

2023 LAND VALUE  
AGRICULTURAL VACANT

04/01/2020 - 03/31/2022

| Parcel Number   | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale   | Adj. Sale \$     | Land Residual    | Net Acres     | Dollars/Acre                     | Linear/Per                   | Land Table  | Class |
|-----------------|----------------|-----------|------------|--------|-----------------|------------------|------------------|---------------|----------------------------------|------------------------------|-------------|-------|
| TEO-131-2780-00 | 1000 E M-50    | 07/30/21  | \$100,000  | WD     | 03-ARM'S LENGTH | \$100,000        | \$100,000        | 30.69         | \$3,258                          | 2623-491                     | AGRICULTURE | 102   |
| TEO-136-4400-00 | 6000 SHULL RD  | 11/12/21  | \$225,000  | WD     | 03-ARM'S LENGTH | \$225,000        | \$225,000        | 53.50         | \$4,206                          | 2629-829                     | AGRICULTURE | 102   |
| TEO-136-1050-00 | 6000 E M-50    | 08/20/21  | \$330,000  | WD     | 03-ARM'S LENGTH | \$330,000        | \$330,000        | 55.81         | \$5,913                          | 2624-932                     | AGRICULTURE | 102   |
| <b>Totals:</b>  |                |           |            |        |                 | <b>\$655,000</b> | <b>\$655,000</b> | <b>140.00</b> | <b>Average per Net Acre=&gt;</b> | <b>Average per SqFt=&gt;</b> |             |       |

① Neighb Bas Suite  
 \* Will include Townsh City, Clinton Trap, Franklin Trap in Study  
 \* 2022 Land values seem consistent, but Prices slightly increased  
 \* 2023 LV to use →

2023  
 Tillable - \$5400  
 Woods - \$2000  
 Low/med - \$1800  
 Res Woods - \$41000  
 R/W - \$0  
 Rec Ponds - \$12,000  
 Farm Ponds - \$0  
 Pasture - \$2600  
 Non-Till/Res Area - \$2600  
 Dev/DWR - \$3400  
 Dev/Pars - \$3300  
 Ditch - \$0

2023 LAND VALUE  
AG VACANT

04/01/2020 - 3/31/2022  
FRANKLIN, TECUMSEH CITY, CLINTON

| Parcel Number   | Street Address        | Sale Date | Sale Price         | Instr. | Terms of Sale   | Adj. Sale \$       | Land Residual      | Net Acres     | Dollars/Acre   | Libers/Page    |
|-----------------|-----------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|---------------|----------------|----------------|
| FRO-136-4535-00 | COUNTRY DR            | 03/05/21  | \$32,500           | WD     | 03-ARMIS LENGTH | \$32,500           | \$32,500           | 4.68          | \$6,939        | 2614-42        |
| FRO-125-1020-00 | 8925 N CARSON HWY     | 08/12/20  | \$54,000           | WD     | 03-ARMIS LENGTH | \$54,000           | \$54,000           | 8.50          | \$6,353        | 2602-444       |
| FRO-125-1725-00 | W M-50                | 03/31/21  | \$47,100           | WD     | 03-ARMIS LENGTH | \$47,100           | \$47,100           | 9.94          | \$4,739        | 2616-850       |
| FRO-125-2575-00 | W M-50                | 11/23/20  | \$116,000          | WD     | 03-ARMIS LENGTH | \$116,000          | \$116,000          | 20.00         | \$5,800        | 2608-541       |
| FRO-131-3555-00 | 7000 TEACHOUT RD      | 06/25/21  | \$210,000          | WD     | 03-ARMIS LENGTH | \$210,000          | \$210,000          | 70.22         | \$2,991        | 2621-773       |
| CL0-109-2600-00 | 3000 CLINTON-MACON RD | 08/21/20  | \$310,000          | WD     | 03-ARMIS LENGTH | \$310,000          | \$310,000          | 75.32         | \$4,116        | 2604-119       |
| FRO-135-1100-00 | 7000 WISNER HWY       | 02/05/21  | \$447,450          | WD     | 03-ARMIS LENGTH | \$447,450          | \$447,450          | 78.50         | \$5,700        | 2612-925       |
| FRO-119-1710-00 | W M-50                | 09/16/21  | \$397,375          | WD     | 03-ARMIS LENGTH | \$397,375          | \$397,375          | 94.04         | \$4,226        | 2626-271       |
| <b>Totals:</b>  |                       |           | <b>\$1,614,425</b> |        |                 | <b>\$1,614,425</b> | <b>\$1,614,425</b> | <b>361.20</b> | <b>Average</b> | <b>Average</b> |
|                 |                       |           |                    |        |                 |                    |                    |               | per Net Acre=> | per SqFt=>     |

| Parcel Number   | Street Address       | Sale Date | Sale Price       | Instr. | Terms of Sale   | Adj. Sale \$     | Land Residual    | Net Acres   | SQ. FT     | Dollars/SqFt | Libers/Page | Land Table |
|-----------------|----------------------|-----------|------------------|--------|-----------------|------------------|------------------|-------------|------------|--------------|-------------|------------|
| TEO-447-0070-00 | HIGHLANDS CT         | 02/11/22  | \$45,000         | M/LC   | 03-ARM'S LENGTH | \$45,000         | \$45,000         | 0.40        | 17,511.12  | \$2.57       | 2634-742    | SCENIC     |
| TEO-450-0050-00 | 8637 LOIRE VALLEY DR | 09/29/20  | \$32,000         | WD     | 03-ARM'S LENGTH | \$32,000         | \$32,000         | 0.70        | 30,274.20  | \$1.06       | 2605-91     | SCENIC     |
| TEO-835-0050-00 | WHEATLAND DR         | 10/19/20  | \$35,000         | WD     | 03-ARM'S LENGTH | \$35,000         | \$35,000         | 0.86        | 37,461.60  | \$0.93       | 2606-421    | SCENIC     |
| TEO-835-0050-00 | WHEATLAND DR         | 07/08/21  | \$35,000         | WD     | 03-ARM'S LENGTH | \$35,000         | \$35,000         | 0.86        | 37,461.60  | \$0.93       | 2622-195    | SCENIC     |
| TEO-835-0100-00 | HARVEST HILL DR      | 05/11/20  | \$31,000         | WD     | 03-ARM'S LENGTH | \$31,000         | \$31,000         | 0.86        | 37,461.60  | \$0.83       | 2597-637    | SCENIC     |
| TEO-835-0060-00 | WHEATLAND DR         | 07/27/21  | \$35,000         | WD     | 03-ARM'S LENGTH | \$35,000         | \$35,000         | 0.86        | 37,505.16  | \$0.93       | 2623-167    | SCENIC     |
| TEO-836-0210-00 | FIELDSTONE DR        | 08/24/21  | \$35,000         | WD     | 03-ARM'S LENGTH | \$35,000         | \$35,000         | 0.96        | 41,991.84  | \$0.83       | 2625-151    | SCENIC     |
| TEO-121-1225-00 | 3122 RAVENWOOD CT    | 02/08/22  | \$75,000         | WD     | 03-ARM'S LENGTH | \$75,000         | \$75,000         | 2.74        | 119,354.40 | \$0.63       | 2633-777    | SCENIC     |
| <b>Totals:</b>  |                      |           | <b>\$323,000</b> |        |                 | <b>\$323,000</b> | <b>\$323,000</b> | <b>8.24</b> |            |              |             |            |

Average per Net Acre=> \$0.90

\* Converted from Rate table to Sq Ft table for 2023  
 \* Good consistent sales with vacant/impoverished  
 \* change 2023 yr to table to →  
 \* also include Established SUBS Vacant Sales

| SQ. FT    | 2022 PER SQ. FT | PRICE PER SQ. FT | 2023 PER SQ. FT | 2023 L/V |
|-----------|-----------------|------------------|-----------------|----------|
| 2,500     | -               | -                | 1.70            | 4,250    |
| 5,000     | -               | -                | 1.75            | 8,750    |
| 7,500     | 3.16            | 8,700            | 1.70            | 12,750   |
| 10,000    | 1.00            | 10,000           | 1.65            | 16,500   |
| 12,500    | 0.92            | 13,500           | 1.60            | 20,000   |
| 15,000    | 0.88            | 13,200           | 1.55            | 23,250   |
| 20,000    | 0.86            | 20,500           | 1.50            | 30,000   |
| 25,000    | 1.00            | 25,000           | 1.45            | 36,250   |
| 30,000    | 1.00            | 30,000           | 1.30            | 39,000   |
| 40,000    | 1.00            | 40,000           | 1.10            | 44,000   |
| 50,000    | 0.85            | 47,500           | 1.00            | 50,000   |
| 60,000    | 0.83            | 50,000           | 0.90            | 54,000   |
| 87,120    | 0.63            | 55,000           | 0.65            | 56,628   |
| 130,680   | 0.46            | 60,000           | 0.55            | 71,874   |
| 174,240   | 0.37            | 65,000           | 0.45            | 78,408   |
| 217,800   | 0.32            | 70,000           | 0.37            | 80,586   |
| 435,600   | -               | -                | 0.25            | 108,900  |
| 653,400   | -               | -                | 0.20            | 130,680  |
| 871,200   | -               | -                | 0.23            | 200,376  |
| 1,089,000 | -               | -                | 0.20            | 217,800  |

| Parcel Number              | Street Address                  | Sale Date           | Sale Price           | Instr.        | Terms of Sale              | Adj. Sale \$         | Land Residual    | Net Acres       | SQ. FT            | Dollars/SqFt      | Liber/Page          | Land Table        |
|----------------------------|---------------------------------|---------------------|----------------------|---------------|----------------------------|----------------------|------------------|-----------------|-------------------|-------------------|---------------------|-------------------|
| TE0-447-0250-00            | 7881 ST ANDREWS DR              | 03/12/21            | \$374,900            | WD            | 03-ARM'S LENGTH            | \$374,900            | \$5,451          | 0.36            | 15,682            | \$0.35            | 2615-79             | SCENIC            |
| TE0-447-0270-00            | 5172 TURNBERRY COURT            | 02/04/21            | \$315,000            | WD            | 03-ARM'S LENGTH            | \$315,000            | \$16,889         | 0.40            | 17,424            | \$0.97            | 2613-309            | SCENIC            |
| TE0-447-0070-00            | HIGHLANDS CT                    | 02/11/22            | \$45,000             | M/C           | 03-ARM'S LENGTH            | \$45,000             | \$45,000         | 0.40            | 17,511            | \$2.57            | 2634-742            | SCENIC            |
| TE0-450-0050-00            | 8637 LOIRE VALLEY DR            | 09/29/20            | \$32,000             | WD            | 03-ARM'S LENGTH            | \$32,000             | \$32,000         | 0.70            | 30,274            | \$1.06            | 2605-91             | SCENIC            |
| TE0-450-0120-00            | 8510 LOIRE VALLEY DR            | 12/28/20            | \$320,000            | WD            | 03-ARM'S LENGTH            | \$320,000            | \$14,973         | 0.71            | 30,928            | \$0.48            | 2610-211            | SCENIC            |
| TE0-451-0140-00            | 8713 LOIRE VALLEY DR            | 07/15/20            | \$350,000            | WD            | 03-ARM'S LENGTH            | \$350,000            | \$95,703         | 0.71            | 31,102            | \$3.08            | 2603-90             | SCENIC            |
| <del>TE0-451-0170-00</del> | <del>8736 LOIRE VALLEY DR</del> | <del>07/23/21</del> | <del>\$400,000</del> | <del>WD</del> | <del>03-ARM'S LENGTH</del> | <del>\$400,000</del> | <del>\$278</del> | <del>0.71</del> | <del>31,102</del> | <del>\$0.01</del> | <del>2624-849</del> | <del>SCENIC</del> |
| TE0-451-0190-00            | 8712 LOIRE VALLEY DR            | 06/30/20            | \$345,000            | WD            | 03-ARM'S LENGTH            | \$345,000            | \$14,053         | 0.71            | 31,102            | \$0.45            | 2599-901            | SCENIC            |
| TE0-126-4190-00            | 8786 LOIRE VALLEY DR            | 08/31/21            | \$445,000            | WD            | 03-ARM'S LENGTH            | \$445,000            | \$21,903         | 0.85            | 37,026            | \$0.59            | 2626-539            | SCENIC            |
| TE0-835-0050-00            | WHEATLAND DR                    | 10/19/20            | \$35,000             | WD            | 03-ARM'S LENGTH            | \$35,000             | \$35,000         | 0.86            | 37,462            | \$0.93            | 2606-421            | SCENIC            |
| TE0-835-0050-00            | WHEATLAND DR                    | 07/08/21            | \$35,000             | WD            | 03-ARM'S LENGTH            | \$35,000             | \$35,000         | 0.86            | 37,462            | \$0.93            | 2622-195            | SCENIC            |
| TE0-835-0100-00            | HARVEST HILL DR                 | 05/11/20            | \$31,000             | WD            | 03-ARM'S LENGTH            | \$31,000             | \$31,000         | 0.86            | 37,462            | \$0.83            | 2597-637            | SCENIC            |
| TE0-835-0060-00            | WHEATLAND DR                    | 07/27/21            | \$35,000             | WD            | 03-ARM'S LENGTH            | \$35,000             | \$35,000         | 0.86            | 37,505            | \$0.93            | 2623-167            | SCENIC            |
| TE0-836-0210-00            | FIELDSTONE DR                   | 08/24/21            | \$35,000             | WD            | 03-ARM'S LENGTH            | \$35,000             | \$35,000         | 0.96            | 41,992            | \$0.83            | 2625-151            | SCENIC            |
| TE0-445-0490-00            | 8928 HAWTHORNE DR               | 10/16/20            | \$330,000            | WD            | 03-ARM'S LENGTH            | \$330,000            | \$37,631         | 0.99            | 43,168            | \$0.87            | 2606-41             | SCENIC            |
| TE0-121-1225-00            | 3122 RAVENWOOD CT               | 02/08/22            | \$75,000             | WD            | 03-ARM'S LENGTH            | \$75,000             | \$75,000         | 2.74            | 119,354           | \$0.63            | 2633-777            | SCENIC            |
| <b>Totals:</b>             |                                 |                     | <b>\$3,202,900</b>   |               |                            | <b>\$3,202,900</b>   | <b>\$529,881</b> | <b>13.70</b>    |                   |                   |                     |                   |

Average  
per Net Acre=> \$0.89

2023 LAND VALUE  
ESTABLISHED SUBS VACANT

04/01/2020 - 03/31/2022

| Parcel Number   | Street Address   | Sale Date | Sale Price       | Instr. | Terms of Sale   | Adj. Sale \$     | Land Residual    | Net Acres   | SQ. FT | Dollars/SqFt  | Liber/Page | Land Table       |
|-----------------|------------------|-----------|------------------|--------|-----------------|------------------|------------------|-------------|--------|---------------|------------|------------------|
| TE0-475-0070-00 | RAVENWOOD COURT  | 02/04/22  | \$38,000         | WD     | 03-ARM'S LENGTH | \$38,000         | \$38,000         | 0.60        | 26,223 | \$1.45        | 2634-895   | ESTABLISHED SUBS |
| TE0-475-0080-00 | RAVENWOOD COURT  | 02/08/22  | \$45,000         | WD     | 03-ARM'S LENGTH | \$45,000         | \$45,000         | 0.94        | 40,946 | \$1.10        | 2633-775   | ESTABLISHED SUBS |
| TE0-475-0030-00 | 9000 NEWBURG HWY | 02/08/22  | \$35,000         | WD     | 03-ARM'S LENGTH | \$35,000         | \$35,000         | 0.98        | 42,689 | \$0.82        | 2634-16    | ESTABLISHED SUBS |
| <b>Totals:</b>  |                  |           | <b>\$118,000</b> |        |                 | <b>\$118,000</b> | <b>\$118,000</b> | <b>2.52</b> |        |               |            |                  |
| Average         |                  |           |                  |        |                 |                  |                  |             |        |               |            |                  |
| per Net Acre=>  |                  |           |                  |        |                 |                  |                  |             |        | <b>\$1.07</b> |            |                  |

| Parcel Number   | Street Address   | Sale Date | Sale Price       | Instr. | Terms of Sale   | Adj. Sale \$     | Land Residual    | Net Acres   | SQ FT  | Dollars/SqFt | Liber/Page | Land Table       |
|-----------------|------------------|-----------|------------------|--------|-----------------|------------------|------------------|-------------|--------|--------------|------------|------------------|
| TE0-475-0070-00 | RAVENWOOD COURT  | 02/04/22  | \$38,000         | WD     | 03-ARM'S LENGTH | \$38,000         | \$38,000         | 0.60        | 26,223 | \$1.45       | 2634-895   | ESTABLISHED SUBS |
| TE0-475-0080-00 | RAVENWOOD COURT  | 02/08/22  | \$45,000         | WD     | 03-ARM'S LENGTH | \$45,000         | \$45,000         | 0.94        | 40,946 | \$1.10       | 2633-775   | ESTABLISHED SUBS |
| TE0-475-0030-00 | 9000 NEWBURG HWY | 02/08/22  | \$35,000         | WD     | 03-ARM'S LENGTH | \$35,000         | \$35,000         | 0.98        | 42,689 | \$0.82       | 2634-16    | ESTABLISHED SUBS |
| <b>Totals:</b>  |                  |           | <b>\$118,000</b> |        |                 | <b>\$118,000</b> | <b>\$118,000</b> | <b>2.52</b> |        |              |            |                  |

Average per Net Acre=> \$1.07

\* converted from Rate table to Sq Ft for 2023  
 \* good vacant sales  
 \* improved sales had good residuals  
 \* change 2023 v/r to Sq Ft table ->

|           | PRICE PER SQ.FT. |        |      |         |  |  |  |
|-----------|------------------|--------|------|---------|--|--|--|
| 2,500     | -                | -      | 1.70 | 4,250   |  |  |  |
| 5,000     | -                | -      | 1.75 | 8,750   |  |  |  |
| 7,500     | 1.16             | 8,700  | 1.70 | 12,750  |  |  |  |
| 10,000    | 1.00             | 10,000 | 1.65 | 16,500  |  |  |  |
| 12,500    | 0.92             | 11,500 | 1.60 | 20,000  |  |  |  |
| 15,000    | 0.88             | 13,200 | 1.55 | 23,250  |  |  |  |
| 20,000    | 0.88             | 17,500 | 1.50 | 30,000  |  |  |  |
| 25,000    | 1.00             | 25,000 | 1.45 | 36,250  |  |  |  |
| 30,000    | 1.00             | 30,000 | 1.30 | 39,000  |  |  |  |
| 40,000    | 1.06             | 42,500 | 1.10 | 44,000  |  |  |  |
| 50,000    | 0.95             | 47,500 | 1.00 | 50,000  |  |  |  |
| 60,000    | 0.83             | 50,000 | 0.90 | 54,000  |  |  |  |
| 87,120    | 0.63             | 55,000 | 0.65 | 56,628  |  |  |  |
| 130,680   | 0.46             | 60,000 | 0.55 | 71,874  |  |  |  |
| 174,240   | 0.37             | 65,000 | 0.45 | 78,408  |  |  |  |
| 217,800   | 0.32             | 70,000 | 0.37 | 80,586  |  |  |  |
| 435,600   | -                | -      | 0.25 | 108,900 |  |  |  |
| 653,400   | -                | -      | 0.20 | 130,680 |  |  |  |
| 871,200   | -                | -      | 0.23 | 200,376 |  |  |  |
| 1,089,000 | -                | -      | 0.20 | 217,800 |  |  |  |

2023 LAND VALUE  
ESTABLISHED SUBS IMPROVED

04/01/2020 - 03/31/2022

| Parcel Number   | Street Address        | Sale Date | Sale Price         | Instr. | Terms of Sale   | Adj. Sale \$       | Land Residual    | Net Acres    | SQ. FT. | Dollars/Sqft | Libers/Page | Land Table       |
|-----------------|-----------------------|-----------|--------------------|--------|-----------------|--------------------|------------------|--------------|---------|--------------|-------------|------------------|
| TEO-425-0020-00 | 4134 CRESCENT VIEW DR | 04/27/21  | \$200,000          | WD     | 03-ARM'S LENGTH | \$200,000          | \$28,765         | 0.39         | 16,988  | \$1.69       | 2618-259    | ESTABLISHED SUBS |
| TEO-440-0210-00 | 8751 HAWTHORNE DR     | 02/26/21  | \$255,000          | WD     | 03-ARM'S LENGTH | \$255,000          | \$7,512          | 0.41         | 17,860  | \$0.42       | 2613-476    | ESTABLISHED SUBS |
| TEO-710-0130-00 | 3778 KAISER RD        | 05/14/21  | \$170,000          | WD     | 03-ARM'S LENGTH | \$170,000          | \$7,527          | 0.42         | 18,295  | \$0.41       | 2619-475    | ESTABLISHED SUBS |
| TEO-121-2710-00 | 3787 KAISER RD        | 07/12/21  | \$161,000          | WD     | 03-ARM'S LENGTH | \$161,000          | \$36,855         | 0.46         | 20,038  | \$1.84       | 2623-78     | ESTABLISHED SUBS |
| TEO-425-0200-00 | 9705 SOUTHWIND CIRCLE | 08/03/21  | \$245,000          | WD     | 03-ARM'S LENGTH | \$245,000          | \$11,143         | 0.46         | 20,038  | \$0.56       | 2623-788    | ESTABLISHED SUBS |
| TEO-490-0380-00 | 9405 NEWBURG HWY      | 07/21/21  | \$208,900          | WD     | 03-ARM'S LENGTH | \$208,900          | \$34,755         | 0.48         | 21,039  | \$1.65       | 2623-179    | ESTABLISHED SUBS |
| TEO-440-0220-00 | 8727 HAWTHORNE DR     | 07/02/21  | \$325,000          | WD     | 03-ARM'S LENGTH | \$325,000          | \$48,450         | 0.52         | 22,695  | \$2.13       | 2622-36     | ESTABLISHED SUBS |
| TEO-480-0160-00 | 9586 TONNEBERGER DR   | 08/04/20  | \$225,000          | WD     | 03-ARM'S LENGTH | \$225,000          | \$6,603          | 0.56         | 24,263  | \$0.27       | 2602-473    | ESTABLISHED SUBS |
| TEO-126-1950-00 | 5520 MILWAUKEE RD     | 04/24/20  | \$210,000          | WD     | 03-ARM'S LENGTH | \$210,000          | \$3,622          | 0.58         | 25,265  | \$0.14       | 2597-169    | ESTABLISHED SUBS |
| TEO-475-0070-00 | RAVENWOOD COURT       | 02/04/22  | \$38,000           | WD     | 03-ARM'S LENGTH | \$38,000           | \$38,000         | 0.60         | 26,223  | \$1.45       | 2634-895    | ESTABLISHED SUBS |
| TEO-425-0220-00 | 9716 SOUTHWIND CIRCLE | 07/14/20  | \$216,000          | WD     | 03-ARM'S LENGTH | \$216,000          | \$13,915         | 0.61         | 26,572  | \$0.52       | 2603-181    | ESTABLISHED SUBS |
| TEO-440-0020-00 | 5110 MILWAUKEE RD     | 12/28/21  | \$325,000          | WD     | 03-ARM'S LENGTH | \$325,000          | \$44,896         | 0.63         | 27,443  | \$1.64       | 2632-196    | ESTABLISHED SUBS |
| TEO-126-1525-00 | 8826 HAWTHORNE DR     | 11/19/21  | \$260,000          | WD     | 03-ARM'S LENGTH | \$260,000          | \$44,103         | 0.67         | 29,185  | \$1.51       | 2630-775    | ESTABLISHED SUBS |
| TEO-700-0010-00 | 5999 E M-50           | 05/28/21  | \$250,000          | WD     | 03-ARM'S LENGTH | \$250,000          | \$46,764         | 0.89         | 38,768  | \$1.21       | 2620-273    | ESTABLISHED SUBS |
| TEO-475-0080-00 | RAVENWOOD COURT       | 02/08/22  | \$45,000           | WD     | 03-ARM'S LENGTH | \$45,000           | \$45,000         | 0.94         | 40,946  | \$1.10       | 2633-775    | ESTABLISHED SUBS |
| TEO-445-0510-00 | 8972 HAWTHORNE DR     | 04/14/20  | \$289,500          | WD     | 03-ARM'S LENGTH | \$289,500          | \$13,400         | 0.96         | 41,818  | \$0.32       | 2597-49     | ESTABLISHED SUBS |
| TEO-475-0030-00 | 9000 NEWBURG HWY      | 02/08/22  | \$35,000           | WD     | 03-ARM'S LENGTH | \$35,000           | \$35,000         | 0.98         | 42,689  | \$0.82       | 2634-16     | ESTABLISHED SUBS |
| TEO-440-0270-00 | 5160 MILWAUKEE RD     | 05/29/20  | \$250,000          | OTH    | 03-ARM'S LENGTH | \$250,000          | \$11,816         | 1.10         | 47,916  | \$0.25       | 2598-463    | ESTABLISHED SUBS |
| TEO-121-4170-00 | 9343 TONNEBERGER DR   | 08/17/20  | \$243,000          | WD     | 03-ARM'S LENGTH | \$243,000          | \$27,949         | 1.25         | 54,363  | \$0.51       | 2602-963    | ESTABLISHED SUBS |
| TEO-430-0110-00 | 9828 DILLINGHAM CT    | 11/20/20  | \$600,000          | WD     | 03-ARM'S LENGTH | \$600,000          | \$130,350        | 1.47         | 64,033  | \$2.04       | 2608-902    | ESTABLISHED SUBS |
| TEO-350-0040-00 | 400 WILDWOOD CIR      | 03/17/22  | \$22,000           | WD     | 03-ARM'S LENGTH | \$22,000           | \$22,000         | 1.53         | 66,647  | \$0.33       | 2635-616    | ESTABLISHED SUBS |
| TEO-350-0212-00 | 22 WILDWOOD CIR       | 09/13/21  | \$274,900          | WD     | 03-ARM'S LENGTH | \$274,900          | \$29,385         | 1.54         | 67,082  | \$0.44       | 2626-65     | ESTABLISHED SUBS |
| TEO-430-0100-00 | 9836 DILLINGHAM CT    | 12/30/20  | \$280,875          | WD     | 03-ARM'S LENGTH | \$280,875          | \$20,925         | 1.83         | 79,715  | \$0.26       | 2610-848    | ESTABLISHED SUBS |
| TEO-445-0370-00 | 8876 GRANGE HALL RD   | 10/15/20  | \$410,000          | WD     | 03-ARM'S LENGTH | \$410,000          | \$11,744         | 1.94         | 84,506  | \$0.14       | 2605-983    | ESTABLISHED SUBS |
| <b>Totals:</b>  |                       |           | <b>\$5,539,175</b> |        |                 | <b>\$5,539,175</b> | <b>\$720,479</b> | <b>21.22</b> |         |              |             |                  |

Average  
per Net Acre=> \$0.78

2023 LAND VALUE  
ESTABLISHED SUBS IMPROVED

04/01/2020 - 03/31/2022

| Parcel Number   | Street Address        | Sale Date | Sale Price           | Instr. | Terms of Sale   | Adj. Sale \$         | Land Residual        | Net Acres    | SQ. FT | Dollars/SqFt      | Librer/Page         | Land Table                  |
|-----------------|-----------------------|-----------|----------------------|--------|-----------------|----------------------|----------------------|--------------|--------|-------------------|---------------------|-----------------------------|
| TEO-425-0020-00 | 4134 CRESCENT VIEW DR | 04/27/21  | \$200,000            | WD     | 03-ARM'S LENGTH | \$200,000            | \$28,765             | 0.39         | 16,988 | \$1.69            | 2618-259            | ESTABLISHED SUBS            |
| TEO-440-0210-00 | 8751 HAWTHORNE DR     | 02/26/21  | \$255,000            | WD     | 03-ARM'S LENGTH | \$255,000            | \$7,512              | 0.41         | 17,860 | \$0.42            | 2613-476            | ESTABLISHED SUBS            |
| TEO-710-0130-00 | 3778 KAISER RD        | 05/14/21  | \$170,000            | WD     | 03-ARM'S LENGTH | \$170,000            | \$7,527              | 0.42         | 18,295 | \$0.41            | 2619-475            | ESTABLISHED SUBS            |
| TEO-121-2710-00 | 3787 KAISER RD        | 07/12/21  | \$161,000            | WD     | 03-ARM'S LENGTH | \$161,000            | \$36,855             | 0.46         | 20,038 | \$1.84            | 2623-78             | ESTABLISHED SUBS            |
| TEO-425-0200-00 | 9705 SOUTHWIND CIRCLE | 08/03/21  | \$245,000            | WD     | 03-ARM'S LENGTH | \$245,000            | \$11,143             | 0.46         | 20,038 | \$0.56            | 2623-788            | ESTABLISHED SUBS            |
| TEO-490-0380-00 | 9405 NEWBURG HWY      | 07/21/21  | \$208,900            | WD     | 03-ARM'S LENGTH | \$208,900            | \$34,755             | 0.48         | 21,039 | \$1.65            | 2623-179            | ESTABLISHED SUBS            |
| TEO-440-0220-00 | 8727 HAWTHORNE DR     | 07/02/21  | \$325,000            | WD     | 03-ARM'S LENGTH | \$325,000            | \$48,450             | 0.52         | 22,695 | \$2.13            | 2622-36             | ESTABLISHED SUBS            |
| TEO-480-0160-00 | 9586 TONNEBERGER DR   | 08/04/20  | \$225,000            | WD     | 03-ARM'S LENGTH | \$225,000            | \$6,603              | 0.56         | 24,263 | \$0.27            | 2602-473            | ESTABLISHED SUBS            |
| TEO-126-1950-00 | 5520 MILWAUKEE RD     | 04/24/20  | \$210,000            | WD     | 03-ARM'S LENGTH | \$210,000            | \$3,622              | 0.58         | 25,265 | \$0.14            | 2597-169            | ESTABLISHED SUBS            |
| TEO-475-0070-00 | RAVENWOOD COURT       | 02/04/22  | \$38,000             | WD     | 03-ARM'S LENGTH | \$38,000             | \$38,000             | 0.60         | 26,223 | \$1.45            | 2634-895            | ESTABLISHED SUBS            |
| TEO-425-0220-00 | 9716 SOUTHWIND CIRCLE | 07/14/20  | \$216,000            | WD     | 03-ARM'S LENGTH | \$216,000            | \$13,915             | 0.61         | 26,572 | \$0.52            | 2603-181            | ESTABLISHED SUBS            |
| TEO-440-0020-00 | 5110 MILWAUKEE RD     | 12/28/21  | \$325,000            | WD     | 03-ARM'S LENGTH | \$325,000            | \$44,896             | 0.63         | 27,443 | \$1.64            | 2632-196            | ESTABLISHED SUBS            |
| TEO-126-1525-00 | 8826 HAWTHORNE DR     | 11/19/21  | \$260,000            | WD     | 03-ARM'S LENGTH | \$260,000            | \$44,103             | 0.67         | 29,185 | \$1.51            | 2630-775            | ESTABLISHED SUBS            |
| TEO-700-0010-00 | 5999 E M-50           | 05/28/21  | \$250,000            | WD     | 03-ARM'S LENGTH | \$250,000            | \$46,764             | 0.89         | 38,768 | \$1.21            | 2620-273            | ESTABLISHED SUBS            |
| TEO-475-0080-00 | RAVENWOOD COURT       | 02/08/22  | \$45,000             | WD     | 03-ARM'S LENGTH | \$45,000             | \$45,000             | 0.94         | 40,946 | \$1.10            | 2633-775            | ESTABLISHED SUBS            |
| TEO-445-0510-00 | 8972 HAWTHORNE DR     | 04/14/20  | \$289,500            | WD     | 03-ARM'S LENGTH | \$289,500            | \$13,400             | 0.96         | 41,818 | \$0.32            | 2597-49             | ESTABLISHED SUBS            |
| TEO-475-0030-00 | 9000 NEWBURG HWY      | 02/08/22  | \$35,000             | WD     | 03-ARM'S LENGTH | \$35,000             | \$35,000             | 0.98         | 42,689 | \$0.82            | 2634-16             | ESTABLISHED SUBS            |
| TEO-440-0270-00 | 5160 MILWAUKEE RD     | 05/29/20  | \$250,000            | OTH    | 03-ARM'S LENGTH | \$250,000            | \$11,816             | 1.10         | 47,916 | \$0.25            | 2598-463            | ESTABLISHED SUBS            |
| TEO-121-4170-00 | 9343 TONNEBERGER DR   | 08/17/20  | \$243,000            | WD     | 03-ARM'S LENGTH | \$243,000            | \$27,949             | 1.25         | 54,363 | \$0.51            | 2602-963            | ESTABLISHED SUBS            |
| TEO-430-0110-00 | 9828 DILLINGHAM CT    | 11/20/20  | <del>\$600,000</del> | WD     | 03-ARM'S LENGTH | <del>\$600,000</del> | <del>\$130,350</del> | 1.47         | 64,933 | <del>\$2.04</del> | <del>2608-902</del> | <del>ESTABLISHED SUBS</del> |
| TEO-350-0040-00 | 400 WILDWOOD CIR      | 03/17/22  | \$22,000             | WD     | 03-ARM'S LENGTH | \$22,000             | \$22,000             | 1.53         | 66,647 | \$0.33            | 2635-616            | ESTABLISHED SUBS            |
| TEO-350-0212-00 | 22 WILDWOOD CIR       | 09/13/21  | \$274,900            | WD     | 03-ARM'S LENGTH | \$274,900            | \$29,385             | 1.54         | 67,082 | \$0.44            | 2626-65             | ESTABLISHED SUBS            |
| TEO-430-0100-00 | 9836 DILLINGHAM CT    | 12/30/20  | \$280,875            | WD     | 03-ARM'S LENGTH | \$280,875            | \$20,925             | 1.83         | 79,715 | \$0.26            | 2610-848            | ESTABLISHED SUBS            |
| TEO-445-0370-00 | 8876 GRANGE HALL RD   | 10/15/20  | \$410,000            | WD     | 03-ARM'S LENGTH | \$410,000            | \$11,744             | 1.94         | 84,506 | \$0.14            | 2605-983            | ESTABLISHED SUBS            |
| <b>Totals:</b>  |                       |           | <b>\$5,539,175</b>   |        |                 | <b>\$5,539,175</b>   | <b>\$720,479</b>     | <b>21.22</b> |        | <b>\$0.78</b>     |                     |                             |

Average  
per Net Acre=> \$0.78



2023 LAND VALUE  
METES BOUNDS (VACANT)

4/1/2020 - 3/31/2022

| Parcel Number              | Street Address             | Sale Date           | Sale Price          | Instr.        | Terms of Sale              | Adj. Sale \$        | Land Residual       | Net Acres | Dollars/Acre           | Dollars/Sqft       | Libers/Page        | Land Table                    |
|----------------------------|----------------------------|---------------------|---------------------|---------------|----------------------------|---------------------|---------------------|-----------|------------------------|--------------------|--------------------|-------------------------------|
| <del>TE0-119-1770-00</del> | <del>1088-FMUNGER RD</del> | <del>05/12/20</del> | <del>\$15,000</del> | <del>LC</del> | <del>03-ARM'S LENGTH</del> | <del>\$15,000</del> | <del>\$15,000</del> | 5.99      | <del>\$2,504</del>     | <del>\$8.86</del>  | <del>2598-70</del> | <del>METES &amp; BOUNDS</del> |
| TE0-119-4350-00            | 9000 MATTHEWS HWY          | 04/28/21            | \$49,500            | WD            | 03-ARM'S LENGTH            | \$49,500            | \$49,500            | 5.00      | \$9,900                | \$0.23             | 2618-346           | METES & BOUNDS                |
| Totals:                    |                            |                     | \$64,500            |               |                            | \$64,500            | \$64,500            | 10.99     | Average per Net Acre=> | Average per Sqft=> |                    | \$0.13                        |

\* converted from Rate table to average table for 2023

\* only 1 vacant sale in 2 year study, good sale

\* improved sales are decent. Some outliers due to

\* change L/U table to 2023 to table →

\* include Als vacant to study

|     | PRICE PER ACRE |         |        |         |
|-----|----------------|---------|--------|---------|
| 1   | 17,500         | 17,500  | 18,000 | 18,000  |
| 1.5 | 15,000         | 22,500  | 17,000 | 25,500  |
| 2   | 13,750         | 27,500  | 16,000 | 32,000  |
| 2.5 | 13,000         | 32,500  | 15,000 | 37,500  |
| 3   | 12,500         | 37,500  | 14,000 | 42,000  |
| 4   | 10,000         | 40,000  | 12,000 | 48,000  |
| 5   | 10,000         | 50,000  | 10,000 | 50,000  |
| 7   | 7,857          | 55,000  | 9,000  | 63,000  |
| 10  | 7,000          | 70,000  | 8,000  | 80,000  |
| 15  | 5,500          | 82,500  | 6,500  | 97,500  |
| 20  | 4,750          | 95,000  | 6,000  | 120,000 |
| 25  | 5,000          | 125,000 | 5,000  | 125,000 |
| 30  | -              | -       | 4,500  | 135,000 |
| 40  | -              | -       | 4,000  | 160,000 |
| 50  | -              | -       | 3,500  | 175,000 |
| 100 | -              | -       | 3,000  | 300,000 |

2023 LAND VALUE  
METES BOUNDS (IMPROVED)

04/01/2020 - 03/31/2022

| Parcel Number   | Street Address    | Sale Date | Sale Price         | Instr. | Terms of Sale   | Adj. Sale \$       | Land Residual    | Net Acres    | Dollars/Acre   | Libers/Page    | Land Table     |
|-----------------|-------------------|-----------|--------------------|--------|-----------------|--------------------|------------------|--------------|----------------|----------------|----------------|
| TEO-123-4375-00 | 9350 MACON HWY    | 06/14/21  | \$240,000          | WD     | 03-ARM'S LENGTH | \$240,000          | \$31,374         | 0.96         | \$32,681       | 2621-30        | METES & BOUNDS |
| TEO-123-1490-00 | 5467 ALLEN RD     | 09/10/21  | \$205,000          | WD     | 03-ARM'S LENGTH | \$205,000          | \$17,215         | 1.00         | \$17,284       | 2626-353       | METES & BOUNDS |
| TEO-132-4585-00 | 2626 W RUSSELL RD | 06/26/20  | \$140,000          | WD     | 03-ARM'S LENGTH | \$140,000          | \$10,079         | 1.00         | \$10,079       | 2599-899       | METES & BOUNDS |
| TEO-132-4600-00 | 2630 W RUSSELL RD | 01/06/22  | \$124,000          | WD     | 03-ARM'S LENGTH | \$124,000          | \$22,558         | 1.00         | \$22,558       | 2632-187       | METES & BOUNDS |
| TEO-126-1280-00 | 5293 MACON HWY    | 03/17/21  | \$200,000          | WD     | 03-ARM'S LENGTH | \$200,000          | \$34,880         | 1.08         | \$32,296       | 2616-522       | METES & BOUNDS |
| TEO-460-0070-00 | 9355 MACON HWY    | 02/10/21  | \$166,500          | WD     | 03-ARM'S LENGTH | \$166,500          | \$5,219          | 1.37         | \$3,809        | 2614-211       | METES & BOUNDS |
| TEO-126-1300-00 | 8489 BATER DR     | 08/27/21  | \$300,000          | WD     | 03-ARM'S LENGTH | \$300,000          | \$32,402         | 1.47         | \$22,042       | 2625-129       | METES & BOUNDS |
| TEO-130-3550-00 | 1251 E M-50       | 10/15/21  | \$220,000          | WD     | 03-ARM'S LENGTH | \$220,000          | \$87             | 1.53         | \$57           | 2628-225       | METES & BOUNDS |
| TEO-121-1250-00 | 9995 NEWBURG HWY  | 03/15/21  | \$185,000          | WD     | 03-ARM'S LENGTH | \$185,000          | \$22,445         | 1.59         | \$14,116       | 2615-182       | METES & BOUNDS |
| TEO-350-0310-00 | 316 WILDWOOD CIR  | 11/17/21  | \$370,000          | WD     | 03-ARM'S LENGTH | \$370,000          | \$13,284         | 2.54         | \$5,230        | 2629-736       | METES & BOUNDS |
| TEO-124-1360-00 | 9816 MACON HWY    | 10/25/21  | \$350,000          | WD     | 03-ARM'S LENGTH | \$350,000          | \$35,958         | 2.75         | \$13,076       | 2628-431       | METES & BOUNDS |
| TEO-125-3650-00 | 8098 BILLMYER HWY | 06/25/21  | \$250,000          | WD     | 03-ARM'S LENGTH | \$250,000          | \$63,273         | 4.75         | \$13,321       | 2621-660       | METES & BOUNDS |
| TEO-119-4350-00 | 9000 MATTHEWS HWY | 04/28/21  | \$49,500           | WD     | 03-ARM'S LENGTH | \$49,500           | \$49,500         | 5.00         | \$9,900        | 2618-346       | METES & BOUNDS |
| TEO-119-1770-00 | 1000 E MUNGER RD  | 05/12/20  | \$15,000           | LC     | 03-ARM'S LENGTH | \$15,000           | \$15,000         | 5.99         | \$2,504        | 2598-76        | METES & BOUNDS |
| TEO-119-2270-00 | 9870 MATTHEWS HWY | 05/25/21  | \$400,000          | WD     | 03-ARM'S LENGTH | \$400,000          | \$26,993         | 10.00        | \$2,699        | 2620-268       | METES & BOUNDS |
| TEO-131-1150-00 | 8253 N ADRIAN HWY | 03/18/22  | \$412,000          | WD     | 03-ARM'S LENGTH | \$412,000          | \$68,705         | 10.01        | \$6,864        | 2635-807       | METES & BOUNDS |
| TEO-124-2000-00 | 6685 ALLEN RD     | 01/15/21  | \$200,000          | WD     | 03-ARM'S LENGTH | \$200,000          | \$33,880         | 10.47        | \$3,236        | 2611-837       | METES & BOUNDS |
| TEO-130-3250-00 | 1300 E M-50       | 05/14/21  | \$600,000          | WD     | 03-ARM'S LENGTH | \$600,000          | \$50,815         | 36.29        | \$1,400        | 2620-06        | METES & BOUNDS |
| <b>Totals:</b>  |                   |           | <b>\$4,477,000</b> |        |                 | <b>\$4,477,000</b> | <b>\$533,667</b> | <b>98.79</b> | <b>Average</b> | <b>Average</b> |                |
|                 |                   |           |                    |        |                 |                    |                  |              | per Net Acre=> | per SqFt=>     |                |

2023 LAND VALUE  
COMMERCIAL IMPROVED

04/01/2020 - 03/31/2022

| Parcel Number   | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale    | Adj. Sale \$ | Land Residual | Net Acres | SQ. FT     | Dollars/SqFt | Libber/Page | Land Table |
|-----------------|----------------|-----------|------------|--------|------------------|--------------|---------------|-----------|------------|--------------|-------------|------------|
| TE0-130-4600-00 | 1775 E M-50    | 04/29/21  | \$223,000  | WD     | 03-ARMY'S LENGTH | \$223,000    | (\$244,638)   | 2.32      | 101,059.20 | (\$2.42)     | 2618-597    | COMMERCIAL |
| <b>Totals:</b>  |                |           | \$223,000  |        |                  | \$223,000    | (\$244,638)   | 2.32      |            |              |             |            |

Average per Net Acre=> (\$2.42)

\* NO Vacant SALES

| Parcel Number   | Street Address    | Sale Date | Sale Price         | Instr. | Terms of Sale   | Adj. Sale \$       | Asd. when Sold   | Cur. Appraisal     | Land Residual      | Net Acres   | SQ. FT. | Dollars/Acre                     | Dollars/SqFt.                | Libert/Page     |
|-----------------|-------------------|-----------|--------------------|--------|-----------------|--------------------|------------------|--------------------|--------------------|-------------|---------|----------------------------------|------------------------------|-----------------|
| XT0-305-1102-00 | 109 E LOGAN ST    | 11/15/21  | \$240,000          | WD     | 03-ARM'S LENGTH | \$240,000          | \$205,400        | \$406,328          | (\$106,221)        | 0.37        | 16,117  | (\$287,084)                      | (\$6.59)                     | 2629/0598       |
| XT0-325-0390-00 | 424 S MAUMEE ST   | 12/21/20  | \$300,000          | LC     | 03-ARM'S LENGTH | \$300,000          | \$105,500        | \$287,657          | \$47,698           | 1.49        | 64,904  | \$32,012                         | \$0.73                       | 2609/0690       |
| XT0-555-0140-00 | 904 INDUSTRIAL DR | 12/15/21  | \$385,000          | WD     | 03-ARM'S LENGTH | \$385,000          | \$204,000        | \$400,684          | \$23,844           | 2.40        | 104,544 | \$9,935                          | \$0.23                       | 2631/0101       |
| TE0-130-4525-00 | 1601 E M-50       | 01/30/20  | \$425,000          | WD     | 03-ARM'S LENGTH | \$425,000          | \$294,700        | \$662,057          | (\$190,757)        | 3.13        | 136,343 | (\$60,945)                       | (\$1.40)                     | 2611-556        |
| <b>Totals:</b>  |                   |           | <b>\$1,350,000</b> |        |                 | <b>\$1,350,000</b> | <b>\$809,600</b> | <b>\$1,756,726</b> | <b>(\$225,436)</b> | <b>7.39</b> |         | <b>Average per Net Acre=&gt;</b> | <b>Average per SqFt=&gt;</b> | <b>(\$0.70)</b> |

\* expanded study 11/1/20 → 3/31/22  
 \* study to include Tecumseh City  
 \* sales seem to line up w/ commercial. Due to  
 knowledge of area's lack of small  
 sales in County. Use commercial  
 Rates for 2023

|           | PRICE PER SQ. FT. |
|-----------|-------------------|
| 2,500     | 6.00              |
| 5,000     | 4.00              |
| 7,500     | 3.00              |
| 10,000    | 2.50              |
| 12,500    | 2.25              |
| 15,000    | 2.00              |
| 20,000    | 1.75              |
| 25,000    | 1.50              |
| 30,000    | 1.30              |
| 40,000    | 1.00              |
| 50,000    | 0.90              |
| 60,000    | 0.80              |
| 87,120    | 0.75              |
| 130,680   | 0.60              |
| 174,240   | 0.50              |
| 217,800   | 0.45              |
| 435,600   | 0.30              |
| 653,400   | 0.25              |
| 871,200   | 0.22              |
| 1,089,000 | 0.20              |

2023 LAND STUDY  
COMMERCIAL VACANT

3/31/2020 - 4/1/2022

| Parcel Number   | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale   | Adj. Sale \$ | Land Residual | Net Acres | Dollars/Acre | Dollars/SqFt | Liber/Page | Inspected Date | Class |
|-----------------|----------------|-----------|------------|--------|-----------------|--------------|---------------|-----------|--------------|--------------|------------|----------------|-------|
| XT0-300-1270-00 | 416 N EVANS ST | 07/02/21  | \$18,000   | WD     | 03-ARM'S LENGTH | \$18,000     | \$18,000      | 0.60      | \$30,000     | \$0.69       | 2621/0995  | 9/18/2019      | 202   |
| <b>Totals:</b>  |                |           | \$18,000   |        |                 | \$18,000     | \$18,000      | 0.60      |              |              |            |                |       |

Average per Net Acre=> Average per SqFt=> \$0.69

\* study expanded to include Tecumseh City

\* only 1 vacant sale in 2 year study

\* improved sales are consistent to Drew

Bell Curve

\* 2023 vlt change to ->

|           | PRICE PER SQ. FT |
|-----------|------------------|
| 2,500     | 5.60             |
| 5,000     | 3.00             |
| 7,500     | 2.13             |
| 10,000    | 1.70             |
| 12,500    | 1.44             |
| 15,000    | 1.27             |
| 20,000    | 1.00             |
| 25,000    | 0.84             |
| 30,000    | 0.73             |
| 40,000    | 0.63             |
| 50,000    | 0.52             |
| 60,000    | 0.45             |
| 87,120    | 0.40             |
| 130,680   | 0.34             |
| 174,240   | 0.32             |
| 217,800   | 0.30             |
| 435,600   | 0.24             |
| 653,400   | 0.19             |
| 871,200   | 0.17             |
| 1,089,000 | 0.18             |

871,200 -> 1,065,928  
1,089,000 -> 1,851,130

2023 LAND VALUE  
COMMERCIAL IMPROVED

3/31/2020 - 04/01/2022

| Parcel Number              | Street Address                | Sale Date           | Instr.        | Terms of Sale              | Adj. Sale \$         | Land Residual        | Net Acres                | SQ. FT           | Dollars/Acre           | Dollars/SqFt       | Librer/Page          |
|----------------------------|-------------------------------|---------------------|---------------|----------------------------|----------------------|----------------------|--------------------------|------------------|------------------------|--------------------|----------------------|
| XT0-305-1360-00            | 109 E CHICAGO BLVD            | 12/10/21            | WD            | 03-ARM'S LENGTH            | \$190,000            | \$10,473             | 0.04                     | 1,742            | \$261,825              | \$6.01             | 2631/0353            |
| <del>XT0-305-1588-00</del> | <del>110 E CHICAGO BLVD</del> | <del>09/16/21</del> | <del>GD</del> | <del>03-ARM'S LENGTH</del> | <del>\$275,000</del> | <del>\$52,905</del>  | <del>0.04</del>          | <del>1,742</del> | <del>\$4,307,625</del> | <del>\$30.02</del> | <del>2626/0315</del> |
| XT0-480-7060-00            | 118 W CHICAGO BLVD            | 08/12/20            | WD            | 03-ARM'S LENGTH            | \$225,000            | \$18,497             | 0.04                     | 1,742            | \$462,425              | \$10.62            | 2602/0365            |
| XT0-305-1620-00            | 160 E CHICAGO BLVD            | 01/04/21            | WD            | 03-ARM'S LENGTH            | \$150,000            | \$19,931             | 0.08                     | 3,485            | \$249,138              | \$5.72             | 2610/0530            |
| <del>XT0-480-7918-00</del> | <del>102 W CHICAGO BLVD</del> | <del>11/04/20</del> | <del>WD</del> | <del>03-ARM'S LENGTH</del> | <del>\$450,000</del> | <del>\$100,994</del> | <del>0.10</del>          | <del>4,956</del> | <del>\$1,029,940</del> | <del>\$23.64</del> | <del>2607/0607</del> |
| XT0-481-2070-00            | 204 S PEARL ST                | 06/30/21            | WD            | 03-ARM'S LENGTH            | \$195,000            | \$65,279             | 0.20                     | 8,712            | \$326,395              | \$7.49             | 2621/0833            |
| XT0-625-0080-00            | 406 W CUMMINS ST              | 10/01/21            | WD            | 03-ARM'S LENGTH            | \$220,000            | \$7,577              | 0.26                     | 11,326           | \$29,142               | \$0.67             | 2627/0077            |
| XT0-625-0090-00            | 506 W CUMMINS ST              | 07/07/21            | WD            | 03-ARM'S LENGTH            | \$305,000            | \$120,773            | 0.33                     | 14,375           | \$365,979              | \$8.40             | 2623/0674            |
| XT0-480-2020-00            | 210 W SHAWNEE ST              | 02/02/22            | WD            | 03-ARM'S LENGTH            | \$335,000            | \$35,605             | 0.37                     | 16,117           | \$96,230               | \$2.21             | 2633/0482            |
| XT0-300-1270-00            | 416 N EVANS ST                | 07/02/21            | WD            | 03-ARM'S LENGTH            | \$18,000             | \$18,000             | 0.60                     | 26,136           | \$30,000               | \$0.69             | 2621/0995            |
| XT0-300-1220-00            | 500 N EVANS ST                | 11/19/21            | WD            | 03-ARM'S LENGTH            | \$490,000            | \$172,903            | 1.05                     | 45,694           | \$164,827              | \$3.78             | 2630/0007            |
| XT0-129-4800-00            | 1445 W CHICAGO BLVD           | 04/15/21            | WD            | 03-ARM'S LENGTH            | \$1,180,000          | \$818,410            | 2.67                     | 116,305          | \$306,521              | \$7.04             | 2617/0962            |
| XT0-330-0010-00            | 1400 W CHICAGO BLVD           | 08/03/21            | WD            | 03-ARM'S LENGTH            | \$2,912,500          | \$615,675            | 5.00                     | 217,800          | \$123,135              | \$2.83             | 2623/0656            |
| <b>Totals:</b>             |                               |                     |               |                            | <b>\$6,945,500</b>   | <b>\$2,058,422</b>   | <b>10.78</b>             |                  |                        |                    |                      |
|                            |                               |                     |               |                            | <b>Average</b>       |                      | <b>per Net Acre=&gt;</b> | <b>Average</b>   |                        | <b>\$4.38</b>      |                      |