

Barlow LLC

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. |
|---|----------------------|-----------|--------------------|--------|-------------------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------------|--------------|
| 16-045-052-00 | 11892 FRIENDSHIP CT | 10/04/21 | \$419,900 | WD | 03-ARM'S LENGTH | \$461,890 | \$132,500 | 28.69 | \$415,326 | \$100,233 | \$361,657 | \$228,328 | 1.584 |
| 16-050-003-00 | 1539 MANITOU LN | 01/12/23 | \$460,000 | WD | 03-ARM'S LENGTH | \$460,000 | \$169,400 | 36.83 | \$477,510 | \$315,341 | \$144,659 | \$117,514 | 1.231 |
| 16-050-007-00 | 1609 MANITOU LN | 05/07/21 | \$750,000 | WD | 24-PARTIAL ASSESSMENT | \$825,000 | \$256,400 | 31.08 | \$840,366 | \$485,081 | \$339,919 | \$257,453 | 1.320 |
| 16-055-012-00 | 824 PALMER DR | 10/20/20 | \$430,000 | WD | 25-PARTIAL CONSTRUCTION | \$516,000 | \$120,200 | 23.29 | \$358,131 | \$177,824 | \$338,176 | \$137,220 | 2.464 |
| 16-055-018-00 | 727 PALMER DR | 06/18/21 | \$445,000 | WD | 03-ARM'S LENGTH | \$489,500 | \$151,100 | 30.87 | \$512,505 | \$414,628 | \$74,872 | \$70,925 | 1.056 |
| 16-055-018-00 | 727 PALMER DR | 07/23/21 | \$445,000 | OTH | 03-ARM'S LENGTH | \$489,500 | \$151,100 | 30.87 | \$512,505 | \$414,628 | \$74,872 | \$70,925 | 1.056 |
| 16-055-021-10 | 697 BLUFF DR | 09/23/21 | \$412,500 | WD | 03-ARM'S LENGTH | \$453,750 | \$161,000 | 35.48 | \$544,259 | \$237,951 | \$215,799 | \$221,962 | 0.972 |
| 16-055-035-00 | 541 BLUFF DR | 06/27/23 | \$847,000 | WD | 03-ARM'S LENGTH | \$847,000 | \$397,500 | 46.93 | \$847,007 | \$402,567 | \$444,433 | \$322,058 | 1.380 |
| 16-115-016-00 | 11620 BARLOW LAKE RD | 06/30/21 | \$595,000 | WD | 25-PARTIAL CONSTRUCTION | \$654,500 | \$171,900 | 26.26 | \$587,516 | \$324,843 | \$329,657 | \$190,343 | 1.732 |
| 16-125-026-00 | 1768 HERITAGE BAY DR | 10/01/21 | \$565,000 | WD | 24-PARTIAL ASSESSMENT | \$621,500 | \$155,700 | 25.05 | \$519,870 | \$256,500 | \$365,000 | \$190,848 | 1.913 |
| 16-125-040-00 | 1554 HERITAGE BAY DR | 09/29/21 | \$505,000 | WD | 24-PARTIAL ASSESSMENT | \$555,500 | \$210,900 | 37.97 | \$457,805 | \$291,610 | \$263,890 | \$131,901 | 2.001 |
| 16-125-042-00 | 1562 HERITAGE BAY DR | 12/22/22 | \$766,000 | WD | 03-ARM'S LENGTH | \$766,000 | \$317,500 | 41.45 | \$851,679 | \$414,897 | \$351,103 | \$316,509 | 1.109 |
| 16-125-045-00 | HERITAGE BAY DR | 09/29/21 | \$505,000 | WD | 24-PARTIAL ASSESSMENT | \$555,500 | \$210,900 | 37.97 | \$457,805 | \$291,610 | \$263,890 | \$131,901 | 2.001 |
| 16-200-004-00 | 1292 MANITOU LN | 06/10/22 | \$466,000 | WD | 03-ARM'S LENGTH | \$466,000 | \$177,800 | 38.15 | \$443,059 | \$93,493 | \$372,507 | \$253,309 | 1.471 |
| 16-200-035-00 | 1480 MANITOU LN | 10/31/23 | \$271,500 | WD | 03-ARM'S LENGTH | \$271,500 | \$0 | 0.00 | \$192,963 | \$49,755 | \$221,745 | \$103,774 | 2.137 |
| 16-200-005-00 | 1281 MANITOU LN | 05/05/21 | \$520,000 | WD | 03-ARM'S LENGTH | \$572,000 | \$154,200 | 26.96 | \$586,292 | \$328,077 | \$243,923 | \$187,112 | 1.304 |
| 16-200-013-00 | 11445 LAHAM LANE | 09/23/22 | \$349,900 | WD | 24-PARTIAL ASSESSMENT | \$349,900 | \$121,900 | 34.84 | \$360,837 | \$179,494 | \$170,406 | \$131,408 | 1.297 |
| Totals: | | | \$8,752,800 | | | \$9,355,040 | \$3,060,000 | | \$8,965,435 | | \$4,576,508 | \$3,063,490 | |
| | | | | | | | | Sale. Ratio => | 32.71 | | | E.C.F. => | 1.494 |
| Expanded time frame to develop ECF | | | | | | | | Std. Dev. => | 10.24 | | | Ave. E.C.F. => | 1.531 |

Bassett / Turner LK

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land+ Yard | Bldg. Residual | Cost Man. \$ | E.C.F. |
|------------------------------------|---------------------|-----------|-------------|--------|-----------------------|----------------------|-------------------|------------------|-------------------|---------------|-------------------|----------------|--------|
| 16-135-005-00 | 10031 DEER SIGHT DR | 09/16/24 | \$495,000 | WD | 03-ARM'S LENGTH | \$495,000 | \$195,800 | 39.56 | \$423,630 | \$172,509 | \$322,491 | \$244,757 | 1.318 |
| 16-135-010-00 | 10126 DEER SIGHT DR | 07/20/21 | \$164,900 | WD | 24-PARTIAL ASSESSMENT | \$164,900 | \$46,100 | 27.96 | \$169,061 | \$80,119 | \$84,781 | \$86,688 | 0.978 |
| 16-180-005-00 | 905 BRUCE DR | 06/16/21 | \$322,000 | WD | 24-PARTIAL ASSESSMENT | \$322,000 | \$103,300 | 32.08 | \$372,194 | \$239,726 | \$82,274 | \$129,111 | 0.637 |
| 16-180-012-00 | 847 BRUCE DR | 07/16/24 | \$445,000 | WD | 24-PARTIAL ASSESSMENT | \$445,000 | \$183,200 | 41.17 | \$415,382 | \$265,204 | \$179,796 | \$146,372 | 1.228 |
| 16-180-020-00 | 835 BRUCE DR | 08/10/22 | \$292,500 | WD | 24-PARTIAL ASSESSMENT | \$292,500 | \$97,500 | 33.33 | \$254,399 | \$38,088 | \$254,412 | \$210,829 | 1.207 |
| 16-180-020-00 | 835 BRUCE DR | 08/10/22 | \$292,500 | WD | 24-PARTIAL ASSESSMENT | \$292,500 | \$97,500 | 33.33 | \$254,399 | \$38,088 | \$254,412 | \$210,829 | 1.207 |
| Totals: | | | \$2,011,900 | | | \$2,011,900 | \$723,400 | | \$1,889,065 | | \$1,178,166 | \$1,028,588 | |
| | | | | | | | | Sale. Ratio => | 35.96 | | | E.C.F. => | 1.145 |
| Expanded time frame to develop ECF | | | | | | | | Std. Dev. => | 4.93 | | | Ave. E.C.F. => | 1.096 |

Boardwalk - Back

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. |
|----------------|-------------------|-----------|--------------------|--------|-------------------------|----------------------|-------------------|--------------------------|--------------------|----------------|--------------------|--------------------------|--------------|
| 16-290-010-00 | 2166 BOARDWALK CT | 04/29/22 | \$370,000 | WD | 03-ARM'S LENGTH | \$370,000 | \$168,200 | 45.46 | \$355,425 | \$36,090 | \$333,910 | \$330,575 | 1.010 |
| 16-290-011-00 | 2174 BOARDWALK CT | 05/06/21 | \$365,000 | WD | 25-PARTIAL CONSTRUCTION | \$365,000 | \$89,800 | 24.60 | \$362,707 | \$36,286 | \$328,714 | \$337,910 | 0.973 |
| 16-290-012-00 | 2178 BOARDWALK CT | 05/06/21 | \$365,000 | WD | 25-PARTIAL CONSTRUCTION | \$365,000 | \$89,800 | 24.60 | \$367,007 | \$37,269 | \$327,731 | \$341,344 | 0.960 |
| 16-290-013-00 | 2190 BOARDWALK CT | 04/10/24 | \$470,000 | WD | 24-PARTIAL ASSESSMENT | \$470,000 | \$176,800 | 37.62 | \$375,164 | \$45,637 | \$424,363 | \$341,125 | 1.244 |
| 16-290-016-00 | 2208 BOARDWALK CT | 05/26/23 | \$400,000 | WD | 03-ARM'S LENGTH | \$400,000 | \$177,900 | 44.48 | \$362,293 | \$36,019 | \$363,981 | \$337,758 | 1.078 |
| 16-290-018-00 | 12938 PARK DR | 06/03/21 | \$360,000 | WD | 25-PARTIAL CONSTRUCTION | \$360,000 | \$22,400 | 6.22 | \$377,321 | \$36,738 | \$323,262 | \$352,570 | 0.917 |
| 16-290-025-00 | 12879 PARK DR | 11/23/21 | \$425,000 | WD | 03-ARM'S LENGTH | \$425,000 | \$169,800 | 39.95 | \$365,725 | \$39,118 | \$385,882 | \$338,103 | 1.141 |
| Totals: | | | \$2,755,000 | | | \$2,755,000 | \$894,700 | | \$2,565,642 | | \$2,487,843 | \$2,379,384 | |
| | | | | | | | | Sale. Ratio => | 32.48 | | | E.C.F. => | 1.046 |
| | | | | | | | | Std. Dev. => | 14.17 | | | Ave. E.C.F. => | 1.046 |

ECF-BOARDWALK WATERVIEW CONDOS

| | | | | | | |
|---|-----|----------------|---------|----------------|---------|-----|
| Totals: | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| <i>No sales Boardwalk Waterview Condos - Used 2024 ECF x 1.09745 (Avg Residential Increase). 1.267 x 1.09745 = 1.390 for 2025</i> | | Sale. Ratio => | 0.00 | E.C.F. => | 0.000 | |
| | | Std. Dev. => | #DIV/0! | Ave. E.C.F. => | #DIV/0! | |

Cobb Uc

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. |
|----------------|-------------------------|-----------|--------------------|--------|-----------------------|--------------------|------------------|--------------------------|--------------------|-------------|------------------|--------------------------|--------------|
| 16-140-024-00 | 12635 OAKWOOD SHORES DR | 08/16/23 | \$642,000 | WD | 24-PARTIAL ASSESSMENT | \$642,000 | \$235,900 | 36.74 | \$538,406 | \$238,165 | \$403,835 | \$239,236 | 1.688 |
| 16-145-003-00 | 12325 OAKWOOD SHORES DR | 05/25/22 | \$413,500 | WD | 24-PARTIAL ASSESSMENT | \$413,500 | \$146,700 | 35.48 | \$484,719 | \$255,697 | \$157,803 | \$182,488 | 0.865 |
| 16-150-035-00 | 123 S PATTERSON RD | 04/05/22 | \$316,000 | WD | 03-ARM'S LENGTH | \$316,000 | \$122,700 | 38.83 | \$299,620 | \$55,896 | \$260,104 | \$194,202 | 1.339 |
| Totals: | | | \$1,371,500 | | | \$1,371,500 | \$505,300 | | \$1,322,745 | | \$821,742 | \$615,926 | |
| | | | | | | | | Sale. Ratio => | 36.84 | | | E.C.F. => | 1.334 |
| | | | | | | | | Std. Dev. => | 1.69 | | | Ave. E.C.F. => | 1.297 |

Commercial

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | |
|----------------|--------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|--------------------------|--------------------|--------------------------------|--------------------|--------------------|--------------------------|--------------|
| 12-410-039-00 | 10117 S NORRIS RD | 09/09/22 | \$125,000 | WD | 03-ARM'S LENGTH | \$125,000 | \$70,800 | 56.64 | \$106,246 | \$27,000 | \$98,000 | \$98,810 | 0.992 | |
| 02-028-490-00 | 8975 S M37 HWY | 04/07/22 | \$150,000 | WD | 03-ARM'S LENGTH | \$150,000 | \$66,200 | 44.13 | \$136,726 | \$14,394 | \$135,606 | \$152,534 | 0.889 | |
| 55-201-139-00 | 150 E STATE ST | 05/15/23 | \$271,000 | WD | 03-ARM'S LENGTH | \$271,000 | \$98,700 | 36.42 | \$249,793 | \$19,709 | \$251,291 | \$283,704 | 0.886 | |
| 55-140-012-00 | 1105 W STATE ST | 06/29/23 | \$865,000 | WD | 03-ARM'S LENGTH | \$865,000 | \$265,100 | 30.65 | \$848,307 | \$464,861 | \$400,139 | \$472,806 | 0.846 | |
| 55-201-083-00 | 119 E STATE ST | 07/21/23 | \$170,000 | WD | 03-ARM'S LENGTH | \$170,000 | \$84,400 | 49.65 | \$161,619 | \$29,227 | \$140,773 | \$163,245 | 0.862 | |
| 55-201-021-00 | 205 N MICHIGAN AVE | 01/23/23 | \$350,000 | WD | 03-ARM'S LENGTH | \$350,000 | \$76,600 | 21.89 | \$278,622 | \$52,920 | \$297,080 | \$278,301 | 1.067 | |
| 55-135-004-00 | 1510 N BROADWAY | 05/30/23 | \$625,000 | WD | 03-ARM'S LENGTH | \$625,000 | \$184,300 | 29.49 | \$613,544 | \$96,430 | \$528,570 | \$637,625 | 0.829 | |
| 41-074-014-00 | 420 MISTY RIDGE DR | 06/13/22 | \$574,000 | WD | 03-ARM'S LENGTH | \$574,000 | \$280,900 | 48.94 | \$585,198 | \$185,702 | \$388,298 | \$423,195 | 0.918 | |
| 16-020-023-00 | 11332 W M179 HWY | 10/20/23 | \$300,000 | WD | 03-ARM'S LENGTH | \$300,000 | \$160,400 | 53.47 | \$297,014 | \$120,002 | \$179,998 | \$218,264 | 0.825 | |
| 16-020-005-00 | 11446 W M179 HWY | 02/23/24 | \$210,000 | WD | 03-ARM'S LENGTH | \$210,000 | \$98,000 | 46.67 | \$197,674 | \$80,470 | \$129,530 | \$144,518 | 0.896 | |
| 55-201-002-00 | 429 N BROADWAY ST | 02/10/22 | \$530,000 | WD | 03-ARM'S LENGTH | \$530,000 | \$298,100 | 56.25 | \$457,744 | \$96,186 | \$433,814 | \$445,268 | 0.974 | |
| 55-201-021-00 | 205 N MICHIGAN AVE | 01/23/23 | \$350,000 | WD | 03-ARM'S LENGTH | \$350,000 | \$76,600 | 21.89 | \$279,423 | \$52,159 | \$297,841 | \$280,227 | 1.063 | |
| Totals: | | | \$4,520,000 | | | \$4,520,000 | \$1,760,100 | | \$4,211,910 | | \$3,280,940 | \$3,598,498 | | |
| | | | | | | | | Sale. Ratio => | 38.94 | | | | E.C.F. => | 0.912 |
| | | | | | | | | Std. Dev. => | 12.80 | Used: 0.900 to Equalize | | | Ave. E.C.F. => | 0.921 |

Condos

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. |
|---|---------------------------|-----------|--------------------|--------|-----------------|--------------------|------------------|--------------------------|--------------------|-------------|--------------------|--------------------------|--------------|
| 16-280-010-00 | 12450 BAY VIEW DR | 08/27/20 | \$229,900 | WD | 03-ARM'S LENGTH | \$336,000 | \$83,400 | 24.82 | \$223,565 | \$28,800 | \$307,200 | \$173,587 | 1.770 |
| 16-280-016-00 | 12380 BAY VIEW DR | 05/21/21 | \$238,500 | WD | 03-ARM'S LENGTH | \$262,350 | \$94,400 | 35.98 | \$251,593 | \$35,500 | \$226,850 | \$174,550 | 1.300 |
| 16-280-019-00 | 1654 PARKER DR | 09/29/22 | \$280,000 | WD | 08-ESTATE | \$280,000 | \$99,200 | 35.43 | \$261,254 | \$40,415 | \$239,585 | \$173,752 | 1.379 |
| 16-280-021-00 | 1646 PARKER DR | 07/15/20 | \$219,100 | WD | 03-ARM'S LENGTH | \$262,920 | \$95,900 | 36.47 | \$256,394 | \$29,239 | \$233,681 | \$202,455 | 1.154 |
| 16-280-021-00 | 1646 PARKER DR | 03/13/24 | \$270,000 | WD | 03-ARM'S LENGTH | \$270,000 | \$123,600 | 45.78 | \$302,818 | \$40,423 | \$229,577 | \$206,448 | 1.112 |
| 16-280-024-00 | 1624 PARKER DR | 05/05/20 | \$235,000 | WD | 03-ARM'S LENGTH | \$282,000 | \$101,800 | 36.10 | \$268,142 | \$28,800 | \$253,200 | \$213,317 | 1.187 |
| 16-280-026-00 | 1598 PARKER DR | 08/02/24 | \$275,000 | WD | 03-ARM'S LENGTH | \$275,000 | \$118,700 | 43.16 | \$240,624 | \$40,000 | \$235,000 | \$157,847 | 1.489 |
| 16-370-002-00 | 12759 WHISPERING PINES DR | 11/09/23 | \$155,000 | MLC | 03-ARM'S LENGTH | \$155,000 | \$61,300 | 39.55 | \$160,398 | \$100,000 | \$55,000 | \$47,520 | 1.157 |
| 16-370-003-00 | 2749 SANDON CIRCLE | 09/03/21 | \$130,500 | WD | 03-ARM'S LENGTH | \$143,550 | \$45,800 | 31.91 | \$136,767 | \$90,500 | \$53,050 | \$37,372 | 1.419 |
| 16-370-017-00 | 12755 WHISPERING PINES DR | 07/10/20 | \$128,900 | WD | 03-ARM'S LENGTH | \$154,680 | \$38,000 | 24.57 | \$137,830 | \$72,000 | \$82,680 | \$58,672 | 1.409 |
| Totals: | | | \$2,161,900 | | | \$2,421,500 | \$862,100 | | \$2,239,385 | | \$1,915,823 | \$1,445,522 | |
| | | | | | | | | Sale. Ratio => | 35.60 | | | E.C.F. => | 1.325 |
| <i>Expanded time frame to develop ECF</i> | | | | | | | | Std. Dev. => | 6.90 | | | Ave. E.C.F. => | 1.338 |

England Point - New Water

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land+Yard | Bldg. Residual | Cost Man. \$ | E.C.F. |
|----------------|-------------------|-----------|--------------------|--------|-----------------------|----------------------|--------------------------|------------------|--------------------|-----------|--------------------------|------------------|--------|
| 16-080-005-00 | 11871 WINDWARD LN | 09/26/23 | \$468,000 | WD | 24-PARTIAL ASSESSMENT | \$468,000 | \$169,700 | 36.26 | \$442,808 | \$153,302 | \$314,698 | \$224,423 | 1.402 |
| 16-080-049-00 | 3958 ENGLAND DR | 09/07/22 | \$299,000 | WD | 03-ARM'S LENGTH | \$299,000 | \$109,100 | 36.49 | \$318,514 | \$64,060 | \$234,940 | \$197,251 | 1.191 |
| 16-080-053-00 | 4028 ENGLAND DR | 06/28/24 | \$399,900 | WD | 03-ARM'S LENGTH | \$399,900 | \$156,000 | 39.01 | \$311,099 | \$79,741 | \$320,159 | \$179,347 | 1.785 |
| Totals: | | | \$1,166,900 | | | \$1,166,900 | \$434,800 | | \$1,072,421 | | \$869,797 | \$601,022 | |
| | | | | | | | Sale. Ratio => | 37.26 | | | E.C.F. => | 1.447 | |
| | | | | | | | Std. Dev. => | 1.53 | | | Ave. E.C.F. => | 1.459 | |

Expanded time frame to develop ECF

Mallard Pt

| Totals: | \$0 | \$0 | \$0 | \$0 | # | \$0 |
|---|-----|-----|----------------|---------|----------------|---------|
| No sales Mallard Point Condos - Used 2024 ECF x 1.09745 (Avg Residential Increase). $0.756 \times 1.09745 = 0.825$ for 2025 | | | Sale. Ratio => | 0.00 | E.C.F. => | 0.000 |
| | | | Std. Dev. => | #DIV/0! | Ave. E.C.F. => | #DIV/0! |

Mobile Homes

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. |
|----------------|---------------------|-----------|--------------------|--------|-----------------------|----------------------|-------------------|--------------------------|-------------------|-------------|-------------------|--------------------------|--------------|
| 16-017-036-50 | 11994 LAKERIDGE DR | 06/30/22 | \$205,000 | WD | 24-PARTIAL ASSESSMENT | \$205,000 | \$58,000 | 28.29 | \$198,970 | \$58,762 | \$146,238 | \$101,306 | 1.444 |
| 16-085-012-00 | 824 EDGE CREEK DR | 05/18/23 | \$262,000 | WD | 03-ARM'S LENGTH | \$262,000 | \$97,200 | 37.10 | \$209,865 | \$56,645 | \$205,355 | \$110,708 | 1.855 |
| 16-105-030-00 | 2889 S PATTERSON RD | 06/15/22 | \$286,000 | WD | 03-ARM'S LENGTH | \$286,000 | \$103,000 | 36.01 | \$297,018 | \$208,618 | \$77,382 | \$63,873 | 1.212 |
| 16-225-020-00 | 12925 VALLEY DR | 10/14/22 | \$249,900 | WD | 03-ARM'S LENGTH | \$249,900 | \$95,700 | 38.30 | \$288,062 | \$185,852 | \$64,048 | \$73,851 | 0.867 |
| Totals: | | | \$1,002,900 | | | \$1,002,900 | \$353,900 | | \$993,915 | | \$493,023 | \$349,738 | |
| | | | | | | | | Sale. Ratio => | 35.29 | | | E.C.F. => | 1.410 |
| | | | | | | | | Std. Dev. => | 4.52 | | | Ave. E.C.F. => | 1.344 |

Newer Plots - Site Condo - Dev.

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Inf. Adj. Sale | Asd/Adj. | | Cur. | Bldg. | | | E.C.F. | |
|----------------|----------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------------|--------------|--------------------|-------------|--------------------|------------------|--------------------------|--------------|
| | | | | | | \$ | Asd. when Sold | Sale | Appraisal | Land + Yard | Residual | Cost Man. \$ | | |
| 16-018-004-05 | 936 S PAYNE LAKE RD | 09/28/23 | \$480,000 | WD | 03-ARM'S LENGTH | \$480,000 | \$222,000 | 46.25 | \$451,363 | \$50,000 | \$430,000 | \$434,846 | 0.989 | |
| 16-305-006-00 | 12803 CUTLER COVE ST | 11/29/22 | \$385,000 | WD | 03-ARM'S LENGTH | \$385,000 | \$123,500 | 32.08 | \$313,548 | \$128,731 | \$256,269 | \$200,235 | 1.280 | |
| 16-325-010-00 | 1811 STARR VIEW LN | 01/05/24 | \$523,000 | WD | 03-ARM'S LENGTH | \$523,000 | \$216,300 | 41.36 | \$456,726 | \$120,737 | \$402,263 | \$364,018 | 1.105 | |
| Totals: | | | \$1,388,000 | | | \$1,388,000 | \$561,800 | | \$1,221,637 | | \$1,088,532 | \$999,100 | | |
| | | | | | | | Sale. Ratio => | 40.48 | | | | | E.C.F. => | 1.090 |
| | | | | | | | Std. Dev. => | 7.20 | | | | | Ave. E.C.F. => | 1.125 |

Oak Grove

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | |
|---|-----------------|-----------|------------------|--------|-----------------------|----------------------|--------------------------|------------------|-------------------|----------------|-------------------|------------------|--------------------------|--------------|
| 16-138-010-00 | 2680 RUSSELL DR | 04/22/20 | \$125,000 | WD | 03-ARM'S LENGTH | \$125,000 | \$60,900 | 48.72 | \$151,770 | \$72,000 | \$53,000 | \$45,845 | 1.156 | |
| 16-138-011-00 | 2678 RUSSELL DR | 11/30/22 | \$169,000 | WD | 03-ARM'S LENGTH | \$169,000 | \$64,500 | 38.17 | \$175,167 | \$90,500 | \$78,500 | \$46,700 | 1.681 | |
| 16-138-012-00 | 2676 RUSSELL DR | 12/22/23 | \$199,000 | WD | 24-PARTIAL ASSESSMENT | \$199,000 | \$73,600 | 36.98 | \$245,122 | \$90,500 | \$108,500 | \$85,285 | 1.272 | |
| 16-138-012-00 | 2676 RUSSELL DR | 10/21/24 | \$302,500 | WD | 03-ARM'S LENGTH | \$302,500 | \$97,100 | 32.10 | \$211,349 | \$90,500 | \$212,000 | \$85,285 | 2.486 | |
| Totals: | | | \$795,500 | | | \$795,500 | \$296,100 | | \$783,408 | | \$452,000 | \$263,115 | | |
| | | | | | | | Sale. Ratio => | 37.22 | | | | | E.C.F. => | 1.718 |
| <i>Expanded time frame to develop ECF</i> | | | | | | | Std. Dev. => | 7.00 | | | | | Ave. E.C.F. => | 1.649 |

Old Farm Village

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. |
|---|-------------------|-----------|--------------------|--------|-----------------------|----------------------|--------------------------|------------------|--------------------|----------------|--------------------------|------------------|--------|
| 16-102-002-00 | 1423 QUAIL RUN DR | 03/31/22 | \$305,000 | WD | 24-PARTIAL ASSESSMENT | \$305,000 | \$104,000 | 34.10 | \$300,155 | \$42,867 | \$262,133 | \$194,033 | 1.351 |
| 16-102-015-00 | 1302 OXBOW | 09/01/23 | \$315,000 | WD | 24-PARTIAL ASSESSMENT | \$315,000 | \$102,700 | 32.60 | \$252,160 | \$42,564 | \$272,436 | \$158,066 | 1.724 |
| 16-103-034-00 | 1175 QUAIL RUN DR | 06/07/24 | \$350,000 | WD | 24-PARTIAL ASSESSMENT | \$350,000 | \$128,300 | 36.66 | \$321,012 | \$42,145 | \$307,855 | \$210,307 | 1.464 |
| 16-103-044-00 | 1102 QUAIL RUN DR | 11/04/21 | \$268,000 | WD | 03-ARM'S LENGTH | \$268,000 | \$109,600 | 40.90 | \$291,414 | \$53,731 | \$214,269 | \$179,248 | 1.195 |
| 16-103-044-00 | 1102 QUAIL RUN DR | 09/22/23 | \$320,000 | WD | 03-ARM'S LENGTH | \$320,000 | \$129,400 | 40.44 | \$291,414 | \$53,731 | \$266,269 | \$179,248 | 1.485 |
| Totals: | | | \$1,558,000 | | | \$1,558,000 | \$574,000 | | \$1,456,155 | | \$1,322,962 | \$920,903 | |
| | | | | | | | Sale. Ratio => | 36.84 | | | E.C.F. => | 1.437 | |
| <i>Expanded time frame to develop ECF</i> | | | | | | | Std. Dev. => | 3.70 | | | Ave. E.C.F. => | 1.444 | |

Payne Lk

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Inf. Adj. Sale | | Asd/Adj. | | Land + | | Bldg. | |
|----------------|--------------------|-----------|--------------------|--------|-----------------------|--------------------|--------------------------|--------------|--------------------|-----------|--------------------------|--------------------|--------|
| | | | | | | \$ | Asd. when Sold | Sale | Cur. Appraisal | Yard | Residual | Cost Man. \$ | E.C.F. |
| 16-017-002-00 | 805 S BRIGGS RD | 11/30/22 | \$925,000 | WD | 24-PARTIAL ASSESSMENT | \$925,000 | \$253,100 | 27.36 | \$1,043,949 | \$725,951 | \$199,049 | \$262,591 | 0.758 |
| 16-017-015-00 | 599 PAYNE RIDGE DR | 06/29/23 | \$475,000 | WD | 24-PARTIAL ASSESSMENT | \$475,000 | \$181,600 | 38.23 | \$469,780 | \$329,153 | \$145,847 | \$116,125 | 1.256 |
| 16-085-023-00 | 697 EDGE CREEK DR | 08/12/22 | \$271,100 | WD | 24-PARTIAL ASSESSMENT | \$271,100 | \$77,500 | 28.59 | \$264,121 | \$49,759 | \$221,341 | \$177,012 | 1.250 |
| 16-100-011-00 | 11438 HYDEAWAY CT | 08/22/23 | \$265,000 | WD | 24-PARTIAL ASSESSMENT | \$265,000 | \$63,800 | 24.08 | \$188,412 | \$39,421 | \$225,579 | \$123,031 | 1.834 |
| 16-130-004-00 | 11554 WM-179 HWY | 10/28/22 | \$403,000 | WD | 03-ARM'S LENGTH | \$403,000 | \$152,200 | 37.77 | \$386,434 | \$185,024 | \$217,976 | \$166,317 | 1.311 |
| 16-130-021-00 | 1278 LYNN DR | 10/13/23 | \$460,000 | WD | 03-ARM'S LENGTH | \$460,000 | \$193,900 | 42.15 | \$395,091 | \$156,354 | \$303,646 | \$197,140 | 1.540 |
| 16-130-022-00 | 1268 LYNN DR | 08/25/23 | \$1,460,000 | WD | 24-PARTIAL ASSESSMENT | \$1,460,000 | \$464,600 | 31.82 | \$1,096,261 | \$282,281 | \$1,177,719 | \$672,155 | 1.752 |
| Totals: | | | \$4,259,100 | | | \$4,259,100 | \$1,386,700 | | \$3,844,048 | | \$2,491,157 | \$1,714,372 | |
| | | | | | | | Sale. Ratio => | 32.56 | | | E.C.F. => | 1.453 | |
| | | | | | | | Std. Dev. => | 6.66 | | | Ave. E.C.F. => | 1.386 | |

PLOTS

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. |
|---------------|-----------------------|----------------|--------------------|--------|-------------------------|--------------------|------------------|--------------------------|--------------------|-------------|--------------------|--------------------------|--------------|
| 16-183-014-00 | 253 N PAYNE LAKE RD | 06/14/23 | \$394,250 | WD | 24-PARTIAL ASSESSMENT | \$394,250 | \$126,200 | 32.01 | \$340,191 | \$149,692 | \$244,558 | \$186,398 | 1.312 |
| 16-185-003-00 | 1641 S PATTERSON RD | 06/17/22 | \$255,000 | WD | 24-PARTIAL ASSESSMENT | \$255,000 | \$67,200 | 26.35 | \$243,135 | \$95,186 | \$159,814 | \$144,764 | 1.104 |
| 16-185-004-00 | 1707 S PATTERSON RD | 09/09/22 | \$252,500 | WD | 24-PARTIAL ASSESSMENT | \$252,500 | \$81,300 | 32.20 | \$220,910 | \$69,644 | \$182,856 | \$148,010 | 1.235 |
| 16-185-012-00 | 1803 S PATTERSON RD | 02/08/23 | \$315,000 | WD | 03-ARM'S LENGTH | \$315,000 | \$101,400 | 32.19 | \$263,109 | \$67,864 | \$247,136 | \$191,042 | 1.294 |
| 16-250-004-00 | 2591 ABBEY RD | 09/07/23 | \$340,000 | WD | 03-ARM'S LENGTH | \$340,000 | \$131,200 | 38.59 | \$311,984 | \$93,465 | \$246,535 | \$213,815 | 1.153 |
| 16-250-008-00 | 2595 ABBEY RD | 09/27/22 | \$255,000 | WD | 03-ARM'S LENGTH | \$255,000 | \$96,400 | 37.80 | \$236,834 | \$84,639 | \$170,361 | \$148,919 | 1.144 |
| 16-250-024-00 | 2633 ABBEY RD | 02/10/23 | \$236,000 | WD | 03-ARM'S LENGTH | \$236,000 | \$103,600 | 43.90 | \$251,212 | \$83,663 | \$152,337 | \$163,942 | 0.929 |
| 16-275-014-00 | 12142 PINE MEADOWS DR | 01/24/23 | \$365,000 | WD | 25-PARTIAL CONSTRUCTION | \$365,000 | \$13,800 | 3.78 | \$336,882 | \$48,884 | \$316,116 | \$281,798 | 1.122 |
| 16-275-014-00 | 12142 PINE MEADOWS DR | 03/11/24 | \$395,000 | WD | 03-ARM'S LENGTH | \$395,000 | \$163,400 | 41.37 | \$336,882 | \$48,884 | \$346,116 | \$281,798 | 1.228 |
| | | Totals: | \$2,807,750 | | | \$2,807,750 | \$884,500 | | \$2,541,139 | | \$2,065,829 | \$1,760,487 | |
| | | | | | | | | Sale. Ratio => | 31.50 | | | E.C.F. => | 1.173 |
| | | | | | | | | Std. Dev. => | 11.91 | | | Ave. E.C.F. => | 1.169 |

Pleasant Valley / Glen Camb

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. |
|----------------|---------------------|-----------|--------------------|--------|-----------------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------------|--------------|
| 16-320-001-00 | 12921 GOLDENROD CT | 05/12/22 | \$301,454 | WD | 03-ARM'S LENGTH | \$301,454 | \$124,300 | 41.23 | \$296,334 | \$44,130 | \$257,324 | \$243,675 | 1.056 |
| 16-320-024-00 | 12804 GOLDENROD CT | 09/02/22 | \$349,000 | WD | 24-PARTIAL ASSESSMENT | \$349,000 | \$100,200 | 28.71 | \$269,324 | \$57,459 | \$291,541 | \$204,700 | 1.424 |
| 16-320-028-00 | 12922 GOLDEN ROD CT | 06/26/23 | \$337,000 | WD | 03-ARM'S LENGTH | \$337,000 | \$135,900 | 40.33 | \$291,522 | \$58,874 | \$278,126 | \$224,781 | 1.237 |
| 16-320-033-00 | 1643 WATER LILY LN | 04/03/23 | \$320,000 | WD | 03-ARM'S LENGTH | \$320,000 | \$127,100 | 39.72 | \$270,633 | \$51,911 | \$268,089 | \$211,326 | 1.269 |
| 16-320-050-00 | 1804 WATER LILY LN | 07/27/23 | \$380,000 | WD | 24-PARTIAL ASSESSMENT | \$380,000 | \$141,600 | 37.26 | \$324,572 | \$65,793 | \$314,207 | \$250,028 | 1.257 |
| 16-350-001-00 | 1475 CRYSTAL WAY CT | 06/15/22 | \$375,000 | WD | 03-ARM'S LENGTH | \$375,000 | \$118,300 | 31.55 | \$283,263 | \$47,796 | \$327,204 | \$227,504 | 1.438 |
| 16-350-014-00 | 1050 CRYSTAL WAY CT | 05/03/22 | \$432,100 | WD | 24-PARTIAL ASSESSMENT | \$432,100 | \$151,900 | 35.15 | \$493,260 | \$102,377 | \$329,723 | \$377,665 | 0.873 |
| 16-351-034-00 | 1365 SPRINGVIEW CT | 05/12/22 | \$400,000 | WD | 03-ARM'S LENGTH | \$400,000 | \$166,300 | 41.58 | \$414,611 | \$114,097 | \$285,903 | \$290,352 | 0.985 |
| 16-351-048-00 | 1114 SPRINGVIEW CT | 12/05/22 | \$394,900 | WD | 24-PARTIAL ASSESSMENT | \$394,900 | \$131,400 | 33.27 | \$350,181 | \$55,568 | \$339,332 | \$284,650 | 1.192 |
| 16-351-055-00 | 1326 SPRINGVIEW CT | 01/30/24 | \$360,000 | WD | 03-ARM'S LENGTH | \$360,000 | \$142,500 | 39.58 | \$305,308 | \$56,195 | \$303,805 | \$240,689 | 1.262 |
| 16-351-056-00 | 1344 SPRINGVIEW CT | 05/20/22 | \$369,000 | WD | 03-ARM'S LENGTH | \$369,000 | \$133,900 | 36.29 | \$321,033 | \$56,869 | \$312,131 | \$255,231 | 1.223 |
| Totals: | | | \$4,018,454 | | | \$4,018,454 | \$1,473,400 | | \$3,620,041 | | \$3,307,385 | \$2,810,601 | |
| | | | | | | | | Sale. Ratio => | 36.67 | | | E.C.F. => | 1.177 |
| | | | | | | | | Std. Dev. => | 4.24 | | | Ave. E.C.F. => | 1.201 |

Rural Reg

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. |
|----------------|-----------------------|-----------|--------------------|--------|-----------------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------------|--------------|
| 16-006-007-40 | 12147 BASS RD | 09/27/24 | \$570,000 | WD | 03-ARM'S LENGTH | \$570,000 | \$261,000 | 45.79 | \$514,577 | \$81,324 | \$488,676 | \$328,222 | 1.489 |
| 16-008-003-00 | 285 OLD MILL RD | 04/12/24 | \$190,000 | WD | 24-PARTIAL ASSESSMENT | \$190,000 | \$85,500 | 45.00 | \$237,581 | \$46,933 | \$143,067 | \$144,430 | 0.991 |
| 16-008-003-00 | 285 OLD MILL RD | 07/26/24 | \$278,000 | WD | 24-PARTIAL ASSESSMENT | \$278,000 | \$85,500 | 30.76 | \$237,581 | \$46,933 | \$231,067 | \$144,430 | 1.600 |
| 16-008-022-00 | 11567 BOWENS MILL RD | 08/05/24 | \$240,000 | WD | 24-PARTIAL ASSESSMENT | \$240,000 | \$81,300 | 33.88 | \$171,567 | \$35,866 | \$204,134 | \$102,804 | 1.986 |
| 16-009-002-30 | 10654 GRIFFETH DR | 12/28/23 | \$470,000 | WD | 03-ARM'S LENGTH | \$470,000 | \$224,700 | 47.81 | \$500,874 | \$142,586 | \$327,414 | \$271,430 | 1.206 |
| 16-011-008-01 | 8416 BOWENS MILL RD | 03/22/24 | \$315,000 | WD | 03-ARM'S LENGTH | \$315,000 | \$107,300 | 34.06 | \$253,546 | \$83,985 | \$231,015 | \$128,455 | 1.798 |
| 16-012-010-10 | 215 N PEETS RD | 04/24/24 | \$295,000 | WD | 24-PARTIAL ASSESSMENT | \$295,000 | \$105,900 | 35.90 | \$227,780 | \$64,340 | \$230,660 | \$123,818 | 1.863 |
| 16-015-015-40 | 756 S BASSETT LAKE RD | 04/30/24 | \$510,000 | WD | 03-ARM'S LENGTH | \$510,000 | \$242,000 | 47.45 | \$478,467 | \$74,671 | \$435,329 | \$305,906 | 1.423 |
| 16-017-005-13 | 399 S PAYNE LAKE RD | 05/02/24 | \$600,000 | WD | 24-PARTIAL ASSESSMENT | \$600,000 | \$197,800 | 32.97 | \$491,251 | \$205,068 | \$394,932 | \$216,805 | 1.822 |
| 16-017-025-00 | 11635 COBB LAKE RD | 06/04/24 | \$275,000 | WD | 24-PARTIAL ASSESSMENT | \$275,000 | \$97,600 | 35.49 | \$237,629 | \$85,523 | \$189,477 | \$115,232 | 1.644 |
| 16-023-010-30 | 8125 WHITE PINE DR | 05/31/24 | \$525,000 | WD | 24-PARTIAL ASSESSMENT | \$525,000 | \$229,000 | 43.62 | \$516,836 | \$206,549 | \$318,451 | \$235,066 | 1.355 |
| 16-035-011-00 | 3240 MCKIBBEN RD | 01/11/24 | \$399,000 | WD | 08-ESTATE | \$399,000 | \$208,300 | 52.21 | \$488,960 | \$236,581 | \$162,419 | \$191,196 | 0.849 |
| Totals: | | | \$4,667,000 | | | \$4,667,000 | \$1,925,900 | | \$4,356,649 | | \$3,356,641 | \$2,307,795 | |
| | | | | | | | | Sale. Ratio => | 41.27 | | | E.C.F. => | 1.454 |
| | | | | | | | | Std. Dev. => | 7.26 | | | Ave. E.C.F. => | 1.502 |

Wayland Gun Lic & Hasting Am Lic

| | | | | | | |
|---|-----|----------------|---------|----------------|---------|-----|
| Totals: | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| No sales - used 2024 ECF x 1.09745 (residential increase for 2025). 2.9 x 1.09745=3.183 | | Sale. Ratio => | 0.00 | E.C.F. => | 0.000 | |
| | | Std. Dev. => | #DIV/0! | Ave. E.C.F. => | #DIV/0! | |

