

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale |
|----------------|----------------|-----------|--------------------|--------|-----------------|
| 014-004-030-11 | 3710 N LAPEER | 05/01/20 | \$325,000 | LC | 03-ARM'S LENGTH |
| 014-021-023-00 | 2222 N LAPEER | 05/11/20 | \$205,000 | WD | 03-ARM'S LENGTH |
| 014-021-033-00 | 2106 N LAPEER | 11/05/20 | \$218,000 | WD | 03-ARM'S LENGTH |
| 014-029-004-00 | 1947 N LAPEER | 08/03/21 | \$195,000 | WD | 03-ARM'S LENGTH |
| 014-032-019-00 | 237 DAVIS LAKE | 01/04/22 | \$750,000 | WD | 03-ARM'S LENGTH |
| Totals: | | | \$1,693,000 | | |

| Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual |
|--------------------|--------------------------|---------------|--------------------|-------------|--------------------|
| \$325,000 | \$121,000 | 37.23 | \$401,200 | \$233,827 | \$91,173 |
| \$205,000 | \$108,000 | 52.68 | \$308,944 | \$65,257 | \$139,743 |
| \$218,000 | \$92,200 | 42.29 | \$226,927 | \$77,654 | \$140,346 |
| \$195,000 | \$53,400 | 27.38 | \$146,259 | \$85,382 | \$109,618 |
| \$750,000 | \$122,200 | 16.29 | \$629,117 | \$110,227 | \$639,773 |
| \$1,693,000 | \$496,800 | | \$1,712,447 | | \$1,120,653 |
| | Sale. Ratio => | 29.34 | | | |
| | Std. Dev. => | 13.95 | | | |

| Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style |
|--------------------------|--------------|------------|----------------------------|--------------------|--------------------------------|--------------------|
| \$209,216 | 0.436 | 7,288 | \$12.51 | 152 | 37.8935 | |
| \$304,609 | 0.459 | 2,096 | \$66.67 | 152 | 35.5956 | |
| \$186,591 | 0.752 | 3,182 | \$44.11 | 152 | 6.2561 | |
| \$76,096 | 1.441 | 2,304 | \$47.58 | 152 | 62.5799 | |
| \$648,613 | 0.986 | 5,655 | \$113.13 | 152 | 17.1653 | |
| \$1,425,125 | | | \$56.80 | | 2.8364 | |
| E.C.F. => | 0.786 | | Std. Deviation=> | 0.416923241 | | |
| Ave. E.C.F. => | 0.815 | | Ave. Variance=> | 31.8981 | Coefficient of Var=> | 39.15228712 |

| Use Code | Land Value | Appr. by Eq. | Appr. Date | Other Parcels in Sale |
|----------|------------|--------------|------------|-----------------------|
| | \$233,827 | No | / / | |
| | \$62,929 | No | / / | |
| | \$73,440 | No | / / | |
| | \$85,382 | No | / / | |
| | \$110,227 | No | / / | |

| Land Table | Property Class | Building Depr. |
|-----------------|----------------|----------------|
| COMM M-24 FRONT | 201 | 0 |
| COMM M-24 FRONT | 201 | 0 |
| COMM M-24 FRONT | 201 | 0 |
| COMM M-24 FRONT | 201 | 0 |
| COMM M-24 FRONT | 201 | 0 |
