

2024 Commercial Group 2001 ECF Analysis for 2025 Assessments

| Parcel Number    | Street Address                   | Sale Date | Sale Price       | Instr. | Terms of Sale                | Adj. Sale \$     | Adj. when Sold   | Acq/Adj. Sale | Con. Appraisal   | Land + Yard | Blgd. Residual   | Cost (Incl. \$)  | E.C.F.                                  | Dev. by Mean [%] | Land Value | Other Parcels in Sale              |
|------------------|----------------------------------|-----------|------------------|--------|------------------------------|------------------|------------------|---------------|------------------|-------------|------------------|------------------|---|------------------|------------|------------------------------------|
| 006-261-007-6000 | 9613 E HOUGHTON LAKE & LONG POIN | 07/10/23  | \$180,000        | LC     | 03-ARM'S LENGTH              | \$165,000        | \$118,700        | 71.94         | \$201,637        | \$86,853    | \$78,147         | \$140,915        | 0.555                                   | 32.6597          | \$85,471   |                                    |
| 006-033-016-0605 | 9172 W LAKE CITY RD              | 12/09/22  | \$175,000        | WD     | 19-MULTI PARCEL ARM'S LENGTH | \$175,000        | \$70,100         | 40.06         | \$206,401        | \$53,366    | \$121,634        | \$149,885        | 0.812                                   | 6.9650           | \$52,478   | 006-033-016-0580, 006-033-016-0430 |
| 006-021-003-0320 | 11777 OLD 27 HWY                 | 01/05/24  | \$190,000        | WD     | 19-MULTI PARCEL ARM'S LENGTH | \$190,000        | \$64,400         | 33.89         | \$195,946        | \$47,224    | \$142,776        | \$154,640        | 0.923                                   | 4.2115           | \$44,378   | 006-230-020-0000                   |
| 006-450-054-0000 | 9133 W HOUGHTON LAKE DR          | 05/19/23  | \$77,000         | LC     | 03-ARM'S LENGTH              | \$77,000         | \$23,000         | 29.87         | \$70,099         | \$35,664    | \$41,336         | \$44,432         | 0.930                                   | 4.9150           | \$34,279   |                                    |
| 006-034-011-0321 | 8900 W HOUGHTON LAKE DR          | 06/22/23  | \$240,000        | WD     | 03-ARM'S LENGTH              | \$240,000        | \$60,300         | 25.13         | \$169,142        | \$35,577    | \$204,423        | \$172,342        | 1.186                                   | 30.4983          | \$26,032   |                                    |
| <b>Totals:</b>   |                                  |           | <b>\$862,000</b> |        |                              | <b>\$847,000</b> | <b>\$336,500</b> |               | <b>\$843,225</b> |             | <b>\$588,316</b> | <b>\$662,214</b> |   | <b>0.7242</b>    |            |                                    |
|                  |                                  |           |                  |        |                              |                  |                  |               |                  |             |                  |                  | <b>E.C.F. as Calculated =&gt; 0.888</b> |                  |            |                                    |
|                  |                                  |           |                  |        |                              |                  |                  |               |                  |             |                  |                  | <b>Ave. E.C.F. =&gt; 0.881</b>          |                  |            |                                    |
|                  |                                  |           |                  |        |                              |                  |                  |               |                  |             |                  |                  | <b>Sale Ratio =&gt; 99.73</b>           |                  |            |                                    |
|                  |                                  |           |                  |        |                              |                  |                  |               |                  |             |                  |                  | <b>Std. Dev. =&gt; 18.58</b>            |                  |            |                                    |

2024 Residential Acreage Group 4001 ECF Analysis for 2025 Assessments

| Parcel Number    | Street Address    | Sale Date | Sale Price               | Instr. | Terms of Sale                | Adj. Sale \$       | Asd. when Sold   | Asd/Adj. Sale | Cur. Appraisal     | Land + Yard | Blgd. Residual     | Cost/Man. \$       | E.C.F.                            | \$/sq. Ft.     | Dev. by Mean (%) | Land Value | Other Parcels in Sale |
|------------------|-------------------|-----------|--------------------------|--------|------------------------------|--------------------|------------------|---------------|--------------------|-------------|--------------------|--------------------|-----------------------------------|----------------|------------------|------------|-----------------------|
| 006-029-010-0100 | 1466 MICHELSON RD | 09/09/22  | \$50,000                 | WD     | 03-ARM'S LENGTH              | \$50,000           | \$27,400         | 54.80         | \$59,899           | \$17,316    | \$32,684           | \$49,343           | 0.662                             | \$38.73        | 21.3079          | \$12,500   |                       |
| 006-029-010-0080 | 1395 MICHELSON RD | 03/17/23  | \$150,000                | WD     | 03-ARM'S LENGTH              | \$150,000          | \$64,700         | 43.13         | \$174,869          | \$40,138    | \$109,862          | \$156,119          | 0.704                             | \$73.98        | 17.1758          | \$38,000   |                       |
| 006-390-036-2000 | 9183 PETER ST     | 12/01/23  | \$310,000                | WD     | 03-ARM'S LENGTH              | \$310,000          | \$143,700        | 46.35         | \$312,511          | \$55,415    | \$254,588          | \$297,910          | 0.885                             | \$107.15       | 2.0892           | \$13,650   |                       |
| 006-029-010-0093 | 1432 MICHELSON RD | 05/09/23  | \$159,900                | WD     | 03-ARM'S LENGTH              | \$159,900          | \$69,100         | 43.21         | \$155,222          | \$25,994    | \$133,946          | \$147,789          | 0.894                             | \$85.21        | 1.8767           | \$14,400   |                       |
| 006-029-015-0040 | 1130 MICHELSON RD | 08/28/23  | \$309,000                | WD     | 19-MULTI PARCEL ARM'S LENGTH | \$309,000          | \$133,800        | 43.30         | \$299,445          | \$63,529    | \$245,471          | \$238,605          | 1.029                             | \$113.02       | 15.3313          | \$74,851   | 006-029-015-0030      |
| 006-033-011-0103 | 116 MICHELSON RD  | 04/07/23  | \$120,000                | WD     | 03-ARM'S LENGTH              | \$120,000          | \$80,500         | 67.08         | \$113,087          | \$12,797    | \$107,203          | \$104,623          | 1.025                             | \$76.36        | 14.9193          | \$15,960   |                       |
| 006-029-010-0080 | 1395 MICHELSON RD | 05/05/23  | \$190,000                | WD     | 03-ARM'S LENGTH              | \$190,000          | \$75,900         | 39.95         | \$174,869          | \$40,138    | \$149,862          | \$156,119          | 0.960                             | \$100.92       | 8.4456           | \$38,000   |                       |
| <b>Totals:</b>   |                   |           | <b>\$1,288,900</b>       |        |                              | <b>\$1,288,900</b> | <b>\$595,100</b> |               | <b>\$1,289,902</b> |             | <b>\$1,033,613</b> | <b>\$1,152,509</b> |                                   | <b>\$85.05</b> | <b>2.1374</b>    |            |                       |
|                  |                   |           | <b>Sale. Ratio =&gt;</b> |        |                              |                    |                  | <b>46.17</b>  |                    |             |                    |                    | <b>E.C.F. as Calculated =&gt;</b> |                |                  |            |                       |
|                  |                   |           | <b>Std. Dev. =&gt;</b>   |        |                              |                    |                  | <b>9.54</b>   |                    |             |                    |                    | <b>Ave. E.C.F. =&gt;</b>          |                |                  |            |                       |
|                  |                   |           |                          |        |                              |                    |                  |               |                    |             |                    |                    | <b>0.897</b>                      |                |                  |            |                       |
|                  |                   |           |                          |        |                              |                    |                  |               |                    |             |                    |                    | <b>0.875</b>                      |                |                  |            |                       |

2024 Residential Group 4002 Canals & River ECF Analysis for 2025 Assessments

| Parcel Number                 | Street Address               | Sale Date | Sale Price | Instr. | Terms of Sale                | Adj. Sale \$ | Acq. when Sold | Assess/Adj. Sale | Cur. Appraisal | Land + Yard | Blgd. Residual | Cost Min \$ | E.C.F. | \$/Sq.Ft. | Dev. by (Item %) | Land Value | Other Parcels in Sale              |
|-------------------------------|------------------------------|-----------|------------|--------|------------------------------|--------------|----------------|------------------|----------------|-------------|----------------|-------------|--------|-----------|------------------|------------|------------------------------------|
| 006-021-014-0000              | 11468 WEST SHORE DR          | 06/17/22  | \$98,900   | WD     | 03-ARM'S LENGTH              | \$98,900     | \$40,400       | \$115,097        | \$80,606       | \$19,294    | \$21,928       | \$21,928    | 0.884  | \$37.10   | 25.2585          | \$90,667   |                                    |
| 006-161-039-0000              | 120 PINECREST DR             | 12/29/22  | \$140,000  | WD     | 19-MULTI PARCEL-ARM'S LENGTH | \$140,000    | \$85,900       | \$200,999        | \$61,442       | \$78,558    | \$115,170      | \$115,170   | 0.680  | \$79.51   | 45.6161          | \$61,745   | 006-161-029-0000, 006-161-031-0000 |
| 006-073-009-0121              | 1090 LONG POINT              | 04/30/22  | \$200,000  | WD     | 03-ARM'S LENGTH              | \$200,000    | 40,357         | \$263,814        | \$67,666       | \$137,334   | \$81,451       | \$81,451    | 0.851  | \$107.29  | 28.5872          | \$78,000   |                                    |
| 006-162-059-1000              | 153 PINECREST DR             | 06/07/22  | \$130,000  | WD     | 03-ARM'S LENGTH              | \$130,000    | 45.77          | \$154,167        | \$36,946       | \$71,054    | \$94,367       | \$94,367    | 0.837  | \$65.79   | 29.9258          | \$55,650   |                                    |
| 006-530-008-0000              | 9244 ELIZABETH               | 06/21/23  | \$65,000   | WD     | 03-ARM'S LENGTH              | \$65,000     | 55.23          | \$80,919         | \$10,948       | \$54,057    | \$67,367       | \$67,367    | 0.867  | \$120.13  | 26.9742          | \$9,805    |                                    |
| 006-130-015-0000              | 112 ISLAND DR                | 06/20/23  | \$165,000  | WD     | 03-ARM'S LENGTH              | \$165,000    | 45.68          | \$186,971        | \$71,932       | \$93,568    | \$84,616       | \$84,616    | 1.106  | \$94.70   | 3.0698           | \$90,000   |                                    |
| 006-130-001-0000              | 103 GRAHAM & CENTER DR       | 08/22/22  | \$135,000  | WD     | 03-ARM'S LENGTH              | \$135,000    | 43.08          | \$224,286        | \$84,351       | \$110,649   | \$124,719      | \$124,719   | 0.887  | \$69.16   | 24.9311          | \$76,368   |                                    |
| 006-023-025-0020              | 107 POINT VIEW AVE           | 09/01/23  | \$149,900  | WD     | 19-MULTI PARCEL-ARM'S LENGTH | \$149,900    | 32.35          | \$198,726        | \$66,630       | \$83,270    | \$93,219       | \$93,219    | 0.893  | \$94.63   | 24.3225          | \$64,704   | 006-021-016-0170                   |
| 006-600-005-0000              | 4645 GAINSDR                 | 07/21/23  | \$275,000  | WD     | 03-ARM'S LENGTH              | \$275,000    | 48.73          | \$314,012        | \$91,672       | \$183,328   | \$198,164      | \$198,164   | 0.925  | \$117.22  | 21.1363          | \$84,735   |                                    |
| 006-130-025-0000              | 100 ISLAND DR & BEEBE        | 06/16/22  | \$165,000  | WD     | 03-ARM'S LENGTH              | \$165,000    | 40.91          | \$184,761        | \$60,690       | \$104,310   | \$110,580      | \$110,580   | 0.943  | \$96.58   | 18.3199          | \$60,000   |                                    |
| 006-130-025-0000              | 200 GRAHAM & BEEBE           | 05/20/22  | \$170,000  | WD     | 03-ARM'S LENGTH              | \$170,000    | 38.06          | \$188,396        | \$70,363       | \$99,637    | \$105,199      | \$105,199   | 0.947  | \$100.64  | 18.9365          | \$69,282   |                                    |
| 006-220-013-0000              | 128 CHURCH ST                | 08/31/22  | \$178,000  | MIC    | 03-ARM'S LENGTH              | \$178,000    | 37.87          | \$195,995        | \$73,885       | \$104,115   | \$108,832      | \$108,832   | 0.957  | \$84.78   | 17.9842          | \$72,000   |                                    |
| 006-129-001-0000              | 109 STATE ST                 | 07/10/23  | \$279,500  | WD     | 03-ARM'S LENGTH              | \$279,500    | 40.11          | \$303,569        | \$83,938       | \$195,562   | \$160,699      | \$160,699   | 1.222  | \$181.08  | 8.5011           | \$120,000  |                                    |
| 006-021-014-0172              | 11516 WEST SHORE DR          | 06/20/22  | \$195,000  | WD     | 03-ARM'S LENGTH              | \$195,000    | 40.21          | \$211,951        | \$84,508       | \$110,497   | \$113,590      | \$113,590   | 0.973  | \$75.58   | 16.3725          | \$80,400   |                                    |
| 006-210-033-1000              | 13470 WEST SHORE DR          | 07/29/22  | \$300,000  | WD     | 03-ARM'S LENGTH              | \$300,000    | 33.50          | \$324,146        | \$133,155      | \$166,845   | \$170,524      | \$170,524   | 0.960  | \$114.12  | 15.6344          | \$126,086  |                                    |
| 006-462-041-0000              | 121 BRADY CRIS DR            | 04/01/22  | \$265,000  | WD     | 03-ARM'S LENGTH              | \$265,000    | 36.17          | \$281,301        | \$76,038       | \$184,262   | \$182,944      | \$182,944   | 1.011  | \$122.33  | 12.5464          | \$72,000   |                                    |
| 006-275-001-0000              | 996 LONG POINT               | 07/28/23  | \$257,500  | WD     | 03-ARM'S LENGTH              | \$257,500    | 37.83          | \$266,679        | \$72,437       | \$185,063   | \$128,558      | \$128,558   | 1.440  | \$205.63  | 30.3034          | \$117,576  |                                    |
| 006-120-007-0000              | 8820 STATE AVE               | 01/09/23  | \$122,000  | WD     | 03-ARM'S LENGTH              | \$122,000    | 36.26          | \$210,937        | \$58,786       | \$144,214   | \$135,607      | \$135,607   | 1.063  | \$103.01  | 7.3025           | \$48,990   |                                    |
| 006-530-008-0000              | 9312 ELIZABETH               | 09/30/22  | \$225,000  | WD     | 03-ARM'S LENGTH              | \$225,000    | 24.92          | \$211,485        | \$18,526       | \$103,474   | \$91,764       | \$91,764    | 1.128  | \$118.66  | 0.8883           | \$11,632   |                                    |
| 006-220-031-0000              | 137 SIEBERT DR               | 05/13/22  | \$300,000  | WD     | 03-ARM'S LENGTH              | \$300,000    | 37.42          | \$279,131        | \$85,757       | \$147,105   | \$121,359      | \$121,359   | 1.212  | \$162.73  | 7.5953           | \$72,000   |                                    |
| 006-010-010-0320              | 113 FORD CT                  | 06/10/23  | \$300,000  | WD     | 03-ARM'S LENGTH              | \$300,000    | 39.26          | \$279,131        | \$85,757       | \$147,105   | \$121,359      | \$121,359   | 1.214  | \$170.67  | 7.5953           | \$72,000   |                                    |
| 006-530-014-0000              | 9291 ELIZABETH               | 06/17/22  | \$70,000   | WD     | 03-ARM'S LENGTH              | \$70,000     | 31.57          | \$282,561        | \$77,283       | \$222,717   | \$182,948      | \$182,948   | 1.251  | \$156.84  | 8.0822           | \$78,000   |                                    |
| 006-595-008-0000              | 103 UTAH                     | 09/06/23  | \$239,900  | WD     | 03-ARM'S LENGTH              | \$239,900    | 31.57          | \$215,136        | \$14,897       | \$55,103    | \$42,102       | \$42,102    | 1.309  | \$95.66   | 11.5533          | \$54,000   |                                    |
| 006-241-016-0000              | 1246 LONG POINT              | 06/06/23  | \$229,900  | WD     | 03-ARM'S LENGTH              | \$229,900    | 29.18          | \$196,987        | \$67,508       | \$156,404   | \$112,720      | \$112,720   | 1.329  | \$155.16  | 19.2113          | \$13,250   |                                    |
| 006-170-012-0000              | 4696 BIRCHCREST              | 06/08/23  | \$320,148  | WD     | 03-ARM'S LENGTH              | \$320,148    | 35.92          | \$257,432        | \$68,325       | \$239,913   | \$168,623      | \$168,623   | 1.423  | \$138.36  | 28.6267          | \$61,200   |                                    |
| 006-530-014-0000              | 9291 ELIZABETH               | 03/25/24  | \$75,000   | WD     | 03-ARM'S LENGTH              | \$75,000     | 37.33          | \$65,136         | \$14,897       | \$60,103    | \$45,102       | \$45,102    | 1.428  | \$104.35  | 29.1044          | \$13,250   |                                    |
| 006-220-031-0000              | 137 SIEBERT DR               | 03/24/23  | \$257,900  | WD     | 03-ARM'S LENGTH              | \$257,900    | 28.50          | \$214,036        | \$77,895       | \$180,005   | \$121,359      | \$121,359   | 1.484  | \$199.12  | 34.7117          | \$72,000   |                                    |
| 006-021-014-0160              | 11540 WEST SHORE DR          | 05/22/23  | \$289,000  | WD     | 03-ARM'S LENGTH              | \$289,000    | 31.49          | \$214,426        | \$61,326       | \$227,074   | \$135,918      | \$135,918   | 1.671  | \$161.77  | 53.4173          | \$60,000   |                                    |
| 006-220-001-0000              | 11296 WEST SHORE DR & CHURCH | 07/25/23  | \$272,500  | WD     | 03-ARM'S LENGTH              | \$272,500    | 28.42          | \$201,747        | \$64,777       | \$207,723   | \$122,077      | \$122,077   | 1.702  | \$268.03  | 56.5083          | \$60,000   |                                    |
| Totals: \$6,384,148           |                              |           |            |        |                              |              |                |                  |                |             |                |             |        |           |                  |            |                                    |
| Total: \$2,198,500            |                              |           |            |        |                              |              |                |                  |                |             |                |             |        |           |                  |            |                                    |
| Sale. Ratio => 37.18          |                              |           |            |        |                              |              |                |                  |                |             |                |             |        |           |                  |            |                                    |
| Std. Dev. => 7.77             |                              |           |            |        |                              |              |                |                  |                |             |                |             |        |           |                  |            |                                    |
| E.C.F. as Calculated => 1.143 |                              |           |            |        |                              |              |                |                  |                |             |                |             |        |           |                  |            |                                    |
| Ave. E.C.F. => 1.136          |                              |           |            |        |                              |              |                |                  |                |             |                |             |        |           |                  |            |                                    |

2024 Residential Groups 4003 & 4005 Off Water Groups 2 & 3 ECF Analysis for 2025 Assessments

| Parcel Number    | Street Address     | Sale Date | Sale Price | Instr. | Terms of Sale                | Adj. Sale \$            | Aud. when Sold | Acq/Adj. Size | Cur. Appraisal | Land Yard | Blg. Rent/Val | Cost/Retn. \$ | ECF   | \$/Sq. Ft. | Dev. by (Year/Pls) | Building Style | Land Value | Other Parcels in Sale | Land Table      |  |
|------------------|--------------------|-----------|------------|--------|------------------------------|-------------------------|----------------|---------------|----------------|-----------|---------------|---------------|-------|------------|--------------------|----------------|------------|-----------------------|-----------------|--|
| 006-030-000-0160 | 4555 WEST SHORE DR | 06/15/22  | \$40,000   | WD     | 03-ARM'S LENGTH              | \$40,000                | \$33,900       | 84.50         | \$53,313       | \$25,000  | \$15,000      | \$57,137      | 0.484 | \$69.01    | 43.01/09           | GARAGE         | \$25,000   |                       | 4005 OFF LAKE 2 |  |
| 006-300-007-0000 | 509 SHORE VIEW     | 07/31/23  | \$16,000   | WD     | 19-MULTI PARCEL ARM'S LENGTH | \$16,000                | \$2,800        | 28.28         | \$70,186       | \$27,518  | \$88,482      | \$117,375     | 0.754 | \$74.73    | 8.0176             | 1 STORY        | \$46,724   | 006-300-008-0000      | 4005 OFF LAKE 2 |  |
| 006-035-036-0200 | 110 NOTTINGHAM     | 06/07/22  | \$80,000   | WD     | 19-MULTI PARCEL ARM'S LENGTH | \$80,000                | \$27,600       | 28.25         | \$109,199      | \$26,315  | \$51,685      | \$89,840      | 0.575 | \$61.12    | 25.8716            | 1 STORY        | \$25,000   | 006-033-016-0110      | 4003 OFF LAKE 3 |  |
| 006-330-038-0000 | 217 TROMAN         | 08/31/23  | \$25,000   | WD     | 03-ARM'S LENGTH              | \$25,000                | \$47,600       | 38.08         | \$199,369      | \$8,771   | \$116,229     | \$199,303     | 0.790 | \$91.95    | 10.4403            | 1 STORY        | \$17,474   |                       | 4003 OFF LAKE 3 |  |
| 006-470-064-0000 | 4810 BEADSTREAM RD | 09/08/22  | \$82,000   | WD     | 03-ARM'S LENGTH              | \$82,000                | \$27,800       | 33.90         | \$86,275       | \$19,078  | \$65,922      | \$89,410      | 0.688 | \$56.99    | 14.5662            | MANUFACTURED   | \$12,898   |                       | 4003 OFF LAKE 3 |  |
| 006-450-023-0000 | 143 VICTORY        | 07/09/22  | \$75,000   | WD     | 03-ARM'S LENGTH              | \$75,000                | \$24,100       | 32.13         | \$78,168       | \$26,613  | \$48,387      | \$84,104      | 0.710 | \$67.20    | 12.3532            | 1 STORY        | \$21,764   |                       | 4003 OFF LAKE 3 |  |
| 006-450-023-0000 | 100 MARY           | 09/07/22  | \$105,000  | WD     | 03-ARM'S LENGTH              | \$105,000               | \$22,000       | 20.95         | \$95,637       | \$13,225  | \$91,775      | \$114,124     | 0.864 | \$113.72   | 2.9847             | 1 STORY        | \$13,664   |                       | 4003 OFF LAKE 3 |  |
| 006-033-036-0000 | 120 NOTTINGHAM DR  | 08/15/22  | \$105,000  | IC     | 03-ARM'S LENGTH              | \$105,000               | \$33,500       | 31.90         | \$95,857       | \$13,946  | \$91,654      | \$106,997     | 0.861 | \$52.31    | 0.8868             | 1 1/2 STORY    | \$12,500   |                       | 4003 OFF LAKE 3 |  |
| 006-450-045-0000 | 384 VICTORY        | 06/19/22  | \$110,000  | WD     | 03-ARM'S LENGTH              | \$110,000               | \$29,800       | 27.09         | \$88,530       | \$13,238  | \$96,262      | \$111,984     | 0.860 | \$101.12   | 2.5589             | 1 STORY        | \$12,500   |                       | 4003 OFF LAKE 3 |  |
| 006-470-027-0000 | 8894 SCHOOL ROAD   | 07/21/23  | \$120,000  | IC     | 03-ARM'S LENGTH              | \$120,000               | \$34,300       | 28.98         | \$104,084      | \$15,081  | \$104,919     | \$105,618     | 0.999 | \$73.89    | 15.9365            | 1 STORY        | \$16,802   |                       | 4003 OFF LAKE 3 |  |
| 006-010-009-0310 | 207 SHORE VIEW     | 10/05/23  | \$144,000  | WD     | 03-ARM'S LENGTH              | \$144,000               | \$16,700       | 25.49         | \$122,288      | \$14,387  | \$129,613     | \$129,378     | 1.002 | \$140.88   | 16.8152            | 1 STORY        | \$20,000   |                       | 4003 OFF LAKE 2 |  |
| 006-030-005-0076 | 11069 AQUA RD      | 09/01/23  | \$51,150   | WD     | 03-ARM'S LENGTH              | \$51,150                | \$11,000       | 21.51         | \$25,591       | \$9,888   | \$47,912      | \$28,736      | 1.098 | \$164.28   | 81.7493            | 1 STORY        | \$3,300    |                       | 4003 OFF LAKE 3 |  |
| <b>Totals:</b>   |                    |           |            |        |                              | \$1,153,150             | \$356,000      |               | \$1,164,201    | \$944,240 | \$1,161,956   |               |       | \$90.84    | 2.1386             |                |            |                       |                 |  |
|                  |                    |           |            |        |                              | Sale Ratio =>           | 30.87          |               |                |           |               |               |       |            |                    |                |            |                       |                 |  |
|                  |                    |           |            |        |                              | Std. Dev. =>            | 16.82          |               |                |           |               |               |       |            |                    |                |            |                       |                 |  |
|                  |                    |           |            |        |                              | E.C.F. as Calculated => | 0.813          |               |                |           |               |               |       |            |                    |                |            |                       |                 |  |
|                  |                    |           |            |        |                              | Ave. E.C.F. =>          | 0.834          |               |                |           |               |               |       |            |                    |                |            |                       |                 |  |



2024 Residential Group 4004 Lakeview ECF Analysis for 2025 Assessments

| Parcel Number    | Street Address           | Sale Date | Sale Price   | Instr. | Terms of Sale               | Adj. Sale \$ | Asd. when Sold | Area/Adj. Sale | Cur. Appraisal | Land + Yard | Blgd. Residual | Cost Man. \$ | E.C.F. | \$/sq. Ft. | Dev. by Wram (%) | Land Value | Other Parcels in Sale |
|------------------|--------------------------|-----------|--------------|--------|-----------------------------|--------------|----------------|----------------|----------------|-------------|----------------|--------------|--------|------------|------------------|------------|-----------------------|
| 006-210-019-0000 | 116 FORD CT              | 09/20/23  | \$225,000    | WD     | 03-ARMS LENGTH              | \$225,000    | \$179,300      | 56.53          | \$317,167      | \$196,916   | \$28,084       | \$98,084     | 0.286  | \$26.00    | 95.8278          | \$193,442  |                       |
| 006-210-024-0000 | 9357 E HOUGHTON LAKE DR  | 09/30/22  | \$200,000    | WD     | 03-ARMS LENGTH              | \$200,000    | \$173,200      | 36.65          | \$224,476      | \$171,337   | \$28,663       | \$43,343     | 0.661  | \$51.37    | 58.3304          | \$170,000  |                       |
| 006-430-002-0000 | 3139 LONG POINT          | 09/17/22  | \$415,000    | WD     | 19-MULTI PARCEL ARMS LENGTH | \$415,000    | \$151,000      | 36.39          | \$490,652      | \$260,399   | \$154,601      | \$200,833    | 0.770  | \$103.62   | 47.4805          | \$246,525  | 006-013-011-0101      |
| 006-027-007-0000 | 3145 LONG POINT          | 10/07/22  | \$460,000    | WD     | 19-MULTI PARCEL ARMS LENGTH | \$460,000    | \$159,300      | 34.75          | \$552,281      | \$258,132   | \$700,268      | \$250,739    | 0.799  | \$125.32   | 44.5895          | \$246,525  | 006-013-011-0110      |
| 006-146-007-0000 | 10638 WEST SHORE DR      | 05/09/22  | \$530,000    | WD     | 03-ARMS LENGTH              | \$530,000    | \$143,200      | 27.02          | \$643,250      | \$269,743   | \$760,257      | \$304,655    | 0.854  | \$101.82   | 39.0386          | \$258,400  |                       |
| 006-210-017-0000 | 13080 WEST SHORE DR      | 05/05/23  | \$290,000    | WD     | 03-ARMS LENGTH              | \$290,000    | \$150,100      | 50.96          | \$363,978      | \$115,801   | \$174,139      | \$302,428    | 0.861  | \$104.19   | 38.4057          | \$112,972  |                       |
| 006-210-017-0000 | 112 FORD CT              | 09/20/22  | \$500,000    | WD     | 03-ARMS LENGTH              | \$500,000    | \$254,800      | 50.96          | \$592,052      | \$209,233   | \$290,767      | \$312,250    | 0.931  | \$102.06   | 31.3406          | \$204,000  |                       |
| 006-282-027-0000 | 769 LONG POINT           | 05/11/22  | \$425,000    | WD     | 03-ARMS LENGTH              | \$425,000    | \$137,800      | 32.71          | \$467,137      | \$280,518   | \$144,482      | \$152,218    | 0.949  | \$125.42   | 29.5425          | \$272,000  |                       |
| 006-500-007-0000 | 10936 WEST SHORE DR      | 12/12/22  | \$287,000    | WD     | 03-ARMS LENGTH              | \$287,000    | \$103,100      | 34.71          | \$326,250      | \$176,790   | \$120,210      | \$121,909    | 0.986  | \$114.27   | 25.8538          | \$170,000  |                       |
| 006-210-013-0000 | 104 FORD CT              | 05/11/23  | \$275,000    | WD     | 03-ARMS LENGTH              | \$275,000    | \$145,500      | 53.89          | \$286,181      | \$200,113   | \$69,887       | \$70,202     | 0.996  | \$97.07    | 24.9095          | \$193,442  |                       |
| 006-027-007-0000 | 10698 WEST SHORE DR      | 09/07/22  | \$420,000    | WD     | 03-ARMS LENGTH              | \$420,000    | \$133,900      | 31.88          | \$462,857      | \$170,322   | \$249,678      | \$238,609    | 1.046  | \$116.45   | 19.8216          | \$170,000  |                       |
| 006-595-009-0000 | 119 STATE AVE            | 05/25/22  | \$500,000    | WD     | 03-ARMS LENGTH              | \$500,000    | \$167,200      | 33.44          | \$528,874      | \$218,435   | \$181,565      | \$171,647    | 1.058  | \$122.27   | 18.6822          | \$306,000  |                       |
| 006-570-021-0000 | 12225 E HOUGHTON LAKE DR | 09/06/22  | \$699,900    | WD     | 03-ARMS LENGTH              | \$699,900    | \$275,700      | 39.39          | \$738,652      | \$281,351   | \$448,549      | \$315,906    | 1.420  | \$167.12   | 17.5276          | \$240,000  |                       |
| 006-520-013-0000 | 1339 LONG POINT          | 08/29/22  | \$592,500    | WD     | 03-ARMS LENGTH              | \$592,500    | \$179,700      | 30.33          | \$608,508      | \$242,160   | \$349,740      | \$298,326    | 1.176  | \$148.95   | 7.2264           | \$238,000  |                       |
| 006-023-008-0170 | 855 LONG POINT DR        | 06/15/22  | \$625,000    | WD     | 03-ARMS LENGTH              | \$625,000    | \$162,700      | 27.25          | \$611,321      | \$261,139   | \$335,861      | \$285,630    | 1.172  | \$135.26   | 6.8743           | \$251,600  |                       |
| 006-555-003-0000 | 12396 WEST SHORE DR      | 10/26/23  | \$222,000    | WD     | 03-ARMS LENGTH              | \$222,000    | \$92,100       | 41.49          | \$223,926      | \$87,033    | \$134,967      | \$111,658    | 1.209  | \$149.96   | 3.5853           | \$85,000   |                       |
| 006-200-006-0000 | 3421 LONG POINT          | 11/07/22  | \$620,000    | WD     | 03-ARMS LENGTH              | \$620,000    | \$185,500      | 21.85          | \$604,142      | \$192,842   | \$427,158      | \$335,481    | 1.273  | \$211.26   | 2.8665           | \$170,000  |                       |
| 006-221-045-0000 | 206 SIEBERT DR           | 07/19/23  | \$497,500    | WD     | 03-ARMS LENGTH              | \$497,500    | \$184,400      | 40.31          | \$447,219      | \$109,053   | \$346,447      | \$194,263    | 1.794  | \$200.72   | 54.9086          | \$204,000  |                       |
| 006-150-023-5000 | 2821 N TOWNLINE RD       | 06/22/23  | \$180,000    | WD     | 03-ARMS LENGTH              | \$180,000    | \$76,200       | 42.33          | \$173,297      | \$62,318    | \$117,682      | \$90,521     | 1.300  | \$186.21   | 5.5445           | \$61,200   |                       |
| 006-242-024-0000 | 745 LONG POINT           | 08/12/22  | \$472,500    | WD     | 03-ARMS LENGTH              | \$472,500    | \$131,300      | 29.34          | \$429,048      | \$148,374   | \$304,126      | \$233,013    | 1.305  | \$162.11   | 6.0584           | \$136,000  |                       |
| 006-441-027-0200 | 12295 E HOUGHTON LAKE DR | 06/09/22  | \$370,000    | WD     | 03-ARMS LENGTH              | \$370,000    | \$101,700      | 29.65          | \$330,443      | \$196,787   | \$146,233      | \$109,018    | 1.341  | \$166.17   | 9.6762           | \$196,695  |                       |
| 006-100-023-0000 | 12328 WEST SHORE DR      | 05/18/23  | \$350,000    | WD     | 03-ARMS LENGTH              | \$350,000    | \$133,800      | 38.23          | \$334,872      | \$175,143   | \$174,857      | \$130,285    | 1.342  | \$176.98   | 9.7511           | \$170,000  |                       |
| 006-023-008-0180 | 849 LONG POINT           | 07/22/22  | \$435,000    | WD     | 03-ARMS LENGTH              | \$435,000    | \$133,200      | 30.62          | \$417,233      | \$241,398   | \$193,602      | \$143,422    | 1.350  | \$192.07   | 10.5275          | \$238,000  |                       |
| 006-260-012-0000 | 9437 E HOUGHTON LAKE DR  | 04/28/23  | \$515,000    | WD     | 03-ARMS LENGTH              | \$515,000    | \$190,400      | 36.97          | \$476,174      | \$176,765   | \$336,235      | \$244,216    | 1.385  | \$248.52   | 14.0378          | \$170,000  |                       |
| 006-281-002-1000 | 335 LONG POINT           | 10/25/23  | \$510,000    | WD     | 03-ARMS LENGTH              | \$510,000    | \$184,400      | 36.16          | \$462,183      | \$183,044   | \$326,956      | \$227,683    | 1.436  | \$204.35   | 19.1412          | \$172,423  |                       |
| 006-320-004-1000 | 9119 E HOUGHTON LAKE DR  | 07/14/22  | \$275,000    | WD     | 03-ARMS LENGTH              | \$275,000    | \$82,800       | 30.11          | \$259,581      | \$117,141   | \$103,259      | \$71,648     | 1.441  | \$62.74    | 19.6602          | \$170,000  |                       |
| 006-580-007-0000 | 1205 LONG POINT          | 08/26/22  | \$766,000    | WD     | 03-ARMS LENGTH              | \$766,000    | \$201,700      | 27.78          | \$726,979      | \$115,093   | \$610,907      | \$417,525    | 1.463  | \$233.35   | 21.8557          | \$204,000  |                       |
| 006-441-018-5000 | 11053 E HOUGHTON LAKE DR | 05/27/22  | \$399,900    | WD     | 03-ARMS LENGTH              | \$399,900    | \$89,000       | 22.26          | \$338,756      | \$174,784   | \$225,116      | \$150,059    | 1.500  | \$210.00   | 25.5592          | \$170,000  |                       |
| 006-027-007-0100 | 10648 WEST SHORE DR      | 10/18/22  | \$695,000    | WD     | 03-ARMS LENGTH              | \$695,000    | \$137,100      | 20.62          | \$562,257      | \$189,368   | \$475,632      | \$304,151    | 1.564  | \$276.53   | 31.9198          | \$170,000  |                       |
| 006-148-004-0000 | 12164 WEST SHORE DR      | 04/22/23  | \$139,900    | WD     | 03-ARMS LENGTH              | \$139,900    | \$42,300       | 30.24          | \$111,661      | \$26,547    | \$113,353      | \$69,424     | 1.633  | \$213.47   | 38.8156          | \$25,500   |                       |
| 006-021-001-0185 | 12034 WEST SHORE DR      | 06/21/23  | \$579,900    | WD     | 03-ARMS LENGTH              | \$579,900    | \$188,500      | 32.51          | \$478,745      | \$186,812   | \$393,088      | \$238,118    | 1.651  | \$251.98   | 40.6206          | \$176,800  |                       |
| 006-575-005-0000 | 10222 WEST SHORE DR      | 09/05/23  | \$215,000    | WD     | 03-ARMS LENGTH              | \$215,000    | \$55,900       | 26.00          | \$169,000      | \$53,386    | \$161,614      | \$94,628     | 1.708  | \$187.05   | 46.3262          | \$51,000   |                       |
| 006-021-003-0230 | 11688 WEST SHORE DR      | 03/31/23  | \$225,000    | WD     | 03-ARMS LENGTH              | \$225,000    | \$56,800       | 25.24          | \$195,245      | \$123,216   | \$96,794       | \$54,673     | 1.770  | \$179.23   | 52.5632          | \$119,000  |                       |
| 006-575-002-0000 | 10222 WEST SHORE DR      | 09/19/22  | \$145,000    | WD     | 03-ARMS LENGTH              | \$145,000    | \$36,700       | 25.31          | \$112,267      | \$51,466    | \$93,534       | \$49,593     | 1.886  | \$194.86   | 61.4429          | \$51,000   |                       |
| 006-210-004-0000 | 13336 WEST SHORE DR      | 10/26/23  | \$695,000    | WD     | 03-ARMS LENGTH              | \$695,000    | \$233,500      | 31.60          | \$560,006      | \$114,383   | \$80,617       | \$281,911    | 2.060  | \$357.74   | 84.1971          | \$204,000  |                       |
| 006-281-023-0000 | 485 LONG POINT           | 06/08/23  | \$289,000    | WD     | 03-ARMS LENGTH              | \$289,000    | \$105,000      | 37.10          | \$286,066      | \$48,747    | \$234,253      | \$127,283    | 2.086  | \$209.53   | 84.1668          | \$146,200  |                       |
| Totals:          |                          |           | \$15,005,109 |        |                             | \$14,848,520 | \$4,956,300    |                | \$14,933,476   |             | \$8,637,231    | \$6,730,353  |        | \$163.50   | 3.8721           |            |                       |

E.C.F. as Calculated => 1.283  
 Ave. E.C.F. => 1.245

Sale Ratio => 33.38  
 Std. Dev. => 8.98

2024 Residential Group 4006 Off Water Group 1 ECF Analysis for 2025 Assessments

| Parcel Number    | Street Address           | Sale Date | Sale Price  | Inst. | Terms of Sale                | Adj. Sale \$ | Acq. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Remidual | Cost Main S | E.C.F.         | \$/Sq.Ft. | Dev. by/Max. % | Building Style | Land Value | Other Parcels in Sale |
|------------------|--------------------------|-----------|-------------|-------|------------------------------|--------------|----------------|---------------|----------------|-------------|----------------|-------------|----------------|-----------|----------------|----------------|------------|-----------------------|
| 006-010-004-0220 | 12228 E HOUGHTON LAKE DR | 10/20/22  | \$35,000    | WD    | 03-ARM'S LENGTH              | \$35,000     | \$14,700       | 42.00         | \$48,996       | \$34,374    | \$626          | \$18,579    | 0.094          | #DIV/0!   | 76.5040        | GARAGE         | \$19,750   |                       |
| 006-591-013-0000 | 12805 WEST SHORE DR      | 06/03/22  | \$106,000   | WD    | 03-ARM'S LENGTH              | \$106,000    | \$39,900       | 37.64         | \$138,774      | \$68,521    | \$37,479       | \$89,267    | 0.420          | \$33.05   | 37.8880        | MOBILE HOME    | \$61,425   |                       |
| 006-120-013-7500 | 8874 W HOUGHTON LAKE DR  | 11/10/22  | \$120,000   | WD    | 03-ARM'S LENGTH              | \$120,000    | \$50,400       | 42.00         | \$161,671      | \$55,413    | \$64,587       | \$135,017   | 0.478          | \$23.57   | 32.0370        | A FRAME        | \$53,460   |                       |
| 006-480-011-5000 | 9254 JUNE BUG LANE       | 08/19/22  | \$102,000   | LC    | 03-ARM'S LENGTH              | \$102,000    | \$24,800       | 24.31         | \$106,562      | \$39,107    | \$62,893       | \$85,712    | 0.734          | \$78.62   | 6.4858         | MANUFACTURED   | \$33,760   |                       |
| 006-010-003-0085 | 12559 E HOUGHTON LAKE DR | 08/08/22  | \$189,222   | WD    | 03-ARM'S LENGTH              | \$189,222    | \$64,100       | 33.88         | \$208,640      | \$59,012    | \$130,210      | \$164,712   | 0.791          | \$84.77   | 0.8200         | 1 STORY        | \$69,525   |                       |
| 006-028-013-0330 | 10258 WEST SHORE DR      | 05/12/22  | \$165,000   | WD    | 03-ARM'S LENGTH              | \$165,000    | \$42,300       | 26.44         | \$155,553      | \$55,126    | \$104,874      | \$127,607   | 0.822          | \$95.69   | 2.3116         | 1 STORY        | \$47,250   |                       |
| 006-140-015-0000 | 13061 WEST SHORE DR      | 06/12/23  | \$189,000   | WD    | 03-ARM'S LENGTH              | \$189,000    | \$70,100       | 37.09         | \$180,444      | \$57,988    | \$131,012      | \$155,598   | 0.842          | \$89.98   | 4.3254         | MANUFACTURED   | \$43,875   |                       |
| 006-591-032-0000 | 12829 WEST SHORE DR      | 05/19/22  | \$135,000   | WD    | 03-ARM'S LENGTH              | \$135,000    | \$33,200       | 24.59         | \$128,749      | \$43,844    | \$91,156       | \$107,884   | 0.845          | \$106.00  | 4.6208         | 1 STORY        | \$40,900   |                       |
| 006-512-021-0000 | 11071 WEST SHORE DR      | 11/10/23  | \$110,000   | WD    | 03-ARM'S LENGTH              | \$110,000    | \$41,700       | 37.91         | \$105,408      | \$48,808    | \$61,192       | \$71,919    | 0.951          | \$52.21   | 5.2116         | MOBILE HOME    | \$43,875   |                       |
| 006-512-021-0000 | 11071 WEST SHORE DR      | 11/10/22  | \$95,000    | WD    | 03-ARM'S LENGTH              | \$95,000     | \$26,800       | 28.21         | \$105,408      | \$28,808    | \$66,192       | \$71,919    | 0.970          | \$56.48   | 12.1639        | MOBILE HOME    | \$43,875   |                       |
| 006-561-045-0000 | 9380 E HOUGHTON LAKE DR  | 09/14/22  | \$210,000   | WD    | 03-ARM'S LENGTH              | \$210,000    | \$59,300       | 28.24         | \$181,410      | \$39,958    | \$170,042      | \$179,756   | 0.946          | \$133.26  | 14.7833        | 1 STORY        | \$37,250   |                       |
| 006-010-004-0270 | 12150 E HOUGHTON LAKE DR | 04/28/23  | \$190,500   | WD    | 19-MULTI PARCEL ARM'S LENGTH | \$190,500    | \$52,200       | 27.40         | \$191,493      | \$87,922    | \$102,576      | \$19,888    | 1.292          | \$142.47  | 49.3218        | 1 STORY        | \$74,250   | 006-010-004-0260      |
| 006-480-011-5000 | 9254 JUNE BUG LANE       | 09/06/23  | \$159,900   | LC    | 03-ARM'S LENGTH              | \$159,900    | \$35,700       | 22.33         | \$105,562      | \$39,107    | \$120,793      | \$85,712    | 1.409          | \$150.99  | 61.0563        | MANUFACTURED   | \$37,250   |                       |
| Totals:          |                          |           | \$1,801,622 |       |                              | \$1,819,670  | \$525,200      | 30.82         | \$1,143,634    | \$379,098   | \$87,282       | \$1,143,634 | 0.833          | \$87.26   | 3.4176         |                | \$37,250   |                       |
|                  |                          |           |             |       |                              |              |                | 6.97          |                |             |                |             | Ave. E.C.F. => |           |                |                |            |                       |
|                  |                          |           |             |       |                              |              |                |               |                |             |                |             |                |           |                |                |            |                       |
|                  |                          |           |             |       |                              |              |                |               |                |             |                |             |                |           |                |                |            |                       |

E.C.F. as Calculated => 0.833  
 Ave. E.C.F. => 0.799