

GENERAL TWP LAND ANALYSIS RESIDENTIAL

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Est. Land Value | Net Acres | Total Acres | Dollars/Acre | ECF Area | Land Table | Class |
|------------------|-------------------|-----------|-----------------|-----------------|--------------------------|---------------|-----------------|-----------------|---------------------|-----------------|--------------|----------|------------------|-------|
| 05-09-033-012-00 | | 01/28/22 | \$3,500 | \$3,500 | \$1,200 | 34.29 | \$2,024 | \$2,024 | 0.92 | 0.92 | \$3,804 | 00001 | GENERAL TOWNSHIP | 402 |
| 05-09-014-017-00 | | 12/17/21 | \$2,500 | \$2,500 | \$3,100 | 124.00 | \$5,500 | \$5,500 | 2.50 | 2.50 | \$1,000 | 00001 | GENERAL TOWNSHIP | 402 |
| 05-09-026-008-80 | 1671 MORRIS RD (V | 08/27/21 | \$9,500 | \$9,500 | \$4,000 | 42.11 | \$7,040 | \$7,040 | 3.20 | 3.20 | \$2,969 | 00001 | GENERAL TOWNSHIP | 402 |
| 05-09-026-008-60 | 1455 MORRIS RD (V | 07/09/21 | \$18,000 | \$18,000 | \$8,200 | 45.56 | \$23,365 | \$14,366 | 6.53 | 3.33 | \$2,757 | 00001 | GENERAL TOWNSHIP | 402 |
| 05-09-003-010-00 | | 03/03/21 | \$9,800 | \$9,800 | \$4,000 | 40.82 | \$8,800 | \$8,800 | 5.00 | 5.00 | \$1,960 | 00001 | GENERAL TOWNSHIP | 402 |
| 05-09-009-012-45 | 2182 HEARTWOOD | 03/12/21 | \$9,000 | \$9,000 | \$7,400 | 82.22 | \$14,657 | \$14,657 | 8.66 | 8.66 | \$1,039 | 00001 | GENERAL TOWNSHIP | 402 |
| Totals: | | | \$52,300 | \$52,300 | \$27,900 | | \$61,386 | \$52,387 | 26.81 | 23.61 | | | | |
| | | | | | Sale. Ratio => | 53.35 | | Average | | | | | | |
| | | | | | | | | | per Net Acre | 1,950.76 | | | | |

ONE - 7+ USE 1900 PER ACRE

OUTLIER NOT USED

| | | | | | | | | | | | | | | |
|------------------|-------------|----------|----------|----------|---------|-------|----------|----------|------|------|----------|-------|------------------|-----|
| 05-09-027-011-00 | | 09/24/21 | \$17,000 | \$17,000 | \$3,300 | 19.41 | \$5,764 | \$5,764 | 2.62 | 2.62 | \$6,489 | 00001 | GENERAL TOWNSHIP | 402 |
| 05-09-019-013-20 | 2296 N M-66 | 06/26/20 | \$12,000 | \$12,000 | \$1,500 | 12.50 | \$3,234 | \$3,234 | 1.47 | 1.47 | \$8,163 | 00001 | GENERAL TOWNSHIP | 402 |
| 05-09-022-026-00 | | 07/01/21 | \$22,000 | \$22,000 | \$6,600 | 30.00 | \$15,765 | \$11,550 | 5.25 | 4.05 | \$4,190 | 00001 | GENERAL TOWNSHIP | 402 |
| 05-09-019-005-00 | | 12/06/21 | \$14,500 | \$14,500 | \$1,800 | 12.41 | \$3,190 | \$3,190 | 1.45 | 1.45 | \$10,000 | 00001 | GENERAL TOWNSHIP | 402 |

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|------------------|-------------------|-----------|------------------|------------------|--------------------------|---------------|------------------|------------------|---------------------|-----------------|--------------|----------|------------------|-------|
| 05-09-027-001-28 | 1648 RASPBERRY RI | 08/20/20 | \$15,000 | \$15,000 | \$9,500 | 63.33 | \$16,150 | \$16,150 | 10.00 | 10.00 | \$1,500 | 00001 | GENERAL TOWNSHIP | 402 |
| 05-09-027-001-28 | 1648 RASPBERRY RI | 09/18/20 | \$30,000 | \$30,000 | \$9,500 | 31.67 | \$16,150 | \$16,150 | 10.00 | 10.00 | \$3,000 | 00001 | GENERAL TOWNSHIP | 402 |
| 05-09-033-007-00 | | 12/09/21 | \$16,000 | \$16,000 | \$7,500 | 46.88 | \$17,000 | \$17,000 | 10.00 | 10.00 | \$1,600 | 00001 | GENERAL TOWNSHIP | 402 |
| 05-09-019-007-40 | | 02/12/21 | \$16,500 | \$16,500 | \$9,900 | 60.00 | \$16,830 | \$16,830 | 11.00 | 11.00 | \$1,500 | 00001 | GENERAL TOWNSHIP | 402 |
| 05-09-018-008-60 | | 07/20/21 | \$45,000 | \$45,000 | \$10,200 | 22.67 | \$23,120 | \$23,120 | 13.60 | 13.60 | \$3,309 | 00001 | GENERAL TOWNSHIP | 402 |
| 05-09-033-014-00 | | 08/26/21 | \$54,400 | \$54,400 | \$11,900 | 21.88 | \$26,860 | \$26,860 | 15.80 | 15.80 | \$3,443 | 00001 | GENERAL TOWNSHIP | 402 |
| 05-09-018-008-25 | 221 TIMBER RIDGE | 02/05/21 | \$28,000 | \$28,000 | \$15,800 | 56.43 | \$48,611 | \$31,082 | 17.18 | 6.70 | \$1,630 | 00001 | GENERAL TOWNSHIP | 402 |
| 05-09-010-001-20 | 3637 W M-32 HWY | 05/28/20 | \$40,000 | \$40,000 | \$15,700 | 39.25 | \$31,411 | \$31,411 | 18.48 | 18.48 | \$2,165 | 00001 | GENERAL TOWNSHIP | 402 |
| 05-09-026-008-30 | | 06/30/21 | \$45,000 | \$45,000 | \$15,000 | 33.33 | \$47,141 | \$34,102 | 20.06 | 10.03 | \$2,243 | 00001 | GENERAL TOWNSHIP | 402 |
| 05-09-026-008-10 | | 09/17/21 | \$56,500 | \$56,500 | \$18,000 | 31.86 | \$54,674 | \$40,732 | 23.96 | 12.94 | \$2,358 | 00001 | GENERAL TOWNSHIP | 402 |
| 05-09-030-021-40 | 1064 TOBY RD (VAC | 05/03/21 | \$36,000 | \$36,000 | \$23,300 | 64.72 | \$57,063 | \$46,800 | 26.00 | 26.00 | \$1,385 | 00001 | ACTIVE AG LAND | 102 |
| Totals: | | | \$382,400 | \$382,400 | \$146,300 | | \$355,010 | \$300,237 | 176.08 | 144.55 | | | | |
| | | | | | Sale. Ratio => | 38.26 | | Average | | | | | | |
| | | | | | | | | | per Net Acre | 2,171.78 | | | | |

TEN - TWENTY + USED 2,100 PER ACRE

OUTLIER NOT USED

| | | | | | | | | | | | | | | |
|------------------|--|----------|-----------|-----------|---------|------|----------|----------|-------|-------|----------|-------|------------------|-----|
| 05-09-015-004-85 | | 08/05/21 | \$180,000 | \$180,000 | \$7,500 | 4.17 | \$17,000 | \$17,000 | 10.00 | 10.00 | \$18,000 | 00001 | GENERAL TOWNSHIP | 402 |
|------------------|--|----------|-----------|-----------|---------|------|----------|----------|-------|-------|----------|-------|------------------|-----|

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|------------------|-----------------|-----------|------------------|------------------|-----------------|---------------|------------------|------------------|---------------|---------------|--------------|----------|------------------|-------|
| 05-09-007-017-01 | 4113 N M-66 HWY | 10/05/21 | \$85,000 | \$85,000 | \$20,900 | 24.59 | \$41,834 | \$41,834 | 32.18 | 32.18 | \$2,641 | 00001 | GENERAL TOWNSHIP | 402 |
| 05-09-007-017-10 | 4113 N M-66 HWY | 08/07/20 | \$47,500 | \$47,500 | \$0 | 0.00 | \$41,080 | \$41,080 | 31.60 | 31.60 | \$1,503 | 00001 | GENERAL TOWNSHIP | 402 |
| 05-09-022-003-10 | | 11/24/20 | \$55,000 | \$55,000 | \$30,000 | 54.55 | \$79,000 | \$51,000 | 30.00 | 10.00 | \$1,833 | 00001 | GENERAL TOWNSHIP | 402 |
| 05-09-030-010-00 | | 08/17/21 | \$70,000 | \$70,000 | \$20,000 | 28.57 | \$39,962 | \$39,962 | 30.74 | 30.74 | \$2,277 | 00001 | GENERAL TOWNSHIP | 402 |
| Totals: | | | \$257,500 | \$257,500 | \$70,900 | | \$201,876 | \$173,876 | 124.52 | 104.52 | | | | |

Sale. Ratio => 27.53

Average per Net Acre 2,067.94

THIRTY ACRES - FORTY+ USE 2,000 PER ACRE

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| Parcel Number | Street Address | Sale Date | Sale Price | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Est. Land Value | Net Acres | Total Acres | Dollars/Acre | ECF Area | Land Table | Class |
|------------------|----------------|-----------|------------------|------------------|------------------|---------------|------------------|------------------|---------------|---------------|--------------|----------|------------------|-------|
| 05-09-015-002-00 | | 08/05/21 | \$180,000 | \$180,000 | \$45,600 | 25.33 | \$93,249 | \$89,800 | 90.00 | 80.00 | \$2,000 | 00001 | GENERAL TOWNSHIP | 402 |
| 05-09-005-005-10 | | 03/04/22 | \$140,875 | \$140,875 | \$44,200 | 31.38 | \$90,610 | \$88,205 | 82.25 | 41.25 | \$1,713 | 00001 | GENERAL TOWNSHIP | 402 |
| 05-09-018-010-00 | | 02/10/21 | \$265,000 | \$265,000 | \$76,200 | 28.75 | \$166,020 | \$164,720 | 131.56 | 131.00 | \$2,014 | 00001 | GENERAL TOWNSHIP | 402 |
| Totals: | | | \$585,875 | \$585,875 | \$166,000 | | \$349,879 | \$342,725 | 303.81 | 252.25 | | | | |

Sale. Ratio => 28.33

Average per Net Acre 1,928.43

FIFTY ACRES + USE 1900 PER ACRE

AG LAND ANALYSIS

| Parcel Number | Street Address | Sale Date | Sale Price | Asd. when Sold | Asd./Adj. Sale | Cur. Appraisal | Est. Land Value | Net Acres | Total Acres | Dollars/Acre | ECF Area | Land Table | Class |
|------------------|----------------|-----------|------------|----------------|----------------|----------------|-----------------|--------------|-------------|--------------|----------|----------------|-------|
| 05-09-030-021-40 | 1064 TOBY RD I | 05/03/21 | \$36,000 | \$23,300 | 64.72 | \$57,063 | \$46,800 | 26.00 | 26.00 | \$1,385 | 00001 | ACTIVE AG LAND | 102 |
| Totals: | | | | | | | | | | | | | |
| | | | \$36,000 | \$23,300 | 64.72 | \$57,063 | \$46,800 | 26.00 | 26.00 | | | | |
| | | | | | | | | Average | | | | | |
| | | | | | | | | per Net Acre | 1,384.62 | | | | |

AG ACREAGE USED 1,500 BASED ON SURROUND TOWNSHIPS

2023 ECF RES & AG ECF ANALYSIS

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. Sale \$ | Asd. when Sold | Adj. Sal. | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | Land Value | Land Table | Property Class |
|------------------|---------------------|-----------|-------------|--------------|----------------|--------------|----------------|-------------|----------------|--------------|--------------------------|----------|------------|------------------|----------------|
| 05-09-125-005-00 | 5450 S KORTHAUSE RC | 04/09/21 | \$10,000 | \$10,000 | \$11,200 | 112.00 | \$28,116 | \$7,022 | \$2,978 | \$19,176 | 0.155 | 88 | \$6,006 | GENERAL TOWNSHIP | 401 |
| 05-09-028-001-20 | 2911 E OLD STATE RC | 11/05/21 | \$28,000 | \$28,000 | \$31,900 | 113.93 | \$73,853 | \$14,894 | \$13,106 | \$59,255 | 0.221 | 00001 | \$14,894 | GENERAL TOWNSHIP | 401 |
| 05-09-030-019-10 | 445 E OLD STATE RD | 05/05/21 | \$30,000 | \$30,000 | \$7,500 | 23.00 | \$76,955 | \$13,200 | \$16,800 | \$64,075 | 0.262 | 00001 | \$13,200 | GENERAL TOWNSHIP | 401 |
| 05-09-026-008-90 | 1709 MORRIS RD | 08/27/21 | \$17,900 | \$17,900 | \$14,300 | 79.89 | \$33,186 | \$6,452 | \$11,448 | \$26,868 | 0.426 | 00001 | \$6,380 | GENERAL TOWNSHIP | 401 |
| 05-09-022-007-00 | 5571 MARVON RD | 08/05/20 | \$195,000 | \$195,000 | \$107,700 | 55.23 | \$267,667 | \$104,000 | \$91,000 | \$164,489 | 0.553 | 00001 | \$104,000 | GENERAL TOWNSHIP | 401 |
| 05-09-028-010-30 | 2378 E OLD STATE RC | 10/28/20 | \$105,000 | \$105,000 | \$58,400 | 55.62 | \$151,330 | \$16,077 | \$88,923 | \$135,933 | 0.654 | 00001 | \$16,077 | GENERAL TOWNSHIP | 401 |
| 05-09-014-008-00 | 4593 DRAKE RD | 04/26/21 | \$62,500 | \$62,500 | \$31,400 | 50.24 | \$76,725 | \$27,108 | \$35,392 | \$49,866 | 0.710 | 00001 | \$25,500 | GENERAL TOWNSHIP | 401 |
| 05-09-023-004-31 | 2584 ADAMS RD | 01/18/22 | \$280,000 | \$280,000 | \$0 | 0.00 | \$361,079 | \$46,043 | \$233,957 | \$316,619 | 0.739 | 101 | \$36,000 | ACTIVE AG LAND | 201 |
| 05-09-013-012-45 | 5615 GALBRAITH RD | 11/16/21 | \$50,000 | \$50,000 | \$22,600 | 45.20 | \$58,804 | \$20,181 | \$29,819 | \$35,112 | 0.849 | 88 | \$17,000 | GENERAL TOWNSHIP | 401 |
| 05-09-004-011-75 | 2725 W M-32 HWY | 07/20/20 | \$69,900 | \$69,900 | \$14,100 | 20.17 | \$87,684 | \$6,296 | \$63,604 | \$73,989 | 0.860 | 4444 | \$2,200 | GENERAL TOWNSHIP | 401 |
| 05-09-012-014-00 | 5520 W M-32 HWY | 04/02/21 | \$230,000 | \$230,000 | \$85,300 | 37.09 | \$255,583 | \$34,605 | \$195,395 | \$222,088 | 0.880 | 00001 | \$34,000 | GENERAL TOWNSHIP | 401 |
| 05-09-014-006-10 | 3220 ADAMS RD | 09/30/21 | \$175,000 | \$175,000 | \$76,500 | 43.71 | \$191,822 | \$40,276 | \$134,724 | \$152,308 | 0.885 | 00001 | \$34,000 | GENERAL TOWNSHIP | 401 |
| 05-09-019-010-00 | 2455 N M-66 HWY | 05/15/20 | \$95,000 | \$95,000 | \$40,200 | 42.32 | \$106,079 | \$2,420 | \$92,580 | \$104,180 | 0.889 | 00001 | \$2,420 | GENERAL TOWNSHIP | 401 |
| 05-09-027-004-20 | 2330 WILLIAMS RD | 01/28/22 | \$200,000 | \$200,000 | \$85,800 | 42.90 | \$216,309 | \$17,000 | \$183,000 | \$200,311 | 0.914 | 00001 | \$17,000 | GENERAL TOWNSHIP | 401 |
| 05-09-007-001-10 | 4830 MT BLISS RD | 06/04/20 | \$130,000 | \$130,000 | \$40,400 | 31.08 | \$150,781 | \$9,067 | \$120,933 | \$128,831 | 0.939 | 4444 | \$7,920 | GENERAL TOWNSHIP | 401 |
| 05-09-016-002-20 | 3805 HEJHAL RD | 11/13/20 | \$339,900 | \$339,900 | \$132,600 | 39.01 | \$353,252 | \$11,324 | \$328,576 | \$343,646 | 0.956 | 00001 | \$11,000 | GENERAL TOWNSHIP | 401 |
| 05-09-007-015-01 | 4284 WEBSTER BRID | 07/09/20 | \$210,000 | \$210,000 | \$76,700 | 36.52 | \$214,436 | \$14,265 | \$195,735 | \$201,177 | 0.973 | 00001 | \$12,747 | GENERAL TOWNSHIP | 401 |
| 05-09-027-001-20 | 1926 MORRIS RD | 12/22/21 | \$199,900 | \$199,900 | \$81,900 | 40.97 | \$200,732 | \$19,790 | \$180,110 | \$181,851 | 0.990 | 00001 | \$14,344 | GENERAL TOWNSHIP | 401 |
| 05-09-023-004-10 | 4241 E OLD STATE RE | 12/30/20 | \$110,000 | \$110,000 | \$41,800 | 38.00 | \$107,776 | \$7,431 | \$102,569 | \$100,849 | 1.017 | 00001 | \$2,442 | GENERAL TOWNSHIP | 401 |
| 05-09-004-006-35 | 2153 W M-32 HWY | 11/30/21 | \$177,000 | \$177,000 | \$66,400 | 37.51 | \$166,160 | \$9,975 | \$167,025 | \$156,970 | 1.064 | 00001 | \$6,600 | GENERAL TOWNSHIP | 401 |
| 05-09-001-012-10 | 5383 S KORTHAUSE RC | 03/12/21 | \$375,000 | \$375,000 | \$101,700 | 27.12 | \$348,403 | \$11,746 | \$363,254 | \$338,349 | 1.074 | 00001 | \$9,517 | GENERAL TOWNSHIP | 401 |
| 05-09-006-005-00 | 5322 WEBSTER BRID | 08/19/21 | \$205,000 | \$205,000 | \$61,800 | 30.15 | \$189,928 | \$20,616 | \$202,616 | \$188,486 | 1.075 | 00001 | \$2,024 | GENERAL TOWNSHIP | 401 |
| 05-09-018-011-35 | 3127 N M-66 HWY | 08/10/21 | \$249,000 | \$249,000 | \$86,100 | 34.58 | \$216,504 | \$7,069 | \$241,931 | \$210,487 | 1.149 | 00001 | \$5,940 | GENERAL TOWNSHIP | 401 |
| 05-09-006-009-00 | 5002 MT BLISS RD | 06/19/20 | \$370,000 | \$370,000 | \$120,000 | 32.43 | \$328,826 | \$104,952 | \$265,048 | \$224,999 | 1.178 | 00001 | \$104,000 | GENERAL TOWNSHIP | 401 |
| 05-09-019-009-00 | 2305 N M-66 HWY | 09/24/21 | \$105,000 | \$105,000 | \$36,100 | 34.38 | \$85,582 | \$4,635 | \$100,365 | \$81,354 | 1.234 | 00001 | \$1,716 | GENERAL TOWNSHIP | 401 |
| 05-09-026-006-15 | 4340 E OLD STATE RE | 05/25/21 | \$62,000 | \$62,000 | \$21,300 | 34.35 | \$54,495 | \$5,689 | \$56,311 | \$44,369 | 1.269 | 88 | \$3,872 | GENERAL TOWNSHIP | 401 |
| 05-09-033-008-00 | 296 CRAWFORD RD | 11/02/21 | \$158,200 | \$158,200 | \$48,700 | 30.78 | \$119,697 | \$21,785 | \$136,415 | \$98,404 | 1.386 | 00001 | \$21,785 | GENERAL TOWNSHIP | 401 |
| 05-09-033-015-30 | 2598 LILAC DR | 11/02/21 | \$158,200 | \$158,200 | \$48,700 | 30.78 | \$119,697 | \$21,785 | \$136,415 | \$98,404 | 1.386 | 00001 | \$21,785 | GENERAL TOWNSHIP | 401 |
| 05-09-016-011-40 | 5980 MARVON RD | 03/03/22 | \$390,000 | \$390,000 | \$114,500 | 29.36 | \$287,182 | \$34,141 | \$355,859 | \$254,313 | 1.399 | 00001 | \$30,600 | GENERAL TOWNSHIP | 401 |
| 05-09-010-002-20 | 3317 W M-32 HWY | 08/07/20 | \$185,000 | \$185,000 | \$49,800 | 26.92 | \$141,698 | \$39,000 | \$146,000 | \$103,214 | 1.415 | 00001 | \$39,000 | GENERAL TOWNSHIP | 401 |
| 05-09-002-005-00 | 5980 MARVON RD | 12/01/21 | \$400,000 | \$400,000 | \$113,300 | 28.33 | \$278,497 | \$36,075 | \$363,925 | \$243,640 | 1.494 | 00001 | \$36,075 | GENERAL TOWNSHIP | 401 |
| 05-09-017-001-70 | 3523 MT BLISS RD | 10/29/21 | \$150,000 | \$150,000 | \$37,900 | 25.27 | \$105,891 | \$9,184 | \$140,816 | \$87,915 | 1.602 | 88 | \$2,046 | GENERAL TOWNSHIP | 401 |
| Totals: | | | \$5,522,500 | \$5,522,500 | \$1,866,600 | 33.80 | \$5,454,729 | \$4,796,629 | \$4,711,529 | | 1.018 | | | | |
| | | | | | | | | | | | Ave. E.C.F. => | | | | |
| | | | | | | | | | | | | | | | |

ECF USED 1.018

OUTLIERS NOT USED

| | | | | | | | | | | | | | | | |
|------------------|---------------------|----------|-----------|-----------|----------|-------|-----------|----------|-----------|-----------|-------|-------|----------|------------------|-----|
| 05-09-012-006-20 | 5273 W M-32 HWY | 07/16/21 | \$400,000 | \$400,000 | \$45,700 | 11.43 | \$181,161 | \$17,000 | \$383,000 | \$164,986 | 2.321 | 00001 | \$17,000 | GENERAL TOWNSHIP | 401 |
| 05-09-030-021-25 | 1110 SERENDIPITY TF | 05/24/21 | \$155,000 | \$155,000 | \$31,100 | 20.06 | \$76,263 | \$19,034 | \$135,966 | \$57,517 | 2.364 | 00001 | \$17,034 | GENERAL TOWNSHIP | 401 |
| 05-09-026-006-25 | 4234 E OLD STATE RE | 11/20/20 | \$800,000 | \$800,000 | \$34,800 | 4.35 | \$111,578 | \$3,787 | \$796,213 | \$97,992 | 8.125 | 4444 | \$2,420 | GENERAL TOWNSHIP | 401 |