

| Parcel Number       | Street Address     | Sale Date | Sale Price  | Instr. | Adj. Sale \$ | Land        | Est. Land   | Effec. | Depth | Net Acres                 | Total Acres | Dollars/FF | Dollars/Acre          | Dollars/SqFt | Liber/Page | Other Parcels in Sale |
|---------------------|--------------------|-----------|-------------|--------|--------------|-------------|-------------|--------|-------|---------------------------|-------------|------------|-----------------------|--------------|------------|-----------------------|
|                     |                    |           |             |        |              | Residual    | Value       | Front  |       |                           |             |            |                       |              |            |                       |
| 011-001-000-1000-01 | E HUNT RD          | 05/20/21  | \$75,000    | WD     | \$75,000     | \$75,000    | \$107,575   |        |       | 33.10                     | 33.10       |            | \$2,266               | \$0.05       | 1479/177   |                       |
| 011-001-000-2300-00 | LOBDELL RD         | 01/12/21  | \$400,000   | WD     | \$400,000    | \$400,000   | \$415,857   |        |       | 103.17                    | 75.00       |            | \$3,877               | \$0.09       | 1467/1004  | 011-012-000-0500-01   |
| 011-002-000-2000-02 | HUNT RD            | 08/16/22  | \$225,000   | MLC    | \$225,000    | \$225,000   | \$277,558   |        |       | 71.70                     | 34.11       |            | \$3,138               | \$0.07       | 1515/1315  | 011-002-000-0800-01   |
| 011-003-000-1700-00 | WIRELINE RD        | 11/17/20  | \$267,500   | WD     | \$267,500    | \$267,500   | \$295,050   |        |       | 77.50                     | 77.50       |            | \$3,452               | \$0.08       | 1463/0343  |                       |
| 011-004-000-0100-00 | SANILAC RD         | 04/20/21  | \$142,500   | WD     | \$142,500    | \$142,500   | \$132,440   |        |       | 36.20                     | 36.20       |            | \$3,936               | \$0.09       | 1476/408   |                       |
| 011-011-000-0600-00 | LOBDELL RD         | 02/05/21  | \$3,800,000 | WD     | \$3,800,000  | \$3,733,251 | \$973,320   |        |       | 245.73                    | 241.00      |            | \$15,192              | \$0.35       | 1469/1024  | 011-011-000-0150-00   |
| 011-012-000-0500-01 | LOBDELL RD         | 01/12/21  | \$400,000   | WD     | \$400,000    | \$400,000   | \$415,857   |        |       | 103.17                    | 28.17       |            | \$3,877               | \$0.09       | 1467/1004  | 011-001-000-2300-00   |
| 011-012-000-0700-00 | LOBDELL RD         | 03/11/21  | \$330,000   | LC     | \$330,000    | \$330,000   | \$499,800   |        |       | 120.00                    | 80.00       |            | \$2,750               | \$0.06       | 1474/574   | 011-012-000-0600-00   |
| 011-012-000-0700-00 | LOBDELL RD         | 02/24/23  | \$152,000   | PTA    | \$152,000    | \$152,000   | \$466,000   |        |       | 120.00                    | 80.00       |            | \$1,267               | \$0.03       | 1527/215   | 011-012-000-0800-00   |
| 011-015-000-0500-00 | 745 O'BRIEN RD     | 03/26/20  | \$242,000   | WD     | \$242,000    | \$52,077    | \$48,750    |        |       | 15.00                     | 15.00       |            | \$3,472               | \$0.08       | 1447/1292  |                       |
| 011-015-000-1100-00 | O'BRIEN RD         | 09/06/19  | \$187,200   | WD     | \$187,200    | \$187,200   | \$231,746   |        |       | 63.23                     | 34.23       |            | \$2,961               | \$0.07       | 1430/0746  | 011-015-000-1300-01   |
| 011-015-000-1300-01 | BLACKMORE RD       | 09/06/19  | \$187,200   | WD     | \$187,200    | \$187,200   | \$231,746   |        |       | 63.23                     | 29.00       |            | \$2,961               | \$0.07       | 1430/0746  | 011-015-000-1100-00   |
| 011-017-000-1300-01 | 2301 BLACKMORE RD  | 10/06/21  | \$525,000   | WD     | \$525,000    | \$267,013   | \$427,050   |        |       | 110.00                    | 110.00      |            | \$2,427               | \$0.06       | 1493/0852  |                       |
| 011-024-000-0300-00 | 5205 SCHOTT RD     | 10/05/20  | \$179,000   | WD     | \$179,000    | \$78,880    | \$130,000   |        |       | 40.00                     | 40.00       |            | \$1,972               | \$0.05       | 1459/1497  |                       |
| 011-024-000-1900-00 | CAT LAKE RD        | 02/24/21  | \$90,000    | WD     | \$90,000     | \$90,000    | \$157,780   |        |       | 40.75                     | 40.75       |            | \$2,209               | \$0.05       | 1473/1250  |                       |
| 011-026-000-1300-00 | SNOVER RD          | 03/02/21  | \$145,000   | WD     | \$145,000    | \$145,000   | \$164,425   |        |       | 40.44                     | 40.44       |            | \$3,586               | \$0.08       | 1477/1390  |                       |
| 011-032-000-0900-03 | 6554 NORTH LAKE RD | 05/13/22  | \$175,000   | WD     | \$175,000    | \$44,576    | \$152,890   |        |       | 46.54                     | 46.54       |            | \$958                 | \$0.02       | 1508/710   |                       |
| 011-034-000-1500-00 | 6815 CONRAD RD     | 05/05/22  | \$460,000   | WD     | \$460,000    | \$250,178   | \$217,560   |        |       | 55.00                     | 55.00       |            | \$4,549               | \$0.10       | 1507/1270  |                       |
| Totals:             |                    |           | \$7,982,400 |        | \$7,982,400  | \$7,027,375 | \$5,345,404 |        |       | 1,384.77                  | 1,096.04    |            |                       |              |            |                       |
|                     |                    |           |             |        |              |             |             |        |       | Average<br>per Net Acre=> | 5,074.77    |            | Average<br>per SqFt=> | \$0.12       |            |                       |

| Description   | \$ per Acre | Agricultural Acreage |  |     |          |     |          |      |           |       |           |  |  |  |  |  |
|---------------|-------------|----------------------|--|-----|----------|-----|----------|------|-----------|-------|-----------|--|--|--|--|--|
| Crop          | \$4,700     |                      |  | 1.0 | \$10,000 | 3.0 | \$22,500 | 10.0 | \$50,000  | 30.0  | \$120,000 |  |  |  |  |  |
| Good Woods    | \$4,200     |                      |  | 1.5 | \$13,500 | 4.0 | \$28,000 | 15.0 | \$71,250  | 40.0  | \$150,000 |  |  |  |  |  |
| Woods         | \$4,000     |                      |  | 2.0 | \$17,000 | 5.0 | \$32,500 | 20.0 | \$90,000  | 50.0  | \$175,000 |  |  |  |  |  |
| LowWoods      | \$3,500     |                      |  | 2.5 | \$20,000 | 7.0 | \$42,000 | 25.0 | \$106,250 | 100.0 | \$325,000 |  |  |  |  |  |
| Scrub Land    | \$3,000     |                      |  |     |          |     |          |      |           |       |           |  |  |  |  |  |
| Building Site | \$6,000     |                      |  |     |          |     |          |      |           |       |           |  |  |  |  |  |
| Pasture       | \$3,500     |                      |  |     |          |     |          |      |           |       |           |  |  |  |  |  |
| Loam          | \$3,500     |                      |  |     |          |     |          |      |           |       |           |  |  |  |  |  |
| Swamp         | \$3,000     |                      |  |     |          |     |          |      |           |       |           |  |  |  |  |  |
| Utility ROW   | \$0         |                      |  |     |          |     |          |      |           |       |           |  |  |  |  |  |
| Road ROW      | \$0         |                      |  |     |          |     |          |      |           |       |           |  |  |  |  |  |
| Drains        | \$0         |                      |  |     |          |     |          |      |           |       |           |  |  |  |  |  |

Property Type/Description Valuation Detail:

| Parcel Number       | Street Address | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Land<br>Residual | Est. Land<br>Value | Net<br>Acres | Acres of<br>Pasture /<br>Woods<br>/ROW<br>etc. | \$ Value of<br>Pasture /<br>Woods /ROW<br>etc. | \$ Sale -<br>Value of<br>Pasture /<br>Woods /ROW<br>etc. | Acreage -<br>ROW/Woods | Crop Land<br>\$/Acre | \$/Net Acre | ECF Area | Other Parcels in Sale |
|---------------------|----------------|-----------|------------|--------|--------------|------------------|--------------------|--------------|------------------------------------------------|------------------------------------------------|----------------------------------------------------------|------------------------|----------------------|-------------|----------|-----------------------|
|                     |                |           |            |        |              |                  |                    |              |                                                |                                                |                                                          |                        |                      |             |          |                       |
| 011-004-000-0100-00 | SANILAC RD     | 04/20/21  | \$142,500  | WD     | \$142,500    | \$142,500        | \$132,440          | 36.20        | 16.600                                         | \$50,120                                       | \$92,380                                                 | 19.600                 | \$4,713              | \$3,936     | AG       |                       |
| 011-034-000-1500-00 | 6815 CONRAD RD | 05/05/22  | \$460,000  | WD     | \$460,000    | \$250,178        | \$217,560          | 55.00        | 10.200                                         | \$29,400                                       | \$220,778                                                | 44.800                 | \$4,928              | \$4,549     | AG       |                       |
| Totals:             |                |           | \$602,500  |        | \$602,500    | \$392,678        | \$350,000          | 91.20        | 26.800                                         | \$79,520                                       | \$313,158                                                | 64.400                 | \$4,863              | \$4,306     |          |                       |

|             |                     |                 |            |            |       |            |             |           |             |             |             |               | Use                                      | \$ Value |          |
|-------------|---------------------|-----------------|------------|------------|-------|------------|-------------|-----------|-------------|-------------|-------------|---------------|------------------------------------------|----------|----------|
| Valuation   |                     |                 |            |            |       |            | Total       | Total     | Total       |             | Improvement | Other Parcels | 1=Yes,<br>0=No                           | \$ Value | \$ Value |
| Method      | Parcel Number       | Address         | Sale Date  | Sale Price | Conf. | Liber/Page | Acres       | Sq. Ft.   | FF          | ROW (Sq Ft) | Value       | in Sale       | Comments                                 | per Acre | per FF   |
| Vacant      | 38-004-098-00       | 8019 STATE      | 10/11/2020 | \$3,500    |       | 1720/294   | 0.25        | 10,715.8  | 65.0        | 0           | \$0         | N             | Huron County                             | 1        | \$54     |
| Abstraction | 15-035-035-00       | N CASEVILLE     | 02/10/2021 | \$65,000   |       | 1734/497   | 1.00        | 43,560.0  | 217.8       | 7,187       | \$47,044    | N             | N Huron County                           | 1        | \$82     |
| Vacant      | 019-013-000-0100-01 | BRAY            | 02/09/2021 | \$60,000   |       | 1472/1139  | 16.58       | 722,224.8 | 711.3       | 21,780      | \$0         | N             |                                          | 1        | \$84     |
| Vacant      | 040-025-000-0300-07 | LOBDELL         | 09/18/2020 | \$63,500   |       | 1463/1430  | 5.70        | 248,117.8 | 738.0       | 13,332      | \$0         | Y             | INCLUDES 6 RES PARCELS ON MAIN ST        | 1        | \$86     |
| Vacant      | 038-032-000-0300-03 | 5789 W SANILAC  | 01/21/2019 | \$35,000   |       | 1415/56    | 2.69        | 117,176.4 | 394.9       | 28,314      | \$0         | N             |                                          | 1        | \$89     |
| Vacant      | 16-025-001-80       | CROWN/M-53      | 06/14/2023 | \$53,900   |       | 1819/72    | 4.40        | 191,664.0 | 374.0       | 0           | \$0         |               | Huron County                             | 1        | \$144    |
| Vacant      | 040-500-109-0120-00 | 30 W MAIN ST    | 07/16/2021 | \$7,500    |       | 1484/618   | 0.17        | 7,231.0   | 48.4        | 0           | \$0         | N             |                                          | 1        | \$155    |
| Vacant      | 040-025-000-3500-00 | E OHMER RD      | 04/22/2023 | \$29,900   |       | 1531/716   | 1.06        | 46,173.6  | 146.9       | 0           | \$0         | N             |                                          | 1        | \$204    |
| Vacant      | 038-032-000-1300-00 | MAIN            | 07/11/2018 | \$22,500   |       | 1401/1192  | 2.10        | 91,476.0  | 89.8        | 2,963       | \$0         | Y             | 1425-01                                  | 1        | \$251    |
| Abstraction | 040-025-000-1700-00 | 218 W MAIN ST   | 03/02/2022 | \$115,000  |       | 1502/1157  | 0.82        | 35,632.1  | 130.8       | 0           | \$71,906    | N             |                                          | 1        | \$329    |
| Vacant      | 35-014-088-00       | 2ND ST          | 12/14/2021 | \$25,000   |       | 1771/280   | 0.21        | 8,973.4   | 60.0        | 0           | \$0         | N             | Huron County                             | 1        | \$417    |
| Abstraction | 040-500-109-0100-00 | MAIN ST         | 02/05/2022 | \$70,000   |       | 1500/1201  | 0.21        | 8,929.8   | 69.6        | 0           | \$35,324    | N             |                                          | 1        | \$498    |
| Vacant      | 39-017-026-00       | 8900 UNIONVILLE | 08/26/2021 | \$90,000   |       | 1758/139   | 1.41        | 61,332.5  | 175.5       | 0           | \$0         | N             | Huron County                             | 1        | \$513    |
| Vacant      | 040-500-107-0300-00 | E TURNER ST     | 08/06/2019 | \$79,900   |       | 1428/817   | 0.34        | 14,810.4  | 90.2        | 0           | \$0         | Y             | 040-500-107-0200-00, 040-500-107-0100-00 | 1        | \$886    |
| Abstraction | 040-500-109-0100-00 | MAIN ST         | 03/09/2023 | \$250,000  |       | 1530/140   | 0.21        | 8,929.8   | 69.6        | 0           | \$35,324    | N             |                                          | 1        | \$3,082  |
| Vacant      | 040-025-000-7700-01 | OHMER RD        | 03/27/2020 | \$194,900  |       | 1443/1294  | 3.05        | 132,858.0 | 149.5       | 0           | \$0         | Y             | 040-025-000-7800-00                      | 1        | \$1,304  |
|             |                     |                 |            |            |       |            | \$1,165,600 | 40.17     | 1,749,805.2 | 3531.3      | 73,576      | 189,598       |                                          |          |          |

| Sand & Gravel |             |
|---------------|-------------|
| Description   | \$ per Acre |
| In Use        | \$8,800     |
| In Reserve    | \$4,400     |
| Balance (Ag)  | \$4,700     |
| Spent         | \$2,250     |

| Commercial Township |           |
|---------------------|-----------|
| Description         | \$ per FF |
| FF Rate             | \$275     |

| Commercial Village |           |
|--------------------|-----------|
| Description        | \$ per FF |
| Ohmer Rd           | \$275     |
| Off Ohmer          | \$200     |

Due to lack of sales in the time frame, we have added historical sales. Similar properties were also added from other units.

|             |                     |                |            |            |       |            |           |           |             |             |             |               | Use                               | \$ Value |          |
|-------------|---------------------|----------------|------------|------------|-------|------------|-----------|-----------|-------------|-------------|-------------|---------------|-----------------------------------|----------|----------|
| Valuation   |                     |                |            |            |       |            | Total     | Total     | Total       |             | Improvement | Other Parcels | 1=Yes,<br>0=No                    | \$ Value | \$ Value |
| Method      | Parcel Number       | Address        | Sale Date  | Sale Price | Conf. | Liber/Page | Acres     | Sq. Ft.   | FF          | ROW (Sq Ft) | Value       | in Sale       | Comments                          | per Acre | per FF   |
| Vacant      | 019-013-000-0100-01 | BRAY           | 02/09/2021 | \$60,000   |       | 1472/1139  | 16.58     | 722,224.8 | 711.3       | 21,780      | \$0         | N             |                                   | 1        | \$84     |
| Vacant      | 038-032-000-0300-03 | 5789 W SANILAC | 01/21/2019 | \$35,000   |       | 1415/56    | 2.69      | 117,176.4 | 394.9       | 28,314      | \$0         | N             |                                   | 1        | \$89     |
| Vacant      | 038-032-000-1300-00 | MAIN           | 07/11/2018 | \$22,500   |       | 1401/1192  | 2.10      | 91,476.0  | 89.8        | 2,963       | \$0         | Y             | 1425-01                           | 1        | \$251    |
| Vacant      | 040-025-000-0300-07 | LOBDELL        | 09/18/2020 | \$63,500   |       | 1463/1430  | 5.70      | 248,117.8 | 738.0       | 13,332      | \$0         | Y             | INCLUDES 6 RES PARCELS ON MAIN ST | 1        | \$86     |
| Abstraction | 040-025-000-1700-00 | 218 W MAIN ST  | 03/02/2022 | \$115,000  |       | 1502/1157  | 0.82      | 35,632.1  | 130.8       | 0           | \$71,906    | N             |                                   | 1        | \$329    |
| Vacant      | 040-025-000-3500-00 | E OHMER RD     | 04/22/2023 | \$29,900   |       | 1531/716   | 1.06      | 46,173.6  | 146.9       | 0           | \$0         | N             |                                   | 1        | \$204    |
| Vacant      | 040-025-000-7700-01 | OHMER RD       | 03/27/2020 | \$194,900  |       | 1443/1294  | 3.05      | 132,858.0 | 149.5       | 0           | \$0         | Y             | 040-025-000-7800-00               | 1        | \$1,304  |
| Vacant      | 040-500-109-0120-00 | 30 W MAIN ST   | 07/16/2021 | \$7,500    |       | 1484/618   | 0.17      | 7,231.0   | 48.4        | 0           | \$0         | N             |                                   | 1        | \$155    |
| Abstraction | 15-035-035-00       | N CASEVILLE    | 02/10/2021 | \$65,000   |       | 1734/497   | 1.00      | 43,560.0  | 217.8       | 7,187       | \$47,044    | N             | N Huron County                    | 1        | \$82     |
| Vacant      | 16-025-001-80       | CROWN/M-53     | 06/14/2023 | \$53,900   |       | 1819/72    | 4.40      | 191,664.0 | 374.0       | 0           | \$0         |               | Huron County                      | 1        | \$144    |
| Vacant      | 38-004-098-00       | 8019 STATE     | 10/11/2020 | \$3,500    |       | 1720/294   | 0.25      | 10,715.8  | 65.0        | 0           | \$0         | N             | Huron County                      | 1        | \$54     |
|             |                     |                |            |            |       |            | \$650,700 | 37.81     | 1,646,829.4 | 3,066.3     | 73,576      | 118,950       |                                   |          |          |

Commercial Township - Main Rd

|     |          |     |          |      |           |       |           |
|-----|----------|-----|----------|------|-----------|-------|-----------|
| 1.0 | \$16,000 | 3.0 | \$33,000 | 10.0 | \$60,000  | 30.0  | \$120,000 |
| 1.5 | \$19,500 | 4.0 | \$34,000 | 15.0 | \$82,500  | 40.0  | \$150,000 |
| 2.0 | \$25,000 | 5.0 | \$36,250 | 20.0 | \$95,000  | 50.0  | \$175,000 |
| 2.5 | \$28,750 | 7.0 | \$47,250 | 25.0 | \$106,250 | 100.0 | \$325,000 |

Commercial Township - Rural Rate

|     |          |     |          |      |          |       |           |
|-----|----------|-----|----------|------|----------|-------|-----------|
| 1.0 | \$11,000 | 3.0 | \$21,750 | 10.0 | \$40,000 | 30.0  | \$99,000  |
| 1.5 | \$13,500 | 4.0 | \$25,000 | 15.0 | \$56,250 | 40.0  | \$128,000 |
| 2.0 | \$16,000 | 5.0 | \$26,250 | 20.0 | \$70,000 | 50.0  | \$155,000 |
| 2.5 | \$18,750 | 7.0 | \$33,250 | 25.0 | \$85,000 | 100.0 | \$300,000 |

Commercial Village - Acreage Rates

|     |          |     |          |      |          |       |           |
|-----|----------|-----|----------|------|----------|-------|-----------|
| 1.0 | \$14,000 | 3.0 | \$27,750 | 10.0 | \$55,000 | 30.0  | \$105,000 |
| 1.5 | \$18,000 | 4.0 | \$30,000 | 15.0 | \$75,000 | 40.0  | \$130,000 |
| 2.0 | \$20,000 | 5.0 | \$32,500 | 20.0 | \$80,000 | 50.0  | \$150,000 |
| 2.5 | \$23,750 | 7.0 | \$42,000 | 25.0 | \$93,750 | 100.0 | \$250,000 |

Commercial Village - Rural Rate

|     |          |     |          |      |          |       |           |
|-----|----------|-----|----------|------|----------|-------|-----------|
| 1.0 | \$10,000 | 3.0 | \$19,500 | 10.0 | \$40,000 | 30.0  | \$90,000  |
| 1.5 | \$12,750 | 4.0 | \$20,000 | 15.0 | \$56,250 | 40.0  | \$110,000 |
| 2.0 | \$14,000 | 5.0 | \$22,500 | 20.0 | \$70,000 | 50.0  | \$125,000 |
| 2.5 | \$16,875 | 7.0 | \$29,750 | 25.0 | \$81,250 | 100.0 | \$200,000 |

|                                                                         |                     |                 |            |            |       |            |             |             |        |              | Other                              |         |                  |             |              |          |            |          |           |          |
|-------------------------------------------------------------------------|---------------------|-----------------|------------|------------|-------|------------|-------------|-------------|--------|--------------|------------------------------------|---------|------------------|-------------|--------------|----------|------------|----------|-----------|----------|
| Valuation                                                               |                     |                 |            |            |       |            | Total       | Total       | Total  |              | Improvement                        | Parcels | Use              | \$ Value    | \$ Value per | \$ Value |            |          |           |          |
| Method                                                                  | Parcel Number       | Address         | Sale Date  | Sale Price | Conf. | Liber/Page | Acres       | Sq. Ft.     | FF     | ROW (Sq Ft)  | Value                              | in Sale | Comments         | 1=Yes, 0=No | per Acre     | Sq. Ft.  | per FF     |          |           |          |
| Abstraction                                                             | 020-015-000-5900-00 | 4021 W Saginaw  | 04/01/2016 | \$245,000  |       | 1348/962   | 5.00        | 217,800.0   | 3,661  | 29,051       | \$184,467                          | N       |                  | 1           | \$13,969.97  | \$0.32   | \$16.53    |          |           |          |
| Vacant                                                                  | 051-018-000-5900-02 | 5512 Scotch     | 11/20/2017 | \$170,000  |       | PTA        | 18.60       | 810,216.0   | 610    | 20,134       | \$0                                | N       |                  | 1           | \$9,372.70   | \$0.22   | \$278.69   |          |           |          |
| Vacant                                                                  | 017-009-000-2110-02 | V/L State Rd    | 05/07/2019 | \$47,000   |       | 1424/1008  | 10.65       | 463,914.0   | 464    | 23,200       | \$0                                | N       |                  | 1           | \$4,645.46   | \$0.11   | \$101.29   |          |           |          |
| Vacant                                                                  | 020-026-000-1700-11 | 3930 Crooked    | 08/30/2019 | \$116,000  |       | 1433/733   | 5.11        | 222,591.6   | 335    | 11,056       | \$0                                | N       | Changed from     | 1           | \$23,887.04  | \$0.55   | \$346.27   |          |           |          |
| Abstraction                                                             | 035-033-000-4525-00 | 4429 Doerr      | 10/23/2019 | \$160,000  |       | 1433/1014  | 0.50        | 21,780.0    | 133    | 4,389        | \$139,874                          | N       |                  | 1           | \$50,410.47  | \$1.16   | \$151.32   |          |           |          |
| Vacant                                                                  | 29-13-3-22-2004-001 | 9900 W Freeland | 04/02/2020 | \$175,400  |       | 2020012222 | 9.10        | 396,396.0   | 234    | 0            | \$0                                | N       | Saginaw Coun     | 1           | \$19,274.73  | \$0.44   | \$749.57   |          |           |          |
| Vacant                                                                  | 03-11-6-35-2108-005 | Conway          | 04/16/2020 | \$5,000    |       | 2020011559 | 2.00        | 87,120.0    | 75     | 0            | \$0                                | N       | Saginaw Coun     | 1           | \$2,500.00   | \$0.06   | \$66.67    |          |           |          |
| Vacant                                                                  | 18-13-4-36-3106-000 | 1685 Champagne  | 10/16/2020 | \$45,000   |       | 2020027194 | 1.20        | 52,272.0    | 200    | 0            | \$0                                | N       | Saginaw Coun     | 1           | \$37,500.00  | \$0.86   | \$225.00   |          |           |          |
| Abstraction                                                             | 035-033-000-1500-00 | 4260 Doerr Road | 12/01/2020 | \$412,000  |       | 1465/453   | 3.79        | 165,092.4   | 488    | 0            | \$328,245                          | Y       | LoopNet 035-4    | 1           | \$22,098.94  | \$0.51   | \$171.63   |          |           |          |
| Vacant                                                                  | 02-13-5-31-1001-000 | N Westervelt    | 06/22/2021 | \$317,244  |       | 2021022483 | 26.80       | 1,167,408.0 | 1,174  | 0            | \$0                                | N       | Saginaw Coun     | 1           | \$11,837.46  | \$0.27   | \$270.22   |          |           |          |
| Abstraction                                                             | 04-002-006-0        | 6919 Legion     | 07/13/2021 | \$200,000  |       | 1752/64    | 1.69        | 73,616.4    | 245    | 6,600        | \$77,174                           | N       | Huron County     | 1           | \$79,835.69  | \$1.83   | \$501.33   |          |           |          |
| Vacant                                                                  | 05-10-6-20-2090-000 | 9075 Birch Run  | 01/08/2022 | \$360,000  |       | 2022003514 | 16.20       | 705,672.0   | 234    | 0            | \$0                                | N       | Saginaw Coun     | 1           | \$22,222.22  | \$0.51   | \$1,538.46 |          |           |          |
| Abstraction                                                             | 020-016-000-0800-00 | 4702 Saginaw    | 06/10/2022 | \$525,000  |       | 1512/198   | 157.16      | 6,845,889.6 | 3,627  | 150,097      | \$58,413                           | Y       | 9 Parcels - 7 In | 1           | \$3,035.42   | \$0.07   | \$128.64   |          |           |          |
| Vacant                                                                  | 92-10-4-42-8000-200 | 1902 Cumberland | 04/14/2022 | \$25,000   |       | 2022012205 | 5.45        | 237,402.0   | 0      | 0            | \$0                                | N       | Saginaw Coun     | 1           | \$4,587.16   | \$0.11   | #DIV/0!    |          |           |          |
|                                                                         |                     |                 |            |            |       |            | \$2,802,644 |             | 263.25 | 11,467,170.0 | 11,480                             | 244,527 | \$788,173        |             | \$7,819.05   | \$0.18   | \$175.48   |          |           |          |
| Due to lack of sales in the time frame, we have added historical sales. |                     |                 |            |            |       |            |             |             |        |              | Industrial Properties - Rural Rate |         | 1.0              | \$8,000     | 3.0          | \$15,000 | 10.0       | \$32,500 | 30.0      | \$67,500 |
| Similar properties were also added from other units.                    |                     |                 |            |            |       |            |             |             |        |              |                                    | 1.5     | \$9,750          | 4.0         | \$17,000     | 15.0     | \$45,000   | 40.0     | \$80,000  |          |
|                                                                         |                     |                 |            |            |       |            |             |             |        |              |                                    | 2.0     | \$11,500         | 5.0         | \$20,000     | 20.0     | \$55,000   | 50.0     | \$87,500  |          |
|                                                                         |                     |                 |            |            |       |            |             |             |        |              |                                    | 2.5     | \$13,750         | 7.0         | \$24,500     | 25.0     | \$62,500   | 100.0    | \$150,000 |          |

|                                                                         |                     |                 |            |            |       |            |             |             |       |             | Other                           |          |               |             |              |          |          |           |      |           |
|-------------------------------------------------------------------------|---------------------|-----------------|------------|------------|-------|------------|-------------|-------------|-------|-------------|---------------------------------|----------|---------------|-------------|--------------|----------|----------|-----------|------|-----------|
| Valuation                                                               |                     |                 |            |            |       |            | Total       | Total       | Total |             | Improvement                     | Parcels  | Use           | \$ Value    | \$ Value per | \$ Value |          |           |      |           |
| Method                                                                  | Parcel Number       | Address         | Sale Date  | Sale Price | Conf. | Liber/Page | Acres       | Sq. Ft.     | FF    | ROW (Sq Ft) | Value                           | in Sale  | Comments      | 1=Yes, 0=No | per Acre     | Sq. Ft.  | per FF   |           |      |           |
| Vacant                                                                  | 017-009-000-2110-02 | V/L State Rd    | 05/07/2019 | \$47,000   |       | 1424/1008  | 10.65       | 463,914.0   | 464   | 23,200      | \$0                             | N        |               | 1           | \$4,645.46   | \$0.11   | \$101.29 |           |      |           |
| Abstraction                                                             | 020-015-000-5900-00 | 4021 W Saginaw  | 04/01/2016 | \$245,000  |       | 1348/962   | 5.00        | 217,800.0   | 3,661 | 29,051      | \$184,467                       | N        |               | 1           | \$13,969.97  | \$0.32   | \$16.53  |           |      |           |
| Vacant                                                                  | 020-026-000-1700-11 | 3930 Crooked    | 08/30/2019 | \$116,000  |       | 1433/733   | 5.11        | 222,591.6   | 335   | 11,056      | \$0                             | N        | Changed from  | 1           | \$23,887.04  | \$0.55   | \$346.27 |           |      |           |
| Vacant                                                                  | 02-13-5-31-1001-000 | N Westervelt    | 06/22/2021 | \$317,244  |       | 2021022483 | 26.80       | 1,167,408.0 | 1,174 | 0           | \$0                             | N        | Saginaw Coun  | 1           | \$11,837.46  | \$0.27   | \$270.22 |           |      |           |
| Abstraction                                                             | 035-033-000-1500-00 | 4260 Doerr Road | 12/01/2020 | \$412,000  |       | 1465/453   | 3.79        | 165,092.4   | 488   | 0           | \$328,245                       | Y        | LoopNet 035-4 | 1           | \$22,098.94  | \$0.51   | \$171.63 |           |      |           |
| Vacant                                                                  | 051-018-000-5900-02 | 5512 Scotch     | 11/20/2017 | \$170,000  |       | PTA        | 18.60       | 810,216.0   | 610   | 20,134      | \$0                             | N        |               | 1           | \$9,372.70   | \$0.22   | \$278.69 |           |      |           |
| Vacant                                                                  | 29-13-3-22-2004-001 | 9900 W Freeland | 04/02/2020 | \$175,400  |       | 2020012222 | 9.10        | 396,396.0   | 234   | 0           | \$0                             | N        | Saginaw Coun  | 1           | \$19,274.73  | \$0.44   | \$749.57 |           |      |           |
|                                                                         |                     |                 |            |            |       |            | \$1,482,644 |             | 79.05 | 3,443,418.0 | 6,966                           | 83,441   | \$512,712     |             | \$12,574.56  | \$0.29   | \$139.24 |           |      |           |
| Due to lack of sales in the time frame, we have added historical sales. |                     |                 |            |            |       |            |             |             |       |             | Industrial Properties - Main Rd |          | 1.0           | \$12,500    | 3.0          | \$22,500 | 10.0     | \$42,500  | 30.0 | \$97,500  |
| Similar properties were also added from other units.                    |                     |                 |            |            |       |            |             |             |       |             |                                 |          | 1.5           | \$15,000    | 4.0          | \$24,400 | 15.0     | \$60,000  | 40.0 | \$120,000 |
|                                                                         |                     |                 |            |            |       |            |             |             |       |             |                                 |          | 2.0           | \$17,000    | 5.0          | \$27,500 | 20.0     | \$75,000  | 50.0 | \$137,500 |
| Industrial-DwnTwn May                                                   |                     | \$200           |            |            |       |            |             |             |       |             | 2.5                             | \$20,625 | 7.0           | \$35,000    | 25.0         | \$87,500 | 100.0    | \$200,000 |      |           |

| Parcel Number       | Street Address      | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Land      |                 | Effic. Front | Depth | Net Acres | Total Acres | Dollars/    |        | Dollars/            |                       |
|---------------------|---------------------|-----------|------------|--------|--------------|-----------|-----------------|--------------|-------|-----------|-------------|-------------|--------|---------------------|-----------------------|
|                     |                     |           |            |        |              | Residual  | Est. Land Value |              |       |           |             | Dollars/ FF | Acres  | SqFt                | Other Parcels in Sale |
| 011-019-000-1600-02 | 2660 W SNOVER RD    | 04/23/21  | \$58,100   | MLC    | \$58,100     | \$9,815   | \$5,000         | 0.0          | 0.0   | 1.00      | 1.00        | \$9,815     | \$0.23 |                     |                       |
| 011-008-000-0800-00 | 2125 WATERMAN RD    | 09/15/21  | \$20,000   | WD     | \$20,000     | \$19,070  | \$5,000         | 0.0          | 0.0   | 1.00      | 1.00        | \$19,070    | \$0.44 |                     |                       |
| 011-026-000-1540-00 | 5841 MERTZ RD       | 06/18/21  | \$115,000  | WD     | \$115,000    | \$34,541  | \$5,000         | 0.0          | 0.0   | 1.00      | 1.00        | \$34,541    | \$0.79 |                     |                       |
| 011-023-000-1800-00 | 25 E SNOVER RD      | 10/25/22  | \$155,000  | WD     | \$155,000    | \$17,611  | \$5,160         | 0.0          | 0.0   | 1.04      | 1.04        | \$16,934    | \$0.39 |                     |                       |
| 011-029-000-1400-03 | 5545 CHAMBERS RD    | 07/14/22  | \$78,000   | WD     | \$78,000     | \$32,028  | \$5,480         | 0.0          | 0.0   | 1.12      | 1.12        | \$28,596    | \$0.66 |                     |                       |
| 011-023-000-1100-03 | 5321 S MERTZ RD     | 09/12/22  | \$127,000  | WD     | \$127,000    | \$51,094  | \$5,520         | 0.0          | 0.0   | 1.13      | 1.13        | \$45,216    | \$1.04 |                     |                       |
| 011-015-000-1700-00 | 845 O'BRIEN RD      | 11/09/21  | \$100,000  | WD     | \$100,000    | \$2,354   | \$5,600         | 0.0          | 0.0   | 1.15      | 1.15        | \$2,047     | \$0.05 |                     |                       |
| 011-035-000-0900-00 | 777 SAGINAW RD      | 08/10/21  | \$160,160  | WD     | \$160,160    | \$1,203   | \$5,680         | 0.0          | 0.0   | 1.17      | 1.17        | \$1,028     | \$0.02 |                     |                       |
| 011-003-000-2700-02 | HUNT RD             | 09/21/21  | \$9,000    | WD     | \$9,000      | \$9,000   | \$5,760         | 0.0          | 0.0   | 1.19      | 1.19        | \$7,563     | \$0.17 |                     |                       |
| 011-016-000-2800-02 | 1515 BLACKMORE RD   | 07/22/22  | \$160,000  | WD     | \$160,000    | \$14,053  | \$5,760         | 0.0          | 0.0   | 1.19      | 1.19        | \$11,809    | \$0.27 | 011-017-000-0410-00 |                       |
| 011-005-000-5100-07 | WATERMAN RD         | 01/16/23  | \$6,000    | WD     | \$6,000      | \$6,000   | \$11,800        | 0.0          | 0.0   | 2.45      | 1.22        | \$2,449     | \$0.06 |                     |                       |
| 011-015-000-0225-00 | 339 O'BRIEN RD      | 01/21/22  | \$145,700  | WD     | \$145,700    | \$44,066  | \$6,040         | 0.0          | 0.0   | 1.26      | 1.26        | \$34,973    | \$0.80 |                     |                       |
| 011-007-000-3800-00 | 2604 O'BRIEN RD     | 11/10/21  | \$20,000   | WD     | \$20,000     | \$16,720  | \$6,400         | 0.0          | 0.0   | 1.35      | 1.35        | \$12,385    | \$0.28 |                     |                       |
| 011-030-000-3500-00 | 5550 CHAMBERS RD    | 12/22/21  | \$152,000  | WD     | \$152,000    | \$8,357   | \$6,720         | 0.0          | 0.0   | 1.43      | 1.43        | \$5,844     | \$0.13 |                     |                       |
| 011-022-000-2000-03 | 48 W SNOVER RD      | 01/26/22  | \$282,000  | WD     | \$282,000    | \$31,530  | \$7,100         | 0.0          | 0.0   | 1.52      | 1.52        | \$20,743    | \$0.48 |                     |                       |
| 011-026-000-2200-05 | RIDGEVIEW DR        | 01/18/23  | \$6,000    | QC     | \$6,000      | \$6,000   | \$9,250         | 0.0          | 0.0   | 1.55      | 1.55        | \$3,871     | \$0.09 | 011-005-000-5100-08 |                       |
| 011-016-000-3000-00 | 1685 W BLACKMORE RD | 08/12/22  | \$178,000  | WD     | \$178,000    | \$215     | \$39,240        | 0.0          | 0.0   | 12.00     | 1.87        | \$18        | \$0.00 |                     |                       |
| 011-017-000-2100-01 | 2011 W BLACKMORE    | 03/07/23  | \$80,000   | WD     | \$80,000     | \$66,924  | \$9,000         | 0.0          | 0.0   | 1.90      | 1.90        | \$35,223    | \$0.81 |                     |                       |
| 011-010-000-1100-03 | 4314 MERTZ RD       | 11/10/22  | \$163,512  | WD     | \$163,512    | \$15,034  | \$9,350         | 0.0          | 0.0   | 1.97      | 1.97        | \$7,631     | \$0.18 |                     |                       |
| 011-020-000-2600-11 | 5476 LEIX RD        | 11/07/22  | \$126,500  | WD     | \$126,500    | \$12,110  | \$9,400         | 0.0          | 0.0   | 1.98      | 1.98        | \$6,116     | \$0.14 | 011-016-000-0700-04 |                       |
| 011-013-000-2600-01 | 1905 PHELPS LAKE RD | 05/26/22  | \$75,000   | WD     | \$75,000     | \$31,460  | \$9,500         | 0.0          | 0.0   | 2.00      | 2.00        | \$15,730    | \$0.36 |                     |                       |
| 011-012-000-0100-04 | 4080 CAT LAKE RD    | 02/23/23  | \$268,320  | WD     | \$268,320    | \$82,833  | \$9,780         | 0.0          | 0.0   | 2.07      | 2.07        | \$40,016    | \$0.92 |                     |                       |
| 011-008-000-3000-05 | LEIX RD             | 06/28/21  | \$95,000   | WD     | \$95,000     | \$76,904  | \$10,340        | 0.0          | 0.0   | 2.21      | 2.21        | \$34,798    | \$0.80 |                     |                       |
| 011-024-000-0400-02 | 5194 CAT LAKE RD    | 07/01/21  | \$179,000  | WD     | \$179,000    | \$10,628  | \$10,580        | 0.0          | 0.0   | 2.27      | 2.27        | \$4,682     | \$0.11 |                     |                       |
| 011-016-000-2400-00 | 4815 LEIX RD        | 12/19/22  | \$183,000  | WD     | \$183,000    | \$20,003  | \$12,210        | 0.0          | 0.0   | 2.40      | 2.40        | \$8,335     | \$0.19 |                     |                       |
| 011-003-000-2000-04 | WIRELINE RD         | 10/04/21  | \$17,500   | WD     | \$17,500     | \$17,500  | \$11,540        | 0.0          | 0.0   | 2.51      | 2.51        | \$6,972     | \$0.16 |                     |                       |
| 011-026-000-1900-04 | 950 SAGINAW RD      | 09/03/21  | \$179,900  | WD     | \$179,900    | \$42,590  | \$14,715        | 0.0          | 0.0   | 3.27      | 3.27        | \$13,024    | \$0.30 |                     |                       |
| 011-016-000-0700-04 | O'BRIEN RD          | 06/17/21  | \$15,000   | WD     | \$15,000     | \$15,000  | \$30,330        | 0.0          | 0.0   | 6.74      | 3.37        | \$2,226     | \$0.05 |                     |                       |
| 011-015-000-2100-10 | 1345 BLACKMORE RD   | 02/23/22  | \$163,000  | WD     | \$163,000    | \$62,343  | \$15,750        | 0.0          | 0.0   | 3.50      | 3.50        | \$17,812    | \$0.41 | 011-032-000-0850-02 |                       |
| 011-020-000-2600-09 | 5414 LEIX RD        | 10/29/21  | \$85,000   | PTA    | \$85,000     | \$48,643  | \$16,425        | 0.0          | 0.0   | 3.65      | 3.65        | \$13,327    | \$0.31 |                     |                       |
| 011-029-000-1400-15 | 2401 SNOVER RD      | 06/18/21  | \$265,000  | PTA    | \$265,000    | \$28,337  | \$16,830        | 0.0          | 0.0   | 3.74      | 3.74        | \$7,577     | \$0.17 |                     |                       |
| 011-030-000-3950-00 | 5757 WASHBURN RD    | 12/12/22  | \$160,000  | WD     | \$160,000    | \$43,690  | \$33,615        | 0.0          | 0.0   | 4.98      | 4.98        | \$8,773     | \$0.20 |                     |                       |
| 011-023-000-0850-00 | 5130 MAIER RD       | 12/29/22  | \$70,000   | WD     | \$70,000     | \$27,724  | \$22,500        | 0.0          | 0.0   | 5.00      | 5.00        | \$5,545     | \$0.13 |                     |                       |
| 011-008-000-1500-00 | 2425 WATERMAN RD    | 02/23/23  | \$173,000  | WD     | \$173,000    | \$41,963  | \$22,500        | 0.0          | 0.0   | 5.00      | 5.00        | \$8,393     | \$0.19 |                     |                       |
| 011-026-000-1700-00 | 896 W SAGINAW RD    | 07/02/21  | \$230,000  | WD     | \$230,000    | \$55,464  | \$22,500        | 0.0          | 0.0   | 5.00      | 5.00        | \$11,093    | \$0.25 |                     |                       |
| 011-027-000-0100-01 | 69 W SNOVER RD      | 06/16/22  | \$159,900  | WD     | \$159,900    | \$62,537  | \$22,500        | 0.0          | 0.0   | 5.00      | 5.00        | \$12,507    | \$0.29 |                     |                       |
| 011-026-000-1700-00 | 896 W SAGINAW RD    | 10/28/22  | \$275,000  | PTA    | \$275,000    | \$100,464 | \$22,500        | 0.0          | 0.0   | 5.00      | 5.00        | \$20,093    | \$0.46 |                     |                       |
| 011-027-000-1900-04 | 1395 W SAGINAW RD   | 08/18/22  | \$345,002  | WD     | \$345,002    | \$103,613 | \$22,500        | 0.0          | 0.0   | 5.00      | 5.00        | \$20,723    | \$0.48 |                     |                       |
| 011-022-000-1350-01 | 5300 MERTZ RD       | 03/11/22  | \$230,000  | WD     | \$230,000    | \$33,395  | \$22,524        | 0.0          | 0.0   | 5.01      | 5.01        | \$6,666     | \$0.15 |                     |                       |
| 011-013-000-2050-01 | 4875 SCHOTT RD      | 11/03/21  | \$328,700  | WD     | \$328,700    | \$57,813  | \$22,596        | 0.0          | 0.0   | 5.04      | 5.04        | \$11,471    | \$0.26 |                     |                       |
| 011-006-000-3200-02 | APACHE RD           | 08/13/21  | \$25,000   | WD     | \$25,000     | \$15,888  | \$22,644        | 0.0          | 0.0   | 5.06      | 5.06        | \$3,140     | \$0.07 |                     |                       |
| 011-017-000-0800-01 | 4744 LEIX RD        | 03/18/22  | \$249,000  | WD     | \$249,000    | \$70,269  | \$23,340        | 0.0          | 0.0   | 5.35      | 5.35        | \$13,134    | \$0.30 | 011-032-000-2950-03 |                       |
| 011-030-000-3800-04 | 5720 CHAMBERS RD    | 10/04/22  | \$179,900  | WD     | \$179,900    | \$32,291  | \$23,724        | 0.0          | 0.0   | 5.51      | 5.51        | \$5,860     | \$0.13 |                     |                       |
| 011-018-000-2350-00 | 2607 O'BRIEN RD     | 12/27/21  | \$200,000  | WD     | \$200,000    | \$91,510  | \$27,552        | 0.0          | 0.0   | 7.28      | 7.28        | \$12,570    | \$0.29 |                     |                       |
| 011-015-000-0100-02 | O'BRIEN RD          | 08/08/22  | \$43,000   | WD     | \$43,000     | \$43,000  | \$29,181        | 0.0          | 0.0   | 9.09      | 9.09        | \$4,730     | \$0.11 |                     |                       |
| 011-022-000-1100-03 | 5260 MERTZ RD       | 08/03/21  | \$75,000   | WD     | \$75,000     | \$35,289  | \$29,613        | 0.0          | 0.0   | 9.57      | 9.57        | \$3,687     | \$0.08 |                     |                       |
| 011-005-000-6400-00 | 2070 WATERMAN RD    | 10/15/21  | \$195,000  | WD     | \$195,000    | \$52,550  | \$32,901        | 0.0          | 0.0   | 9.90      | 9.90        | \$5,308     | \$0.12 |                     |                       |
| 011-009-000-1300-07 | 4387 LEIX RD        | 08/20/21  | \$475,000  | WD     | \$475,000    | \$45,035  | \$30,000        | 0.0          | 0.0   | 10.00     | 10.00       | \$4,504     | \$0.10 |                     |                       |
| 011-018-000-3100-00 | 2630 BLACKMORE RD   | 01/12/23  | \$260,000  | WD     | \$260,000    | \$126,330 | \$30,000        | 0.0          | 0.0   | 10.00     | 10.00       | \$12,633    | \$0.29 |                     |                       |
| 011-016-000-0100-07 | 4646 CONRAD RD      | 04/13/22  | \$56,350   | WD     | \$56,350     | \$56,350  | \$30,030        | 0.0          | 0.0   | 10.01     | 10.01       | \$5,629     | \$0.13 |                     |                       |

|                     |                     |          |              |    |              |             |             |     |     |                |        |            |        |                     |
|---------------------|---------------------|----------|--------------|----|--------------|-------------|-------------|-----|-----|----------------|--------|------------|--------|---------------------|
| 011-007-000-3500-00 | 4420 CHAMBERS RD    | 10/21/21 | \$250,000    | WD | \$250,000    | \$98,221    | \$33,066    | 0.0 | 0.0 | 10.02          | 10.02  | \$9,802    | \$0.23 |                     |
| 011-032-000-0850-01 | 6601 NORTH LAKE RD  | 12/30/21 | \$232,500    | WD | \$232,500    | \$11,256    | \$30,180    | 0.0 | 0.0 | 10.06          | 10.06  | \$1,119    | \$0.03 |                     |
| 011-016-000-1300-00 | 1890 W BLACKMORE RD | 12/21/22 | \$115,000    | WD | \$115,000    | \$87,210    | \$30,240    | 0.0 | 0.0 | 10.08          | 10.08  | \$8,652    | \$0.20 |                     |
| 011-013-000-2400-00 | 1855 PHELPS LAKE RD | 03/08/22 | \$200,900    | WD | \$200,900    | \$66,625    | \$30,300    | 0.0 | 0.0 | 10.10          | 10.10  | \$6,597    | \$0.15 |                     |
| 011-013-000-2400-00 | 1855 PHELPS LAKE RD | 07/22/22 | \$215,000    | WD | \$215,000    | \$80,725    | \$30,300    | 0.0 | 0.0 | 10.10          | 10.10  | \$7,993    | \$0.18 |                     |
| 011-034-000-1000-04 | 6517 CONRAD RD      | 11/02/21 | \$225,000    | WD | \$225,000    | \$52,060    | \$30,330    | 0.0 | 0.0 | 10.11          | 10.11  | \$5,149    | \$0.12 |                     |
| 011-029-000-2925-00 | 2360 WAGON RD       | 07/01/22 | \$280,000    | WD | \$280,000    | \$94,575    | \$30,330    | 0.0 | 0.0 | 10.11          | 10.11  | \$9,355    | \$0.21 |                     |
| 011-016-000-0260-01 | O'BRIEN RD          | 02/11/22 | \$40,000     | WD | \$40,000     | \$40,000    | \$32,910    | 0.0 | 0.0 | 10.97          | 10.97  | \$3,646    | \$0.08 |                     |
| 011-016-000-0260-01 | O'BRIEN RD          | 07/14/22 | \$43,000     | WD | \$43,000     | \$43,000    | \$32,910    | 0.0 | 0.0 | 10.97          | 10.97  | \$3,920    | \$0.09 |                     |
| 011-029-000-0900-00 | 5680 LEIX RD        | 11/12/21 | \$190,500    | WD | \$190,500    | \$69,988    | \$44,400    | 0.0 | 0.0 | 14.80          | 14.80  | \$4,729    | \$0.11 |                     |
| 011-016-000-1500-06 | W BLACKMORE RD      | 10/01/21 | \$50,000     | WD | \$50,000     | \$50,000    | \$49,140    | 0.0 | 0.0 | 16.38          | 16.38  | \$3,053    | \$0.07 |                     |
| 011-016-000-1500-06 | W BLACKMORE RD      | 01/26/23 | \$80,000     | WD | \$80,000     | \$80,000    | \$49,140    | 0.0 | 0.0 | 16.38          | 16.38  | \$4,884    | \$0.11 |                     |
| 011-020-000-1225-00 | 5355 CHAMBERS RD    | 07/29/22 | \$230,000    | WD | \$230,000    | \$76,042    | \$50,160    | 0.0 | 0.0 | 16.72          | 16.72  | \$4,548    | \$0.10 |                     |
| 011-027-000-0100-02 | 105 W SNOVER RD     | 07/06/22 | \$408,000    | WD | \$408,000    | \$170,212   | \$50,280    | 0.0 | 0.0 | 16.76          | 16.76  | \$10,156   | \$0.23 | 011-015-000-1300-01 |
| 011-020-000-2600-10 | SNOVER RD           | 03/03/22 | \$52,770     | WD | \$52,770     | \$52,770    | \$52,770    | 0.0 | 0.0 | 17.59          | 17.59  | \$3,000    | \$0.07 |                     |
| 011-020-000-2600-10 | SNOVER RD           | 10/07/22 | \$95,900     | WD | \$95,900     | \$95,900    | \$52,770    | 0.0 | 0.0 | 17.59          | 17.59  | \$5,452    | \$0.13 |                     |
| 011-023-000-0500-00 | LOBDELL RD          | 01/11/23 | \$130,000    | LC | \$130,000    | \$110,890   | \$60,000    | 0.0 | 0.0 | 20.00          | 20.00  | \$5,545    | \$0.13 |                     |
| 011-032-000-0850-02 | 6631 NORTH LAKE RD  | 04/08/22 | \$370,000    | QC | \$370,000    | \$128,716   | \$96,429    | 0.0 | 0.0 | 30.13          | 20.13  | \$4,272    | \$0.10 |                     |
| 011-029-000-0910-01 | LEIX RD             | 08/18/21 | \$60,000     | WD | \$60,000     | \$60,000    | \$72,840    | 0.0 | 0.0 | 24.28          | 24.28  | \$2,471    | \$0.06 |                     |
| 011-025-000-0400-00 | 5643 SCHOTT RD      | 04/26/21 | \$270,000    | WD | \$270,000    | \$85,610    | \$78,000    | 0.0 | 0.0 | 26.00          | 26.00  | \$3,293    | \$0.08 |                     |
| 011-005-000-3400-01 | LEIX RD             | 08/20/21 | \$130,000    | WD | \$130,000    | \$130,000   | \$113,970   | 0.0 | 0.0 | 37.99          | 37.99  | \$3,422    | \$0.08 |                     |
| 011-022-000-0300-00 | CLARK PARK RD       | 01/26/22 | \$165,000    | WD | \$165,000    | \$132,798   | \$120,000   | 0.0 | 0.0 | 40.00          | 40.00  | \$3,320    | \$0.08 |                     |
| 011-007-000-0700-00 | WATERMAN RD         | 10/28/21 | \$295,000    | WD | \$295,000    | \$282,909   | \$296,250   | 0.0 | 0.0 | 79.00          | 79.00  | \$3,581    | \$0.08 | 011-006-000-3000-06 |
| 011-021-000-0300-00 | W SNOVER RD         | 10/28/22 | \$215,000    | WD | \$215,000    | \$215,000   | \$240,000   | 0.0 | 0.0 | 80.00          | 80.00  | \$2,688    | \$0.06 |                     |
| Totals:             |                     |          | \$11,741,114 |    | \$11,741,114 | \$4,243,648 | \$2,525,695 | \$0 | 0.0 | 745.7          | 720.97 |            |        |                     |
|                     |                     |          |              |    |              |             |             |     |     | Average        |        | Average    |        |                     |
|                     |                     |          |              |    |              |             |             |     |     | per Net Acre=> |        | per SqFt=> |        |                     |
|                     |                     |          |              |    |              |             |             |     |     | \$5,690.82     |        | \$0.08     |        |                     |

| Description | \$ per FF | Residential Township | 1.0 | \$5,800  | 3.0 | \$15,000 | 10.0 | \$40,000 | 30.0  | \$90,000  |
|-------------|-----------|----------------------|-----|----------|-----|----------|------|----------|-------|-----------|
| FF Rate     | \$150     |                      | 1.5 | \$8,625  | 4.0 | \$19,000 | 15.0 | \$56,250 | 40.0  | \$120,000 |
|             |           |                      | 2.0 | \$11,000 | 5.0 | \$22,500 | 20.0 | \$70,000 | 50.0  | \$137,500 |
|             |           |                      | 2.5 | \$13,125 | 7.0 | \$29,750 | 25.0 | \$81,250 | 100.0 | \$250,000 |

There were no vacant land or improved sales in the Residential Township land neighborhood with a front foot and depth determination; therefore, we have brought in the following Residential Village sales that are similar to the Township properties for the front foot value determination.

| Land                |                 |           |            |        |              |          |                 |              |       |           |             |             | Dollars/ | Dollars/ | Other Parcels in Sale |
|---------------------|-----------------|-----------|------------|--------|--------------|----------|-----------------|--------------|-------|-----------|-------------|-------------|----------|----------|-----------------------|
| Parcel Number       | Street Address  | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/ FF | Acre     | SqFt     |                       |
| 040-025-000-1200-03 | 125 CEDAR ST    | 03/16/22  | \$125,000  | WD     | \$125,000    | \$17,031 | \$10,228        | 74.1         | 100.0 | 0.19      | 0.19        | \$230       | \$90,590 | \$2.08   |                       |
| 040-500-104-1100-00 | 44 W TURNER ST  | 03/25/22  | \$139,900  | WD     | \$139,900    | \$23,629 | \$22,985        | 166.6        | 165.0 | 0.63      | 0.63        | \$142       | \$37,806 | \$0.87   |                       |
| 040-500-109-0300-00 | 42 W MAIN ST    | 08/08/22  | \$57,000   | WD     | \$57,000     | \$7,870  | \$10,176        | 73.7         | 99.0  | 0.19      | 0.19        | \$107       | \$42,312 | \$0.97   |                       |
| 040-500-131-0200-00 | 6223 FIRST ST   | 11/01/21  | \$126,000  | WD     | \$126,000    | \$10,300 | \$23,787        | 172.4        | 132.0 | 0.60      | 0.60        | \$60        | \$17,167 | \$0.39   |                       |
| 040-500-133-0200-00 | 6223 TREND ST   | 06/22/22  | \$130,000  | WD     | \$130,000    | \$31,953 | \$17,198        | 124.6        | 132.0 | 0.40      | 0.40        | \$256       | \$79,883 | \$1.83   |                       |
| 040-500-134-0700-00 | 6245 FULTON ST  | 02/28/22  | \$166,000  | WD     | \$166,000    | \$19,886 | \$22,750        | 164.9        | 231.0 | 0.70      | 0.70        | \$121       | \$28,409 | \$0.65   |                       |
| 040-500-135-0400-00 | 6320 FIRST ST   | 09/22/21  | \$110,700  | PTA    | \$110,700    | \$31,102 | \$23,787        | 172.4        | 132.0 | 0.60      | 0.60        | \$180       | \$51,837 | \$1.19   |                       |
| 040-500-140-0200-00 | 250 W TURNER ST | 11/01/21  | \$135,000  | WD     | \$135,000    | \$24,592 | \$13,402        | 97.1         | 125.0 | 0.29      | 0.29        | \$253       | \$85,686 | \$1.97   |                       |
| 040-500-140-1000-00 | 241 W TURNER ST | 09/26/22  | \$130,000  | WD     | \$130,000    | \$15,979 | \$13,402        | 97.1         | 125.0 | 0.29      | 0.29        | \$165       | \$55,676 | \$1.28   |                       |
| 040-500-266-0400-00 | 6210 LINCOLN ST | 06/13/22  | \$105,000  | WD     | \$105,000    | \$11,021 | \$9,757         | 70.7         | 132.0 | 0.20      | 0.20        | \$156       | \$55,944 | \$1.28   |                       |
| 040-500-612-0700-00 | 6195 FULTON ST  | 04/18/22  | \$65,000   | WD     | \$65,000     | \$8,958  | \$11,706        | 84.8         | 131.0 | 0.25      | 0.25        | \$106       | \$36,267 | \$0.83   |                       |
| 040-500-621-0700-00 | 715 E TURNER ST | 10/19/22  | \$112,000  | WD     | \$112,000    | \$12,226 | \$11,751        | 85.1         | 132.0 | 0.25      | 0.25        | \$144       | \$49,298 | \$1.13   |                       |

|                     |                |          |             |    |             |           |           |                     |       |                           |          |                       |          |        |
|---------------------|----------------|----------|-------------|----|-------------|-----------|-----------|---------------------|-------|---------------------------|----------|-----------------------|----------|--------|
| 040-500-623-0100-00 | 524 E MAIN ST  | 08/01/22 | \$70,000    | WD | \$70,000    | \$26,648  | \$29,391  | 213.0               | 160.3 | 0.85                      | 0.85     | \$125                 | \$31,351 | \$0.72 |
| 040-500-623-1200-00 | 6043 THIRD ST  | 05/01/21 | \$70,000    | LC | \$70,000    | \$5,480   | \$11,751  | 85.1                | 132.0 | 0.25                      | 0.25     | \$64                  | \$22,097 | \$0.51 |
| 040-500-624-0800-00 | 6031 SECOND ST | 08/05/21 | \$103,000   | WD | \$103,000   | \$20,144  | \$25,413  | 184.1               | 264.0 | 0.55                      | 0.30     | \$109                 | \$36,759 | \$0.84 |
| 040-500-624-0900-00 | 6044 THIRD ST  | 04/13/21 | \$143,500   | WD | \$143,500   | \$29,551  | \$20,927  | 151.6               | 165.6 | 0.56                      | 0.56     | \$195                 | \$52,488 | \$1.20 |
| 040-500-632-0100-01 | 6103 FIFTH ST  | 09/17/21 | \$125,000   | WD | \$125,000   | \$21,010  | \$19,227  | 139.3               | 165.0 | 0.50                      | 0.50     | \$151                 | \$42,020 | \$0.96 |
| 040-500-702-0900-00 | 421 HIGH ST    | 10/13/21 | \$198,000   | WD | \$198,000   | \$21,634  | \$16,359  | 118.5               | 132.0 | 0.38                      | 0.38     | \$183                 | \$57,537 | \$1.32 |
| Totals:             |                |          | \$2,111,100 |    | \$2,111,100 | \$339,014 | \$313,997 | 2275.3              |       | 7.65                      | 7.40     |                       |          |        |
|                     |                |          |             |    |             |           |           | Average<br>per FF=> | \$149 | Average<br>per Net Acre=> | \$44,316 | Average<br>per SqFt=> | \$1.02   |        |

| Parcel Number       | Street Address  | Sale Date | Sale Price  | Instr. | Adj. Sale \$ | Land      | Est. Land | Effec.              | Depth | Net Acres                 | Total Acres | Dollars/ | Dollars/              | Dollars/ | Other Parcels in Sale |
|---------------------|-----------------|-----------|-------------|--------|--------------|-----------|-----------|---------------------|-------|---------------------------|-------------|----------|-----------------------|----------|-----------------------|
|                     |                 |           |             |        |              | Residual  | Value     | Front               |       |                           |             | FF       | Acre                  | SqFt     |                       |
| 040-500-402-1000-00 | 6245 THIRD ST   | 09/20/22  | \$93,000    | WD     | \$93,000     | \$3,113   | \$9,517   | 69.0                | 132.0 | 0.19                      | 0.19        | \$45     | \$16,298              | \$0.37   |                       |
| 040-500-131-0200-00 | 6223 FIRST ST   | 11/01/21  | \$126,000   | WD     | \$126,000    | \$10,300  | \$23,787  | 172.4               | 132.0 | 0.60                      | 0.60        | \$60     | \$17,167              | \$0.39   |                       |
| 040-500-623-1200-00 | 6043 THIRD ST   | 05/01/21  | \$70,000    | LC     | \$70,000     | \$5,480   | \$11,751  | 85.1                | 132.0 | 0.25                      | 0.25        | \$64     | \$22,097              | \$0.51   |                       |
| 040-500-134-0700-00 | 6245 FULTON ST  | 02/28/22  | \$166,000   | WD     | \$166,000    | \$19,886  | \$22,750  | 164.9               | 231.0 | 0.70                      | 0.70        | \$121    | \$28,409              | \$0.65   |                       |
| 040-500-623-0100-00 | 524 E MAIN ST   | 08/01/22  | \$70,000    | WD     | \$70,000     | \$26,648  | \$29,391  | 213.0               | 160.3 | 0.85                      | 0.85        | \$125    | \$31,351              | \$0.72   |                       |
| 040-500-612-0700-00 | 6195 FULTON ST  | 04/18/22  | \$65,000    | WD     | \$65,000     | \$8,958   | \$11,706  | 84.8                | 131.0 | 0.25                      | 0.25        | \$106    | \$36,267              | \$0.83   |                       |
| 040-500-624-0800-00 | 6031 SECOND ST  | 08/05/21  | \$103,000   | WD     | \$103,000    | \$20,144  | \$25,413  | 184.1               | 264.0 | 0.55                      | 0.30        | \$109    | \$36,759              | \$0.84   | 040-500-624-0500-00   |
| 040-500-104-1100-00 | 44 W TURNER ST  | 03/25/22  | \$139,900   | WD     | \$139,900    | \$23,629  | \$22,985  | 166.6               | 165.0 | 0.63                      | 0.63        | \$142    | \$37,806              | \$0.87   |                       |
| 040-500-632-0100-01 | 6103 FIFTH ST   | 09/17/21  | \$125,000   | WD     | \$125,000    | \$21,010  | \$19,227  | 139.3               | 165.0 | 0.50                      | 0.50        | \$151    | \$42,020              | \$0.96   |                       |
| 040-500-109-0300-00 | 42 W MAIN ST    | 08/08/22  | \$57,000    | WD     | \$57,000     | \$7,870   | \$10,176  | 73.7                | 99.0  | 0.19                      | 0.19        | \$107    | \$42,312              | \$0.97   |                       |
| 040-500-621-0700-00 | 715 E TURNER ST | 10/19/22  | \$112,000   | WD     | \$112,000    | \$12,226  | \$11,751  | 85.1                | 132.0 | 0.25                      | 0.25        | \$144    | \$49,298              | \$1.13   |                       |
| 040-500-135-0400-00 | 6320 FIRST ST   | 09/22/21  | \$110,700   | PTA    | \$110,700    | \$31,102  | \$23,787  | 172.4               | 132.0 | 0.60                      | 0.60        | \$180    | \$51,837              | \$1.19   |                       |
| 040-500-624-0900-00 | 6044 THIRD ST   | 04/13/21  | \$143,500   | WD     | \$143,500    | \$29,551  | \$20,927  | 151.6               | 165.6 | 0.56                      | 0.56        | \$195    | \$52,488              | \$1.20   |                       |
| 040-500-140-1000-00 | 241 W TURNER ST | 09/26/22  | \$130,000   | WD     | \$130,000    | \$15,979  | \$13,402  | 97.1                | 125.0 | 0.29                      | 0.29        | \$165    | \$55,676              | \$1.28   |                       |
| 040-500-266-0400-00 | 6210 LINCOLN ST | 06/13/22  | \$105,000   | WD     | \$105,000    | \$11,021  | \$9,757   | 70.7                | 132.0 | 0.20                      | 0.20        | \$156    | \$55,944              | \$1.28   |                       |
| 040-500-702-0900-00 | 421 HIGH ST     | 10/13/21  | \$198,000   | WD     | \$198,000    | \$21,634  | \$16,359  | 118.5               | 132.0 | 0.38                      | 0.38        | \$183    | \$57,537              | \$1.32   |                       |
| 011-036-510-3200-00 | 6504 SCHOTT RD  | 12/20/22  | \$172,200   | WD     | \$172,200    | \$52,629  | \$26,809  | 194.3               | 165.0 | 0.76                      | 0.76        | \$271    | \$69,431              | \$1.59   |                       |
| 040-500-133-0200-00 | 6223 TREND ST   | 06/22/22  | \$130,000   | WD     | \$130,000    | \$31,953  | \$17,198  | 124.6               | 132.0 | 0.40                      | 0.40        | \$256    | \$79,883              | \$1.83   |                       |
| 011-036-510-2700-00 | 6616 SCHOTT RD  | 09/09/21  | \$160,000   | WD     | \$160,000    | \$31,659  | \$15,398  | 111.6               | 165.0 | 0.38                      | 0.38        | \$284    | \$83,533              | \$1.92   |                       |
| 040-500-140-0200-00 | 250 W TURNER ST | 11/01/21  | \$135,000   | WD     | \$135,000    | \$24,592  | \$13,402  | 97.1                | 125.0 | 0.29                      | 0.29        | \$253    | \$85,686              | \$1.97   |                       |
| 040-025-000-1200-03 | 125 CEDAR ST    | 03/16/22  | \$125,000   | WD     | \$125,000    | \$17,031  | \$10,228  | 74.1                | 100.0 | 0.19                      | 0.19        | \$230    | \$90,590              | \$2.08   |                       |
| 040-025-000-0900-00 | 5897 FULTON ST  | 05/11/22  | \$120,000   | WD     | \$120,000    | \$43,837  | \$14,022  | 101.6               | 99.0  | 0.47                      | 0.47        | \$431    | \$93,669              | \$2.15   |                       |
| 040-500-404-0700-00 | 6327 SECOND ST  | 10/29/21  | \$129,000   | WD     | \$129,000    | \$27,415  | \$12,917  | 93.6                | 118.0 | 0.27                      | 0.27        | \$293    | \$102,295             | \$2.35   |                       |
| 040-025-000-0900-00 | 5897 FULTON ST  | 10/07/22  | \$128,800   | WD     | \$128,800    | \$52,637  | \$14,022  | 101.6               | 99.0  | 0.47                      | 0.47        | \$518    | \$112,472             | \$2.58   |                       |
| 040-500-611-0300-00 | 6111 TREND ST   | 02/24/23  | \$61,000    | WD     | \$61,000     | \$28,586  | \$11,751  | 85.1                | 132.0 | 0.25                      | 0.25        | \$336    | \$115,266             | \$2.65   |                       |
| 040-500-628-0900-00 | 6142 SECOND ST  | 09/15/21  | \$75,000    | WD     | \$75,000     | \$34,732  | \$11,751  | 85.1                | 132.0 | 0.25                      | 0.25        | \$408    | \$140,048             | \$3.22   |                       |
| 040-500-702-0600-00 | 6129 SECOND ST  | 08/26/21  | \$115,000   | WD     | \$115,000    | \$35,420  | \$11,751  | 85.1                | 132.0 | 0.25                      | 0.25        | \$416    | \$142,823             | \$3.28   |                       |
| 040-500-262-0100-00 | 203 W MAIN ST   | 10/20/21  | \$117,000   | WD     | \$117,000    | \$31,637  | \$9,877   | 71.6                | 132.0 | 0.20                      | 0.20        | \$442    | \$158,185             | \$3.63   |                       |
| 040-500-133-1000-00 | 6243 TREND ST   | 04/27/21  | \$112,000   | WD     | \$112,000    | \$33,963  | \$9,877   | 71.6                | 132.0 | 0.20                      | 0.20        | \$475    | \$169,815             | \$3.90   |                       |
| 011-036-510-2500-00 | 6666 SCHOTT RD  | 10/14/22  | \$185,000   | WD     | \$185,000    | \$66,684  | \$15,398  | 111.6               | 165.0 | 0.38                      | 0.38        | \$598    | \$175,947             | \$4.04   |                       |
| 040-500-262-1300-00 | 220 TURNER ST   | 05/17/21  | \$100,000   | WD     | \$100,000    | \$44,466  | \$13,555  | 98.2                | 82.0  | 0.25                      | 0.25        | \$453    | \$179,298             | \$4.12   |                       |
| 040-500-133-1000-00 | 6243 TREND ST   | 10/25/22  | \$120,000   | WD     | \$120,000    | \$41,963  | \$9,877   | 71.6                | 132.0 | 0.20                      | 0.20        | \$586    | \$209,815             | \$4.82   |                       |
| 040-500-262-1300-00 | 220 TURNER ST   | 02/18/22  | \$112,000   | WD     | \$112,000    | \$56,466  | \$13,555  | 98.2                | 82.0  | 0.25                      | 0.25        | \$575    | \$227,685             | \$5.23   |                       |
| Totals:             |                 |           | \$3,911,100 |        | \$3,911,100  | \$924,221 | \$514,074 | 3725.2              |       | 12.40                     | 12.15       |          |                       |          |                       |
|                     |                 |           |             |        |              |           |           | Average<br>per FF=> |       | Average<br>per Net Acre=> |             |          | Average<br>per SqFt=> | \$1.71   |                       |

There were no vacant land sales with the village so we need to look at improved parcels and extract the land values for additional support. Based on review of all data the following land value determination were established for 2024.

|                     | Description | \$ per FF | Residential Village | 1.0 | \$5,800  | 3.0 | \$15,000 | 10.0 | \$40,000 | 30.0  | \$90,000  |
|---------------------|-------------|-----------|---------------------|-----|----------|-----|----------|------|----------|-------|-----------|
| Residential Village | FF Rate     | \$150     |                     | 1.5 | \$8,625  | 4.0 | \$19,000 | 15.0 | \$56,250 | 40.0  | \$120,000 |
| Downtown Mayville   | FF Rate     | \$200     |                     | 2.0 | \$11,000 | 5.0 | \$22,500 | 20.0 | \$70,000 | 50.0  | \$137,500 |
|                     |             |           |                     | 2.5 | \$13,125 | 7.0 | \$29,750 | 25.0 | \$81,250 | 100.0 | \$250,000 |