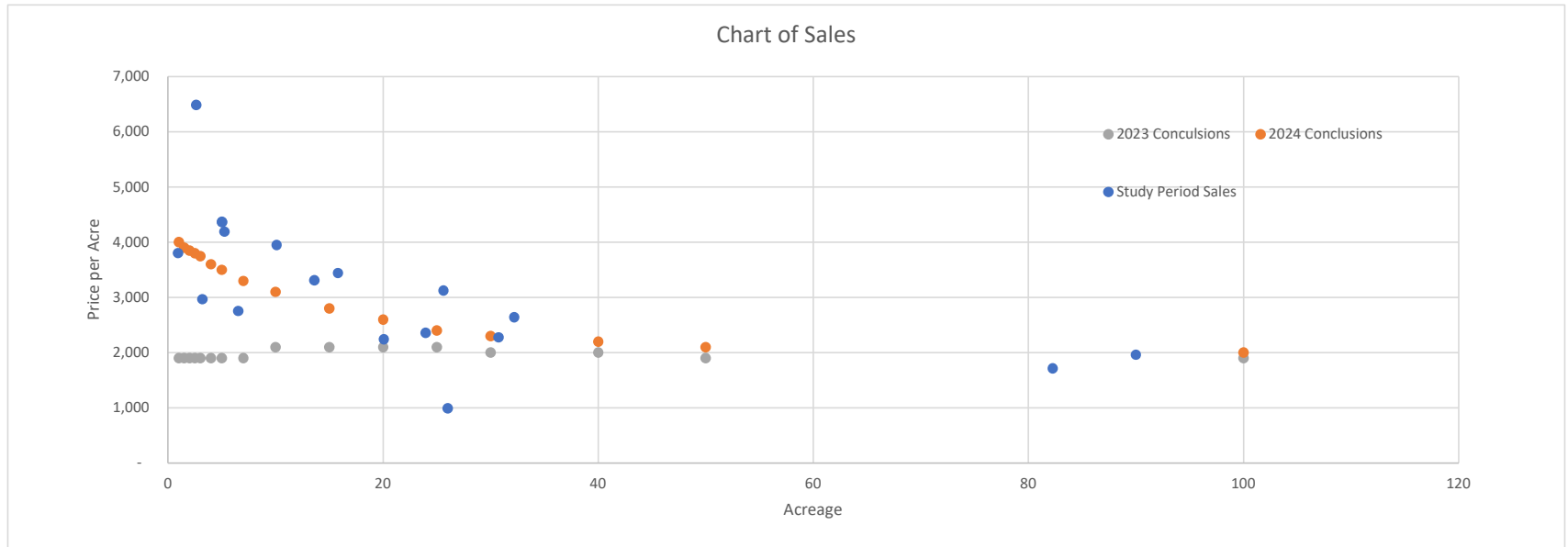


JORDAN TOWNSHIP - 2024 LAND VALUE ANALYSIS

RURAL ACREAGE LAND ANALYSIS

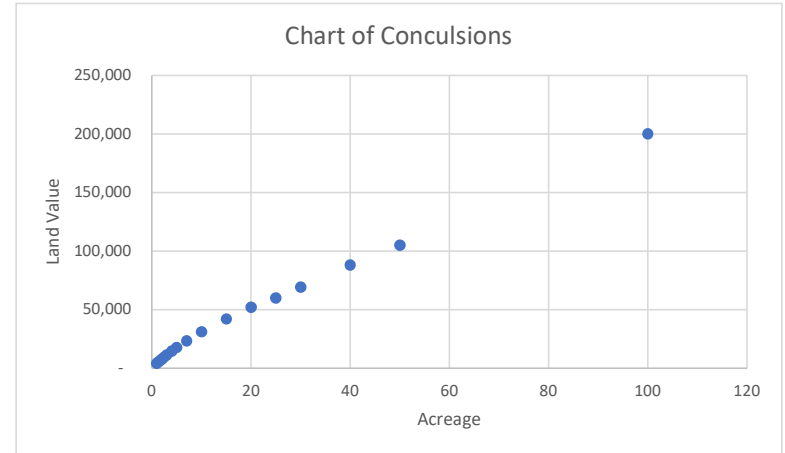
STUDY PERIOD SALES

PIN	CLASS	ADDRESS	SALE DATE	DOC	LIBER/PAGE	TERMS	CONF.	SALE PRICE	LAND IMP	ADJ PRICE	ACRES	\$/AC
05-09-033-012-00	402		1/28/2022	WD	2022/1317	03-ARM'S LENGTH	No	3,500	-	3,500	0.9	3,804
05-09-027-011-00	402		9/24/2021	WD	2021/9444	03-ARM'S LENGTH	No	17,000	-	17,000	2.6	6,489
05-09-026-008-80	402	1671 MORRIS RD (VACANT)	8/27/2021	WD	2021/9002	03-ARM'S LENGTH	No	9,500	-	9,500	3.2	2,969
05-09-027-001-81	402		5/26/2022	LC	2022/4986	32-SPLIT VACANT	No	21,900	-	21,900	5.0	4,371
05-09-027-001-83	402		7/28/2022	WD	2022/6644	32-SPLIT VACANT	No	21,900	-	21,900	5.0	4,363
05-09-022-026-00	402		7/1/2021	WD	2021/6943	19-MULTI PARCEL AF	No	22,000	-	22,000	5.3	4,190
05-09-026-008-70	402		7/9/2021	WD	2021/7284	19-MULTI PARCEL AF	No	18,000	-	18,000	6.5	2,757
05-09-007-018-00	402	4715 MT BLISS RD (VACANT)	6/17/2022	WD	2022/5335	03-ARM'S LENGTH	No	39,900	-	39,900	10.1	3,950
05-09-018-008-60	402		7/20/2021	WD	2021/7610	03-ARM'S LENGTH	No	45,000	-	45,000	13.6	3,309
05-09-033-014-00	402		8/26/2021	WD	2021/1084	03-ARM'S LENGTH	No	54,400	-	54,400	15.8	3,443
05-09-026-008-30	402		6/30/2021	WD	2021/7290	19-MULTI PARCEL AF	No	45,000	-	45,000	20.1	2,243
05-09-026-008-10	402		9/17/2021	WD	2021/9257	19-MULTI PARCEL AF	No	56,500	-	56,500	24.0	2,358
05-09-015-006-00	102		8/19/2022	WD	2022/6869	03-ARM'S LENGTH	No	80,000	-	80,000	25.6	3,125
05-09-030-021-40	401	1064 TOBY RD (VACANT)	5/3/2021	WD	2021/5089	03-ARM'S LENGTH	No	36,000	10,263	25,737	26.0	990
05-09-030-010-00	402		8/17/2021	WD		03-ARM'S LENGTH	No	70,000	-	70,000	30.7	2,277
05-09-007-017-01	402	4113 N M-66 HWY	10/5/2021	WD	2021/9928	03-ARM'S LENGTH	No	85,000	-	85,000	32.2	2,641
05-09-005-002-00	402		3/4/2022	WD	2022/1722	19-MULTI PARCEL AF	No	140,875	-	140,875	82.3	1,713
05-09-015-002-00	402		8/5/2021	WD	2021/8158	19-MULTI PARCEL AF	No	180,000	3,449	176,551	90.0	1,962



ACREAGE LAND VALUE CONCLUSION

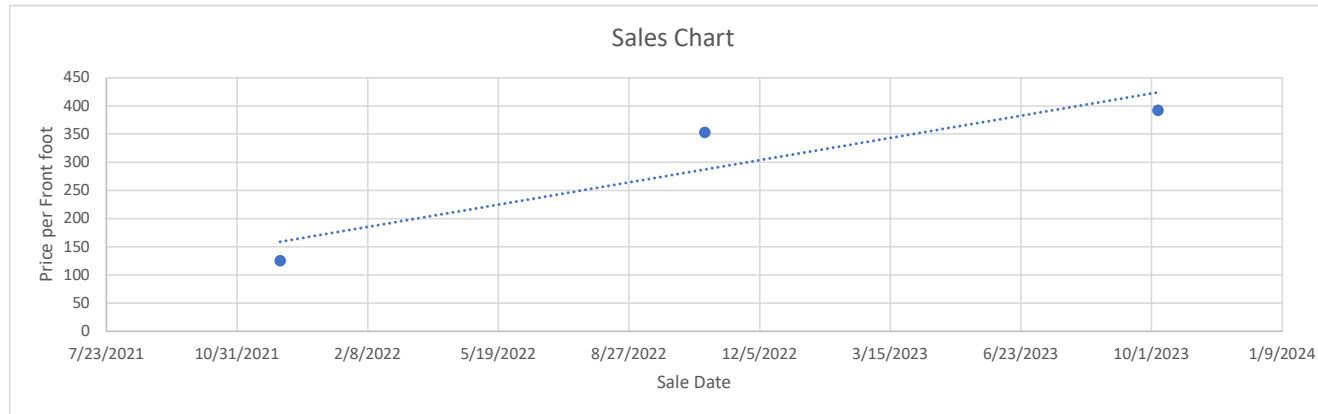
Acres	Land Value	2023		2024		
		RES	AG	Land Value	\$/Acre (ALL CLASSES)	
1	1,900	1,900	1,500	4,000	4,000	
1.5	2,850	1,900	1,500	5,850	3,900	
2	3,800	1,900	1,500	7,700	3,850	
2.5	4,750	1,900	1,500	9,500	3,800	
3	5,700	1,900	1,500	11,250	3,750	
4	7,600	1,900	1,500	14,400	3,600	
5	9,500	1,900	1,500	17,500	3,500	
7	13,300	1,900	1,500	23,100	3,300	
10	21,000	2,100	1,500	31,000	3,100	
15	31,500	2,100	1,500	42,000	2,800	
20	42,000	2,100	1,500	52,000	2,600	
25	52,500	2,100	1,500	60,000	2,400	
30	60,000	2,000	1,500	69,000	2,300	
40	80,000	2,000	1,500	88,000	2,200	
50	95,000	1,900	1,500	105,000	2,100	
100	190,000	1,900	1,500	200,000	2,000	



RIVER FRONT ANALYSIS

River Front Sales

PIN	CLASS	ADDRESS	SALE DATE	DOC	LIBER/PAGE	TERMS	SALE PRICE	FF	\$/FF
05-09-100-002-00	402		10/24/2022	WD	222/8514	03-ARM'S LENGTH	36000	102	353
014-035-015-00	402	05362 THORSEN RIVER DR (PVT)	12/3/2021	WD	1330/375	03-ARM'S LENGTH	20000	160	125
05-09-100-002-00	402		10/6/2023	WD	2023/7746	03-ARM'S LENGTH	40000	102	392



Conclusion: \$220 Dollars per front foot

Note: Conclusion is based on value trends and the mid-point of the study period being March/April 2022.

JORDAN TOWNSHIP - 2024 ECF ANALYSIS

RURAL ECF ANALYSIS

PIN	CLASS	PROPERTY ADDRESS	SALE DATE	DOC	LIBER/PAGE	TERMS	CONF.	SALE PRICE	LAND VALUE	LAND IMPROV.	RES BUILD	COM/IND BUILD	AG BUILD	MANUAL VALUE	BUILD RESIDUAL	ECF
05-09-014-008-00	401	4593 DRAKE RD	4/26/2021	WD	2021/4985	03-ARM'S LENGTH	No	\$ 60,500	42,000	377	27,684	-	-	27,684	18,123	0.655
05-09-014-006-10	401	3220 ADAMS RD	9/30/2021	WD	2021/9899	03-ARM'S LENGTH	No	\$ 175,000	52,000	6,753	150,463	-	-	150,463	116,247	0.773
05-09-015-006-10	401	3147 ADAMS RD	12/2/2022	WD	2022/9644	03-ARM'S LENGTH	No	\$ 101,000	60,000	-	52,092	-	-	52,092	41,000	0.787
05-09-010-011-01	401	4145 ADAMS	6/6/2022	WD	2022/5091	31-SPLIT IMPROVED	No	\$ 92,500	7,747	754	87,085	-	6,284	93,369	83,999	0.900
05-09-007-018-30	401	4501 MT BLISS RD	10/7/2022	WD	2022/8161	19-MULTI PARCEL ARM'S LENGTH	No	\$ 650,000	136,820	4,201	570,343	-	-	570,343	508,979	0.892
05-09-027-001-20	401	1926 MORRIS RD	12/22/2021	WD		03-ARM'S LENGTH	No	\$ 199,900	21,756	5,601	186,283	-	-	186,283	172,543	0.926
05-09-002-005-00	401	5980 MARVON RD	12/1/2021	WD	2021/1462	03-ARM'S LENGTH	No	\$ 400,000	57,900	1,178	341,482	-	-	341,482	340,922	0.998
05-09-018-011-35	401	3127 N M-66 HWY	8/10/2021	WD	2021/8167	03-ARM'S LENGTH	No	\$ 249,000	10,200	2,017	220,276	-	5,608	225,884	236,783	1.048
05-09-033-017-01	401	2038 GRAVES CROSSING RD	4/21/2022	WD	2022/4041	19-MULTI PARCEL ARM'S LENGTH	No	\$ 274,000	14,715	11,539	215,900	-	-	215,900	247,746	1.148
05-09-012-006-20	401	5273 W M-32 HWY	7/16/2021	WD	2021/7407	24-PARTIAL ASSESSMENT	No	\$ 400,000	31,000	14,259	306,797	-	-	306,797	354,741	1.156
05-09-006-005-00	401	5322 WEBSTER BRIDGE RD	8/19/2021	WD		03-ARM'S LENGTH	No	\$ 205,000	3,680	388	171,747	-	701	172,448	200,932	1.165
05-09-028-004-00	401	2521 E OLD STATE RD	1/27/2023	WD	2023/713	03-ARM'S LENGTH	No	\$ 137,000	4,000	3,225	111,151	-	-	111,151	129,775	1.168
05-09-016-011-40	401	2598 LILAC DR	3/3/2022	WD	2022/1720	03-ARM'S LENGTH	No	\$ 390,000	46,800	3,805	289,052	-	-	289,052	339,395	1.174
05-09-033-008-00	401	296 CRAWFORD RD	11/2/2021	WD	2021/1049	19-MULTI PARCEL ARM'S LENGTH	No	\$ 158,200	41,900	-	93,807	-	-	93,807	116,300	1.240
ECF CONCLUSION														2,836,755	2,907,485	1.025

DOUBLE WIDE HOMES ECF ANALYSIS

PIN	CLASS	PROPERTY ADDRESS	SALE DATE	DOC	LIBER/PAGE	TERMS	CONF.	SALE PRICE	LAND VALUE	LAND IMPROV.	RES BUILD	COM/IND BUILD	AG BUILD	MANUAL VALUE	BUILD RESIDUAL	ECF
05-09-012-014-00	401	5520 W M-32 HWY	4/2/2021	WD	2021/4044	03-ARM'S LENGTH	No	\$ 230,000	52,000	4,953	219,380	-	-	219,380	173,047	0.79
05-09-019-009-00	401	2305 N M-66 HWY	9/24/2021	WD	2021/9442	03-ARM'S LENGTH	No	\$ 105,000	3,120	2,828	107,701	-	-	107,701	99,052	0.92
05-09-004-006-35	401	2153 W M-32 HWY	11/30/2021	WD	2021/1835	03-ARM'S LENGTH	No	\$ 177,000	11,250	3,632	168,851	-	-	168,851	162,118	0.96
ECF CONCLUSION														495,932	434,217	0.88
(rounded due to number of sales)																

SINGLE WIDE HOMES ECF ANALYSIS

PIN	CLASS	PROPERTY ADDRESS	SALE DATE	DOC	LIBER/PAGE	TERMS	CONF.	SALE PRICE	LAND VALUE	LAND IMPROV.	RES BUILD	COM/IND BUILD	AG BUILD	MANUAL VALUE	BUILD RESIDUAL	ECF
05-09-030-019-10	401	445 E OLD STATE RD	10/10/2022	WD	2022/8094	24-PARTIAL ASSESSMENT	No	\$ 105,000	20,300	2,235	61,902	-	-	61,902	82,465	1.33
05-09-017-001-70	401	3523 MT BLISS RD	10/29/2021	WD	2021/1038	03-ARM'S LENGTH	No	\$ 150,000	3,720	7,674	95,632	-	825	96,457	138,606	1.44
05-09-026-006-15	401	4340 E OLD STATE RD	5/25/2021	WD	2021/5935	03-ARM'S LENGTH	No	\$ 62,000	6,812	-	45,137	-	-	45,137	55,188	1.22
ECF CONCLUSION														203,495	276,259	1.36
(rounded due to number of sales)																

COMMERCIAL/INDUSTRIAL ECF ANALYSIS

PIN	CLASS	PROPERTY ADDRESS	SALE DATE	DOC	LIBER/PAGE	TERMS	CONF.	SALE PRICE	LAND & LAND IMP	RES BUILD	COM/IND BUILD	AG BUILD	MANUAL VALUE	BUILD RESIDUAL	ECF	
05-04-008-013-20		7750 ACRE LN	02/03/22	WD		19-MULTI PARCEL ARM'S LENGTH	No	\$ 343,000	66,442	0	\$352,017	0	\$352,017	276,558	0.786	
05-04-014-007-00		8900 BAILEY RD	11/05/21	WD		03-ARM'S LENGTH	No	\$ 120,000	33,179	0	\$237,523	0	\$237,523	86,821	0.366	
014-015-031-50	201	2445 M-66 S	2/22/2022	WD	1338/149	03-ARM'S LENGTH	No	\$ 165,000	27,000	0	\$132,192	0	\$132,192	138,000	1.044	
ECF CONCLUSION														721,732	501,379	0.695