

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal |
|--------------------|----------------------|-----------|--------------------|--------|------------------------------|--------------------|------------------|--------------------------|------------------|
| 070-050-000-057-00 | 6494 BIRCH | 02/15/23 | \$47,500 | WD | 03-ARM'S LENGTH | \$47,500 | \$11,700 | 24.63 | \$24,590 |
| 070-050-000-059-00 | 6482 BIRCH | 09/23/21 | \$15,000 | WD | 03-ARM'S LENGTH | \$15,000 | \$9,600 | 64.00 | \$15,532 |
| 070-060-000-029-00 | 4372 EARL | 08/07/20 | \$68,000 | WD | 03-ARM'S LENGTH | \$68,000 | \$25,900 | 38.09 | \$46,031 |
| 070-065-000-028-00 | 5440 DAILEY | 10/14/22 | \$100,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$100,000 | \$52,600 | 52.60 | \$104,735 |
| 070-085-000-001-00 | 4086 FINKBINDER | 07/19/21 | \$51,500 | WD | 03-ARM'S LENGTH | \$51,500 | \$22,200 | 43.11 | \$35,471 |
| 070-085-000-002-00 | 4070 N OLD M-30 | 08/15/22 | \$72,000 | PTA | 03-ARM'S LENGTH | \$72,000 | \$21,100 | 29.31 | \$47,359 |
| 070-111-000-001-10 | 4345 MOHAWK | 03/20/23 | \$375,000 | WD | 03-ARM'S LENGTH | \$375,000 | \$77,600 | 20.69 | \$239,974 |
| 070-111-000-045-12 | KENWEE | 09/20/21 | \$17,000 | WD | 03-ARM'S LENGTH | \$17,000 | \$10,400 | 61.18 | \$20,000 |
| 070-130-000-044-00 | 1275 RAINBOW | 08/18/23 | \$55,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$55,000 | \$24,400 | 44.36 | \$48,299 |
| 070-130-000-056-10 | 4100 NAVAJO | 11/04/20 | \$25,000 | WD | 03-ARM'S LENGTH | \$25,000 | \$8,500 | 34.00 | \$26,625 |
| 070-140-000-031-00 | 6296 INDIAN LAKE | 03/20/21 | \$4,200 | WD | 03-ARM'S LENGTH | \$4,200 | \$2,600 | 61.90 | \$8,250 |
| 070-160-000-030-00 | 4100 THREE RIVERS | 11/04/22 | \$129,900 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$129,900 | \$39,600 | 30.48 | \$78,257 |
| 070-160-000-037-00 | 4064 THREE RIVERS | 04/27/21 | \$28,000 | WD | 03-ARM'S LENGTH | \$28,000 | \$17,900 | 63.93 | \$13,750 |
| 070-220-000-001-00 | 382 W INDIAN LAKE RD | 06/06/23 | \$76,000 | WD | 03-ARM'S LENGTH | \$76,000 | \$33,700 | 44.34 | \$66,624 |
| 070-240-000-001-10 | 1479 OAK | 05/23/23 | \$119,000 | WD | 03-ARM'S LENGTH | \$119,000 | \$41,800 | 35.13 | \$94,042 |
| 070-240-000-006-00 | 1471 OAK | 07/19/21 | \$57,500 | MLC | 19-MULTI PARCEL ARM'S LENGTH | \$57,500 | \$21,800 | 37.91 | \$44,967 |
| 070-241-000-032-00 | 1400 SIOUX | 07/27/22 | \$70,000 | WD | 03-ARM'S LENGTH | \$70,000 | \$16,100 | 23.00 | \$46,054 |
| 070-300-000-003-00 | 6557 OAK | 11/22/23 | \$65,000 | WD | 03-ARM'S LENGTH | \$65,000 | \$18,100 | 27.85 | \$36,121 |
| Totals: | | | \$1,375,600 | | | \$1,375,600 | \$455,600 | | \$996,681 |
| | | | | | | | | Sale. Ratio => | 33.12 |
| | | | | | | | | Std. Dev. => | 14.52 |

| Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Class | Rate Group 1 |
|------------------|--------------------|----------------|-------|------------|--------------|----------|------------|-----------------------|-----------------------------|-------|--------------|
| \$32,712 | \$9,802 | 75.4 | 140.0 | \$434 | 75.30 | 5A | 1261/411 | | OFF WATER -ELK/ INDIAN LAKE | 401 | FF RATE |
| \$6,410 | \$6,942 | 55.5 | 215.0 | \$115 | 55.40 | 5A | 1223/427 | | OFF WATER -ELK/ INDIAN LAKE | 401 | FF RATE |
| \$43,219 | \$21,250 | 170.0 | 187.0 | \$254 | 170.00 | 5 | 1189/104 | | OFF WATER -TITTAWABASSEE | 401 | FF RATE |
| \$72,515 | \$77,250 | 618.0 | 617.0 | \$117 | 618.00 | 5 | 1255/522 | 070-065-000-031-00 | OFF WATER -TITTAWABASSEE | 401 | FF RATE |
| \$29,622 | \$13,593 | 108.7 | 237.0 | \$272 | 113.15 | 5 | 1216/994 | | OFF WATER -TITTAWABASSEE | 401 | FF RATE |
| \$37,391 | \$12,750 | 102.0 | 205.0 | \$367 | 102.00 | 5 | 1249/605 | | OFF WATER -TITTAWABASSEE | 401 | FF RATE |
| \$227,976 | \$92,950 | 625.0 | 259.9 | \$365 | 625.00 | 5 | 1263/283 | | OFF WATER -TITTAWABASSEE | 401 | FF RATE |
| \$17,000 | \$20,000 | 160.0 | 262.0 | \$106 | 146.74 | 5 | 1223/174 | | OFF WATER -TITTAWABASSEE | 402 | FF RATE |
| \$21,001 | \$14,300 | 110.0 | 300.0 | \$191 | 110.00 | 5 | 1277/628 | 070-130-000-037-00 | OFF WATER -TITTAWABASSEE | 401 | FF RATE |
| \$25,000 | \$26,625 | 213.0 | 0.0 | \$117 | 213.00 | 5 | 1194/610 | | OFF WATER -TITTAWABASSEE | 402 | FF RATE |
| \$4,200 | \$8,250 | 66.0 | 130.0 | \$64 | 66.00 | 5A | 1208/110 | | OFF WATER -ELK/ INDIAN LAKE | 402 | FF RATE |
| \$82,768 | \$31,125 | 249.0 | 200.0 | \$332 | 249.00 | 5 | 1256/387 | 070-160-000-034-02 | OFF WATER -TITTAWABASSEE | 401 | FF RATE |
| \$28,000 | \$13,750 | 110.0 | 100.0 | \$255 | 110.00 | 5 | 1211/137 | | OFF WATER -TITTAWABASSEE | 401 | FF RATE |
| \$30,826 | \$21,450 | 165.0 | 151.0 | \$187 | 165.00 | 5A | 1268/377 | | OFF WATER -ELK/ INDIAN LAKE | 401 | FF RATE |
| \$49,658 | \$24,700 | 190.0 | 100.0 | \$261 | 190.00 | 5 | 1267/783 | | OFF WATER -TITTAWABASSEE | 401 | FF RATE |
| \$35,212 | \$22,679 | 106.7 | 214.6 | \$330 | 110.00 | 5 | 1216/631 | 070-035-400-017-00 | OFF WATER -TITTAWABASSEE | 401 | FF RATE |
| \$34,821 | \$10,875 | 87.0 | 100.2 | \$400 | 87.00 | 5 | 1248/404 | | OFF WATER -TITTAWABASSEE | 401 | FF RATE |
| \$35,379 | \$6,500 | 50.0 | 115.5 | \$708 | 50.00 | 5A | 1279/920 | | OFF WATER -ELK/ INDIAN LAKE | 401 | FF RATE |
| \$813,710 | \$434,791 | 3,261.4 | | | | | | | | | |
| | Average | | | | | | | | | | |
| | per FF=> | | | | | | | | | | \$249 |

**Used \$250/ff
\$125/ff in 2023**

Tittabawassee off water and Indian/Elk Lake off water are combined groups for the land analysis