

### **Land Value Analysis**

Enclosed are the land values and analysis for the basis of the assessments. Most sales are utilized over a two-year period, but may vary based on the sampling. Outliers and others may be removed from the analysis as not being a representative sampling. Units of comparison include, site value, rate per front foot, rate per acre, and rate per square foot. Various acceptable methods are utilized in deriving a unit of comparison and a typical rate.

### **Condominium Analysis**

Direct sales comparison approach is utilized for condominiums based on a square foot or lineal foot method. Separate valuation conditions may be utilized to group certain types of properties together, including factors such as size, location, amenities, etc.

### **Economic Condition Factors**

An ECF adjusts the assessor's use of the cost manual to the local market. County multipliers are provided by the State Tax Commission and adjusted annually to reflect change in the market of the construction costs found in the State Tax Commission Assessor's Manual and to "bring" those costs to the County level. Economic condition factors are adjusted annually by the assessor to further refine these costs to the local market.

An ECF must be determined and used in all cost appraisal situations where the Assessor's Manual is used. Saying "I didn't need to use an ECF because I used the new Assessor's Manual." is not correct; even if the cost manual being utilized is brand new; it is a statewide manual and must be adjusted to local market conditions through the use of an ECF. It is also incorrect to indicate "I didn't need to use an ECF because I was valuing new construction" Again, an ECF must be used to adjust the statewide costs of the Assessor's Manual to local markets. An ECF must be used regardless of the age of the improvements being valued.

The single base for determining fair assessments is true cash value. What is the property worth? What would be the price an informed buyer would be willing to pay for the property in its condition and location? These are questions relating to true cash value. Assessments are to be set at 50% of the true cash value appraisals of each property. When appraising a mass of properties, the assessor frequently uses a cost-less-depreciation analysis and relates it to what properties are selling for through the use of an Economic Condition Factor (ECF). The ECF is derived by analyzing properties which have sold and comparing the cost less depreciation of the buildings to that portion of the sale prices attributable to those buildings. (This procedure will be discussed in detail later.) If there is a consistent relationship between the cost-less-depreciation analysis and the sale values of the buildings, this relationship is expressed as an ECF which is used to adjust the cost-less-depreciation estimates to what properties are selling for in the market.

An ECF is calculated by analyzing verified property sale prices. The portion of each sale price attributed to the building(s) on the parcel is compared to the value on the record card of the same building(s). The ECF represents the relationship between the appraised value of the building as calculated using the Assessors Manual and the sale value of that building. When the building value is added to the value of the land and the land improvements, an indication of true cash value can be obtained for assessed valuations.

# Res City Land Analysis

| Parcel Number  | Street Address       | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value  | Effect. Front | Depth | Net Acres | Total Acres | Dollars/FF |
|----------------|----------------------|-----------|------------|--------|--------------|----------------|---------------|----------------|---------------|------------------|---------------|-------|-----------|-------------|------------|
| 052-003-003-10 | PARO ST              | 08/11/21  | \$99,900   | LC     | \$99,900     | \$26,500       | 26.53         | \$66,481       | \$99,900      | \$58,830         | 265.0         | 315.5 | 1.92      | 1.92        | \$377      |
| 052-006-026-00 |                      | 03/04/22  | \$40,000   | WD     | \$40,000     | \$21,600       | 54.00         | \$47,952       | \$40,000      | \$47,952         | 216.0         | 144.0 | 0.71      | 0.71        | \$185      |
| 052-106-005-00 |                      | 06/01/22  | \$46,000   | WD     | \$46,000     | \$3,000        | 6.52          | \$7,326        | \$46,000      | \$7,326          | 330.0         | 660.0 | 10.00     | 5.00        | \$139      |
| 052-107-013-00 | N BOUNDARY RD        | 11/24/21  | \$38,000   | WD     | \$38,000     | \$20,900       | 55.00         | \$48,840       | \$38,000      | \$48,840         | 220.0         | 627.0 | 3.17      | 3.17        | \$173      |
| 052-620-041-00 |                      | 05/13/21  | \$47,500   | WD     | \$47,500     | \$31,600       | 66.53         | \$70,125       | \$47,500      | \$70,125         | 315.9         | 621.1 | 4.50      | 4.50        | \$150      |
| 052-700-012-00 | 25 GRONDIN ST        | 05/10/22  | \$8,500    | WD     | \$8,500      | \$4,500        | 52.94         | \$11,100       | \$8,500       | \$11,100         | 50.0          | 66.0  | 0.08      | 0.08        | \$170      |
| 052-700-014-00 |                      | 12/30/22  | \$55,000   | WD     | \$55,000     | \$11,100       | 20.18         | \$27,528       | \$55,000      | \$27,528         | 124.0         | 647.8 | 1.84      | 1.84        | \$444      |
| 052-730-007-00 | 120 MISSION RIDGE DR | 06/28/22  | \$22,500   | WD     | \$22,500     | \$10,000       | 44.44         | \$22,200       | \$22,500      | \$22,200         | 100.0         | 143.9 | 0.33      | 0.33        | \$225      |
| Totals:        |                      |           | \$357,400  |        | \$357,400    | \$129,200      |               | \$301,552      | \$357,400     | \$293,901        | 1,620.9       |       | 22.55     | 17.55       |            |
|                |                      |           |            |        |              |                |               |                |               | Average per FF=> | \$220         |       |           |             |            |

# Res Waterfront Land

| Parcel Number  | Street Address  | Sale Date | Sale Price  | Instr. | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value  | Effect. Front | Depth | Net Acres | Total Acres | Dollars/FF |
|----------------|-----------------|-----------|-------------|--------|--------------|----------------|---------------|----------------|---------------|------------------|---------------|-------|-----------|-------------|------------|
| 052-007-003-00 | 659 S STATE ST  | 04/09/21  | \$399,000   | WD     | \$399,000    | \$147,000      | 36.84         | \$445,397      | \$46,016      | \$92,413         | 53.6          | 114.2 | 0.14      | 0.14        | \$858      |
| 052-160-018-00 | 991 N STATE ST  | 12/15/22  | \$325,000   | WD     | \$325,000    | \$152,200      | 46.83         | \$366,521      | \$127,591     | \$169,112        | 98.2          | 250.0 | 0.56      | 0.56        | \$1,300    |
| 052-620-053-10 | 240 GRAHAM AVE  | 12/30/21  | \$627,900   | WD     | \$627,900    | \$143,900      | 22.92         | \$386,393      | \$331,103     | \$89,596         | 104.0         | 607.2 | 1.45      | 1.45        | \$3,184    |
| 052-620-057-10 | 220 GRAHAM AVE  | 12/08/22  | \$950,000   | WD     | \$950,000    | \$0            | 0.00          | \$685,792      | \$439,678     | \$175,470        | 101.8         | 740.0 | 1.73      | 1.73        | \$4,317    |
| 052-640-007-00 | 999 HURON ST    | 03/22/22  | \$400,000   | WD     | \$400,000    | \$161,100      | 40.28         | \$485,868      | \$69,202      | \$155,070        | 90.0          | 200.0 | 0.41      | 0.41        | \$769      |
| 052-640-008-00 | 1001 HURON ST   | 07/08/22  | \$520,000   | WD     | \$520,000    | \$146,700      | 28.21         | \$290,794      | \$360,806     | \$131,600        | 94.0          | 300.0 | 0.40      | 0.37        | \$3,838    |
| 052-700-049-00 | 1173 N STATE ST | 05/12/22  | \$375,000   | WD     | \$375,000    | \$221,500      | 59.07         | \$439,803      | \$170,644     | \$235,447        | 241.0         | 483.8 | 0.89      | 0.32        | \$708      |
| Totals:        |                 |           | \$3,596,900 |        | \$3,596,900  | \$972,400      |               | \$3,100,568    | \$1,545,040   | \$1,048,708      | 782.6         |       | 5.59      | 4.99        |            |
|                |                 |           |             |        |              |                |               |                |               | Average per FF=> | \$1,974       |       |           |             |            |

Commercial Hotels Land Analysis

| Commercial Tracts Land Analysis |                |           |             |        |              |                |               |                |               |                 |               |       |            |
|---------------------------------|----------------|-----------|-------------|--------|--------------|----------------|---------------|----------------|---------------|-----------------|---------------|-------|------------|
| Parcel Number                   | Street Address | Sale Date | Sale Price  | Instr. | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effect. Front | Depth | Dollars/FF |
| 052-006-055-00                  | 750 W US 2     | 03/17/21  | \$1,185,000 | WD     | \$1,185,000  | \$479,300      | 40.45         | \$997,083      | \$260,617     | \$72,700        | 401.0         | 501.0 | \$650      |
| 052-180-079-00                  | 625 N STATE ST | 08/10/21  | \$253,000   | WD     | \$253,000    | \$95,700       | 37.83         | \$338,532      | \$131,174     | \$216,706       | 193.3         | 121.3 | \$679      |
| 052-660-001-00                  | 700 N STATE ST | 02/03/21  | \$1,700,000 | WD     | \$1,700,000  | \$752,200      | 44.25         | \$1,541,791    | \$262,909     | \$91,224        | 374.0         | 383.1 | \$703      |
| Totals:                         |                |           | \$3,138,000 |        | \$3,138,000  | \$1,327,200    |               | \$2,877,406    | \$654,700     | \$380,630       | 968.3         |       |            |
| Average                         |                |           |             |        |              |                |               |                |               |                 | \$676         |       |            |
| per FF=>                        |                |           |             |        |              |                |               |                |               |                 |               |       |            |

Commercial Industrial FF

| Parcel Number          | Street Address | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effect. Front | Depth | Dollars/FF |
|------------------------|----------------|-----------|------------|--------|--------------|----------------|---------------|----------------|---------------|-----------------|---------------|-------|------------|
| 052-003-004-00         | 1097 CHURCH ST | 09/10/21  | \$300,000  | LC     | \$300,000    | \$145,700      | 48.57         | \$300,590      | \$71,710      | \$72,300        | 300.0         | 174.0 | \$239      |
| 052-006-051-10         | 645 W US 2     | 01/20/22  | \$187,500  | WD     | \$187,500    | \$102,000      | 54.40         | \$184,579      | \$37,625      | \$34,704        | 144.0         | 115.0 | \$261      |
| 052-180-060-00         | 450 MURRAY     | 04/26/21  | \$15,000   | WD     | \$15,000     | \$36,400       | 242.67        | \$31,330       | \$15,000      | \$31,330        | 130.0         | 62.5  | \$115      |
| 052-220-017-00         | 52 N STATE ST  | 11/19/20  | \$135,000  | WD     | \$135,000    | \$82,700       | 61.26         | \$144,599      | \$1,969       | \$11,568        | 48.0          | 178.0 | \$41       |
| Totals:                |                |           | \$637,500  |        | \$637,500    | \$366,800      |               | \$661,098      | \$126,304     | \$149,902       | 622.0         |       |            |
| Average per FF=> \$203 |                |           |            |        |              |                |               |                |               |                 |               |       |            |

Commercial Industrial Lakefront

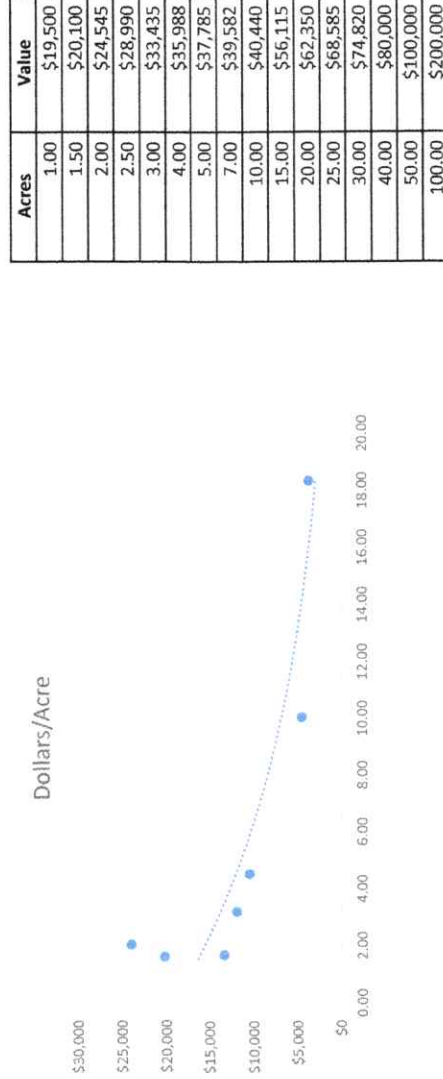
| Parcel Number            | Street Address  | Sale Date | Sale Price   | Instr. | Adj. Sale \$ | Asd. when Sold     | Asd/Adj. Sale | Cur. Appraisal     | Land Residual      | Est. Land Value    | Effec. Front   | Depth | Net Acres | Total Acres | Dollars/FF   |
|--------------------------|-----------------|-----------|--------------|--------|--------------|--------------------|---------------|--------------------|--------------------|--------------------|----------------|-------|-----------|-------------|--------------|
| 052-140-030-00           | 877 N STATE ST  | 07/27/21  | \$1,000,000  | WD     | \$1,000,000  | \$158,900          | 15.89         | \$127,892          | \$890,348          | \$18,240           | 494.3          | 163.2 | 0.10      | 1.85        | \$1,801      |
| 052-220-007-00           | 241 N STATE ST  | 09/04/20  | \$260,000    | LC     | \$260,000    | \$139,700          | 53.73         | \$345,191          | \$17,559           | \$102,750          | 275.5          | 153.0 | 0.49      | 0.29        | \$64         |
| 052-300-001-00           | 133 ANTOINE     | 07/27/21  | \$1,000,000  | WD     | \$1,000,000  | \$88,600           | 8.86          | \$218,072          | \$924,419          | \$142,491          | 413.5          | 396.8 | 1.32      | 0.51        | \$2,236      |
| 052-700-059-00           | 1101 N STATE ST | 04/07/22  | \$215,000    | WD     | \$215,000    | \$115,900          | 53.91         | \$379,032          | \$59,465           | \$223,497          | 93.1           | 232.9 | 0.50      | 0.50        | \$639        |
| 052-700-060-00           | 1067 N STATE ST | 12/03/21  | \$3,350,000  | WD     | \$3,350,000  | \$896,600          | 26.76         | \$2,242,217        | \$1,948,133        | \$840,350          | 350.0          | 199.9 | 1.61      | 1.61        | \$5,566      |
| 052-700-063-00           | 1037 N STATE ST | 04/07/21  | \$1,150,000  | WD     | \$1,150,000  | \$821,400          | 71.43         | \$2,886,143        | (\$118,131)        | \$1,618,012        | 614.8          | 285.0 | 3.05      | 3.05        | (\$192)      |
| 052-700-066-00           | 1021 N STATE ST | 03/30/22  | \$3,700,000  | WD     | \$3,700,000  | \$929,200          | 25.11         | \$1,998,370        | \$1,856,230        | \$154,600          | 309.2          | 370.0 | 2.63      | 2.63        | \$6,003      |
| <b>Totals:</b>           |                 |           | <b>#####</b> |        | <b>#####</b> | <b>\$3,150,300</b> |               | <b>\$8,196,917</b> | <b>\$5,578,023</b> | <b>\$3,099,940</b> | <b>2,550.4</b> |       |           | <b>9.68</b> | <b>10.42</b> |
| Average per FF=> \$2,187 |                 |           |              |        |              |                    |               |                    |                    |                    |                |       |           |             |              |

# Commercial Industrial Large Tract

| Parcel Number  | Street Address   | Sale Date | Sale Price       | Instr. | Adj. Sale \$     | Asd. when Sold   | Asd/Adj. Sale | Cur. Appraisal   | Land Residual    | Est. Land Value  | Effec. Front | Depth | Net Acres              | Total Acres | Dollars/Acre |
|----------------|------------------|-----------|------------------|--------|------------------|------------------|---------------|------------------|------------------|------------------|--------------|-------|------------------------|-------------|--------------|
| 052-107-019-10 | 960 CHEESEMAN RD | 07/16/21  | \$240,000        | WD     | \$240,000        | \$121,600        | 50.67         | \$237,990        | \$30,893         | \$28,883         | 0.0          | 0.0   | 1.52                   | 1.52        | \$20,284     |
| 052-160-002-00 | 99 FLEMING ST    | 04/08/22  | \$367,237        | WD     | \$367,237        | \$186,200        | 50.70         | \$366,635        | \$22,261         | \$21,659         | 121.0        | 285.0 | 1.66                   | 1.45        | \$13,443     |
| 052-003-003-00 | 231 PARO ST      | 03/20/23  | \$178,000        | WD     | \$178,000        | \$63,000         | 35.39         | \$191,420        | \$47,080         | \$60,500         | 275.0        | 309.8 | 1.96                   | 1.96        | \$24,070     |
| <b>Totals:</b> |                  |           | <b>\$785,237</b> |        | <b>\$785,237</b> | <b>\$370,800</b> |               | <b>\$796,045</b> | <b>\$100,234</b> | <b>\$111,042</b> | <b>396.0</b> |       | <b>5.14</b>            | <b>4.93</b> |              |
|                |                  |           |                  |        |                  |                  |               |                  |                  |                  |              |       | Average per Net Acre=> |             |              |
|                |                  |           |                  |        |                  |                  |               |                  |                  |                  |              |       | 19,519.77              |             |              |

| Parcel Number  | Street Address | Sale Date | Sale Price      | Instr. | Adj. Sale \$    | Asd. when Sold  | Asd/Adj. Sale | Cur. Appraisal   | Land Residual   | Est. Land Value  | Effec. Front | Depth | Net Acres              | Total Acres | Dollars/Acre |
|----------------|----------------|-----------|-----------------|--------|-----------------|-----------------|---------------|------------------|-----------------|------------------|--------------|-------|------------------------|-------------|--------------|
| 052-107-013-00 | N BOUNDARY RD  | 11/24/21  | \$38,000        | WD     | \$38,000        | \$20,900        | 55.00         | \$48,400         | \$38,000        | \$48,400         | 220.0        | 627.0 | 3.17                   | 3.17        | \$11,999     |
| 052-620-041-00 |                | 05/13/21  | \$47,500        | WD     | \$47,500        | \$31,600        | 66.53         | \$69,494         | \$47,500        | \$69,494         | 315.9        | 621.1 | 4.50                   | 4.50        | \$10,546     |
| <b>Totals:</b> |                |           | <b>\$85,500</b> |        | <b>\$85,500</b> | <b>\$52,500</b> |               | <b>\$117,894</b> | <b>\$85,500</b> | <b>\$117,894</b> | <b>535.9</b> |       | <b>7.67</b>            | <b>7.67</b> |              |
|                |                |           |                 |        |                 |                 |               |                  |                 |                  |              |       | Average per Net Acre=> |             |              |
|                |                |           |                 |        |                 |                 |               |                  |                 |                  |              |       | 11,145.87              |             |              |

| Parcel Number  | Street Address | Sale Date | Sale Price       | Instr. | Adj. Sale \$     | Asd. when Sold  | Asd/Adj. Sale | Cur. Appraisal  | Land Residual    | Est. Land Value | Effec. Front | Depth  | Net Acres              | Total Acres | Dollars/Acre |
|----------------|----------------|-----------|------------------|--------|------------------|-----------------|---------------|-----------------|------------------|-----------------|--------------|--------|------------------------|-------------|--------------|
| 052-106-005-00 |                | 06/01/22  | \$46,000         | WD     | \$46,000         | \$3,000         | 6.52          | \$7,260         | \$46,000         | \$7,260         | 330.0        | 660.0  | 10.00                  | 5.00        | \$4,600      |
| 052-620-064-20 | 149 GRAHAM AVE | 05/01/23  | \$68,500         | WD     | \$68,500         | \$20,400        | 29.78         | \$40,494        | \$68,500         | \$40,494        | 182.4        | 3748.5 | 18.31                  | 0.44        | \$3,741      |
| <b>Totals:</b> |                |           | <b>\$114,500</b> |        | <b>\$114,500</b> | <b>\$23,400</b> |               | <b>\$47,754</b> | <b>\$114,500</b> | <b>\$47,754</b> | <b>512.4</b> |        | <b>28.31</b>           | <b>5.44</b> |              |
|                |                |           |                  |        |                  |                 |               |                 |                  |                 |              |        | Average per Net Acre=> |             |              |
|                |                |           |                  |        |                  |                 |               |                 |                  |                 |              |        | 4,044.65               |             |              |



Lakeshore condos

| Parcel Number  | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/Acre | Dollars/Sqft |
|----------------|-----------|------------|--------|--------------|----------------|---------------|----------------|---------------|-----------------|--------------|-------|-----------|-------------|--------------|--------------|
| 052-750-005-00 | 05/19/21  | \$125,000  | WD     | \$125,000    | \$56,400       | 45.12         | \$110,792      | \$125,000     | \$110,792       | 0.0          | 0.0   | 0.02      | 0.02        | \$5,681,818  | \$130.44     |
| 052-750-007-00 | 08/17/21  | \$134,500  | WD     | \$134,500    | \$55,800       | 41.49         | \$109,743      | \$134,500     | \$109,743       | 0.0          | 0.0   | 0.02      | 0.02        | \$6,113,636  | \$140.35     |
| 052-750-016-00 | 11/01/21  | \$151,300  | WD     | \$151,300    | \$62,400       | 41.24         | \$148,305      | \$151,300     | \$148,305       | 0.0          | 0.0   | 0.03      | 0.03        | \$5,217,241  | \$119.77     |
| 052-750-020-00 | 05/20/21  | \$165,000  | WD     | \$165,000    | \$62,400       | 37.82         | \$148,305      | \$165,000     | \$148,305       | 0.0          | 0.0   | 0.03      | 0.03        | \$5,689,655  | \$130.62     |
| Totals:        |           | \$575,800  |        | \$575,800    | \$237,000      |               | \$517,145      | \$575,800     | \$517,145       | 0.0          | 0.0   | 0.10      | 0.10        |              |              |
| Average        |           |            |        |              |                |               |                |               |                 |              |       |           |             | per Sqft=>   | \$129.59     |

Mission Heights Condo

| Parcel Number  | Street Address | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/Acre | Dollars/Sqft |
|----------------|----------------|-----------|------------|--------|--------------|----------------|---------------|----------------|---------------|-----------------|--------------|-------|-----------|-------------|--------------|--------------|
| 052-725-007-00 | 380 CHURCH ST  | 02/18/22  | \$120,000  | WD     | \$120,000    | \$33,900       | 28.25         | \$102,413      | \$120,000     | \$102,413       | 0.0          | 0.0   | 0.0       | 0.02        | #DIV/0!      | \$7,058,824  |
| 052-725-009-00 | 380 CHURCH ST  | 10/21/22  | \$140,000  | WD     | \$140,000    | \$52,900       | 37.79         | \$92,171       | \$140,000     | \$92,171        | 0.0          | 0.0   | 0.0       | 0.02        | #DIV/0!      | \$9,333,333  |
| Totals:        |                |           | \$260,000  |        | \$260,000    | \$86,800       |               | \$194,584      | \$260,000     | \$194,584       | 0.0          | 0.0   | 0.03      | 0.03        |              |              |
| Average        |                |           |            |        |              |                |               |                |               |                 |              |       |           | per Sqft=>  | \$186.52     |              |

# Residential City ECF

| Parcel Number  | Street Address   | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Asd. when Sold | Asd./Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. |
|----------------|------------------|-----------|------------|--------|--------------|----------------|----------------|----------------|-------------|----------------|--------------|--------|
| 052-001-001-00 | 1111 S STATE ST  | 03/29/23  | \$385,000  | WD     | \$385,000    | \$124,600      | 32.36          | \$306,554      | \$37,109    | \$347,891      | \$289,726    | 1.201  |
| 052-003-003-00 | 231 PARO ST      | 03/20/23  | \$178,000  | WD     | \$178,000    | \$63,000       | 35.39          | \$191,420      | \$63,392    | \$114,608      | \$137,665    | 0.833  |
| 052-004-004-00 | 1034 S STATE ST  | 10/14/21  | \$125,000  | WD     | \$125,000    | \$32,600       | 26.08          | \$82,358       | \$12,346    | \$112,654      | \$75,282     | 1.496  |
| 052-006-013-20 | 137 BERTRAND     | 08/31/22  | \$145,000  | WD     | \$145,000    | \$40,900       | 28.21          | \$116,204      | \$15,797    | \$129,203      | \$107,965    | 1.197  |
| 052-006-024-00 | 179 W ELLIOT ST  | 08/25/22  | \$110,000  | WD     | \$110,000    | \$33,000       | 30.00          | \$101,226      | \$16,712    | \$93,288       | \$90,875     | 1.027  |
| 052-006-039-00 | 150 BURDETTE ST  | 01/13/22  | \$103,000  | WD     | \$103,000    | \$34,600       | 33.59          | \$110,430      | \$20,442    | \$82,558       | \$96,761     | 0.853  |
| 052-006-042-00 | 130 BURDETTE ST  | 09/02/22  | \$87,500   | WD     | \$87,500     | \$29,400       | 33.60          | \$85,975       | \$13,860    | \$73,640       | \$77,543     | 0.950  |
| 052-007-014-00 | 600 CHURCH ST    | 12/17/21  | \$130,000  | WD     | \$130,000    | \$15,100       | 11.62          | \$162,177      | \$36,960    | \$93,040       | \$134,642    | 0.691  |
| 052-007-020-20 | 168 SPRUCE ST    | 08/25/21  | \$185,000  | WD     | \$185,000    | \$67,400       | 36.43          | \$206,566      | \$31,085    | \$153,915      | \$188,689    | 0.816  |
| 052-010-002-00 | 520 S STATE ST   | 11/01/22  | \$200,000  | WD     | \$200,000    | \$49,700       | 24.85          | \$173,344      | \$14,313    | \$185,687      | \$171,001    | 1.086  |
| 052-010-012-00 | 140 KEIGHTLEY ST | 11/04/22  | \$250,000  | WD     | \$250,000    | \$75,800       | 30.32          | \$192,889      | \$31,823    | \$218,177      | \$173,189    | 1.260  |
| 052-010-015-00 | 160 KEIGHTLEY ST | 11/09/21  | \$125,000  | WD     | \$125,000    | \$38,600       | 30.88          | \$99,015       | \$13,451    | \$111,549      | \$92,004     | 1.212  |
| 052-010-016-00 | 170 KEIGHTLEY ST | 06/01/22  | \$120,000  | WD     | \$120,000    | \$36,800       | 30.67          | \$91,856       | \$13,690    | \$106,310      | \$84,049     | 1.265  |
| 052-010-016-00 | 170 KEIGHTLEY ST | 11/23/22  | \$137,000  | WD     | \$137,000    | \$36,800       | 26.86          | \$91,856       | \$13,690    | \$123,310      | \$84,049     | 1.467  |
| 052-012-012-00 | 198 HIGH ST      | 05/23/22  | \$175,000  | WD     | \$175,000    | \$68,300       | 39.03          | \$197,249      | \$28,766    | \$146,234      | \$181,165    | 0.807  |
| 052-013-017-00 | 280 CHURCH ST    | 05/04/21  | \$290,000  | WD     | \$290,000    | \$99,600       | 34.34          | \$275,339      | \$25,252    | \$264,748      | \$268,911    | 0.985  |
| 052-013-017-00 | 280 CHURCH ST    | 08/22/22  | \$332,000  | WD     | \$332,000    | \$112,000      | 33.73          | \$275,339      | \$25,252    | \$306,748      | \$268,911    | 1.141  |
| 052-013-022-00 | 271 HIGH ST      | 08/13/21  | \$189,900  | WD     | \$189,900    | \$54,000       | 28.44          | \$178,296      | \$23,966    | \$165,934      | \$165,946    | 1.000  |
| 052-013-026-00 | 265 CHAMBERS ST  | 08/11/21  | \$126,000  | WD     | \$126,000    | \$33,500       | 26.59          | \$113,059      | \$12,462    | \$113,538      | \$108,169    | 1.050  |
| 052-013-044-50 | 290 CHAMBERS ST  | 06/04/21  | \$100,000  | WD     | \$100,000    | \$46,900       | 46.90          | \$145,642      | \$18,520    | \$81,480       | \$136,690    | 0.596  |
| 052-013-049-14 | 147 DOLESE DR    | 10/28/22  | \$218,500  | WD     | \$218,500    | \$97,900       | 44.81          | \$247,647      | \$22,000    | \$196,500      | \$242,631    | 0.810  |
| 052-014-050-10 | 510 SPRING ST    | 08/19/21  | \$128,000  | WD     | \$128,000    | \$39,600       | 30.94          | \$107,443      | \$23,565    | \$104,435      | \$90,191     | 1.158  |
| 052-017-005-00 | 379 UNDERHILL ST | 12/28/21  | \$65,000   | WD     | \$65,000     | \$35,200       | 54.15          | \$96,383       | \$10,450    | \$54,550       | \$92,401     | 0.590  |
| 052-018-018-00 | 450 MARLEY ST    | 07/06/22  | \$290,000  | WD     | \$290,000    | \$76,000       | 26.21          | \$249,318      | \$31,680    | \$258,320      | \$234,019    | 1.104  |
| 052-106-018-20 | 299 S AIRPORT RD | 11/23/21  | \$184,000  | WD     | \$184,000    | \$64,500       | 35.05          | \$170,371      | \$42,385    | \$141,615      | \$137,619    | 1.029  |
| 052-106-021-00 | 233 S AIRPORT RD | 09/08/21  | \$97,000   | WD     | \$97,000     | \$55,000       | 56.70          | \$192,250      | \$58,868    | \$38,132       | \$143,422    | 0.266  |
| 052-106-021-00 | 233 S AIRPORT RD | 06/15/22  | \$245,000  | WD     | \$245,000    | \$58,100       | 23.71          | \$192,250      | \$58,868    | \$186,132      | \$143,422    | 1.298  |
| 052-106-022-80 | 221 S AIRPORT RD | 09/28/21  | \$175,000  | WD     | \$175,000    | \$58,400       | 33.37          | \$157,166      | \$22,000    | \$153,000      | \$145,340    | 1.053  |
| 052-107-012-00 | 11 S BOUNDARY RD | 09/17/21  | \$118,000  | WD     | \$118,000    | \$55,000       | 46.61          | \$149,642      | \$10,946    | \$107,054      | \$149,135    | 0.718  |
| 052-160-002-00 | 99 FLEMING ST    | 04/08/22  | \$367,237  | WD     | \$367,237    | \$186,200      | 50.70          | \$366,635      | \$22,723    | \$344,514      | \$393,492    | 0.876  |
| 052-180-017-00 | 556 N STATE ST   | 08/10/22  | \$255,000  | WD     | \$255,000    | \$123,300      | 48.35          | \$300,233      | \$27,882    | \$227,118      | \$292,851    | 0.776  |
| 052-180-028-00 | 17 GLASHAW ST    | 05/26/22  | \$57,000   | WD     | \$57,000     | \$28,700       | 50.35          | \$70,151       | \$12,572    | \$44,428       | \$61,913     | 0.718  |
| 052-180-053-00 | 651 LEMOTTE ST   | 07/08/21  | \$90,000   | WD     | \$90,000     | \$58,200       | 64.67          | \$116,329      | \$25,412    | \$64,588       | \$108,746    | 0.594  |
| 052-300-010-00 | 79 BALSAM ST     | 08/31/22  | \$189,900  | LC     | \$189,900    | \$35,000       | 18.43          | \$85,792       | \$31,350    | \$158,550      | \$58,540     | 2.708  |
| 052-340-003-00 | 296 MARQUETTE ST | 09/01/21  | \$181,500  | WD     | \$181,500    | \$54,400       | 29.97          | \$149,509      | \$12,342    | \$169,158      | \$147,491    | 1.147  |
| 052-340-005-00 | 490 ELLSWORTH ST | 09/26/22  | \$200,000  | WD     | \$200,000    | \$44,900       | 22.45          | \$129,926      | \$22,000    | \$178,000      | \$116,049    | 1.534  |
| 052-340-015-00 | 490 MARLEY ST    | 04/15/21  | \$145,000  | WD     | \$145,000    | \$65,800       | 45.38          | \$180,194      | \$23,097    | \$121,903      | \$168,922    | 0.722  |
| 052-360-011-00 | 375 MARLEY ST    | 10/28/21  | \$112,000  | WD     | \$112,000    | \$28,000       | 25.00          | \$76,443       | \$9,304     | \$102,696      | \$72,192     | 1.423  |

|                |                    |          |              |    |              |             |        |              |          |             |              |       |
|----------------|--------------------|----------|--------------|----|--------------|-------------|--------|--------------|----------|-------------|--------------|-------|
| 052-360-028-00 | 365 ABE ST         | 07/02/21 | \$160,000    | WD | \$160,000    | \$56,700    | 35.44  | \$156,465    | \$14,796 | \$145,204   | \$152,332    | 0.953 |
| 052-360-048-00 | 303 UNDERHILL ST   | 10/18/22 | \$125,000    | WD | \$125,000    | \$55,200    | 44.16  | \$135,401    | \$28,700 | \$96,300    | \$114,732    | 0.839 |
| 052-360-063-00 | 270 ABE ST         | 06/07/22 | \$89,900     | WD | \$89,900     | \$52,100    | 57.95  | \$127,958    | \$20,570 | \$69,330    | \$115,471    | 0.600 |
| 052-380-028-00 | 575 GOUDREAU ST    | 02/10/23 | \$175,000    | WD | \$175,000    | \$59,300    | 33.89  | \$144,462    | \$14,520 | \$160,480   | \$139,723    | 1.149 |
| 052-380-048-00 | 301 4TH ST         | 11/22/22 | \$84,900     | WD | \$84,900     | \$58,400    | 68.79  | \$142,350    | \$30,559 | \$54,341    | \$120,205    | 0.452 |
| 052-400-004-00 | 192 GOUDREAU ST    | 10/14/22 | \$17,000     | WD | \$17,000     | \$19,000    | 111.76 | \$104,883    | \$11,000 | \$6,000     | \$100,949    | 0.059 |
| 052-420-012-00 | 1096 MEDORA ST     | 06/27/22 | \$50,000     | WD | \$50,000     | \$47,300    | 94.60  | \$117,041    | \$13,894 | \$36,106    | \$110,911    | 0.326 |
| 052-460-005-00 | 798 S STATE ST     | 07/13/22 | \$153,500    | WD | \$153,500    | \$41,900    | 27.30  | \$91,385     | \$15,109 | \$138,391   | \$82,017     | 1.687 |
| 052-500-004-00 | 241 BURDETTE ST    | 09/30/21 | \$138,750    | WD | \$138,750    | \$84,400    | 60.83  | \$215,288    | \$29,980 | \$108,770   | \$199,256    | 0.546 |
| 052-560-014-00 | 15 SPRING ST       | 03/22/22 | \$245,000    | WD | \$245,000    | \$85,600    | 34.94  | \$235,977    | \$23,790 | \$221,210   | \$228,158    | 0.970 |
| 052-560-030-00 | 240 E TRUCKEY ST   | 03/23/22 | \$129,000    | WD | \$129,000    | \$51,500    | 39.92  | \$168,494    | \$17,166 | \$111,834   | \$162,718    | 0.687 |
| 052-560-035-00 | 160 TRUCKEY ST     | 07/16/21 | \$85,000     | WD | \$85,000     | \$32,500    | 38.24  | \$100,775    | \$16,767 | \$68,233    | \$90,331     | 0.755 |
| 052-560-035-00 | 160 TRUCKEY ST     | 09/27/22 | \$115,000    | WD | \$115,000    | \$36,000    | 31.30  | \$100,775    | \$16,767 | \$98,233    | \$90,331     | 1.087 |
| 052-560-076-00 | 257 E TRUCKEY      | 02/02/22 | \$128,888    | WD | \$128,888    | \$32,100    | 24.91  | \$131,119    | \$15,311 | \$113,577   | \$124,525    | 0.912 |
| 052-560-092-00 | 116 PROSPECT ST    | 09/15/21 | \$150,000    | WD | \$150,000    | \$49,300    | 32.87  | \$180,304    | \$16,351 | \$133,649   | \$176,294    | 0.758 |
| 052-560-099-00 | 109 DICKENSON ST   | 06/25/21 | \$130,000    | WD | \$130,000    | \$46,100    | 35.46  | \$127,354    | \$11,926 | \$118,074   | \$124,116    | 0.951 |
| 052-560-106-00 | 36 PROSPECT ST     | 07/01/21 | \$350,000    | WD | \$350,000    | \$100,300   | 28.66  | \$276,772    | \$25,046 | \$324,954   | \$270,673    | 1.201 |
| 052-580-042-20 | 641 W SPRING ST    | 01/28/22 | \$120,000    | WD | \$120,000    | \$50,400    | 42.00  | \$141,734    | \$29,040 | \$90,960    | \$121,176    | 0.751 |
| 052-580-048-00 | 577 SPRING ST      | 09/03/21 | \$40,000     | WD | \$40,000     | \$30,400    | 76.00  | \$82,671     | \$14,520 | \$25,480    | \$73,281     | 0.348 |
| 052-580-050-00 | 590 TRUCKEY ST     | 12/17/21 | \$185,000    | WD | \$185,000    | \$39,800    | 21.51  | \$108,304    | \$17,350 | \$167,650   | \$97,800     | 1.714 |
| 052-600-009-00 | 294 HILLCREST BLVD | 12/14/22 | \$180,000    | WD | \$180,000    | \$57,800    | 32.11  | \$154,896    | \$26,025 | \$153,975   | \$138,571    | 1.111 |
| 052-620-003-20 | 321 GRAHAM         | 07/21/21 | \$30,000     | WD | \$30,000     | \$13,200    | 44.00  | \$154,532    | \$28,981 | \$1,019     | \$135,001    | 0.008 |
| 052-620-009-00 | 350 GRAHAM AVE     | 02/03/22 | \$129,900    | WD | \$129,900    | \$38,300    | 29.48  | \$97,063     | \$14,520 | \$115,380   | \$88,756     | 1.300 |
| 052-640-017-00 | 980 S STATE ST     | 09/24/21 | \$112,500    | WD | \$112,500    | \$79,100    | 70.31  | \$233,397    | \$29,099 | \$83,401    | \$219,675    | 0.380 |
| 052-660-026-00 | 303 MURRAY ST      | 08/26/21 | \$55,000     | WD | \$55,000     | \$21,600    | 39.27  | \$56,841     | \$13,200 | \$41,800    | \$46,926     | 0.891 |
| 052-660-034-10 | 301 LAKE ST        | 05/16/22 | \$120,000    | WD | \$120,000    | \$53,300    | 44.42  | \$104,960    | \$23,282 | \$96,718    | \$93,453     | 1.035 |
| 052-660-038-00 | 10 BLUFF ST        | 06/30/22 | \$260,000    | WD | \$260,000    | \$59,200    | 22.77  | \$144,658    | \$19,326 | \$240,674   | \$134,766    | 1.786 |
| 052-660-041-00 | 9 BALSAM ST        | 06/02/22 | \$100,000    | WD | \$100,000    | \$41,500    | 41.50  | \$101,453    | \$37,263 | \$62,737    | \$69,022     | 0.909 |
| 052-680-014-00 | 101 CASEY ST       | 08/26/21 | \$60,000     | WD | \$60,000     | \$29,600    | 49.33  | \$69,482     | \$22,617 | \$37,383    | \$50,392     | 0.742 |
| 052-680-022-00 | 1036 HURON ST      | 09/02/22 | \$175,000    | WD | \$175,000    | \$68,200    | 38.97  | \$152,147    | \$14,478 | \$160,522   | \$148,031    | 1.084 |
| 052-680-026-00 | 1097 MACKINAC ST   | 09/27/22 | \$190,000    | WD | \$190,000    | \$74,800    | 39.37  | \$183,354    | \$22,328 | \$167,672   | \$173,146    | 0.968 |
| 052-700-019-00 | 99 GRONDIN ST      | 10/06/21 | \$250,000    | WD | \$250,000    | \$70,800    | 28.32  | \$175,202    | \$13,640 | \$236,360   | \$162,642    | 1.453 |
| 052-720-001-00 | 421 CHAMBERS ST    | 02/09/23 | \$211,000    | WD | \$211,000    | \$59,600    | 28.25  | \$168,418    | \$22,807 | \$188,193   | \$156,571    | 1.202 |
| 052-720-002-00 | 261 KEIGHTLEY      | 11/24/21 | \$143,700    | WD | \$143,700    | \$44,600    | 31.04  | \$158,757    | \$20,576 | \$123,124   | \$148,582    | 0.829 |
| Totals:        |                    |          | \$11,300,575 |    | \$11,300,575 | \$3,996,700 |        | \$11,079,148 |          | \$9,672,939 | \$10,192,143 |       |
|                |                    |          |              |    |              |             |        |              |          |             | E.C.F. =>    | 0.949 |

# Residential Waterfront ECF

| Parcel Number  | Street Address  | Sale Date | Sale Price  | Instr. | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. |
|----------------|-----------------|-----------|-------------|--------|--------------|----------------|---------------|----------------|-------------|----------------|--------------|--------|
| 052-007-001-00 | 679 S STATE ST  | 07/30/21  | \$300,000   | WD     | \$300,000    | \$106,400      | 35.47         | \$504,409      | \$216,252   | \$83,748       | \$255,232    | 0.328  |
| 052-007-003-00 | 659 S STATE ST  | 04/09/21  | \$399,000   | WD     | \$399,000    | \$147,000      | 36.84         | \$458,859      | \$109,088   | \$289,912      | \$309,806    | 0.936  |
| 052-160-018-00 | 991 N STATE ST  | 12/15/22  | \$325,000   | WD     | \$325,000    | \$152,200      | 46.83         | \$391,157      | \$193,748   | \$131,252      | \$174,853    | 0.751  |
| 052-620-053-10 | 240 GRAHAM AVE  | 12/30/21  | \$627,900   | WD     | \$627,900    | \$143,900      | 22.92         | \$399,445      | \$108,195   | \$519,705      | \$257,972    | 2.015  |
| 052-620-057-10 | 220 GRAHAM AVE  | 12/08/22  | \$950,000   | WD     | \$950,000    | \$0            | 0.00          | \$711,354      | \$229,403   | \$720,597      | \$426,883    | 1.688  |
| 052-640-007-00 | 999 HURON ST    | 03/22/22  | \$400,000   | WD     | \$400,000    | \$161,100      | 40.28         | \$508,458      | \$181,166   | \$218,834      | \$289,895    | 0.755  |
| 052-640-008-00 | 1001 HURON ST   | 07/08/22  | \$520,000   | WD     | \$520,000    | \$146,700      | 28.21         | \$290,794      | \$136,201   | \$383,799      | \$140,157    | 2.738  |
| 052-700-049-00 | 1173 N STATE ST | 05/12/22  | \$375,000   | WD     | \$375,000    | \$221,500      | 59.07         | \$439,803      | \$235,447   | \$139,553      | \$185,273    | 0.753  |
| 052-700-054-00 | 1149 N STATE ST | 07/19/22  | \$215,000   | WD     | \$215,000    | \$115,000      | 53.49         | \$228,068      | \$118,425   | \$96,575       | \$99,404     | 0.972  |
| Totals:        |                 |           | \$4,111,900 |        | \$4,111,900  | \$1,193,800    |               | \$3,932,347    |             | \$2,583,975    | \$2,139,475  | 1.208  |
|                |                 |           |             |        |              |                |               |                |             |                | E.C.F. =>    |        |

# Commercial Industrial ECF

| Commercial Industrial ECI |                  |           |             |        |                              |              |                |               |                |             |                |              |         |
|---------------------------|------------------|-----------|-------------|--------|------------------------------|--------------|----------------|---------------|----------------|-------------|----------------|--------------|---------|
| 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.  |
| 052-006-055-00            | 750 W US 2       | 03/17/21  | \$1,185,000 | WD     | 19-MULTI PARCEL ARM'S LENGTH | \$1,185,000  | \$479,300      | 40.45         | \$997,083      | \$158,244   | \$1,026,756    | \$879,082    | 1.168   |
| 052-106-014-00            | 251 S AIRPORT RD | 03/29/21  | \$130,000   | WD     | 03-ARM'S LENGTH              | \$130,000    | \$62,800       | 48.31         | \$214,776      | \$54,948    | \$75,052       | \$237,134    | 0.316   |
| 052-106-019-00            | 255 S AIRPORT RD | 12/21/21  | \$2,150,000 | WD     | 03-ARM'S LENGTH              | \$2,150,000  | \$1,016,600    | 47.28         | \$1,852,740    | \$140,870   | \$2,009,130    | \$2,539,866  | 0.791   |
| 052-107-019-10            | 960 CHEESEMAN RD | 07/16/21  | \$240,000   | WD     | 03-ARM'S LENGTH              | \$240,000    | \$121,600      | 50.67         | \$229,411      | \$20,304    | \$219,696      | \$310,248    | 0.708   |
| 052-160-001-00            | 980 N STATE ST   | 12/16/20  | \$375,000   | LC     | 03-ARM'S LENGTH              | \$375,000    | \$125,300      | 33.41         | \$487,479      | \$248,495   | \$126,505      | \$354,576    | 0.357   |
| 052-700-060-00            | 1067 N STATE ST  | 12/03/21  | \$3,350,000 | WD     | 03-ARM'S LENGTH              | \$3,350,000  | \$896,600      | 26.76         | \$2,268,434    | \$1,006,297 | \$2,343,703    | \$1,872,607  | 1.252   |
| 052-700-063-00            | 1037 N STATE ST  | 04/07/21  | \$1,150,000 | WD     | 19-MULTI PARCEL ARM'S LENGTH | \$1,150,000  | \$821,400      | 71.43         | \$2,886,143    | \$1,732,086 | (\$582,086)    | \$1,712,251  | (0.340) |
| Totals:                   |                  |           | \$8,580,000 |        |                              | \$8,580,000  | \$3,523,600    |               | \$8,936,066    |             | \$5,218,756    | \$7,905,763  | 0.660   |
|                           |                  |           |             |        |                              |              |                |               |                |             | E.C.F. =>      |              |         |