | 0.34        | \$         | 36           | \$             | 11,321       | \$        | 0.26       | 110                   | 062        | 1822/0305  |       | 0              | 1         | 8/14/2009 | 401   |           |  |
| 17-000-11412-00 | 5/31/2019            | 18000      | WD         | 03-ARM'S LENGTH | 158,000         | 56,900            | 36.01          | 113,747       | 68,193         | 23,940         | 90              | 132          | 0.27  | 0.27      | \$          | 758        | \$           | 249,791        | \$           | 5.73      | 90         | 062                   | 1848/1000  |            | 0     | 1              | 8/18/2009 | 401       |       |           |  |
| 17-000-11422-00 | 1904 JOHNSON         | 9/25/2019  | 85900      | WD              | 03-ARM'S LENGTH | 85,900            | 34,500         | 40.63         | 69,699         | 35,781         | 19,580          | 74           | 132   | 0.21      | 0.21        | \$         | 486          | \$             | 168,778      | \$        | 3.87       | 70                    | 062        | 1862/0851  |       | 0              | 1         | 8/19/2009 | 401   |           |  |
| 17-000-11422-00 | 1904 JOHNSON         | 11/19/2019 | \$160,000  | WD              | 03-ARM'S LENGTH | \$160,000         | \$80,000       | 24.31         | \$121,557      | \$38,000       | \$24,132        | 70           | 132   | 0.21      | 0.21        | \$         | \$1,257      | \$             | \$46,778     | \$        | \$10.02    | 70                    | 062        | 1891/4934  |       | 0              | 1         |           | 4004  | 2015 ROLL |  |
| 17-000-11415-00 | 1000 MCVEY           | 02/03/22   | \$188,000  | WD              | 03-ARM'S LENGTH | \$188,000         | \$70,800       | 37.66         | \$159,945      | \$59,574       | \$31,519        | 107          | 132   | 0.34      | 0.34        | \$         | \$556        | \$             | \$175,735    | \$        | \$4.03     | 112                   | 062        | 1893/1658  |       | 0              | 1         |           | 40043 | 2015 ROLL |  |
| Totals:         |                      |            | 823900     |                 |                 | 823,900           | 311,700        |               | 674,906        | 328,249        | 179,255         | 661          |       | 2.08      | 2.08        |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                | Sale. Ratio => |                 | 37.83        |       |           |             | Average    |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                | Std. Dev. =>   |                 | 11.41        |       |           |             | Average    |              | per Net Acre=> |              | 157509.12 |            | Average               |            | per SqFt=> |       | \$             |           | 3.62      |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |
|                 |                      |            |            |                 |                 |                   |                |               |                |                |                 |              |       |           |             |            |              |                |              |           |            |                       |            |            |       |                |           |           |       |           |  |



2023 City of Mt. Pleasant Land Value Analysis - Residential

064A-The Plains

| Parcel Number   | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale   | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre   | Dollars/SqFt | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Gravel            | Paved             | Inspected Date | Use Code | Class     |             |  |
|-----------------|----------------|-----------|------------|--------|-----------------|-------------------|----------------|---------------|----------------|---------------|-----------------|--------------|-------|-----------|-------------|------------|----------------|--------------|--------------|----------|------------|-----------------------|------------|-------------------|-------------------|----------------|----------|-----------|-------------|--|
| 17-000-11511-00 | 1646 ABBEY CT  | 4/8/2019  | 215000     | PTA    | 03-ARM'S LENGTH | 215,000           | 87,900         | 40.88         | 175,752        | 59,248        | 20,000          | 67           | 130   | 0.20      | 0.20        | \$         | 889            | \$           | 297,729      | \$       | 6.83       | 67                    | 064A       | 1843/0350         | NEIGHBORHOOD 064A | 0              | 1        | 8/16/2012 | 401         |  |
| 17-000-11507-00 | 1653 ABBEY CT  | 5/24/2019 | 235000     | WD     | 03-ARM'S LENGTH | 235,000           | 99,600         | 42.38         | 199,260        | 60,991        | 25,251          | 84           | 145   | 0.27      | 0.27        | \$         | 725            | \$           | 230,155      | \$       | 5.28       | 80                    | 064A       | 1848/0486         | NEIGHBORHOOD 064A | 0              | 1        | 8/15/2012 | 401         |  |
| 17-000-11508-00 | 1658 ABBEY CT  | 7/10/2019 | 200000     | WD     | 03-ARM'S LENGTH | 200,000           | 77,600         | 38.80         | 156,113        | 46,874        | 24,587          | 82           | 143   | 0.26      | 0.26        | \$         | 835            | \$           | 266,436      | \$       | 6.12       | 78                    | 064A       | 1853/0372         | NEIGHBORHOOD 064A | 0              | 1        | 8/16/2012 | 401         |  |
| 17-000-11366-00 | 1610 E PRESTON | 7/11/2019 | 169900     | WD     | 03-ARM'S LENGTH | 169,900           | 94,000         | 55.33         | 189,040        | 12,789        | 31,929          | 87           | 135   | 0.27      | 0.27        | \$         | 147            | \$           | 47,367       | \$       | 1.09       | 87                    | 064A       | 1853/0510         | NEIGHBORHOOD 064A | 0              | 1        | 8/16/2012 | 401         |  |
| 17-000-11501-00 | 1629 ABBEY CT  | 08/21/20  | \$165,000  | PTA    | 03-ARM'S LENGTH | \$165,000         | \$71,600       | 43.39         | \$167,396      | \$21,003      | \$23,399        | 70           | 117   | 0.20      | 0.20        | \$         | \$299          | \$           | \$105,543    | \$2.42   | 74         | 064A                  | 1881/3300  | NEIGHBORHOOD 064A | 0                 | 1              | 41137    | 401       | 2010 PLAINS |  |
| 17-000-11504-00 | 1641 ABBEY CT  | 08/03/21  | \$255,000  | WD     | 03-ARM'S LENGTH | \$255,000         | \$89,100       | 34.94         | \$203,794      | \$73,480      | \$22,274        | 67           | 130   | 0.20      | 0.20        | \$         | \$1,099        | \$           | \$369,246    | \$8.48   | 67         | 064A                  | 1889/2219  | NEIGHBORHOOD 064A | 0                 | 1              | 41136    | 401       | 2010 PLAINS |  |
| 17-000-11506-00 | 1649 ABBEY CT  | 10/15/21  | \$206,500  | WD     | 03-ARM'S LENGTH | \$206,500         | \$89,600       | 43.39         | \$203,133      | \$35,873      | \$32,506        | 98           | 139   | 0.30      | 0.30        | \$         | \$367          | \$           | \$119,179    | \$2.74   | 94         | 064A                  | 1890/5765  | NEIGHBORHOOD 064A | 0                 | 1              | 36160    | 401       | 2010 PLAINS |  |
| Totals:         |                |           |            |        |                 | 1,446,400         | 609,400        |               | 1,294,488      | 331,858       | 179,946         | 555          |       | 1.69      | 1.69        |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 | Sale. Ratio >=    |                | 42.13         | Average        |               | per FF=>        |              | 598   |           | Average     |            | per Net Acre=> |              | 196365.68    |          | Average    |                       | per SqFt=> |                   | \$                |                | 4.51     |           |             |  |
|                 |                |           |            |        |                 | Std. Dev. >=      |                | 6.31          |                |               |                 |              | 2,023 |           | Set at      |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              | 2,022 |           | Was         |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |
|                 |                |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |            |                   |                   |                |          |           |             |  |

065-Bellows Place

| Parcel Number       | Street Address      | Sale Date | Sale Price | Instr. | Terms of Sale   | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre   | Dollars/SqFt | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table       | Gravel | Paved | Inspected Date | Use Code  | Class     |  |  |
|---------------------|---------------------|-----------|------------|--------|-----------------|-------------------|----------------|---------------|----------------|---------------|-----------------|--------------|-------|-----------|-------------|------------|----------------|--------------|--------------|----------|------------|-----------------------|------------------|--------|-------|----------------|-----------|-----------|--|--|
| 17-000-01710-00     | 1037 SWEENEY ST     | 04/06/21  | \$144,000  | WD     | 03-ARM'S LENGTH | \$144,000         | \$52,700       | 36.60         | \$129,192      | \$43,116      | \$28,308        | 55           | 110   | 0.14      | 0.14        |            | \$781          | \$299,417    | \$6.87       | 57       | 065        | 1886/3127             | NEIGHBORHOOD 065 | 0      | 1     | 35312          | 401       | 2015 ROLL |  |  |
| 17-000-01704-00     | 1609 E BELLOW       | 06/04/21  | \$122,000  | WD     | 03-ARM'S LENGTH | \$122,000         | \$52,600       | 43.11         | \$128,051      | \$25,297      | \$31,348        | 61           | 130   | 0.17      | 0.17        |            | \$414          | \$145,385    | \$3.34       | 58       | 065        | 1887/6000             | NEIGHBORHOOD 065 | 0      | 1     | 33926          | 401       | 2015 ROLL |  |  |
| 17-000-01710-00     | 1037 SWEENEY ST     | 09/13/21  | \$164,000  | WD     | 03-ARM'S LENGTH | \$164,000         | \$52,700       | 32.13         | \$129,192      | \$63,116      | \$28,308        | 55           | 110   | 0.14      | 0.14        | \$1,144    | \$438,306      | \$10.06      | 57           | 065      | 1890/1298  | NEIGHBORHOOD 065      | 0                | 1      | 35312 | 401            | 2015 ROLL |           |  |  |
| Totals:             |                     |           |            |        |                 | \$430,000         | \$158,000      |               | \$386,435      | \$131,529     | \$87,964        | 171          |       | 0.46      | 0.46        |            |                |              |              |          |            |                       |                  |        |       |                |           |           |  |  |
|                     |                     |           |            |        |                 | Sale. Ratio >=    |                | 36.74         | Average        |               | per FF=>        |              | 767   |           | Average     |            | per Net Acre=> |              | 284694.81    |          | Average    |                       | per SqFt=>       |        | \$    |                | 6.54      |           |  |  |
|                     |                     |           |            |        |                 | Std. Dev. >=      |                | 5.52          |                |               |                 |              | 2,023 |           | Set at      |            | 600            |              |              |          |            |                       |                  |        |       |                |           |           |  |  |
|                     |                     |           |            |        |                 |                   |                |               |                |               |                 |              | 2,022 |           | Was         |            | 513            |              |              |          |            |                       |                  |        |       |                |           |           |  |  |
| <b>066-Woodside</b> |                     |           |            |        |                 |                   |                |               |                |               |                 |              |       |           |             |            |                |              |              |          |            |                       |                  |        |       |                |           |           |  |  |
| Parcel Number       | Street Address      | Sale Date | Sale Price | Instr. | Terms of Sale   | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre   | Dollars/SqFt | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table       | Gravel | Paved | Inspected Date | Use Code  | Class     |  |  |
| 17-000-14302-00     | 1021 S CRapo & 1023 | 09/28/20  | \$340,000  | WD     | 03-ARM'S LENGTH | \$340,000         | \$110,700      | 32.56         | \$269,289      | \$83,475      | \$12,764        | 87           | 106   | 0.25      | 0.25        | \$961      | \$335,241      | \$7.70       | 103          | 055      |            | 17-000-14302-00       | NEIGHBORHOOD 066 | 0      | 1     | 41149          | 401       | 2011 ROLL |  |  |
| 17-000-14302-00     | 1011 S CRapo & 1017 | 09/28/20  | \$340,000  | WD     | 03-ARM'S LENGTH | \$340,000         | \$110,700      | 32.56         | \$269,289      | \$83,475      | \$12,764        | 87           | 106   | 0.25      | 0.25        | \$961      | \$335,241      | \$7.70       | 103          | 055      | 1882/2715  | NEIGHBORHOOD 066      | 0                | 1      | 41149 | 401            | 2011 ROLL |           |  |  |

066-Woodside

|                 |                    |          |          |    |                 |                |          |       |          |          |          |       |       |      |         |         |                |        |          |      |           |                  |            |                  |    |       |          |           |  |
|-----------------|--------------------|----------|----------|----|-----------------|----------------|----------|-------|----------|----------|----------|-------|-------|------|---------|---------|----------------|--------|----------|------|-----------|------------------|------------|------------------|----|-------|----------|-----------|--|
| 17-000-06432-00 | 1008 N FANCHER AVE | 10/30/20 | \$61,000 | WD | 03-ARM'S LENGTH | \$61,000       | \$27,200 | 44.26 | \$65,664 | \$21,472 | \$26,136 | 66    | 148   | 0.22 | 0.22    | \$33.25 | \$95,857       | \$2.02 | 66       | 071  | 1883/3685 | NEIGHBORHOOD 071 | 0          | 0                |    | 42853 | 401      | 2011 ROLL |  |
| 17-000-06436-00 | 1008 N FANCHER AVE | 11/22/21 | \$70,000 | WD | 03-ARM'S LENGTH | \$70,000       | \$37,200 | 53.14 | \$85,164 | \$30,418 | \$45,582 | 115   | 149   | 0.45 | 0.45    | \$264   | \$67,596       | \$1.55 | 132      | 071  | 1891/3014 | NEIGHBORHOOD 071 | 0          | 0                |    | 37662 | 401      | 2011 ROLL |  |
| 17-000-06458-00 | 519 E PICKARD ST   | 8/5/2021 | \$5000   | WD | 03-ARM'S LENGTH | \$5000         | \$6,700  | 73.43 | \$5,000  | \$2,136  | \$2,700  | 66    | 148   | 0.12 | 0.12    | \$147   | \$             | 43.335 | \$       | 0.99 | 66        | 071              | 1889/2143  | NEIGHBORHOOD 071 | 0  | 0     | 5/9/2017 | 401       |  |
| Totals:         |                    |          |          |    |                 | 217000         | 217,000  |       | 217,000  | 114,400  |          | 52.72 |       |      |         |         |                |        |          |      |           |                  |            |                  |    |       |          |           |  |
|                 |                    |          |          |    |                 | Sale. Ratio >= |          | 52.72 | Average  |          | per FF=> |       | 274   |      | Average |         | per Net Acre=> |        | 76574.87 |      | Average   |                  | per SqFt=> |                  | \$ |       | 1.76     |           |  |
|                 |                    |          |          |    |                 | Std. Dev. >=   |          | 12.99 |          |          |          |       | 350   |      |         |         |                |        |          |      |           |                  |            |                  |    |       |          |           |  |
|                 |                    |          |          |    |                 |                |          |       |          |          |          |       | 2,023 |      | Set at  |         |                |        |          |      |           |                  |            |                  |    |       |          |           |  |
|                 |                    |          |          |    |                 |                |          |       |          |          |          |       | 2,022 |      | Was     |         |                |        |          |      |           |                  |            |                  |    |       |          |           |  |

081-Hance, Brown & Leaton,

| Parcel Number   | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale   | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Gravel | Paved | Inspected Date | Use Code | Class     |
|-----------------|----------------|-----------|------------|--------|-----------------|-------------------|----------------|---------------|----------------|---------------|-----------------|--------------|-------|-----------|-------------|------------|--------------|--------------|--------------|----------|------------|-----------------------|------------|--------|-------|----------------|----------|-----------|
| 17-000-03442-00 | 819 S FLYNN    | 09/21/20  | \$70,000   | LC     | 03-ARM'S LENGTH | \$70,000          | \$44,700       | 63.86         | \$107,818      | \$21,446      | \$59,264        | 45           | 99    | 0.14      | 0.14        | \$389      | \$154,288    | \$3.54       | 61           | 081      | 1890/2483  | NEIGHBORHOOD 081      | 0          | 1      |       | 42865          | 401      | 2014 ROLL |
| 17-000-03443-00 | 905 S KINNEY   | 9/15/20   | \$160,000  | WD     | 03-ARM'S LENGTH | \$160,000         | \$77,400       | 60.5          | \$187,858      | \$38,617      | \$145,719       | 48           | 101   | 0.18      | 0.18        | \$861      | \$180,020    | \$8.01       | 48           | 081      | 1881/2020  | NEIGHBORHOOD 081      | 0          | 1      |       | 42916          | 401      | 2014 ROLL |
| 17-000-03448-00 | 401 E MANLY    | 12/04/20  | \$73,500   | PTA    | 03-ARM'S LENGTH | \$73,500          | \$41,700       | 56.73         | \$99,216       | \$34,843      | \$66,559        | 56           | 122   | 0.15      | 0.15        | \$619      | \$226,253    | \$5.19       | 55           | 081      | 1884/1280  | NEIGHBORHOOD 081      | 0          | 1      |       | 42865          | 401      | 2014 ROLL |

071-Fordyce

| 082-Brown E Leaton, Meadow Park, Nelson |                 |           |            |        |                 |                   |                |               |                 |               |                 |              |       |           |             |            |              |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|-----------------------------------------|-----------------|-----------|------------|--------|-----------------|-------------------|----------------|---------------|-----------------|---------------|-----------------|--------------|-------|-----------|-------------|------------|--------------|--------------|--------------|----------|------------|-----------------------|------------------|--------|-----------|----------------|----------|-------|-----------|--|--|--|
| 2,022 Was 849                           |                 |           |            |        |                 |                   |                |               |                 |               |                 |              |       |           |             |            |              |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
| Parcel Number                           | Street Address  | Sale Date | Sale Price | Instr. | Terms of Sale   | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal  | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table       | Gravel | Paved     | Inspected Date | Use Code | Class |           |  |  |  |
| 17-000-10404-00                         | 1005 N FRANKLIN | 10/22/20  | \$113,000  | WD     | 03-ARM'S LENGTH | \$113,000         | \$44,400       | 39.29         | \$109,232       | \$54,624      | \$55,856        | 53           | 118   | 0.14      | 0.14        | \$1,040    | \$404,622    | \$9.29       | 50           | 082      | 1882/2411  |                       | NEIGHBORHOOD 082 | 0      | 1         |                | 43042    | 401   | 2010 ROLL |  |  |  |
| 17-000-10404-00                         | 1005 N FRANKLIN | 10/22/20  | \$113,000  | WD     | 03-ARM'S LENGTH | \$113,000         | \$44,400       | 39.29         | \$109,232       | \$54,624      | \$55,856        | 53           | 118   | 0.14      | 0.14        | \$1,040    | \$404,622    | \$9.29       | 50           | 082      | 1882/2411  |                       | NEIGHBORHOOD 082 | 0      | 1         |                | 43042    | 401   | 2010 ROLL |  |  |  |
| 17-000-10023-00                         | 1030 S ARNOLD   | 10/26/21  | \$124,000  | WD     | 03-ARM'S LENGTH | \$124,000         | \$55,100       | 44.44         | \$112,826       | \$71,518      | \$60,344        | 62           | 146   | 0.18      | 0.18        | \$1,147    | \$392,956    | \$9.02       | 54           | 082      | 1891/2057  |                       | NEIGHBORHOOD 082 | 0      | 1         |                | 43042    | 401   | 2010 ROLL |  |  |  |
| 17-000-10011-00                         | 1017 S ARNOLD   | 11/22/21  | \$90,000   | WD     | 03-ARM'S LENGTH | \$90,000          | \$47,200       | 52.44         | \$103,910       | \$46,434      | \$60,344        | 62           | 146   | 0.18      | 0.18        | \$745      | \$255,132    | \$5.86       | 54           | 081      | 1891/4903  |                       | NEIGHBORHOOD 082 | 0      | 1         |                | 42865    | 401   | 2010 ROLL |  |  |  |
| 17-000-10004-00                         | 701 E BELLWOS   | 07/21/22  | \$69,000   | WD     | 03-ARM'S LENGTH | \$69,000          | \$40,500       | 58.70         | \$82,920        | \$32,789      | \$46,709        | 48           | 54    | 0.09      | 0.09        | \$680      | \$360,319    | \$8.27       | 73           | 082      | 1893/381   |                       | NEIGHBORHOOD 082 | 0      | 1         |                | 43042    | 401   | 2010 ROLL |  |  |  |
| Totals:                                 |                 |           | \$59900    |        |                 | \$59,900          | \$26,400       |               | \$59,425        | \$26,400      | \$26,784        | 275          |       | 0.71      | 0.71        |            |              |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
| Sale. Ratio >=                          |                 |           |            |        |                 |                   |                | 46.73         | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
| Std. Dev. >=                            |                 |           |            |        |                 |                   |                | 7.63          | 52.452 per FF=> |               |                 |              |       |           |             |            | 95%          |              |              |          |            |                       |                  |        | 370422.32 |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        | Average   |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | 236,400         |               |                 |              |       |           |             |            | 275          |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |
|                                         |                 |           |            |        |                 |                   |                |               | Average         |               |                 |              |       |           |             |            | Average      |              |              |          |            |                       |                  |        |           |                |          |       |           |  |  |  |

## Conclusions: Commercial Downtown - SQ FT.xlsm

| Curve Formula<br>From Chart |         | If you're using the Square Footage Table in Assessing.net |        |         |           |              |
|-----------------------------|---------|-----------------------------------------------------------|--------|---------|-----------|--------------|
|                             |         | SqFt                                                      | Acres  | \$/sf   | \$/ac     | Concluded \$ |
|                             |         | 2,500                                                     | 0.057  | \$15.21 | \$662,450 | \$38,019     |
| Formula Pt 1:               | 1128.14 | 5,000                                                     | 0.115  | \$10.38 | \$452,335 | \$51,921     |
| Formula Pt 2:               | -0.5504 | 7,500                                                     | 0.172  | \$8.31  | \$361,856 | \$62,303     |
|                             |         | 10,000                                                    | 0.230  | \$7.09  | \$308,863 | \$70,905     |
|                             |         | 12,500                                                    | 0.287  | \$6.27  | \$273,165 | \$78,388     |
|                             |         | 15,000                                                    | 0.344  | \$5.67  | \$247,083 | \$85,084     |
|                             |         | 20,000                                                    | 0.459  | \$4.84  | \$210,898 | \$96,831     |
|                             |         | 25,000                                                    | 0.574  | \$4.28  | \$186,523 | \$107,049    |
|                             |         | 30,000                                                    | 0.689  | \$3.87  | \$168,713 | \$116,194    |
|                             |         | 40,000                                                    | 0.918  | \$3.31  | \$144,006 | \$132,237    |
|                             |         | 50,000                                                    | 1.148  | \$2.92  | \$127,362 | \$146,191    |
|                             |         | 60,000                                                    | 1.377  | \$2.64  | \$115,201 | \$158,679    |
|                             |         | 87,120                                                    | 2.000  | \$2.15  | \$93,822  | \$187,644    |
|                             |         | 130,680                                                   | 3.000  | \$1.72  | \$75,055  | \$225,166    |
|                             |         | 174,240                                                   | 4.000  | \$1.47  | \$64,064  | \$256,255    |
|                             |         | 217,800                                                   | 5.000  | \$1.30  | \$56,659  | \$283,296    |
|                             |         | 435,600                                                   | 10.000 | \$0.89  | \$38,688  | \$386,881    |
|                             |         | 653,400                                                   | 15.000 | \$0.71  | \$30,949  | \$464,242    |
|                             |         | 871,200                                                   | 20.000 | \$0.61  | \$26,417  | \$528,341    |
|                             |         | 1,089,000                                                 | 25.000 | \$0.54  | \$23,364  | \$584,094    |

If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

| If you're using the Acreage Table in Assessing.net |       |        |           |              |
|----------------------------------------------------|-------|--------|-----------|--------------|
| SqFt                                               | Acres | \$/sf  | \$/ac     | Concluded \$ |
| 43,560                                             | 1.0   | \$3.15 | \$137,404 | \$137,404    |
| 65,340                                             | 1.5   | \$2.52 | \$109,919 | \$164,879    |
| 87,120                                             | 2.0   | \$2.15 | \$93,822  | \$187,644    |
| 108,900                                            | 2.5   | \$1.90 | \$82,978  | \$207,446    |
| 130,680                                            | 3.0   | \$1.72 | \$75,055  | \$225,166    |
| 174,240                                            | 4.0   | \$1.47 | \$64,064  | \$256,255    |
| 217,800                                            | 5.0   | \$1.30 | \$56,659  | \$283,296    |
| 304,920                                            | 7.0   | \$1.08 | \$47,080  | \$329,562    |
| 435,600                                            | 10.0  | \$0.89 | \$38,688  | \$386,881    |
| 653,400                                            | 15.0  | \$0.71 | \$30,949  | \$464,242    |
| 871,200                                            | 20.0  | \$0.61 | \$26,417  | \$528,341    |
| 1,089,000                                          | 25.0  | \$0.54 | \$23,364  | \$584,094    |
| 1,306,800                                          | 30.0  | \$0.49 | \$21,133  | \$633,988    |
| 1,742,400                                          | 40.0  | \$0.41 | \$18,038  | \$721,524    |
| 2,178,000                                          | 50.0  | \$0.37 | \$15,953  | \$797,663    |
| 4,356,000                                          | 100.0 | \$0.25 | \$10,893  | \$1,089,321  |

This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

| Acre Ranges |          | Vacant     |       |            |              | Abstraction |        |            |              | Allocation |        |            |              | All Methods |        |            |              |
|-------------|----------|------------|-------|------------|--------------|-------------|--------|------------|--------------|------------|--------|------------|--------------|-------------|--------|------------|--------------|
| Low         | High     | # of Sales | COD   | Mean \$/SF | Median \$/SF | # of Sales  | COD    | Mean \$/SF | Median \$/SF | # of Sales | COD    | Mean \$/SF | Median \$/SF | # of Sales  | COD    | Mean \$/SF | Median \$/SF |
| 0.00        | 0.99     | 0          | 0.00% | \$0.00     | \$0.00       | 11          | 39.44% | \$10.42    | \$8.51       | 11         | 59.82% | \$11.82    | \$8.95       | 22          | 50.11% | \$11.12    | \$8.73       |
| 1.00        | 1.99     | 0          | 0.00% | \$0.00     | \$0.00       | 0           | 0.00%  | \$0.00     | \$0.00       | 0          | 0.00%  | \$0.00     | \$0.00       | 0           | 0.00%  | \$0.00     | \$0.00       |
| 2.00        | 4.99     | 0          | 0.00% | \$0.00     | \$0.00       | 0           | 0.00%  | \$0.00     | \$0.00       | 0          | 0.00%  | \$0.00     | \$0.00       | 0           | 0.00%  | \$0.00     | \$0.00       |
| 5.00        | 9.99     | 0          | 0.00% | \$0.00     | \$0.00       | 0           | 0.00%  | \$0.00     | \$0.00       | 0          | 0.00%  | \$0.00     | \$0.00       | 0           | 0.00%  | \$0.00     | \$0.00       |
| 10.00       | 10000.00 | 0          | 0.00% | \$0.00     | \$0.00       | 0           | 0.00%  | \$0.00     | \$0.00       | 0          | 0.00%  | \$0.00     | \$0.00       | 0           | 0.00%  | \$0.00     | \$0.00       |
| 0.00        | 10000.00 | 0          | 0.00% | \$0.00     | \$0.00       | 11          | 39.44% | \$10.42    | \$8.51       | 11         | 59.82% | \$11.82    | \$8.95       | 22          | 50.11% | \$11.12    | \$8.73       |

## Conclusions: Commercial General - SQ FT.xlsm

| Curve Formula<br>From Chart |         | If you're using the Square Footage Table in Assessing.net |        |         |             |              |
|-----------------------------|---------|-----------------------------------------------------------|--------|---------|-------------|--------------|
|                             |         | SqFt                                                      | Acres  | \$/sf   | \$/ac       | Concluded \$ |
|                             |         | 2,500                                                     | 0.057  | \$23.85 | \$1,038,976 | \$59,629     |
| Formula Pt 1:               | 1041.83 | 5,000                                                     | 0.115  | \$17.07 | \$743,515   | \$85,344     |
| Formula Pt 2:               | -0.4827 | 7,500                                                     | 0.172  | \$14.03 | \$611,344   | \$105,259    |
|                             |         | 10,000                                                    | 0.230  | \$12.21 | \$532,077   | \$122,148    |
|                             |         | 12,500                                                    | 0.287  | \$10.97 | \$477,742   | \$137,093    |
|                             |         | 15,000                                                    | 0.344  | \$10.04 | \$437,492   | \$150,652    |
|                             |         | 20,000                                                    | 0.459  | \$8.74  | \$380,767   | \$174,824    |
|                             |         | 25,000                                                    | 0.574  | \$7.85  | \$341,884   | \$196,214    |
|                             |         | 30,000                                                    | 0.689  | \$7.19  | \$313,080   | \$215,620    |
|                             |         | 40,000                                                    | 0.918  | \$6.26  | \$272,486   | \$250,217    |
|                             |         | 50,000                                                    | 1.148  | \$5.62  | \$244,660   | \$280,831    |
|                             |         | 60,000                                                    | 1.377  | \$5.14  | \$224,047   | \$308,605    |
|                             |         | 87,120                                                    | 2.000  | \$4.30  | \$187,135   | \$374,269    |
|                             |         | 130,680                                                   | 3.000  | \$3.53  | \$153,869   | \$461,606    |
|                             |         | 174,240                                                   | 4.000  | \$3.07  | \$133,918   | \$535,672    |
|                             |         | 217,800                                                   | 5.000  | \$2.76  | \$120,242   | \$601,212    |
|                             |         | 435,600                                                   | 10.000 | \$1.98  | \$86,048    | \$860,483    |
|                             |         | 653,400                                                   | 15.000 | \$1.62  | \$70,752    | \$1,061,279  |
|                             |         | 871,200                                                   | 20.000 | \$1.41  | \$61,578    | \$1,231,564  |
|                             |         | 1,089,000                                                 | 25.000 | \$1.27  | \$55,290    | \$1,382,248  |

If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

| If you're using the Acreage Table in Assessing.net |       |        |           |              |
|----------------------------------------------------|-------|--------|-----------|--------------|
| SqFt                                               | Acres | \$/sf  | \$/ac     | Concluded \$ |
| 43,560                                             | 1.0   | \$6.00 | \$261,499 | \$261,499    |
| 65,340                                             | 1.5   | \$4.94 | \$215,013 | \$322,520    |
| 87,120                                             | 2.0   | \$4.30 | \$187,135 | \$374,269    |
| 108,900                                            | 2.5   | \$3.86 | \$168,025 | \$420,062    |
| 130,680                                            | 3.0   | \$3.53 | \$153,869 | \$461,606    |
| 174,240                                            | 4.0   | \$3.07 | \$133,918 | \$535,672    |
| 217,800                                            | 5.0   | \$2.76 | \$120,242 | \$601,212    |
| 304,920                                            | 7.0   | \$2.35 | \$102,216 | \$715,510    |
| 435,600                                            | 10.0  | \$1.98 | \$86,048  | \$860,483    |
| 653,400                                            | 15.0  | \$1.62 | \$70,752  | \$1,061,279  |
| 871,200                                            | 20.0  | \$1.41 | \$61,578  | \$1,231,564  |
| 1,089,000                                          | 25.0  | \$1.27 | \$55,290  | \$1,382,248  |
| 1,306,800                                          | 30.0  | \$1.16 | \$50,632  | \$1,518,952  |
| 1,742,400                                          | 40.0  | \$1.01 | \$44,067  | \$1,762,672  |
| 2,178,000                                          | 50.0  | \$0.91 | \$39,567  | \$1,978,338  |
| 4,356,000                                          | 100.0 | \$0.65 | \$28,315  | \$2,831,490  |

This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

| Acre Ranges |          | Vacant     |         |            |              | Abstraction |         |            |              | Allocation |         |            |              | All Methods |         |            |              |
|-------------|----------|------------|---------|------------|--------------|-------------|---------|------------|--------------|------------|---------|------------|--------------|-------------|---------|------------|--------------|
| Low         | High     | # of Sales | COD     | Mean \$/SF | Median \$/SF | # of Sales  | COD     | Mean \$/SF | Median \$/SF | # of Sales | COD     | Mean \$/SF | Median \$/SF | # of Sales  | COD     | Mean \$/SF | Median \$/SF |
| 0.00        | 0.99     | 1          | 0.00%   | \$1.67     | \$1.67       | 10          | 132.81% | \$12.60    | \$6.26       | 10         | 76.43%  | \$11.19    | \$7.85       | 21          | 106.64% | \$11.41    | \$6.68       |
| 1.00        | 1.99     | 0          | 0.00%   | \$0.00     | \$0.00       | 8           | 382.47% | \$33.09    | \$7.75       | 8          | 235.14% | \$18.36    | \$6.28       | 16          | 341.89% | \$25.72    | \$6.49       |
| 2.00        | 4.99     | 3          | 232.43% | \$2.12     | \$0.74       | 3           | 47.99%  | \$2.25     | \$1.91       | 3          | 22.26%  | \$2.53     | \$2.83       | 9           | 69.17%  | \$2.30     | \$1.91       |
| 5.00        | 9.99     | 0          | 0.00%   | \$0.00     | \$0.00       | 1           | 0.00%   | \$2.32     | \$2.32       | 1          | 0.00%   | \$2.25     | \$2.25       | 2           | 1.53%   | \$2.29     | \$2.29       |
| 10.00       | 10000.00 | 1          | 0.00%   | \$1.09     | \$1.09       | 1           | 0.00%   | \$1.83     | \$1.83       | 1          | 0.00%   | \$7.86     | \$7.86       | 3           | 123.32% | \$3.59     | \$1.83       |
| 0.00        | 10000.00 | 5          | 111.74% | \$1.82     | \$1.09       | 23          | 280.23% | \$17.46    | \$5.23       | 23         | 130.33% | \$12.02    | \$6.59       | 51          | 212.69% | \$13.47    | \$5.10       |

## Conclusions: Commercial Mission St - Prime SQ FT.xlsm

| Curve Formula<br>From Chart |         | If you're using the Square Footage Table in Assessing.net |        |        |           |              |
|-----------------------------|---------|-----------------------------------------------------------|--------|--------|-----------|--------------|
|                             |         | SqFt                                                      | Acres  | \$/sf  | \$/ac     | Concluded \$ |
|                             |         | 2,500                                                     | 0.057  | \$9.12 | \$397,248 | \$22,799     |
| Formula Pt 1:               | 19.08   | 5,000                                                     | 0.115  | \$8.54 | \$372,102 | \$42,711     |
| Formula Pt 2:               | -0.0943 | 7,500                                                     | 0.172  | \$8.22 | \$358,137 | \$61,663     |
|                             |         | 10,000                                                    | 0.230  | \$8.00 | \$348,547 | \$80,015     |
|                             |         | 12,500                                                    | 0.287  | \$7.83 | \$341,286 | \$97,936     |
|                             |         | 15,000                                                    | 0.344  | \$7.70 | \$335,466 | \$115,519    |
|                             |         | 20,000                                                    | 0.459  | \$7.50 | \$326,484 | \$149,901    |
|                             |         | 25,000                                                    | 0.574  | \$7.34 | \$319,682 | \$183,472    |
|                             |         | 30,000                                                    | 0.689  | \$7.21 | \$314,231 | \$216,412    |
|                             |         | 40,000                                                    | 0.918  | \$7.02 | \$305,817 | \$280,824    |
|                             |         | 50,000                                                    | 1.148  | \$6.87 | \$299,446 | \$343,717    |
|                             |         | 60,000                                                    | 1.377  | \$6.76 | \$294,339 | \$405,426    |
|                             |         | 87,120                                                    | 2.000  | \$6.52 | \$284,163 | \$568,326    |
|                             |         | 130,680                                                   | 3.000  | \$6.28 | \$273,498 | \$820,495    |
|                             |         | 174,240                                                   | 4.000  | \$6.11 | \$266,175 | \$1,064,701  |
|                             |         | 217,800                                                   | 5.000  | \$5.98 | \$260,630 | \$1,303,151  |
|                             |         | 435,600                                                   | 10.000 | \$5.60 | \$244,132 | \$2,441,320  |
|                             |         | 653,400                                                   | 15.000 | \$5.39 | \$234,970 | \$3,524,543  |
|                             |         | 871,200                                                   | 20.000 | \$5.25 | \$228,678 | \$4,573,561  |
|                             |         | 1,089,000                                                 | 25.000 | \$5.14 | \$223,914 | \$5,597,855  |

If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

| If you're using the Acreage Table in Assessing.net |       |        |           |              |
|----------------------------------------------------|-------|--------|-----------|--------------|
| SqFt                                               | Acres | \$/sf  | \$/ac     | Concluded \$ |
| 43,560                                             | 1.0   | \$6.96 | \$303,367 | \$303,367    |
| 65,340                                             | 1.5   | \$6.70 | \$291,981 | \$437,972    |
| 87,120                                             | 2.0   | \$6.52 | \$284,163 | \$568,326    |
| 108,900                                            | 2.5   | \$6.39 | \$278,243 | \$695,609    |
| 130,680                                            | 3.0   | \$6.28 | \$273,498 | \$820,495    |
| 174,240                                            | 4.0   | \$6.11 | \$266,175 | \$1,064,701  |
| 217,800                                            | 5.0   | \$5.98 | \$260,630 | \$1,303,151  |
| 304,920                                            | 7.0   | \$5.80 | \$252,487 | \$1,767,407  |
| 435,600                                            | 10.0  | \$5.60 | \$244,132 | \$2,441,320  |
| 653,400                                            | 15.0  | \$5.39 | \$234,970 | \$3,524,543  |
| 871,200                                            | 20.0  | \$5.25 | \$228,678 | \$4,573,561  |
| 1,089,000                                          | 25.0  | \$5.14 | \$223,914 | \$5,597,855  |
| 1,306,800                                          | 30.0  | \$5.05 | \$220,096 | \$6,602,869  |
| 1,742,400                                          | 40.0  | \$4.92 | \$214,202 | \$8,568,094  |
| 2,178,000                                          | 50.0  | \$4.81 | \$209,740 | \$10,487,004 |
| 4,356,000                                          | 100.0 | \$4.51 | \$196,463 | \$19,646,321 |

This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

| Acre Ranges |          | Vacant     |        |            |              | Abstraction |         |            |              | Allocation |        |            |              | All Methods |         |            |              |
|-------------|----------|------------|--------|------------|--------------|-------------|---------|------------|--------------|------------|--------|------------|--------------|-------------|---------|------------|--------------|
| Low         | High     | # of Sales | COD    | Mean \$/SF | Median \$/SF | # of Sales  | COD     | Mean \$/SF | Median \$/SF | # of Sales | COD    | Mean \$/SF | Median \$/SF | # of Sales  | COD     | Mean \$/SF | Median \$/SF |
| 0.00        | 0.99     | 3          | 22.69% | \$8.98     | \$7.83       | 14          | 151.68% | \$14.09    | \$6.95       | 14         | 90.79% | \$10.08    | \$6.39       | 31          | 110.10% | \$11.79    | \$6.89       |
| 1.00        | 1.99     | 1          | 0.00%  | \$11.40    | \$11.40      | 3           | 81.10%  | \$11.49    | \$9.79       | 3          | 10.48% | \$11.61    | \$12.59      | 7           | 38.32%  | \$11.53    | \$11.40      |
| 2.00        | 4.99     | 0          | 0.00%  | \$0.00     | \$0.00       | 0           | 0.00%   | \$0.00     | \$0.00       | 0          | 0.00%  | \$0.00     | \$0.00       | 0           | 0.00%   | \$0.00     | \$0.00       |
| 5.00        | 9.99     | 0          | 0.00%  | \$0.00     | \$0.00       | 0           | 0.00%   | \$0.00     | \$0.00       | 0          | 0.00%  | \$0.00     | \$0.00       | 0           | 0.00%   | \$0.00     | \$0.00       |
| 10.00       | 10000.00 | 0          | 0.00%  | \$0.00     | \$0.00       | 0           | 0.00%   | \$0.00     | \$0.00       | 0          | 0.00%  | \$0.00     | \$0.00       | 0           | 0.00%   | \$0.00     | \$0.00       |
| 0.00        | 10000.00 | 4          | 23.14% | \$9.59     | \$9.62       | 17          | 142.98% | \$13.63    | \$7.16       | 17         | 67.20% | \$10.35    | \$8.24       | 38          | 92.95%  | \$11.74    | \$7.88       |

## Conclusions: Commercial Pickard - SQ FT.xlsm

| Curve Formula<br>From Chart | If you're using the Square Footage Table in Assessing.net |        |         |             |              |
|-----------------------------|-----------------------------------------------------------|--------|---------|-------------|--------------|
|                             | SqFt                                                      | Acres  | \$/sf   | \$/ac       | Concluded \$ |
|                             | 2,500                                                     | 0.057  | \$29.42 | \$1,281,352 | \$73,539     |
| Formula Pt 1:               | 920.09                                                    | 5,000  | 0.115   | \$21.68     | \$944,498    |
| Formula Pt 2:               | -0.4400                                                   | 7,500  | 0.172   | \$18.14     | \$790,156    |
|                             | 10,000                                                    | 0.230  | \$15.98 | \$696,200   | \$159,826    |
|                             | 12,500                                                    | 0.287  | \$14.49 | \$631,087   | \$181,097    |
|                             | 15,000                                                    | 0.344  | \$13.37 | \$582,433   | \$200,562    |
|                             | 20,000                                                    | 0.459  | \$11.78 | \$513,177   | \$235,618    |
|                             | 25,000                                                    | 0.574  | \$10.68 | \$465,181   | \$266,977    |
|                             | 30,000                                                    | 0.689  | \$9.86  | \$429,318   | \$295,673    |
|                             | 40,000                                                    | 0.918  | \$8.68  | \$378,268   | \$347,354    |
|                             | 50,000                                                    | 1.148  | \$7.87  | \$342,890   | \$393,584    |
|                             | 60,000                                                    | 1.377  | \$7.26  | \$316,455   | \$435,888    |
|                             | 87,120                                                    | 2.000  | \$6.17  | \$268,558   | \$537,117    |
|                             | 130,680                                                   | 3.000  | \$5.16  | \$224,673   | \$674,018    |
|                             | 174,240                                                   | 4.000  | \$4.54  | \$197,957   | \$791,830    |
|                             | 217,800                                                   | 5.000  | \$4.12  | \$179,443   | \$897,216    |
|                             | 435,600                                                   | 10.000 | \$3.04  | \$132,270   | \$1,322,695  |
|                             | 653,400                                                   | 15.000 | \$2.54  | \$110,655   | \$1,659,827  |
|                             | 871,200                                                   | 20.000 | \$2.24  | \$97,497    | \$1,949,946  |
|                             | 1,089,000                                                 | 25.000 | \$2.03  | \$88,379    | \$2,209,468  |

If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

| If you're using the Acreage Table in Assessing.net |       |        |           |              |
|----------------------------------------------------|-------|--------|-----------|--------------|
| SqFt                                               | Acres | \$/sf  | \$/ac     | Concluded \$ |
| 43,560                                             | 1.0   | \$8.36 | \$364,339 | \$364,339    |
| 65,340                                             | 1.5   | \$7.00 | \$304,802 | \$457,203    |
| 87,120                                             | 2.0   | \$6.17 | \$268,558 | \$537,117    |
| 108,900                                            | 2.5   | \$5.59 | \$243,441 | \$608,603    |
| 130,680                                            | 3.0   | \$5.16 | \$224,673 | \$674,018    |
| 174,240                                            | 4.0   | \$4.54 | \$197,957 | \$791,830    |
| 217,800                                            | 5.0   | \$4.12 | \$179,443 | \$897,216    |
| 304,920                                            | 7.0   | \$3.55 | \$154,748 | \$1,083,233  |
| 435,600                                            | 10.0  | \$3.04 | \$132,270 | \$1,322,695  |
| 653,400                                            | 15.0  | \$2.54 | \$110,655 | \$1,659,827  |
| 871,200                                            | 20.0  | \$2.24 | \$97,497  | \$1,949,946  |
| 1,089,000                                          | 25.0  | \$2.03 | \$88,379  | \$2,209,468  |
| 1,306,800                                          | 30.0  | \$1.87 | \$81,565  | \$2,446,953  |
| 1,742,400                                          | 40.0  | \$1.65 | \$71,866  | \$2,874,654  |
| 2,178,000                                          | 50.0  | \$1.50 | \$65,145  | \$3,257,247  |
| 4,356,000                                          | 100.0 | \$1.10 | \$48,019  | \$4,801,905  |

This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

| Acre Ranges |          | Vacant     |       |            |              | Abstraction |         |            |              | Allocation |         |            |              | All Methods |         |            |              |
|-------------|----------|------------|-------|------------|--------------|-------------|---------|------------|--------------|------------|---------|------------|--------------|-------------|---------|------------|--------------|
| Low         | High     | # of Sales | COD   | Mean \$/SF | Median \$/SF | # of Sales  | COD     | Mean \$/SF | Median \$/SF | # of Sales | COD     | Mean \$/SF | Median \$/SF | # of Sales  | COD     | Mean \$/SF | Median \$/SF |
| 0.00        | 0.99     | 0          | 0.00% | \$0.00     | \$0.00       | 3           | 135.53% | \$19.64    | \$10.46      | 3          | 155.98% | \$14.44    | \$6.58       | 6           | 151.02% | \$17.04    | \$8.52       |
| 1.00        | 1.99     | 0          | 0.00% | \$0.00     | \$0.00       | 2           | 45.31%  | \$3.84     | \$3.84       | 2          | 15.10%  | \$6.46     | \$6.46       | 4           | 24.55%  | \$5.15     | \$5.53       |
| 2.00        | 4.99     | 0          | 0.00% | \$0.00     | \$0.00       | 1           | 0.00%   | \$7.89     | \$7.89       | 1          | 0.00%   | \$10.56    | \$10.56      | 2           | 14.47%  | \$9.23     | \$9.23       |
| 5.00        | 9.99     | 0          | 0.00% | \$0.00     | \$0.00       | 0           | 0.00%   | \$0.00     | \$0.00       | 0          | 0.00%   | \$0.00     | \$0.00       | 0           | 0.00%   | \$0.00     | \$0.00       |
| 10.00       | 10000.00 | 0          | 0.00% | \$0.00     | \$0.00       | 0           | 0.00%   | \$0.00     | \$0.00       | 0          | 0.00%   | \$0.00     | \$0.00       | 0           | 0.00%   | \$0.00     | \$0.00       |
| 0.00        | 10000.00 | 0          | 0.00% | \$0.00     | \$0.00       | 6           | 131.65% | \$12.42    | \$6.74       | 6          | 87.37%  | \$11.13    | \$7.01       | 12          | 106.97% | \$11.77    | \$7.01       |