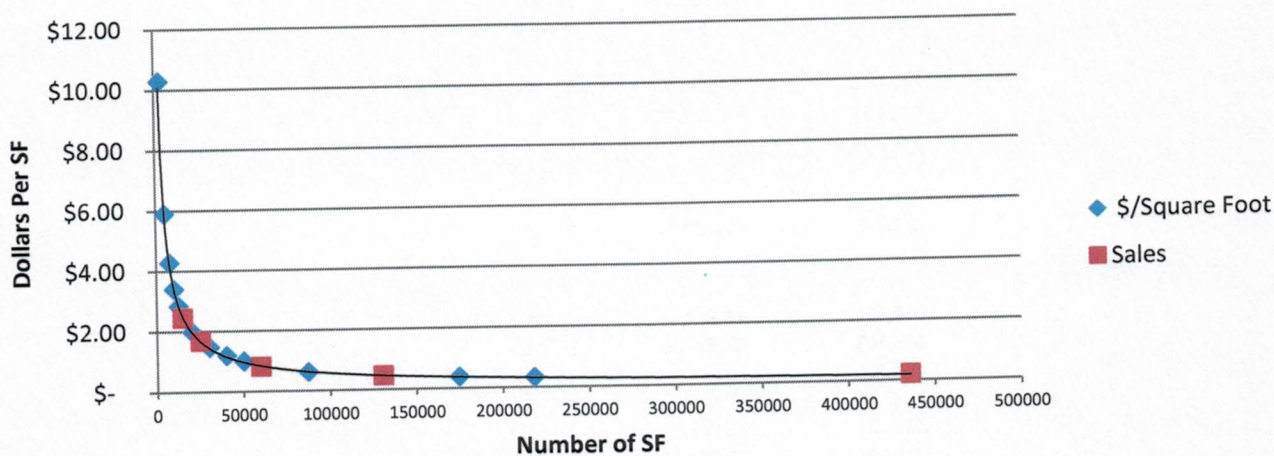
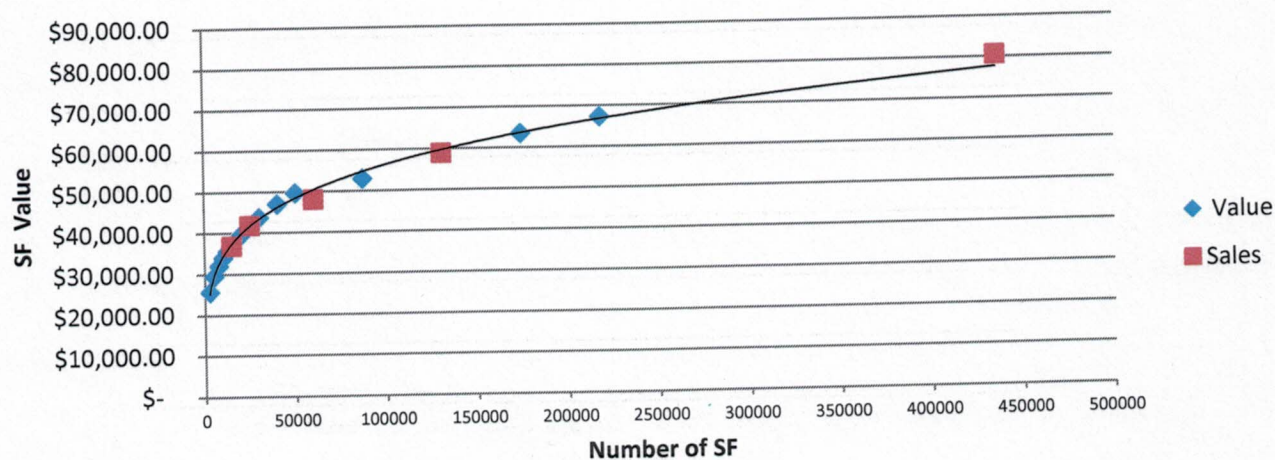


| 4400 RESIDENTIAL Land Rate Progression FOR 2023 (4) |       |                |       |       |               |          | Note          |
|-----------------------------------------------------|-------|----------------|-------|-------|---------------|----------|---------------|
| SF                                                  | ACRE  | \$/Square Foot |       | Value | Value Rounded |          |               |
| 2500                                                | 0.06  | \$             | 10.29 | \$    | 25,716.84     | \$25,700 | EXPONENT 0.1  |
| 5000                                                | 0.11  | \$             | 5.91  | \$    | 29,540.89     | \$29,500 |               |
| 7500                                                | 0.17  | \$             | 4.27  | \$    | 32,036.26     | \$32,000 |               |
| 10000                                               | 0.23  | \$             | 3.39  | \$    | 33,933.57     | \$33,900 |               |
| 12500                                               | 0.29  | \$             | 2.84  | \$    | 35,482.28     | \$35,500 |               |
| 15000                                               | 0.34  | \$             | 2.45  | \$    | 36,800.00     | \$36,800 | EXPONENT 0.21 |
| 20000                                               | 0.46  | \$             | 1.98  | \$    | 39,544.17     | \$39,500 |               |
| 25000                                               | 0.57  | \$             | 1.67  | \$    | 41,812.87     | \$41,800 |               |
| 30000                                               | 0.69  | \$             | 1.46  | \$    | 43,762.82     | \$43,800 |               |
| 40000                                               | 0.92  | \$             | 1.18  | \$    | 47,026.21     | \$47,000 |               |
| 50000                                               | 1.15  | \$             | 0.99  | \$    | 49,724.17     | \$49,700 |               |
| 60000                                               | 1.38  | \$             | 0.80  | \$    | 48,100.00     | \$48,100 | EXPONENT 0.26 |
| 87120                                               | 2.00  | \$             | 0.61  | \$    | 52,997.62     | \$53,000 |               |
| 130680                                              | 3.00  | \$             | 0.45  | \$    | 58,889.81     | \$58,900 |               |
| 174240                                              | 4.00  | \$             | 0.36  | \$    | 63,463.53     | \$63,500 |               |
| 217800                                              | 5.00  | \$             | 0.31  | \$    | 67,254.41     | \$67,300 |               |
| 435600                                              | 10.00 | \$             | 0.18  | \$    | 80,535.73     | \$80,500 |               |
| 653400                                              | 15.00 | \$             | 0.14  | \$    | 89,489.55     | \$89,500 |               |
| 871200                                              | 20.00 | \$             | 0.11  | \$    | 96,439.82     | \$96,400 |               |

### Dollars Per SF



### SF Values





## 4400 OVERISEL TOWNSHIP

| Parcel Number  | Street Address       | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$       | ht        | Cur. Appraisal     | Land Residual    | %         | Net Acres   | %              | Dollars/SqFt  |
|----------------|----------------------|-----------|------------|--------|---------------|--------------------|-----------|--------------------|------------------|-----------|-------------|----------------|---------------|
| 18-006-002-16  | 4768 COUNTRY RIDGE C | 08/04/20  | \$450,000  | WD     | 03-ARM'       | \$450,000          |           | \$477,558          | \$30,931         |           | 2.21        |                | \$0.32        |
| 18-006-002-19  | 4774 COUNTRY RIDGE C | 06/04/21  | \$459,900  | WD     | 03-ARM'       | \$459,900          |           | \$432,385          | \$85,059         |           | 2.02        |                | \$0.97        |
| 18-024-004-30  | 4158 SPRING MEADOW   | 11/02/21  | \$56,500   | WD     | 03-ARM'       | \$56,500           |           | \$41,255           | \$56,500         |           | 1.43        |                | \$0.91        |
| 18-031-054-31  | 4671 HARRIS          | 10/30/20  | \$352,000  | WD     | 03-ARM'       | \$352,000          |           | \$375,922          | \$27,609         |           | 1.01        |                | \$0.63        |
| 18-031-054-32  | 4658 HARRIS          | 10/09/20  | \$325,000  | WD     | 03-ARM'       | \$325,000          |           | \$344,036          | \$32,869         |           | 1.07        |                | \$0.71        |
| 18-045-010-00  | 3764 BENT RIDGE      | 10/28/21  | \$325,000  | WD     | 03-ARM'       | \$325,000          |           | \$285,214          | \$85,774         |           | 0.56        |                | \$3.50        |
| 18-450-002-00  | 4110 AUTUMN CREST D  | 11/13/20  | \$267,000  | WD     | 03-ARM'       | \$267,000          |           | \$266,076          | \$39,139         |           | 0.76        |                | \$1.19        |
| 18-450-015-00  | 4142 AUTUMN CREST D  | 10/14/21  | \$310,000  | WD     | 03-ARM'       | \$310,000          |           | \$234,839          | \$113,293        |           | 0.74        |                | \$3.50        |
| <b>Totals:</b> |                      |           |            |        |               | <b>\$2,545,400</b> | <b>\$</b> | <b>\$2,457,285</b> | <b>\$471,174</b> | <b>\$</b> | <b>9.80</b> | <b>Average</b> | <b>\$1.10</b> |
|                |                      |           |            |        |               | <b>\$2,545,400</b> | <b>\$</b> | <b>\$2,457,285</b> | <b>\$471,174</b> | <b>\$</b> | <b>9.80</b> | <b>Average</b> | <b>\$1.10</b> |
|                |                      |           |            |        |               | <b>\$2,545,400</b> | <b>\$</b> | <b>\$2,457,285</b> | <b>\$471,174</b> | <b>\$</b> | <b>9.80</b> | <b>Average</b> | <b>\$1.10</b> |
|                |                      |           |            |        |               | <b>\$2,545,400</b> | <b>\$</b> | <b>\$2,457,285</b> | <b>\$471,174</b> | <b>\$</b> | <b>9.80</b> | <b>Average</b> | <b>\$1.10</b> |

## 4400 HEATH TOWNSHIP

| Parcel Number  | Street Address       | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$       | ht        | Cur. Appraisal     | Land Residual      | %         | Net Acres    | %              | Dollars/SqFt  |
|----------------|----------------------|-----------|------------|--------|---------------|--------------------|-----------|--------------------|--------------------|-----------|--------------|----------------|---------------|
| 09-060-004-00  | 3041 FOREST VIEW DR  | 07/07/20  | \$340,000  | WD     | 03-ARM'       | \$340,000          |           | \$343,549          | \$41,058           |           | 2.11         |                | \$0.45        |
| 09-060-010-00  | 3086 FOREST VIEW DR  | 08/28/20  | \$384,900  | WD     | 03-ARM'       | \$384,900          |           | \$382,336          | \$47,134           |           | 2.00         |                | \$0.54        |
| 09-080-003-00  | 3388 HEATHRIDGE TRL  | 07/01/21  | \$315,900  | WD     | 03-ARM'       | \$315,900          |           | \$297,105          | \$55,570           |           | 0.56         |                | \$2.27        |
| 09-080-009-00  | 3379 HEATHRIDGE TRL  | 11/01/21  | \$389,900  | WD     | 03-ARM'       | \$389,900          |           | \$333,124          | \$120,234          |           | 1.63         |                | \$1.69        |
| 09-080-010-00  | 3375 HEATHRIDGE TRL  | 12/20/21  | \$310,000  | WD     | 03-ARM'       | \$310,000          |           | \$256,037          | \$90,381           |           | 0.52         |                | \$3.96        |
| 09-150-009-00  | 3144 MARCIA LN       | 10/23/20  | \$315,000  | WD     | 03-ARM'       | \$315,000          |           | \$286,816          | \$71,788           |           | 1.01         |                | \$1.63        |
| 09-150-011-00  | 3138 MARCIA LN       | 05/19/21  | \$326,600  | WD     | 03-ARM'       | \$326,600          |           | \$254,686          | \$115,518          |           | 1.01         |                | \$2.63        |
| 09-150-025-00  | 3157 MARCIA          | 11/30/21  | \$410,000  | WD     | 03-ARM'       | \$410,000          |           | \$311,933          | \$141,671          |           | 1.01         |                | \$3.22        |
| 09-170-009-00  | 4420 OAK HOLLOW CT   | 04/06/20  | \$315,000  | WD     | 03-ARM'       | \$315,000          |           | \$336,371          | \$33,223           |           | 2.35         |                | \$0.32        |
| 09-200-016-00  | 4231 131ST AVE       | 08/25/21  | \$403,000  | WD     | 03-ARM'       | \$403,000          |           | \$347,243          | \$110,529          |           | 2.39         |                | \$1.06        |
| 09-200-018-00  | 3111 SARA            | 08/31/20  | \$310,000  | WD     | 03-ARM'       | \$310,000          |           | \$358,957          | \$4,021            |           | 1.99         |                | \$0.05        |
| 09-200-041-00  | 3110 SARA            | 06/19/20  | \$305,000  | WD     | 03-ARM'       | \$305,000          |           | \$309,114          | \$50,494           |           | 1.90         |                | \$0.61        |
| 09-230-002-00  | 3512 N RIVERWALK     | 08/11/21  | \$332,500  | WD     | 03-ARM'       | \$332,500          |           | \$315,315          | \$55,786           |           | 0.82         |                | \$1.56        |
| 09-230-015-00  | 4458 RIVERBLUFF      | 09/21/20  | \$75,000   | WD     | 03-ARM'       | \$75,000           |           | \$89,100           | \$75,000           |           | 3.50         |                | \$0.49        |
| 09-230-018-00  | 3527 N RIVERWALK     | 09/10/20  | \$370,000  | WD     | 03-ARM'       | \$370,000          |           | \$380,037          | \$31,645           |           | 1.51         |                | \$0.48        |
| 09-250-008-00  | 3274 BLUFF CREEK     | 06/10/21  | \$425,200  | WD     | 03-ARM'       | \$425,200          |           | \$398,919          | \$70,594           |           | 2.03         |                | \$0.80        |
| 09-250-013-00  | 3828 SILVER CREEK    | 09/08/20  | \$335,000  | WD     | 03-ARM'       | \$335,000          |           | \$343,282          | \$48,001           |           | 2.22         |                | \$0.50        |
| 09-250-015-00  | 3806 SILVER CREEK DR | 04/03/20  | \$235,000  | WD     | 03-ARM'       | \$235,000          |           | \$254,619          | \$35,954           |           | 2.07         |                | \$0.40        |
| 09-300-046-00  | 4526 SCENIC DR       | 09/23/21  | \$282,900  | WD     | 03-ARM'       | \$282,900          |           | \$252,219          | \$68,256           |           | 0.66         |                | \$2.37        |
| 09-625-003-00  | 2971 WHISPER         | 07/15/20  | \$30,000   | WD     | 03-ARM'       | \$30,000           |           | \$35,360           | \$30,000           |           | 2.00         |                | \$0.34        |
| 09-675-011-00  | 4722 WOODRIDGE       | 04/26/21  | \$345,000  | WD     | 03-ARM'       | \$345,000          |           | \$364,774          | \$14,635           |           | 0.34         |                | \$0.99        |
| 09-675-015-00  | 4730 WOODRIDGE CT    | 12/10/21  | \$365,000  | WD     | 03-ARM'       | \$365,000          |           | \$303,427          | \$114,948          |           | 0.44         |                | \$6.00        |
| <b>Totals:</b> |                      |           |            |        |               | <b>\$6,920,900</b> | <b>\$</b> | <b>\$6,554,323</b> | <b>\$1,426,440</b> | <b>\$</b> | <b>34.08</b> | <b>Average</b> | <b>\$0.96</b> |
|                |                      |           |            |        |               | <b>\$6,920,900</b> | <b>\$</b> | <b>\$6,554,323</b> | <b>\$1,426,440</b> | <b>\$</b> | <b>34.08</b> | <b>Average</b> | <b>\$0.96</b> |
|                |                      |           |            |        |               | <b>\$6,920,900</b> | <b>\$</b> | <b>\$6,554,323</b> | <b>\$1,426,440</b> | <b>\$</b> | <b>34.08</b> | <b>Average</b> | <b>\$0.96</b> |
|                |                      |           |            |        |               | <b>\$6,920,900</b> | <b>\$</b> | <b>\$6,554,323</b> | <b>\$1,426,440</b> | <b>\$</b> | <b>34.08</b> | <b>Average</b> | <b>\$0.96</b> |



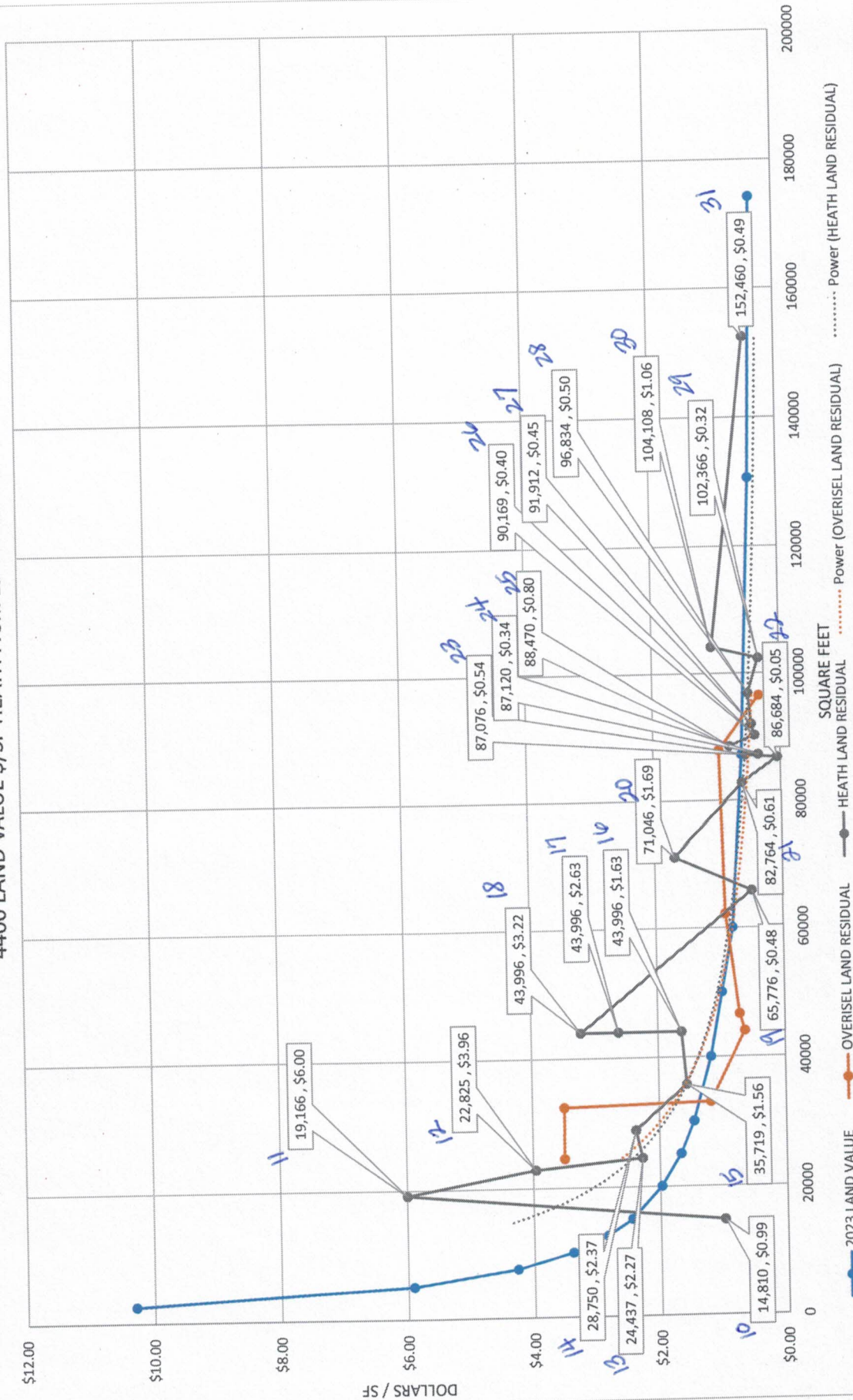
**4400 OVERISEL**

| CHART # | Parcel Number | Street Address        | Sale Date | Sale Price | Net Acres | SF     | Dollars/SqFt |
|---------|---------------|-----------------------|-----------|------------|-----------|--------|--------------|
| 1       | 18-045-010-00 | 3764 BENT RIDGE       | 10/28/21  | \$325,000  | 0.56      | 24,481 | \$3.50       |
| 2       | 18-450-015-00 | 4142 AUTUMN CREST DR  | 10/14/21  | \$310,000  | 0.74      | 32,365 | \$3.50       |
| 3       | 18-450-002-00 | 4110 AUTUMN CREST DR  | 11/13/20  | \$267,000  | 0.76      | 32,975 | \$1.19       |
| 4       | 18-031-054-31 | 4671 HARRIS           | 10/30/20  | \$352,000  | 1.01      | 43,996 | \$0.63       |
| 5       | 18-031-054-32 | 4658 HARRIS           | 10/09/20  | \$325,000  | 1.07      | 46,609 | \$0.71       |
| 6       | 18-024-004-30 | 4158 SPRING MEADOW    | 11/02/21  | \$56,500   | 1.43      | 62,160 | \$0.91       |
| 7       | 18-006-002-19 | 4774 COUNTRY RIDGE CT | 06/04/21  | \$459,900  | 2.02      | 87,861 | \$0.97       |
| 8       | 18-006-002-16 | 4768 COUNTRY RIDGE CT | 08/04/20  | \$450,000  | 2.21      | 96,442 | \$0.32       |

**4400 HEATH**

| CHART # | Parcel Number | Street Address       | Sale Date | Sale Price | Net Acres | SF      | Dollars/SqFt |
|---------|---------------|----------------------|-----------|------------|-----------|---------|--------------|
| 10      | 09-675-011-00 | 4722 WOODRIDGE       | 04/26/21  | \$345,000  | 0.34      | 14,810  | \$0.99       |
| 11      | 09-675-015-00 | 4730 WOODRIDGE CT    | 12/10/21  | \$365,000  | 0.44      | 19,166  | \$6.00       |
| 12      | 09-080-010-00 | 3375 HEATHRIDGE TRL  | 12/20/21  | \$310,000  | 0.52      | 22,825  | \$3.96       |
| 13      | 09-080-003-00 | 3388 HEATHRIDGE TRL  | 07/01/21  | \$315,900  | 0.56      | 24,437  | \$2.27       |
| 14      | 09-300-046-00 | 4526 SCENIC DR       | 09/23/21  | \$282,900  | 0.66      | 28,750  | \$2.37       |
| 15      | 09-230-002-00 | 3512 N RIVERWALK     | 08/11/21  | \$332,500  | 0.82      | 35,719  | \$1.56       |
| 16      | 09-150-009-00 | 3144 MARCIA LN       | 10/23/20  | \$315,000  | 1.01      | 43,996  | \$1.63       |
| 17      | 09-150-011-00 | 3138 MARCIA LN       | 05/19/21  | \$326,600  | 1.01      | 43,996  | \$2.63       |
| 18      | 09-150-025-00 | 3157 MARCIA          | 11/30/21  | \$410,000  | 1.01      | 43,996  | \$3.22       |
| 19      | 09-230-018-00 | 3527 N RIVERWALK     | 09/10/20  | \$370,000  | 1.51      | 65,776  | \$0.48       |
| 20      | 09-080-009-00 | 3379 HEATHRIDGE TRL  | 11/01/21  | \$389,900  | 1.63      | 71,046  | \$1.69       |
| 21      | 09-200-041-00 | 3110 SARA            | 06/19/20  | \$305,000  | 1.90      | 82,764  | \$0.61       |
| 22      | 09-200-018-00 | 3111 SARA            | 08/31/20  | \$310,000  | 1.99      | 86,684  | \$0.05       |
| 23      | 09-060-010-00 | 3086 FOREST VIEW DR  | 08/28/20  | \$384,900  | 2.00      | 87,076  | \$0.54       |
| 24      | 09-625-003-00 | 2971 WHISPER         | 07/15/20  | \$30,000   | 2.00      | 87,120  | \$0.34       |
| 25      | 09-250-008-00 | 3274 BLUFF CREEK     | 06/10/21  | \$425,200  | 2.03      | 88,470  | \$0.80       |
| 26      | 09-250-015-00 | 3806 SILVER CREEK DR | 04/03/20  | \$235,000  | 2.07      | 90,169  | \$0.40       |
| 27      | 09-060-004-00 | 3041 FOREST VIEW DR  | 07/07/20  | \$340,000  | 2.11      | 91,912  | \$0.45       |
| 28      | 09-250-013-00 | 3828 SILVER CREEK    | 09/08/20  | \$335,000  | 2.22      | 96,834  | \$0.50       |
| 29      | 09-170-009-00 | 4420 OAK HOLLOW CT   | 04/06/20  | \$315,000  | 2.35      | 102,366 | \$0.32       |
| 30      | 09-200-016-00 | 4231 131ST AVE       | 08/25/21  | \$403,000  | 2.39      | 104,108 | \$1.06       |
| 31      | 09-230-015-00 | 4458 RIVERBLUFF      | 09/21/20  | \$75,000   | 3.50      | 152,460 | \$0.49       |

# 4400 LAND VALUE \$/SF HEATH From Land Residual





# 440 ECF 1.115

| 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. |
|---------------|----------------------|-----------|-------------|--------|---------------|--------------|----------------|----------------|----------------|-------------|----------------|----------------|--------|
| 09-060-004-00 | 3041 FOREST VIEW DR  | 07/07/20  | \$340,000   | WD     | 03-ARM'S LENG | \$340,000    | \$130,000      | 38.24          | \$343,549      | \$58,550    | \$281,450      | \$267,103      | 1.054  |
| 09-060-010-00 | 3086 FOREST VIEW DR  | 08/28/20  | \$384,900   | WD     | 03-ARM'S LENG | \$384,900    | \$159,700      | 41.49          | \$382,336      | \$79,864    | \$305,036      | \$283,479      | 1.076  |
| 09-080-003-00 | 3388 HEATHRIDGE TRL  | 07/01/21  | \$315,900   | WD     | 03-ARM'S LENG | \$315,900    | \$107,900      | 34.16          | \$297,105      | \$43,531    | \$272,369      | \$237,651      | 1.146  |
| 09-080-009-00 | 3379 HEATHRIDGE TRL  | 11/01/21  | \$389,900   | WD     | 03-ARM'S LENG | \$389,900    | \$136,200      | 34.93          | \$333,124      | \$100,888   | \$289,012      | \$217,653      | 1.328  |
| 09-080-010-00 | 3375 HEATHRIDGE TRL  | 12/20/21  | \$310,000   | WD     | 03-ARM'S LENG | \$310,000    | \$103,500      | 33.39          | \$256,037      | \$50,888    | \$259,112      | \$192,267      | 1.348  |
| 09-150-009-00 | 3144 MARCIA LN       | 10/23/20  | \$315,000   | WD     | 03-ARM'S LENG | \$315,000    | \$120,800      | 38.35          | \$286,816      | \$69,147    | \$245,853      | \$204,001      | 1.205  |
| 09-170-009-00 | 4420 OAK HOLLOW CT   | 04/06/20  | \$303,000   | WD     | 03-ARM'S LENG | \$303,000    | \$148,600      | 47.17          | \$336,371      | \$85,184    | \$229,816      | \$235,414      | 0.976  |
| 09-200-016-00 | 4231 131ST AVE       | 08/25/21  | \$403,000   | WD     | 03-ARM'S LENG | \$403,000    | \$134,900      | 33.47          | \$347,243      | \$69,747    | \$333,253      | \$260,071      | 1.281  |
| 09-200-018-00 | 3111 SARA            | 08/31/20  | \$310,000   | WD     | 03-ARM'S LENG | \$310,000    | \$174,600      | 56.32          | \$358,957      | \$62,491    | \$247,509      | \$277,850      | 0.891  |
| 09-200-041-00 | 3110 SARA            | 06/19/20  | \$305,000   | WD     | 03-ARM'S LENG | \$305,000    | \$145,000      | 47.54          | \$309,114      | \$78,750    | \$226,250      | \$215,899      | 1.048  |
| 09-230-002-00 | 3512 N RIVERWALK     | 08/11/21  | \$332,500   | WD     | 03-ARM'S LENG | \$332,500    | \$123,400      | 37.11          | \$315,315      | \$44,074    | \$288,426      | \$254,209      | 1.135  |
| 09-230-018-00 | 3527 N RIVERWALK     | 09/10/20  | \$370,000   | WD     | 03-ARM'S LENG | \$370,000    | \$153,200      | 41.41          | \$380,037      | \$94,201    | \$275,799      | \$267,888      | 1.030  |
| 09-250-008-00 | 3274 BLUFF CREEK     | 06/10/21  | \$425,200   | WD     | 03-ARM'S LENG | \$425,200    | \$170,300      | 40.05          | \$398,919      | \$81,305    | \$343,895      | \$297,670      | 1.155  |
| 09-250-013-00 | 3828 SILVER CREEK    | 09/08/20  | \$335,000   | WD     | 03-ARM'S LENG | \$335,000    | \$149,100      | 44.51          | \$343,282      | \$63,668    | \$271,332      | \$262,056      | 1.035  |
| 09-250-015-00 | 3806 SILVER CREEK DR | 04/03/20  | \$235,000   | WD     | 03-ARM'S LENG | \$235,000    | \$102,200      | 43.49          | \$254,619      | \$58,664    | \$176,336      | \$183,650      | 0.960  |
| 09-300-046-00 | 4526 SCENIC DR       | 09/23/21  | \$282,900   | WD     | 03-ARM'S LENG | \$282,900    | \$104,600      | 36.97          | \$252,219      | \$43,499    | \$239,401      | \$195,614      | 1.224  |
| 09-675-011-00 | 4722 WOODRIDGE       | 04/26/21  | \$345,000   | WD     | 03-ARM'S LENG | \$345,000    | \$157,700      | 45.71          | \$364,774      | \$37,911    | \$307,089      | \$306,338      | 1.002  |
| 09-675-015-00 | 4730 WOODRIDGE CT    | 12/10/21  | \$365,000   | WD     | 03-ARM'S LENG | \$365,000    | \$122,000      | 33.42          | \$303,427      | \$58,272    | \$306,728      | \$229,761      | 1.335  |
| 18-031-054-31 | 4671 HARRIS          | 10/30/20  | \$352,000   | WD     | 03-ARM'S LENG | \$352,000    | \$102,550      | 29.13          | \$375,922      | \$92,275    | \$259,725      | \$264,843      | 0.981  |
| 18-031-054-32 | 4658 HARRIS          | 10/09/20  | \$325,000   | WD     | 03-ARM'S LENG | \$325,000    | \$84,900       | 26.12          | \$344,036      | \$63,634    | \$261,366      | \$261,813      | 0.998  |
| 18-450-002-00 | 4110 AUTUMN CREST DR | 11/13/20  | \$267,000   | WD     | 03-ARM'S LENG | \$267,000    | \$89,000       | 33.33          | \$266,076      | \$49,878    | \$217,122      | \$201,866      | 1.076  |
| 18-450-015-00 | 4142 AUTUMN CREST DR | 10/14/21  | \$310,000   | WD     | 03-ARM'S LENG | \$310,000    | \$89,100       | 28.74          | \$234,839      | \$40,277    | \$269,723      | \$181,664      | 1.485  |
| Totals:       |                      |           | \$7,333,300 |        |               | \$7,333,300  | \$2,809,250    |                | \$7,084,117    |             | \$5,906,602    | \$5,298,761    | 1.115  |
|               |                      |           |             |        |               |              | Sale. Ratio => | 38.31          |                |             |                | E.C.F. =>      |        |
|               |                      |           |             |        |               |              | Std. Dev. =>   | 7.18           |                |             |                | Ave. E.C.F. => | 1.126  |

Std. Deviation=> 0.153589734

Ave. Variance=> 12.5749

Coefficient: 11.16935057