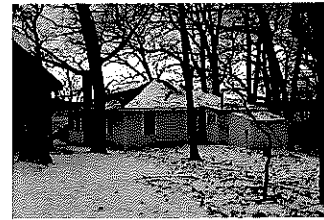


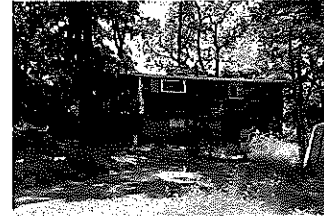
27

Neighborhoods Used: 00035.HALFMOON/BLIND

9465 LAKEVIEW DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -06-286-002 12/31/2021 00035 408 289,500 198,873
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 27 90,627 34,168 2.652



9395 LAKEVIEW DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-06-287-002 10/18/2021 00035 408 228,300 181,098
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 34 47,202 48,143 0.980



14136 EDGEWATER DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-06-385-006 10/01/2021 00035 408 606,700 362,435
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 68 244,265 188,402 1.297



14318 EDGEWATER DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-06-355-009 09/30/2020 00035 408 430,000 182,069
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 73 247,931 146,396 1.694



14112 EDGEWATER DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-06-385-012 07/31/2020 00035 408 395,000 199,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 78 196,000 144,809 1.354



Neighborhoods Used: 00035.HALFMOON/BLIND

| | 91..100 | 81..90 | 71..80 | 61..70 | 51..60 | 0..50 |
|------------|---------|--------|---------|---------|--------|--------|
| * Style * | | | | | | |
| 1 STORY | 0 | 0 | 291,205 | 188,402 | 0 | 82,311 |
| 1+ STORY | 0 | 0 | 0 | 0 | 0 | 0 |
| 1.25 STORY | 0 | 0 | 0 | 0 | 0 | 0 |
| 1.50 STORY | 0 | 0 | 0 | 0 | 0 | 0 |
| 1.75 STORY | 0 | 0 | 0 | 0 | 0 | 0 |
| 2 STORY | 0 | 0 | 0 | 0 | 0 | 0 |
| 2.50 STORY | 0 | 0 | 0 | 0 | 0 | 0 |
| 3 STORY | 0 | 0 | 0 | 0 | 0 | 0 |
| BI-LEVEL | 0 | 0 | 0 | 0 | 0 | 0 |
| DUPLEX | 0 | 0 | 0 | 0 | 0 | 0 |
| MODULAR | 0 | 0 | 0 | 0 | 0 | 0 |
| QUAD-LEVEL | 0 | 0 | 0 | 0 | 0 | 0 |
| TRI-LEVEL | 0 | 0 | 0 | 0 | 0 | 0 |

Total Single Family Costs by Manual : 561,918
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 0
 Total Commercial Costs by Manual : 0

| | 91..100 | 81..90 | 71..80 | 61..70 | 51..60 | 0..50 |
|------------|---------|--------|---------|---------|--------|---------|
| * Style * | | | | | | |
| 1 STORY | 0 | 0 | 443,931 | 244,265 | 0 | 137,829 |
| 1+ STORY | 0 | 0 | 0 | 0 | 0 | 0 |
| 1.25 STORY | 0 | 0 | 0 | 0 | 0 | 0 |
| 1.50 STORY | 0 | 0 | 0 | 0 | 0 | 0 |
| 1.75 STORY | 0 | 0 | 0 | 0 | 0 | 0 |
| 2 STORY | 0 | 0 | 0 | 0 | 0 | 0 |
| 2.50 STORY | 0 | 0 | 0 | 0 | 0 | 0 |
| 3 STORY | 0 | 0 | 0 | 0 | 0 | 0 |
| BI-LEVEL | 0 | 0 | 0 | 0 | 0 | 0 |
| DUPLEX | 0 | 0 | 0 | 0 | 0 | 0 |
| MODULAR | 0 | 0 | 0 | 0 | 0 | 0 |
| QUAD-LEVEL | 0 | 0 | 0 | 0 | 0 | 0 |
| TRI-LEVEL | 0 | 0 | 0 | 0 | 0 | 0 |

Total Single Family Sale Residual Values : 826,025
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 0

| # Valid Sales | # Invalid Sales | Coefficient of Dispersion (%) | Coefficient of Variation (%) | Price Related Differential |
|------------------------------|-----------------|-------------------------------|------------------------------|----------------------------|
| 5 | 2 | 7.89 | 9.60 | 1.007 |
| After Application of E.C.F.s | | 7.64 | 9.10 | 1.007 |

| * Style * | 91..100 | 81..90 | 71..80 | 61..70 | 51..60 | 0..50 |
|------------|-----------|-----------|-----------|-----------|-----------|-----------|
| 1 STORY | 1.000(0) | 1.000(0) | 1.524(2) | 1.297(1) | 1.000(0) | 1.674(2) |
| 1+ STORY | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) |
| 1.25 STORY | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) |
| 1.50 STORY | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) |
| 1.75 STORY | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) |
| 2 STORY | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) |
| 2.50 STORY | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) |
| 3 STORY | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) |
| BI-LEVEL | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) |
| DUPLEX | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) |
| MODULAR | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) |
| QUAD-LEVEL | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) |
| TRI-LEVEL | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) | 1.000(0) |

Single Family E.C.F. : 1.470 (5)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.000 (0)
 Commercial E.C.F. : 1.000 (0)

Neighborhoods Used: 00035.HALFMOON/BLIND

<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>

Starting Date: 04/01/2020
 Ending Date: 03/31/2022
 Terms Selected: 1
 Analyze by Style:
 Analyze by %Good: X
 Show Valid Data : X
 Show Invalid Data :
 Show Costs and Residuals: X
 Use Infl. Adj. Sale Prices:
 Neighborhood(s): 00035 - HALFMOON/BLIND

| | |
|------------------------------|-------------------------------------|
| Max # of Res. Buildings: 200 | Minimum E.C.F. (Residential): 0.53 |
| | Maximum E.C.F. (Residential): 3.00 |
| Max # of Ag. Buildings: 200 | Minimum E.C.F. (Agricultural): 0.40 |
| | Maximum E.C.F. (Agricultural): 3.00 |
| Max # of C/I Buildings: 200 | Minimum E.C.F. (Commercial): 0.30 |
| | Maximum E.C.F. (Commercial): 3.00 |

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 2:11 PM

| | | | |
|--------------------------|--|---|-------------------------------------|
| Parcel: | D -04-06-286-002 | Current Class: | 408.RESIDENTIAL-IMPROVED WATERFRONT |
| Owner's Name: | ARMS JOHN | Previous Class: | 408.RESIDENTIAL-IMPROVED WATERFRONT |
| Property Address: | 9465 LAKEVIEW DR PINCKNEY, MI 48169 | Taxable Status | TAXABLE |
| Liber/Page: | 5466/0506 | Prev. Taxable Stat | TAXABLE |
| Split: | // | Gov. Unit: | 04 DEXTER TOWNSHIP |
| Public Impr.: | Dirt Road, Sewer, Electric, Gas | MAP # | DAFD |
| Topography: | Rolling, Waterfront | School: | 81040 CHELSEA SCHOOL DISTRICT |
| | | Neighborhood: | 00035 HALFMOON/BLIND |
| Mailing Address: | | Description: | |
| ARMS JOHN | | OLD SID D0426001800 DE 52-19 LOT 19 SUPERVISORS PLAT NO 2 | |
| 3361 CHARING CROSS RD | | | |
| ANN ARBOR MI 48108 | | | |

Most Recent Sale Information

Sold on 12/31/2021 for 289,500 by PROSE THOMAS M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5466/0506

Most Recent Permit Information

Permit 788474 on 03/13/2019 for \$0 category MISC..

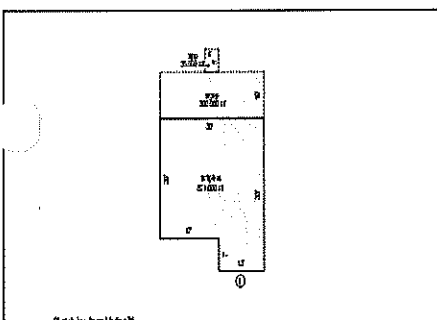
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|-------|
| 2023 S.E.V.: | Tentative | 2023 Taxable: | Tentative | Lot Dimensions: | |
| 2022 S.E.V.: | 118,000 | 2022 Taxable: | 118,000 | Acreage: | 0.15 |
| Zoning: | LR | Land Value: | Tentative | Frontage: | 60.0 |
| PRE: | 0.000 | Land Impr. Value: | Tentative | Average Depth: | 109.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 1935
Occupancy: Single Family
Class: CD
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 27
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 871
Ground Area: 871
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 2:11 PM

| | | | |
|--------------------------|--|---------------------------|-------------------------------------|
| Parcel: | D -04-06-287-002 | Current Class: | 408.RESIDENTIAL-IMPROVED WATERFRONT |
| Owner's Name: | LAMIMANN BRADFORD & MONICA | Previous Class: | 408.RESIDENTIAL-IMPROVED WATERFRONT |
| Property Address: | 9395 LAKEVIEW DR PINCKNEY, MI 48169 | Taxable Status | TAXABLE |
| Liber/Page: | 5452/0889 | Prev. Taxable Stat | TAXABLE |
| Split: | // | Gov. Unit: | 04 DEXTER TOWNSHIP |
| Public Impr.: | Dirt Road, Sewer, Electric, Gas | MAP # | DAFD |
| Topography: | Rolling, Waterfront | School: | 81040 CHELSEA SCHOOL DISTRICT |
| | | Neighborhood: | 00035 HALFMOON/BLIND |

| | |
|---|---|
| Mailing Address: | Description: |
| LAMIMANN BRADFORD & MONICA 1008 W MADISON ST ANN ARBOR MI 48103 | OLD SID D0426002100 DE 52-22 LOT 22 SUPERVISORS PLAT NO 2 |

Most Recent Sale Information

Sold on 10/18/2021 for 228,300 by DEKARSKY KATHLEEN L.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5452/0889

Most Recent Permit Information

Permit 2288725 on 03/16/2022 for \$0 category REMODEL.

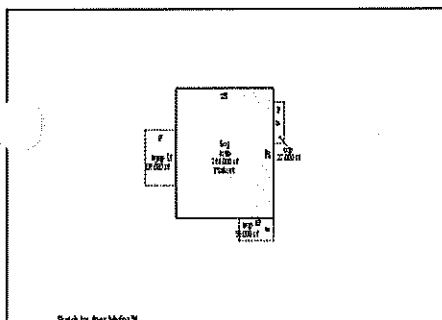
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| 2023 S.E.V.: | Tentative | 2023 Taxable: | Tentative | Lot Dimensions: | |
| 2022 S.E.V.: | 118,300 | 2022 Taxable: | 118,300 | Acreage: | 0.12 |
| Zoning: | LR | Land Value: | Tentative | Frontage: | 49.0 |
| PRE: | 0.000 | Land Impr. Value: | Tentative | Average Depth: | 99.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: CD
Style: 1 STORY
Exterior: Log
% Good (Physical): 34
Heating System: Wall/Floor Furnace
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 784
Ground Area: 784
Garage Area: 0
Basement Area: 784
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 2:11 PM

| | | | |
|--------------------------|---|---|-------------------------------------|
| Parcel: | D -04-06-355-009 | Current Class: | 408.RESIDENTIAL-IMPROVED WATERFRONT |
| Owner's Name: | KOWALSKI FAMILY TRUST | Previous Class: | 408.RESIDENTIAL-IMPROVED WATERFRONT |
| Property Address: | 14318 EDGEWATER DR GREGORY, MI 48137 | Taxable Status | TAXABLE |
| Liber/Page: | 5462/0346 | Prev. Taxable Stat | TAXABLE |
| Split: | // | Gov. Unit: | 04 DEXTER TOWNSHIP |
| Public Impr.: | Dirt Road, Sewer, Electric, Gas | MAP # | DAFD |
| Topography: | Level, Waterfront | School: | 81040 CHELSEA SCHOOL DISTRICT |
| | | Neighborhood: | 00035 HALFMOON/BLIND |
| Mailing Address: | | Description: | |
| KOWALSKI FAMILY TRUST | | *OLD SID - D 04-110-328-00 DE 41-504 LOT 14, BLOCK 54 HALF MOON LAKE HILLS SUBDIVISION. | |
| 13545 MCKINLEY RD | | | |
| CHELSEA MI 48118 | | | |

Most Recent Sale Information

Sold on 12/04/2021 for 0 by KOWALSKI KURT P & KIMBERLY S.

Terms of Sale: 14-INTO/OUT OF TRUST

Liber/Page: 5462/0346

Most Recent Permit Information

Permit PE22-0110 on 03/28/2022 for \$0 category Electrical.

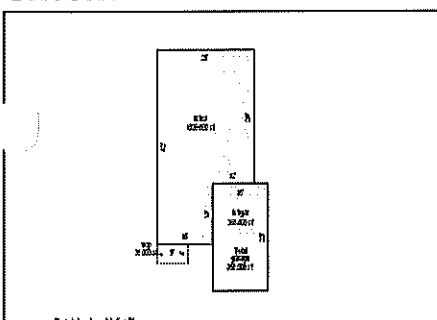
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|-------|
| 2023 S.E.V.: | Tentative | 2023 Taxable: | Tentative | Lot Dimensions: | |
| 2022 S.E.V.: | 184,700 | 2022 Taxable: | 177,366 | Acreage: | 0.13 |
| Zoning: | LR | Land Value: | Tentative | Frontage: | 50.0 |
| PRE: | 0.000 | Land Impr. Value: | Tentative | Average Depth: | 112.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 1953
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 73
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,388
Ground Area: 1,020
Garage Area: 368
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 2:11 PM

| | | | |
|------------------------------------|---|--|-------------------------------------|
| Parcel: | D -04-06-385-006 | Current Class: | 408.RESIDENTIAL-IMPROVED WATERFRONT |
| Owner's Name: | BARRY J DANIEL & WILSON KAY L (LE) | Previous Class: | 408.RESIDENTIAL-IMPROVED WATERFRONT |
| Property Address: | 14136 EDGEWATER DR GREGORY, MI 48137 | Taxable Status | TAXABLE |
| Liber/Page: | 5460/0693 | Prev. Taxable Stat | TAXABLE |
| Split: | // | Gov. Unit: | 04 DEXTER TOWNSHIP |
| Public Impr.: | Dirt Road, Sewer, Electric, Gas | MAP # | DAFD |
| Topography: | Level, Waterfront | School: | 81040 CHELSEA SCHOOL DISTRICT |
| | | Neighborhood: | 00035 HALFMOON/BLIND |
| Mailing Address: | | Description: | |
| BARRY J DANIEL & WILSON KAY L (LE) | | OLD SID 04-110-176-00 DE 41-240 LOTS 11 THRU 15 EXC THAT PT OF LOT 11 LYING S OF N BANK OF CANAL.BLK 22 HALF | |
| 614 RIVERVIEW DR | | MOON LAKE HILLS SUBDIVISION | |
| ANN ARBOR MI 48104 | | | |

Most Recent Sale Information

Sold on 11/12/2021 for 0 by WILSON KAY L & BARRY DANIEL J.

Terms of Sale: 18-LIFE ESTATE **Liber/Page:** 5460/0693

Most Recent Permit Information

Permit PB22-0128 on 03/31/2022 for \$1,047,048 category Res. New Construction.

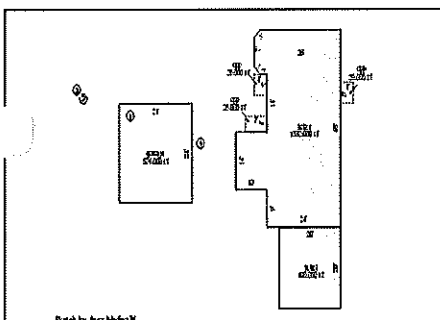
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|-------|
| 2023 S.E.V.: | Tentative | 2023 Taxable: | Tentative | Lot Dimensions: | |
| 2022 S.E.V.: | 299,200 | 2022 Taxable: | 299,200 | Acreage: | 0.47 |
| Zoning: | LR | Land Value: | Tentative | Frontage: | 231.0 |
| PRE: | 0.000 | Land Impr. Value: | Tentative | Average Depth: | 114.0 |

Improvement Data

of Residential Buildings: 2
Year Built: 1963
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Stone/Siding
% Good (Physical): 68
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 5
Full Baths: 5 Half Baths: 0
Floor Area: 3,776
Ground Area: 3,776
Garage Area: 1,152
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 2:11 PM

| | | | |
|--------------------------|---|---------------------------|--|
| Parcel: | D -04-06-385-012 | Current Class: | 408.RESIDENTIAL-IMPROVED WATERFRONT |
| Owner's Name: | SHERMAN LAURA & SHAFER SHAWNA | Previous Class: | 408.RESIDENTIAL-IMPROVED WATERFRONT |
| Property Address: | 14112 EDGEWATER DR GREGORY, MI 48137 | Taxable Status | TAXABLE |
| Liber/Page: | 5373/0591 | Prev. Taxable Stat | TAXABLE |
| Split: | // | Gov. Unit: | 04 DEXTER TOWNSHIP |
| Public Impr.: | Dirt Road, Sewer, Electric, Gas | MAP # | DAFD |
| Topography: | Level, Waterfront | School: | 81040 CHELSEA SCHOOL DISTRICT |
| | | Neighborhood: | 00035 HALFMOON/BLIND |
| Mailing Address: | SHERMAN LAURA & SHAFER SHAWNA 2914 KENWOOD BLVD TOLEDO OH 43606 | Description: | OWNER REQUEST DE 04-247A-2 PCL "B" LOT 20 BLK 22, HALF MOON LAKE HILLS SUBDIVISION. SPLIT ON 10/22/1997 FROM D -04-06-385-001 |

Most Recent Sale Information

Sold on 07/31/2020 for 395,000 by DONALDSON BRENDA S TRUST.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5373/0591

Most Recent Permit Information

Permit P21-41784 on 09/14/2021 for \$0 category Mechanical.

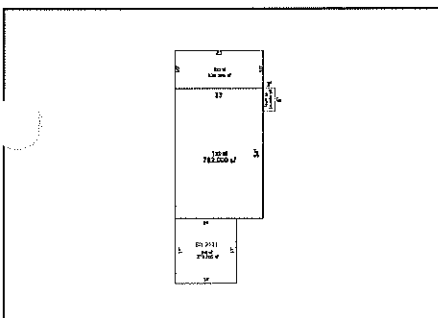
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|-------|
| 2023 S.E.V.: | Tentative | 2023 Taxable: | Tentative | Lot Dimensions: | |
| 2022 S.E.V.: | 191,500 | 2022 Taxable: | 185,497 | Acreage: | 0.19 |
| Zoning: | LR | Land Value: | Tentative | Frontage: | 50.0 |
| PRE: | 0.000 | Land Impr. Value: | Tentative | Average Depth: | 163.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 1996
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 78
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 1,284
Ground Area: 1,284
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Halfmoon Blind Lake ECF Analysis

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale |
|-----------------|--------------------|-----------|------------|--------|-----------------|--------------|----------------|---------------|
| D-04-06-286-002 | 9465 LAKEVIEW DR | 12/31/21 | \$289,500 | LC | 03-ARM'S LENGTH | \$289,500 | \$111,800 | 38.62 |
| D-04-06-287-002 | 9395 LAKEVIEW DR | 10/18/21 | \$228,300 | WD | 03-ARM'S LENGTH | \$228,300 | \$120,600 | 52.83 |
| D-04-06-355-009 | 14318 EDGEWATER DR | 09/30/20 | \$430,000 | WD | 03-ARM'S LENGTH | \$430,000 | \$165,400 | 38.47 |
| D-04-06-385-006 | 14136 EDGEWATER DR | 10/01/21 | \$606,700 | WD | 03-ARM'S LENGTH | \$606,700 | \$279,900 | 46.13 |
| D-04-06-385-012 | 14112 EDGEWATER DR | 07/31/20 | \$395,000 | WD | 03-ARM'S LENGTH | \$395,000 | \$188,000 | 47.59 |

Totals: \$1,949,500 \$1,949,500 \$865,700

Sale. Ratio => 44.41

Std. Dev. => 6.17

| Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) |
|--------------------|-------------|------------------|------------------|----------------|------------|------------------|----------|----------------------|
| \$248,758 | \$198,873 | \$90,627 | \$34,168 | 2.652 | 871 | \$104.05 | 00035 | 105.7120 |
| \$251,387 | \$181,098 | \$47,202 | \$48,143 | 0.980 | 784 | \$60.21 | 00035 | 61.4837 |
| \$395,807 | \$182,069 | \$247,931 | \$146,396 | 1.694 | 1,388 | \$178.62 | 00035 | 9.8277 |
| \$637,502 | \$362,435 | \$244,265 | \$188,402 | 1.297 | 3,776 | \$64.69 | 00035 | 29.8779 |
| \$410,421 | \$199,000 | \$196,000 | \$144,809 | 1.354 | 1,284 | \$152.65 | 00035 | 24.1781 |
| \$1,943,875 | | \$826,025 | \$561,918 | | | \$112.04 | | 12.5278 |
| | | | | E.C.F. => | 1.470 | Std. Deviation=> | 0.642829 | |
| | | | | Ave. E.C.F. => | 1.595 | Ave. Variance=> | 46.2159 | Coefficient of Var=> |

| Building Style | Use Code | Land Value | Appr. by Eq. | Appr. Date | Other Parcels in Sale | Land Table | Property Class | Building Depr. |
|----------------|----------|------------|--------------|------------|-----------------------|----------------|----------------|----------------|
| 1 STORY | | \$198,636 | No | / / | | HALFMOON/BLIND | 408 | 27 |
| 1 STORY | | \$181,098 | No | / / | | HALFMOON/BLIND | 408 | 34 |
| 1 STORY | | \$182,069 | No | / / | | HALFMOON/BLIND | 408 | 73 |
| 1 STORY | | \$360,821 | No | / / | | HALFMOON/BLIND | 408 | 68 |
| 1 STORY | | \$192,611 | No | / / | | HALFMOON/BLIND | 408 | 78 |

28.97024206

Halfmoon Blind Lake Land Analysis

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale |
|-----------------|--------------------|-----------|--------------------|--------|-----------------|--------------------|------------------|---------------|
| D-04-06-286-002 | 9465 LAKEVIEW DR | 12/31/21 | \$289,500 | LC | 03-ARM'S LENGTH | \$289,500 | \$111,800 | 38.62 |
| D-04-06-287-002 | 9395 LAKEVIEW DR | 10/18/21 | \$228,300 | WD | 03-ARM'S LENGTH | \$228,300 | \$120,600 | 52.83 |
| D-04-06-355-009 | 14318 EDGEWATER DR | 09/30/20 | \$430,000 | WD | 03-ARM'S LENGTH | \$430,000 | \$165,400 | 38.47 |
| D-04-06-355-025 | 14486 EDGEWATER DR | 06/22/20 | \$240,000 | WD | 03-ARM'S LENGTH | \$240,000 | \$102,900 | 42.88 |
| D-04-06-385-006 | 14136 EDGEWATER DR | 10/01/21 | \$606,700 | WD | 03-ARM'S LENGTH | \$606,700 | \$279,900 | 46.13 |
| D-04-06-385-012 | 14112 EDGEWATER DR | 07/31/20 | \$395,000 | WD | 03-ARM'S LENGTH | \$395,000 | \$188,000 | 47.59 |
| Totals: | | | \$2,189,500 | | | \$2,189,500 | \$968,600 | |
| | | | | | | | Sale. Ratio => | 44.24 |
| | | | | | | | Std. Dev. => | 5.57 |

| Cur. Appraisal | Land Residual | Est. Land Value | Efec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt |
|--------------------|--------------------|--------------------|----------------|-------|---------------------|-------------|------------|--------------|----------------|
| \$240,158 | \$239,378 | \$190,036 | 55.5 | 109.0 | 0.15 | 0.15 | \$4,314 | \$1,595,853 | \$36.64 |
| \$243,546 | \$158,011 | \$173,257 | 50.6 | 99.0 | 0.12 | 0.12 | \$3,124 | \$1,327,824 | \$30.48 |
| \$387,924 | \$216,262 | \$174,186 | 50.9 | 112.0 | 0.13 | 0.13 | \$4,252 | \$1,676,450 | \$38.49 |
| \$234,866 | \$240,000 | \$234,866 | 68.6 | 81.5 | 0.19 | 0.19 | \$3,500 | \$1,283,422 | \$29.46 |
| \$621,880 | \$330,019 | \$345,199 | 100.8 | 114.0 | 0.47 | 0.47 | \$3,274 | \$709,718 | \$16.29 |
| \$402,082 | \$177,190 | \$184,272 | 53.8 | 163.0 | 0.19 | 0.19 | \$3,293 | \$947,540 | \$21.75 |
| \$2,130,456 | \$1,360,860 | \$1,301,816 | 380.1 | | 1.24 | 1.24 | | | |
| Average | | | Average | | | Average | | | |
| per FF=> | | | per Net Acre=> | | | per SqFt=> | | | |
| | | | \$3,580 | | 1,100,129.35 | | | | \$25.26 |

| Actual Front | ECF Area | Libel/Page | Land Table | Use Code | Class | Rate Group 1 |
|--------------|----------|------------|----------------|----------|-------|--------------|
| 60.00 | 00035 | 5466/0506 | HALFMOON/BLIND | | 408 | A FRONTAGE |
| 49.00 | 00035 | 5452/0889 | HALFMOON/BLIND | | 408 | A FRONTAGE |
| 50.00 | 00035 | 5380/0647 | HALFMOON/BLIND | | 408 | A FRONTAGE |
| 100.00 | 00035 | 5363/0475 | HALFMOON/BLIND | | 409 | A FRONTAGE |
| 231.00 | 00035 | 5450/0393 | HALFMOON/BLIND | | 408 | A FRONTAGE |
| 50.00 | 00035 | 5373/0591 | HALFMOON/BLIND | | 408 | A FRONTAGE |