

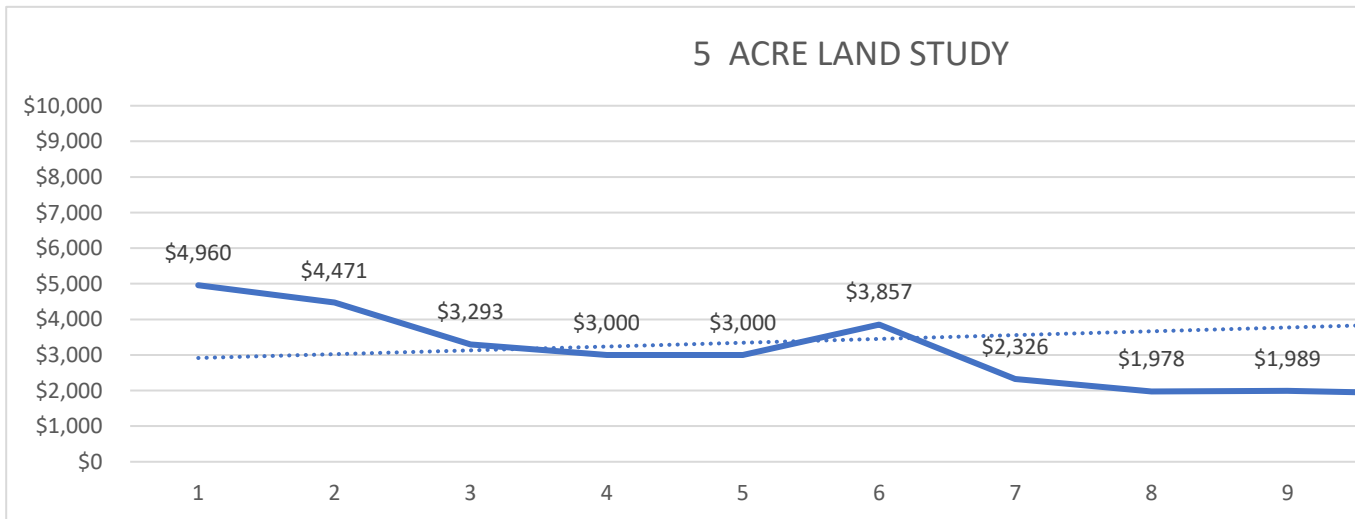
2023 100 LAND ANALYSIS 5 ACRE STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
060-001-100-005-00	E TRASK LAKE RD	02/01/22	\$25,000	LC
060-010-400-061-01	E BEAVER HILL DR	05/26/21	\$19,000	WD
060-010-400-062-00	E M-72	09/14/20	\$16,500	WD
060-010-400-063-00	E M-72	09/15/20	\$15,000	WD
072-135-000-018-00	E FAIRWAY DR	12/16/21	\$12,000	WD
100-021-200-007-00	S ROSS RD	08/31/21	\$19,900	WD
100-021-200-007-00	S ROSS RD	05/18/20	\$12,000	WD
113-032-100-026-01		10/08/20	\$9,000	WD
113-032-100-026-02		10/08/20	\$11,000	WD
120-110-012-210-00	N US-23	09/04/20	\$10,900	WD
060-021-400-005-00	4454 E CLEMENS RD	10/04/21	\$30,000	LC
060-022-100-005-50	4877 E SPRINGPORT RD	11/06/20	\$24,500	WD
060-028-200-073-00	4055 E DELLAR RD	09/17/20	\$93,000	WD
060-034-400-080-00	1960 S US-23	03/31/22	\$113,200	WD
070-001-400-035-00	252 W MT MARIA RD	06/17/21	\$20,500	WD
071-014-300-120-00	2257 E MILLER RD	06/03/20	\$200,000	WD
111-029-100-020-30		11/20/20	\$37,000	WD
111-029-100-020-50	4310 SERVICE RD	11/05/20	\$67,500	WD

Totals: \$736,000

Mean	3825.341422
Standard Error	456.3894751
Median	3233.81899
Mode	3000
Standard Deviation	1936.296556
Sample Variance	3749244.354
Kurtosis	1.503362216
Skewness	1.286725448
Range	7028.541145
Minimum	1915.641476
Maximum	8944.182622
Sum	68856.14559
Count	18

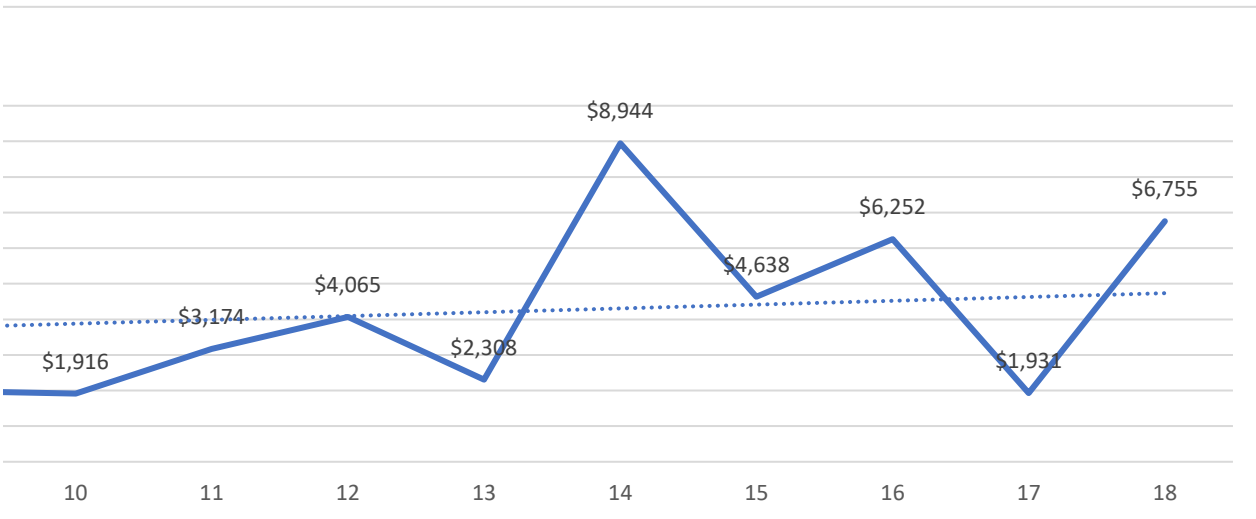
Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	
03-ARM'S LENGTH	\$25,000	\$10,000	40.00	\$19,971	
03-ARM'S LENGTH	\$19,000	\$8,900	46.84	\$17,719	
03-ARM'S LENGTH	\$16,500	\$9,600	58.18	\$19,899	
03-ARM'S LENGTH	\$15,000	\$9,600	64.00	\$19,875	
19-MULTI PARCEL ARM'S LENGTH	\$12,000	\$7,600	63.33	\$61,040	
03-ARM'S LENGTH	\$19,900	\$10,100	50.75	\$20,259	
03-ARM'S LENGTH	\$12,000	\$9,700	80.83	\$19,499	
03-ARM'S LENGTH	\$9,000	\$8,900	98.89	\$17,719	
03-ARM'S LENGTH	\$11,000	\$10,200	92.73	\$20,364	
03-ARM'S LENGTH	\$10,900	\$9,600	88.07	\$19,232	
03-ARM'S LENGTH	\$30,000	\$15,900	53.00	\$33,880	
03-ARM'S LENGTH	\$24,500	\$11,300	46.12	\$24,048	
03-ARM'S LENGTH	\$93,000	\$35,000	37.63	\$101,388	
03-ARM'S LENGTH	\$113,200	\$34,500	30.48	\$76,640	
03-ARM'S LENGTH	\$20,500	\$10,000	48.78	\$20,087	
03-ARM'S LENGTH	\$200,000	\$89,800	44.90	\$177,189	
03-ARM'S LENGTH	\$37,000	\$23,200	62.70	\$46,484	
03-ARM'S LENGTH	\$67,350	\$26,300	39.05	\$52,525	
\$735,850				\$340,200	\$767,818
			Sale. Ratio =>	46.23	
			Std. Dev. =>	20.07	



2023 100 LAND ANALYSIS 5 ACRE STUDY

Land Residual	BLD VALUE	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres
\$25,000	\$0	\$19,971	0.0	0.0	5.04	5.04
\$19,000	\$0	\$17,719	0.0	0.0	4.25	4.25
\$16,500	\$0	\$19,899	0.0	0.0	5.01	5.01
\$15,000	\$0	\$19,875	0.0	0.0	5.00	5.00
\$12,000	\$0	\$61,040	610.4	258.5	4.00	1.00
\$19,900	\$0	\$20,259	0.0	0.0	5.16	5.16
\$12,000	\$0	\$19,499	0.0	0.0	5.16	5.16
\$9,000	\$0	\$17,719	0.0	0.0	4.55	4.55
\$11,000	\$0	\$20,364	0.0	0.0	5.53	5.53
\$10,900	\$0	\$19,232	0.0	0.0	5.69	5.69
\$16,379	\$13,621	\$20,259	0.0	0.0	5.16	5.16
\$20,327	\$4,173	\$19,875	0.0	0.0	5.00	5.00
\$12,879	\$80,121	\$21,267	0.0	0.0	5.58	5.58
\$60,731	\$52,469	\$24,171	0.0	0.0	6.79	6.79
\$13,913	\$6,587	\$13,500	0.0	0.0	3.00	3.00
\$43,826	\$156,174	\$21,015	0.0	0.0	7.01	7.01
\$9,711	\$27,289	\$19,195	0.0	0.0	5.03	5.03
\$34,044	\$33,306	\$19,219	0.0	0.0	5.04	5.04
\$362,110		\$394,078	610.4		92.00	89.00
	Average per FF=>		\$593		Average per Net Acre=>	3,935.98

USE \$4000 PER ACRE



Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
#DIV/0!	\$4,960	\$0.11	0.00	401	2.022E+11
#DIV/0!	\$4,471	\$0.10	0.00	401	2.021E+11
#DIV/0!	\$3,293	\$0.08	0.00	401	2.02E+11
#DIV/0!	\$3,000	\$0.07	0.00	401	2.02E+11
\$20	\$3,000	\$0.07	610.40	401	2.021E+11
#DIV/0!	\$3,857	\$0.09	0.00	401	2.021E+11
#DIV/0!	\$2,326	\$0.05	0.00	0	2.02E+11
#DIV/0!	\$1,978	\$0.05	0.00	0	2.02E+11
#DIV/0!	\$1,989	\$0.05	0.00	0	2.02E+11
#DIV/0!	\$1,916	\$0.04	0.00	0	2.02E+11
#DIV/0!	\$3,174	\$0.07	0.00	401MH	2.021E+11
#DIV/0!	\$4,065	\$0.09	0.00	401	2.02E+11
#DIV/0!	\$2,308	\$0.05	0.00	401	2.02E+11
#DIV/0!	\$8,944	\$0.21	0.00	401	2.022E+11
#DIV/0!	\$4,638	\$0.11	0.00	401MH	2.021E+11
#DIV/0!	\$6,252	\$0.14	0.00	401	2.02E+11
#DIV/0!	\$1,931	\$0.04	0.00	401	2.02E+11
#DIV/0!	\$6,755	\$0.16	0.00	401	2.02E+11

**Average
per SqFt=> \$0.09**

Other Parcels in Sale	Land Table	Gravel	Paved
	RESIDENTIAL 401	1	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
072-135-000-019-00, 072-135-000-020-00, 072-135-000-021-00	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	1	0
	RESIDENTIAL 401	1	0
		0	0
	RESIDENTIAL 401	0	1
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0
	RESIDENTIAL 401	0	0

2023 100 LAND ANALYSIS 5 ACRE STUDY

Inspected Date	Class	Rate Group 1	Rate Group 2	diffrence from net \$ per acre
8/8/2016	402			\$1,024
8/15/2016	402			\$535
8/15/2016	402			(\$643)
8/15/2016	402			(\$936)
8/30/2016	402	S.E. H.L. AREA	4-1A PARCELS	(\$936)
9/14/2021	402			(\$79)
9/14/2021	402			(\$1,610)
9/7/2020	402			(\$1,958)
9/7/2020	402			(\$1,947)
10/12/2021	402			(\$2,020)
12/20/2021	401			(\$762)
9/28/2014	401			\$129
1/12/2021	401			(\$1,628)
12/28/2019	401			\$5,008
9/1/2016	401			\$702
12/24/2015	401			\$2,316
11/2/2015	401			(\$2,005)
11/2/2015	401			\$2,819

(\$1,991)

% adjustment	COMMENTS
26%	LONG -NARROE PARCEL, R/R TRACKS THROUGH PROP.
14%	WOODED PARCEL,OWNES PARCELS ACROSS ROAD
-16%	SOLD AS SINGLE PARCLE,RESOLD 13 MONTHS LATER WITH BELOW PARCEL
-24%	SOLD AS SINGLE PARCLE,RESOLD 13 MONTHS LATER WITH ABOVE PARCEL
-24%	4-1 ACRE PARCELS CONTIGOUS, ON FAIRWAY DR
-2%	WOODED PARCEL,SOLD 15 MONTHS AGO +55%,ROSS ROAD
-41%	WOODED PARCEL,RESOLD 15 MONTHS LATER, ROSS ROAD
-50%	WOODED PARCEL,2 ROADS,1 RD BISECTS PARCEL,RATIO OVER 85% BUT VACANT
-49%	WOODED PARCEL 1 RD,CONTIGOUS TO PARCEL ABOVE,RATIO OVER 85% BUT VACANT
-51%	RATIO OVER 85% BUT VACANT
-19%	MOSTLY CLEARED,SOMT TREES,CLEMENS RD & ROOPFARM RD FRONTAGE
3%	CLEARED PARCEL SPRINGPORT RD FRONTAGE
0%	SOME TREES ,MOSTLY CLEAR DELLAR ROAD FRONTAGE
103%	WOODED,3 ROAD FRONTAGE
18%	WOODED PARCEL, ON MOUNT MARIA ROAD
59%	PINE PLANTITION, ON MILLER ROAD
-51%	WOODED PARCEL,1.6 MILES FROM RD. THROUGH USA PROP.
72%	WOODED PARCEL,1.6 MILES FROM RD. THROUGH USA PROP.

-33%
