

Agricultural Land Analysis 2024

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale |
|------------------|-------------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------------|---------------|
| G -07-05-300-003 | MCKINLEY RD | 08/29/22 | \$3,100,000 | WD | 03-ARM'S LENGTH | \$3,100,000 | \$872,200 | 28.14 |
| G -07-06-400-003 | 13742 DEXTER-CHELSEA RD | 12/15/22 | \$2,250,000 | WD | 03-ARM'S LENGTH | \$2,250,000 | \$680,700 | 30.25 |
| G -07-17-100-003 | 475 N FLETCHER RD | 04/20/21 | \$395,000 | WD | 03-ARM'S LENGTH | \$395,000 | \$290,400 | 73.52 |
| G -07-32-300-001 | 13031 SCIO CHURCH RD | 02/28/23 | \$595,000 | WD | 03-ARM'S LENGTH | \$595,000 | \$331,900 | 55.78 |
| Totals: | | | \$6,340,000 | | | \$6,340,000 | \$2,175,200 | |
| | | | | | | | Sale. Ratio => | 34.31 |
| | | | | | | | Std. Dev. => | 21.73 |

After Analysis, Ag Land for #1 is \$7100 per acre. Increase of 700.00 per acre on each rate. Homesites increase of 5000 for 2024

| Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt |
|--------------------|--------------------|--------------------|----------------|-------|--------------------------|-----------------|------------|----------------------|---------------|
| \$1,824,588 | \$3,100,000 | \$1,824,588 | 0.0 | 0.0 | 396.48 | 396.48 | #DIV/0! | \$7,819 | \$0.18 |
| \$1,491,369 | \$1,523,423 | \$764,792 | 0.0 | 0.0 | 219.50 | 219.50 | #DIV/0! | \$6,940 | \$0.16 |
| \$452,712 | \$201,266 | \$258,978 | 0.0 | 0.0 | 38.40 | 38.40 | #DIV/0! | \$5,241 | \$0.12 |
| \$703,542 | \$376,468 | \$485,010 | 0.0 | 0.0 | 80.00 | 80.00 | #DIV/0! | \$4,706 | \$0.11 |
| \$4,472,211 | \$5,201,157 | \$3,333,368 | 0.0 | | 734.38 | 734.38 | | | |
| | | Average | | | Average | | | Average | |
| | | per FF=> | #DIV/0! | | per Net Acre=> | 7,082.38 | | per SqFt=> | \$0.16 |

| Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Gravel | Paved | Inspected Date | Use Code | Class | Rate Group 1 |
|--------------|----------|------------|-----------------------|------------|--------|-------|----------------|----------|-------|--------------|
| 0.00 | 101 | | | AG LAND | 0 | 0 | NOT INSPECTED | | 102 | |
| 0.00 | 101 | 5507-596 | | AG LAND | 0 | 1 | 1/23/2009 | | 101 | |
| 0.00 | 101 | | | AG LAND | 1 | 0 | 12/14/2009 | | 101 | |
| 0.00 | 101 | 5513-523 | | AG LAND | 0 | 1 | 11/17/2009 | | 101 | |

Rate Group 2 Rate Group 3 Site Characteristics Access Water Supply Sewer Property Restrictions Restriction Notes Waterfont View



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