

| Parcel Number    | Street Address | Sale Date | Sale Price  | Instr. | Terms of Sale   | Adj. Sale \$ | Cur. Asmnt. | Asd/Adj. Sale |
|------------------|----------------|-----------|-------------|--------|-----------------|--------------|-------------|---------------|
| 88-20-16-401-006 | 388 PARAGON    | 02/18/22  | \$360,000   | WD     | 03-ARM'S LENGTH | \$360,000    | \$173,840   | 48.29         |
| 88-20-16-402-020 | 376 CARTER     | 09/02/22  | \$325,000   | WD     | 03-ARM'S LENGTH | \$325,000    | \$162,640   | 50.04         |
| 88-20-16-427-015 | 95 HART        | 07/15/22  | \$237,000   | WD     | 03-ARM'S LENGTH | \$237,000    | \$116,780   | 49.27         |
| 88-20-16-451-016 | 428 LANGE      | 02/13/23  | \$348,000   | WD     | 03-ARM'S LENGTH | \$348,000    | \$166,120   | 47.74         |
| 88-20-16-452-028 | 377 LANGE      | 08/12/21  | \$294,700   | WD     | 03-ARM'S LENGTH | \$294,700    | \$158,330   | 53.73         |
| 88-20-16-452-029 | 369 LANGE      | 12/16/21  | \$332,900   | WD     | 03-ARM'S LENGTH | \$332,900    | \$162,410   | 48.79         |
| 88-20-16-478-010 | 240 W WATTLES  | 03/13/23  | \$342,000   | WD     | 03-ARM'S LENGTH | \$342,000    | \$169,880   | 49.67         |
| Totals:          |                |           | \$2,239,600 |        |                 | \$2,239,600  | \$1,110,000 |               |
| Sale. Ratio =>   |                |           |             |        |                 |              |             | 49.56         |
| Std. Dev. =>     |                |           |             |        |                 |              |             | 1.97          |

| Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$             | E.C.F.       | Floor Area | \$/Sq.Ft.                  | ECF Area           | Dev. by Mean (%)               |
|--------------------|-------------|--------------------|--------------------------|--------------|------------|----------------------------|--------------------|--------------------------------|
| \$347,681          | \$173,690   | \$186,310          | \$137,869                | 1.351        | 1,499      | \$124.29                   | 16B                | 6.7931                         |
| \$325,275          | \$158,102   | \$166,898          | \$132,467                | 1.260        | 1,560      | \$106.99                   | 16B                | 2.3498                         |
| \$233,558          | \$142,291   | \$94,709           | \$72,319                 | 1.310        | 1,122      | \$84.41                    | 16B                | 2.6172                         |
| \$332,231          | \$158,102   | \$189,898          | \$137,979                | 1.376        | 1,738      | \$109.26                   | 16B                | 9.2864                         |
| \$316,656          | \$158,102   | \$136,598          | \$125,637                | 1.087        | 1,458      | \$93.69                    | 16B                | 19.6179                        |
| \$324,817          | \$158,102   | \$174,798          | \$132,104                | 1.323        | 1,458      | \$119.89                   | 16B                | 3.9765                         |
| \$339,752          | \$142,291   | \$199,709          | \$156,467                | 1.276        | 1,837      | \$108.71                   | 16B                | 0.7055                         |
| <b>\$2,219,970</b> |             | <b>\$1,148,920</b> | <b>\$894,842</b>         |              |            | <b>\$106.75</b>            |                    | <b>0.0515</b>                  |
|                    |             |                    | <b>E.C.F. =&gt;</b>      | <b>1.284</b> |            | <b>Std. Deviation=&gt;</b> | <b>0.095387606</b> |                                |
|                    |             |                    | <b>Ave. E.C.F. =&gt;</b> | <b>1.283</b> |            | <b>Ave. Variance=&gt;</b>  | <b>6.4781</b>      | <b>Coefficient of Var=&gt;</b> |

| Building Style | Use Code | Land Value | Appr. by Eq. | Appr. Date | Other Parcels in Sale | Land Table | Property Class | Building Depr. |
|----------------|----------|------------|--------------|------------|-----------------------|------------|----------------|----------------|
| RANCH          |          | \$158,102  | No           | / /        |                       | R-1B       | 401            | 45             |
| RANCH          |          | \$158,102  | No           | / /        |                       | R-1B       | 401            | 45             |
| BUNGALOW       |          | \$142,291  | No           | / /        |                       | R-1B       | 401            | 47             |
| RANCH          |          | \$158,102  | No           | / /        |                       | R-1B       | 401            | 43             |
| RANCH          |          | \$158,102  | No           | / /        |                       | R-1B       | 401            | 45             |
| RANCH          |          | \$158,102  | No           | / /        |                       | R-1B       | 401            | 45             |
| BUNGALOW       |          | \$142,291  | No           | / /        |                       | R-1B       | 401            | 45             |

**5.047487236**

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| Site Characteristics | Access | Water Supply | Sewer | Property Restrictions | Restriction Notes | Waterfont View | Waterfront |
|----------------------|--------|--------------|-------|-----------------------|-------------------|----------------|------------|
|----------------------|--------|--------------|-------|-----------------------|-------------------|----------------|------------|

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| Waterfront Name | Waterfront Ownership | Waterfront Influences | Bottom Character |
|-----------------|----------------------|-----------------------|------------------|
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