

| Parcel Number      | Street Address      | Sale Date | Sale Price       | Instr. | Terms of Sale   | Adj. Sale \$     | Asd. when Sold  | Asd/Adj. Sale            | Cur. Appraisal   | Land Residual      | Est. Land Value |
|--------------------|---------------------|-----------|------------------|--------|-----------------|------------------|-----------------|--------------------------|------------------|--------------------|-----------------|
| 110-025-300-007-00 | 1737 S WHITNEY RD   | 12/15/21  | \$40,000         | WD     | 03-ARM'S LENGTH | \$40,000         | \$25,500        | 63.75                    | \$47,425         | \$19,458           | \$26,883        |
| 110-036-200-003-02 | S HILLSIDE DR       | 10/15/19  | \$18,000         | WD     | 03-ARM'S LENGTH | \$18,000         | \$9,400         | 52.22                    | \$13,500         | \$18,000           | \$13,500        |
| 110-230-000-020-01 | 1655 MAPLE POINT RD | 08/14/19  | \$130,000        | WD     | 03-ARM'S LENGTH | \$130,000        | \$53,500        | 41.15                    | \$129,047        | \$15,893           | \$14,940        |
| <b>Totals:</b>     |                     |           | <b>\$188,000</b> |        |                 | <b>\$188,000</b> | <b>\$88,400</b> |                          | <b>\$189,972</b> | <b>\$53,351</b>    | <b>\$55,323</b> |
|                    |                     |           |                  |        |                 |                  |                 | <b>Sale. Ratio =&gt;</b> | <b>47.02</b>     | <b>Average</b>     |                 |
|                    |                     |           |                  |        |                 |                  |                 | <b>Std. Dev. =&gt;</b>   | <b>11.30</b>     | <b>per FF=&gt;</b> |                 |

Tittabawassee River parcels with acreage were valued using an average of 99 front foot and 202 foot depth  
The remaining acreage was valued using the residential acreage table.

Unit: 110 - HAY TOWNSHIP

Description: FORMERLY SMALLWOOD LAKE

Acreage Table 'A'

Description: RESIDENTIAL ACRES

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

|           |        |         |        |          |        |           |         |
|-----------|--------|---------|--------|----------|--------|-----------|---------|
| 1 Acre:   | 10,000 | 3 Acre: | 16,000 | 10 Acre: | 31,000 | 30 Acre:  | 87,000  |
| 1.5 Acre: | 12,000 | 4 Acre: | 20,000 | 15 Acre: | 47,250 | 40 Acre:  | 112,000 |
| 2 Acre:   | 13,000 | 5 Acre: | 22,500 | 20 Acre: | 60,000 | 50 Acre:  | 130,000 |
| 2.5 Acre: | 14,000 | 7 Acre: | 28,250 | 25 Acre: | 73,750 | 100 Acre: | 240,000 |

Close

| Effec. Front | Depth                      | Net Acres   | Total Acres      | Dollars/FF                   | Dollars/Acre | Dollars/SqFt  | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table          | Class | Rate Group 1 |
|--------------|----------------------------|-------------|------------------|------------------------------|--------------|---------------|--------------|----------|------------|-----------------------|---------------------|-------|--------------|
| 99.0         | 202.0                      | 3.48        | 3.48             | \$197                        | \$5,591      | \$0.13        | 99.00        | 4300     | 1231/852   |                       | TITTABAWASSEE RIVER | 401   | 1            |
| 75.0         | 370.0                      | 0.64        | 0.64             | \$240                        | \$28,257     | \$0.65        | 75.00        | 4300     | 1165/457   |                       | TITTABAWASSEE RIVER | 401   | 1            |
| 83.0         | 240.4                      | 0.46        | 0.46             | \$191                        | \$34,701     | \$0.80        | 83.00        | 4300     | 1160/532   |                       | TITTABAWASSEE RIVER | 401   | 1            |
| <b>257.0</b> |                            | <b>4.58</b> | <b>4.58</b>      |                              |              |               |              |          |            |                       |                     |       |              |
| <b>\$208</b> | <b>Average per Net Acr</b> |             | <b>11,661.42</b> | <b>Average per SqFt=&gt;</b> |              | <b>\$0.27</b> |              |          |            |                       |                     |       |              |

**Used \$200/ff**      \$180/ff in 2022

There was an increase of \$20/ff for 2023

