

**2025 Agricultural Group 1000 Lnd Value Analysis for 2026 Assessments**

| Parcel Number      | Street Address   | Sale Date | Sale Price | Instr. | Terms of Sale     | Adj. Sale \$ | Acqd. when Sold | Acqd./Adj. Sale | Our Appraisal | Land Residual | Est. Land Value | Net Acres | Total Acres              | Dollars/Acre       | Libert/Page    | Other Parcels in Sale | Inspected Date | Class |
|--------------------|------------------|-----------|------------|--------|-------------------|--------------|-----------------|-----------------|---------------|---------------|-----------------|-----------|--------------------------|--------------------|----------------|-----------------------|----------------|-------|
| 150-026-102-004-00 | HUNTER           | 12/12/24  | \$55,000   | WD     | 19-MULTI PARCEL A | \$55,000     | \$16,700        | 30.36           | \$32,977      | \$55,000      | \$32,977        | 11.14     | 10.13                    | \$4,937            | 1302/813       | 150-026-204-001-01    | 10/20/2022     | 102   |
| 050-024-404-002-03 | 210 W HIGHWOOD   | 03/10/25  | \$105,000  | WD     | 03-ARMY'S LENGTH  | \$105,000    | \$30,700        | 29.24           | \$69,153      | \$105,000     | \$69,153        | 20.35     | 20.35                    | \$5,160            | 1307/655       |                       | 11/14/2025     | 101   |
| 010-006-104-001-04 | 3330 S BARD      | 01/07/25  | \$160,000  | WD     | 03-ARMY'S LENGTH  | \$160,000    | \$91,300        | 57.06           | \$187,723     | \$89,187      | \$96,910        | 29.26     | 29.26                    | \$2,363            | 1303/855       |                       | 9/8/2025       | 101   |
| 120-030-204-001-07 | 5880 EAGLESON RD | 04/05/24  | \$116,000  | WD     | 03-ARMY'S LENGTH  | \$116,000    | \$58,000        | 50.00           | \$111,542     | \$116,000     | \$106,340       | 32.72     | 32.72                    | \$3,545            | 1286/626       |                       | 9/19/2025      | 101   |
| 140-025-303-001-00 | 3478 RENAS RD    | 05/10/23  | \$350,000  | WD     | 03-ARMY'S LENGTH  | \$350,000    | \$151,100       | 43.17           | \$349,783     | \$120,237     | \$120,020       | 39.00     | 39.00                    | \$3,083            | 1266/697       |                       | 8/16/2023      | 101   |
| 100-004-300-001-00 | 4789 CONNOR RD   | 05/31/24  | \$295,000  | WD     | 03-ARMY'S LENGTH  | \$295,000    | \$124,300       | 42.14           | \$159,068     | \$135,932     | \$0             | 39.00     | 39.00                    | \$3,485            | 1290/17        |                       | NOT INSPECTED  | 101   |
| 050-025-200-002-00 | W HIGHWOOD RD    | 12/13/23  | \$136,500  | WD     | 03-ARMY'S LENGTH  | \$136,500    | \$48,800        | 35.75           | \$120,338     | \$136,500     | \$120,338       | 39.00     | 39.00                    | \$3,500            | 1281/14        |                       | 10/5/2023      | 102   |
| 070-002-100-001-01 | 6648 STILLWAGON  | 08/06/24  | \$160,000  | MIC    | 03-ARMY'S LENGTH  | \$160,000    | \$60,000        | 37.50           | \$108,889     | \$160,000     | \$108,889       | 40.00     | 40.00                    | \$4,000            | 1294/388       |                       | 8/30/2023      | 102   |
| 150-019-100-004-00 | DALE RD          | 03/25/24  | \$120,000  | WD     | 03-ARMY'S LENGTH  | \$120,000    | \$50,700        | 42.25           | \$115,825     | \$120,000     | \$115,825       | 40.00     | 40.00                    | \$3,000            | 1286/4         |                       | 10/6/2023      | 102   |
| 100-008-100-002-00 | 5197 BUZZELL     | 10/15/24  | \$390,000  | WD     | 03-ARMY'S LENGTH  | \$390,000    | \$124,500       | 31.92           | \$301,365     | \$333,781     | \$245,146       | 76.50     | 76.50                    | \$4,363            | 1299/679       |                       | NOT INSPECTED  | 101   |
| 140-025-200-002-00 | 4280 OBERLIN     | 11/17/23  | \$365,000  | WD     | 03-ARMY'S LENGTH  | \$365,000    | \$152,600       | 41.81           | \$448,022     | \$162,237     | \$245,259       | 80.00     | 80.00                    | \$2,028            | 1279/653       |                       | 12/12/1992     | 101   |
| <b>Totals:</b>     |                  |           |            |        |                   |              |                 |                 |               |               |                 |           | <b>446.99</b>            | <b>\$1,260,857</b> | <b>\$4,937</b> |                       |                |       |
|                    |                  |           |            |        |                   |              |                 |                 |               |               |                 |           | <b>Average</b>           |                    |                |                       |                |       |
|                    |                  |           |            |        |                   |              |                 |                 |               |               |                 |           | <b>per Net Acre=&gt;</b> | <b>3,386.84</b>    |                |                       |                |       |

**2026 Agricultural Group 1000 Acreage Rate as Applied**

**\$3,300/Acre**

A lack of sales in Sage Township for Agricultural properties required collection of data from Gladwin County. The vacant land sales in the chart is in bold and was considered when concluding a value for Agricultural land. The determined acreage rate has been applied.



2025 Residential Group 4000 Land Value Analysis for 2026 Assessments

| Parcel Number      | Street Address         | Sale Date | Sale Price  | Instr. | Term of Sale                  | Adj. Sale \$ | Acq. when Sold | Acq. Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front     | Depth | Dollars/FF | Actual Front | Libert/Per/ | Other Parcels in Sale | Inspected Date | Class |
|--------------------|------------------------|-----------|-------------|--------|-------------------------------|--------------|----------------|----------------|----------------|---------------|-----------------|------------------|-------|------------|--------------|-------------|-----------------------|----------------|-------|
| 120-117-000-002-00 | 4484 BAY RD            | 11/05/24  | \$214,200   | WD     | 03-ARMY'S LENGTH              | \$214,200    | \$107,500      | 50.19          | \$267,383      | \$105,047     | \$158,200       | 113.0            | 120.0 | \$929      | 113.00       | 13005932    |                       | 9/1/2020       | 401   |
| 120-155-000-015-00 | 4352 HILLSIDE ST       | 08/10/23  | \$265,000   | WD     | 03-ARMY'S LENGTH              | \$265,000    | \$114,800      | 43.32          | \$311,598      | \$99,402      | \$140,000       | 100.0            | 100.0 | \$934      | 100.00       | 12730500    |                       | 10/12/2023     | 401   |
| 120-175-000-004-10 | 651 PEACE HAVEN DR     | 03/01/24  | \$209,900   | WD     | 03-ARMY'S LENGTH              | \$209,900    | \$90,100       | 42.93          | \$273,796      | \$135,504     | \$197,400       | 141.0            | 288.5 | \$947      | 141.00       | 1284166     |                       | 11/8/2024      | 401   |
| 120-210-000-004-10 | 1639 SNYDER RD         | 03/15/24  | \$95,000    | WD     | 03-ARMY'S LENGTH              | \$95,000     | \$37,800       | 39.79          | \$114,916      | \$65,484      | \$85,400        | 61.0             | 123.0 | \$1,074    | 61.00        | 1285389     |                       | 11/8/2024      | 401   |
| 120-033-101-003-02 | 4660 CLENDENING RD (W) | 09/28/23  | \$475,000   | WD     | 03-ARMY'S LENGTH              | \$475,000    | \$219,300      | 46.17          | \$583,070      | \$170,330     | \$218,400       | 156.0            | 172.6 | \$1,092    | 156.00       | 1276954     |                       | 8/18/2021      | 401   |
| 120-060-000-012-00 | 1749 F PRATT LK RD     | 09/22/23  | \$310,000   | WD     | 03-ARMY'S LENGTH              | \$310,000    | \$127,700      | 41.19          | \$331,080      | \$83,920      | \$105,000       | 75.0             | 130.0 | \$1,119    | 75.00        | 1276737     |                       | 11/4/2022      | 401   |
| 120-215-000-018-00 | 4506 NIPGON DR         | 09/26/24  | \$245,000   | WD     | 19-MULTI PARCEL ARMY'S LENGTH | \$245,000    | \$79,100       | 32.29          | \$242,787      | \$111,178     | \$86,850        | 99.0             | 240.0 | \$1,123    | 99.00        | 1286274     | 120-215-000-037-00    | 11/8/2024      | 401   |
| 120-073-100-041-00 | 673 FOELL CT           | 08/29/23  | \$375,000   | WD     | 03-ARMY'S LENGTH              | \$375,000    | \$154,300      | 41.12          | \$453,902      | \$118,098     | \$147,000       | 105.0            | 147.0 | \$1,125    | 105.00       | 1269303     |                       | 11/8/2024      | 401   |
| 120-179-000-015-00 | 4405 BETTY LEE BLVD    | 07/21/23  | \$287,000   | WD     | 03-ARMY'S LENGTH              | \$287,000    | \$72,700       | 25.33          | \$254,593      | \$144,407     | \$112,000       | 80.0             | 193.0 | \$1,805    | 80.00        | 1272672     |                       | 6/15/2021      | 401   |
| 120-175-000-017-00 | 713 PEACE HAVEN ST     | 08/24/23  | \$230,000   | WD     | 19-MULTI PARCEL ARMY'S LENGTH | \$230,000    | \$95,100       | 41.35          | \$291,521      | \$188,768     | \$136,234       | 97.3             | 212.0 | \$1,940    | 97.31        | 1274199     | 120-190-000-001-01    | 10/10/2023     | 401   |
| 120-205-000-010-00 | 4421 WAGARVILLE RD (W) | 08/10/23  | \$425,000   | WD     | 03-ARMY'S LENGTH              | \$425,000    | \$105,900      | 24.92          | \$333,964      | \$225,996     | \$134,960       | 96.4             | 513.0 | \$2,344    | 96.40        | 12730700    |                       | 10/10/2023     | 401   |
| 120-033-101-001-01 | 4680 CLENDENING RD (W) | 08/27/24  | \$465,000   | WD     | 03-ARMY'S LENGTH              | \$465,000    | \$152,400      | 32.77          | \$371,666      | \$219,334     | \$126,000       | 90.0             | 483.9 | \$2,437    | 90.00        | 1295581     |                       | 11/8/2024      | 401   |
| 120-183-000-127-00 | 4173 BETTY LEE BLVD    | 01/24/25  | \$440,000   | WD     | 03-ARMY'S LENGTH              | \$440,000    | \$172,900      | 42.17          | \$386,017      | \$205,983     | \$112,000       | 80.0             | 125.0 | \$2,575    | 80.00        | 1310451     |                       | 7/27/2022      | 401   |
| 120-215-000-012-00 | 4556 NIPGON            | 09/01/23  | \$354,900   | WD     | 03-ARMY'S LENGTH              | \$354,900    | \$100,400      | 28.29          | \$260,328      | \$178,572     | \$84,000        | 60.0             | 172.0 | \$2,976    | 60.00        | 1274907     |                       | 3/19/2021      | 401   |
| 120-205-000-012-00 | 4415 WAGARVILLE RD     | 08/02/24  | \$633,000   | WD     | 03-ARMY'S LENGTH              | \$633,000    | \$213,100      | 33.67          | \$473,216      | \$273,744     | \$119,960       | 81.4             | 593.0 | \$3,383    | 81.40        | 1294355     |                       | 6/16/2021      | 401   |
| Totals:            |                        |           | \$7,094,900 |        |                               | \$7,094,900  | \$2,610,600    | 37.11          | \$6,969,332    | \$3,316,069   | \$2,811,772     | Average per FF=> |       | \$1,593    |              |             |                       |                |       |
|                    |                        |           |             |        |                               |              | Std. Dev. =>   | 8.20           |                |               |                 |                  |       |            |              |             |                       |                |       |

2026 Residential Group 4000 Front Foot Rate as Applied

\$1,600/FF

A review of Residential Group 1 arm's-length sales during the two-year study period found no vacant land sales. No sales were removed. The average was given weight. The determined front foot rate has been applied.



| 2025 Residential Group 4002 Land Value Analysis for 2026 Assessments |                         |           |             |       |                              |              |                |                |               |                 |               |       |           |              |
|----------------------------------------------------------------------|-------------------------|-----------|-------------|-------|------------------------------|--------------|----------------|----------------|---------------|-----------------|---------------|-------|-----------|--------------|
| Parcel Number                                                        | Street Address          | Sale Date | Sale Price  | Inst. | Terms of Sale                | Adj. Sale \$ | Acq. when Sold | Cur. Appraisal | Land Residual | Est. Land Value | Effect. Front | Depth | Dollar/FF | Actual Front |
| 120-075-000-001-00                                                   | 5487 N CEDAR RIVER RD   | 09/05/24  | \$45,000    | WD    | 03-ARM'S LENGTH              | \$45,000     | \$39,900       | \$67,862       | \$32,543      | \$35,405        | 97.0          | 1.0   | \$335     | 97.00        |
| 120-105-000-075-10                                                   | 1455 ELDON CT           | 08/25/23  | \$129,000   | WD    | 03-ARM'S LENGTH              | \$129,000    | \$58,100       | \$163,975      | \$105,985     | \$110,960       | 304.0         | 96.0  | \$349     | 304.00       |
| 120-077-400-012-00                                                   | 1097 CHAPPEL DAM RD (N) | 06/27/23  | \$119,000   | WD    | 03-ARM'S LENGTH              | \$119,000    | \$38,600       | \$135,338      | \$54,162      | \$51,100        | 140.0         | 100.0 | \$387     | 140.00       |
| 120-105-000-045-00                                                   | 1351 LAKEVIEW DR        | 09/11/23  | \$100,000   | WD    | 19-MULTI PARCEL ARM'S LENGTH | \$100,000    | \$39,100       | \$114,700      | \$64,430      | \$59,130        | 162.0         | 266.0 | \$398     | 183.00       |
| 120-220-000-007-00                                                   | 1695 OPLAND             | 05/10/24  | \$145,000   | WD    | 03-ARM'S LENGTH              | \$145,000    | \$73,500       | \$141,719      | \$31,941      | \$28,660        | 78.5          | 158.0 | \$407     | 78.52        |
| 120-105-000-048-10                                                   | 1359 LAKEVIEW DR        | 10/30/23  | \$55,000    | WD    | 03-ARM'S LENGTH              | \$55,000     | \$28,910       | \$49,152       | \$48,188      | \$42,340        | 116.0         | 84.1  | \$415     | 104.00       |
| 120-131-000-061-00                                                   | 5648 LAKESIDE DR        | 08/04/23  | \$132,500   | WD    | 03-ARM'S LENGTH              | \$132,500    | \$45,600       | \$124,112      | \$61,879      | \$53,491        | 146.6         | 1.0   | \$422     | 146.55       |
| 120-055-000-014-10                                                   | 1224 CHAPPEL VALLEY RD  | 09/09/24  | \$170,000   | WD    | 03-ARM'S LENGTH              | \$170,000    | \$72,700       | \$155,355      | \$101,150     | \$86,505        | 237.0         | 302.9 | \$427     | 237.00       |
| 120-116-000-057-00                                                   | 4155 CLENDENING RD      | 07/26/23  | \$87,000    | WD    | 03-ARM'S LENGTH              | \$87,000     | \$26,700       | \$80,758       | \$42,742      | \$36,500        | 100.0         | 100.0 | \$427     | 100.00       |
| 120-215-000-056-00                                                   | 4535 NIPIGON DR         | 10/10/23  | \$219,000   | WD    | 03-ARM'S LENGTH              | \$219,000    | \$82,100       | \$207,455      | \$75,620      | \$68,875        | 175.0         | 0.0   | \$432     | 175.00       |
| 120-115-000-038-10                                                   | 4307 BAY RD             | 05/20/24  | \$118,000   | WD    | 03-ARM'S LENGTH              | \$118,000    | \$62,100       | \$124,439      | \$88,311      | \$54,750        | 150.0         | 166.7 | \$455     | 150.00       |
| 120-105-000-045-00                                                   | 1351 LAKEVIEW DR        | 08/11/23  | \$71,000    | LC    | 03-ARM'S LENGTH              | \$71,000     | \$27,610       | \$60,275       | \$44,005      | \$35,380        | 92.0          | 136.0 | \$478     | 113.00       |
| 120-075-000-048-00                                                   | 5496 S CEDAR RIVER RD   | 07/07/23  | \$245,000   | WD    | 03-ARM'S LENGTH              | \$245,000    | \$109,900      | \$220,150      | \$62,665      | \$47,815        | 131.0         | 190.0 | \$478     | 131.00       |
| 120-130-000-031-00                                                   | 5768 LAKESIDE           | 01/22/25  | \$80,000    | WD    | 03-ARM'S LENGTH              | \$80,000     | \$47,600       | \$86,822       | \$34,978      | \$21,900        | 60.0          | 127.0 | \$583     | 60.00        |
| 120-105-000-079-10                                                   | 1471 ELDON CT           | 10/01/24  | \$263,987   | WD    | 03-ARM'S LENGTH              | \$263,987    | \$87,700       | \$227,361      | \$72,396      | \$35,770        | 98.0          | 100.0 | \$739     | 98.00        |
| 120-027-400-012-00                                                   | 1097 CHAPPEL DAM RD (N) | 04/08/24  | \$197,500   | WD    | 03-ARM'S LENGTH              | \$197,500    | \$61,800       | \$135,538      | \$112,662     | \$51,100        | 140.0         | 100.0 | \$805     | 140.00       |
| Totals:                                                              |                         |           | \$2,176,987 |       |                              | \$2,176,987  | \$873,800      | \$2,146,211    | \$1,013,657   | \$812,881       | 2,227.1       |       |           |              |
|                                                                      |                         |           |             |       |                              |              |                |                | Average       |                 |               |       |           |              |
|                                                                      |                         |           |             |       |                              |              |                |                | per FF=>      |                 |               |       |           |              |
|                                                                      |                         |           |             |       |                              |              |                |                |               | \$455           |               |       |           |              |

2026 Residential Group 4002 Front Foot Rate as Applied  
\$450/FF

A review of arm's-length sales during the two-year study period for Residential Group 4002 found no vacant land sales. The average was reviewed and deemed reliable. The determined front foot rate has been applied.

|                    |                     |          |          |    |                 |          |          |          |         |          |       |       |      |        |          |           |     |
|--------------------|---------------------|----------|----------|----|-----------------|----------|----------|----------|---------|----------|-------|-------|------|--------|----------|-----------|-----|
| 120-182-000-174-00 | 4134 BETTY LEE BLVD | 05/15/23 | \$27,500 | WD | 03-ARM'S LENGTH | \$27,500 | \$11,900 | \$65,338 | \$1,638 | \$36,500 | 100.0 | 150.0 | \$16 | 100.00 | 1266-826 | 11/6/2024 | 401 |
|--------------------|---------------------|----------|----------|----|-----------------|----------|----------|----------|---------|----------|-------|-------|------|--------|----------|-----------|-----|

| 2025 Residential Group 4003 Land Value Analysis for 2025 Assessments |                      |           |            |      |                              |              |                |           |               |                 |                  |       |           |              |
|----------------------------------------------------------------------|----------------------|-----------|------------|------|------------------------------|--------------|----------------|-----------|---------------|-----------------|------------------|-------|-----------|--------------|
| Parcel Number                                                        | Street Address       | Sale Date | Sale Price | Rate | Terms of Sale                | Adj. Sale \$ | Adj. When Sold | Adj. Rate | Land Residual | Est. Land Value | Effec. Front     | Depth | Dollar/Ft | Actual Front |
| 120-065-000-009-00                                                   | 1448 RIVERVIEW RD    | 10/18/24  | \$120,000  | WD   | 03-ARMY'S LENGTH             | \$120,000    | \$62,700       | \$57.25   | \$129,563     | \$12,612        | 179.0            | 143.0 | \$98      | 179.00       |
| 120-171-000-003-01                                                   | 1879 OAK RD          | 08/07/24  | \$18,000   | WD   | 03-ARMY'S LENGTH             | \$18,000     | \$9,600        | \$3.33    | \$22,153      | \$18,000        | 180.0            | 120.0 | \$100     | 180.00       |
| 120-171-000-003-01                                                   | MAPLE                | 11/26/24  | \$6,000    | PTA  | 03-ARMY'S LENGTH             | \$6,000      | \$3,900        | 65.00     | \$10,500      | \$10,500        | 60.0             | 120.0 | \$100     | 60.00        |
| 120-165-000-003-00                                                   | 4285 PEBBLE BEACH DR | 07/07/24  | \$31,750   | WD   | 03-ARMY'S LENGTH             | \$31,750     | \$15,400       | 48.50     | \$32,091      | \$17,509        | 102.0            | 193.0 | \$172     | 102.00       |
| 120-094-000-003-00                                                   | 1352 N SHAW RD       | 07/12/25  | \$260,000  | PTA  | 03-ARMY'S LENGTH             | \$260,000    | \$117,800      | 45.31     | \$255,890     | \$80,370        | 436.0            | 190.0 | \$184     | 436.00       |
| 120-171-000-006-00                                                   | 1820 OAK             | 10/05/23  | \$65,500   | WD   | 03-ARMY'S LENGTH             | \$65,500     | \$27,000       | 41.22     | \$61,059      | \$14,941        | 60.0             | 120.0 | \$249     | 60.00        |
| 120-220-000-002-00                                                   | 1766 DOW DR          | 08/09/24  | \$15,000   | WD   | 03-ARMY'S LENGTH             | \$15,000     | \$8,900        | 26.00     | \$10,500      | \$15,000        | 60.0             | 120.0 | \$250     | 60.00        |
| 120-184-000-042-00                                                   | 1096 WIGGINS LAKE RD | 11/17/23  | \$108,000  | WD   | 03-ARMY'S LENGTH             | \$108,000    | \$27,300       | 35.57     | \$133,046     | \$32,027        | 88.1             | 146.8 | \$326     | 88.10        |
| 120-184-000-042-00                                                   | 4075 W PRATT LAKE RD | 05/10/24  | \$157,900  | WD   | 03-ARMY'S LENGTH             | \$157,900    | \$69,100       | 44.58     | \$139,339     | \$38,161        | 100.0            | 200.0 | \$332     | 100.00       |
| 120-100-000-016-00                                                   | 1583 OAKWOOD DR      | 02/01/24  | \$115,700  | WD   | 03-ARMY'S LENGTH             | \$115,700    | \$48,400       | 37.51     | \$98,480      | \$32,620        | 88.0             | 150.0 | \$371     | 88.00        |
| 120-200-000-003-00                                                   | 1583 OAKWOOD DR      | 10/22/24  | \$103,500  | WD   | 19-MULTI PARCEL ARM'S LENGTH | \$103,500    | \$27,800       | 31.69     | \$76,111      | \$48,389        | 120.0            | 240.0 | \$403     | 120.00       |
| 120-171-000-003-00                                                   | 1865 MAPLE           | 09/24/24  | \$170,000  | WD   | 03-ARMY'S LENGTH             | \$170,000    | \$85,700       | 38.63     | \$142,211     | \$48,789        | 120.0            | 120.0 | \$407     | 120.00       |
| Totals:                                                              |                      |           |            |      |                              | \$1,326,350  | \$531,600      | 40.08     | \$1,180,110   | \$379,762       | Average per FF=> |       | \$235     |              |

A review of arm's-length sales during the two-year study period of Residential Group 4003 found three vacant land sales. These sales were given consideration toward the final front foot rate conclusion. Lake Contos parcels had enough sales to study separately. The determined front foot rates have been applied.

2026 Residential Group 4003 Front Foot Rate as Applied

\$225/FF

| 2025 Residential Group 4003 Lake Contos Parcels Land Value Analysis for 2026 Assessments |                  |           |            |      |                  |              |                |           |               |                 |                  |       |           |              |
|------------------------------------------------------------------------------------------|------------------|-----------|------------|------|------------------|--------------|----------------|-----------|---------------|-----------------|------------------|-------|-----------|--------------|
| Parcel Number                                                                            | Street Address   | Sale Date | Sale Price | Rate | Terms of Sale    | Adj. Sale \$ | Adj. When Sold | Adj. Rate | Land Residual | Est. Land Value | Effec. Front     | Depth | Dollar/Ft | Actual Front |
| 120-105-000-129-10                                                                       | 1340 LAKEVIEW DR | 06/21/23  | \$99,800   | WD   | 03-ARMY'S LENGTH | \$99,800     | \$53,200       | \$3.23    | \$123,085     | \$2,017         | 144.0            | 177.9 | \$14      | 144.00       |
| 120-105-000-138-00                                                                       | 1420 LAKEVIEW DR | 01/31/24  | \$52,500   | WD   | 03-ARMY'S LENGTH | \$52,500     | \$4,100        | 64.35     | \$72,064      | \$2,111         | 125.0            | 209.1 | \$18      | 125.00       |
| 120-105-000-003-00                                                                       | 4893 CEDAR DR    | 05/26/23  | \$65,000   | WD   | 03-ARMY'S LENGTH | \$65,000     | \$37,900       | 57.38     | \$93,023      | \$31,352        | 725.0            | 135.0 | \$139     | 725.00       |
| 120-105-000-001-00                                                                       | 1491 ELDON CT    | 03/17/25  | \$100,000  | WD   | 03-ARMY'S LENGTH | \$100,000    | \$68,200       | 58.20     | \$115,858     | \$45,142        | 120.0            | 124.0 | \$298     | 120.00       |
| 120-105-000-013-00                                                                       | 1354 CHEST DR    | 01/16/24  | \$83,000   | WD   | 03-ARMY'S LENGTH | \$83,000     | \$18,500       | 27.29     | \$58,974      | \$36,626        | 71.0             | 157.0 | \$599     | 71.00        |
| Totals:                                                                                  |                  |           |            |      |                  | \$400,400    | \$201,300      | 50.27     | \$483,002     | \$107,448       | Average per FF=> |       | \$157     |              |

2026 Lake Contos Front Foot Rate as Applied

\$160/FF

Removed due to new construction skewing the results  
120-185-000-274-00 4297 PEBBLE BCH DR 09/29/23 \$65,000 WD 03-ARMY'S LENGTH \$65,000 \$20,900 \$2,115 (\$16,687) 100.0 222.0 (\$167) 100.00 1278.33-00 11/6/2024 401 4003 FF