

**2023 LAND ANALYSIS - MIDLAND ROAD SUBDIVISIONS 4/01/2020 - 3/31/2022 2-YR STUDY**

| Parcel Number      | Street Address     | Sale Date | Sale Price         | Instr. | Terms of Sale   | Adj. Sale \$       | Asd. when Sold           | Asd/Adj. Sale | Cur. Appraisal     | Land Residual      | Est. Land Value    | Effec. Front   | Depth | Net Acres            | Total Acres       | Dollars/FF | Dollars/Acre         | Dollars/SqFt  | Actual Front | ECF Area | Liber/Page | Class |  |
|--------------------|--------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------------|---------------|--------------------|--------------------|--------------------|----------------|-------|----------------------|-------------------|------------|----------------------|---------------|--------------|----------|------------|-------|--|
| 100-D10-000-003-00 | 2710 PASADENA DR   | 05/27/21  | \$177,900          | WD     | 03-ARM'S LENGTH | \$177,900          | \$69,700                 | 39.18         | \$159,375          | \$87,925           | \$69,400           | 100.0          | 143.0 | 0.33                 | 0.33              | \$879      | \$268,064            | \$6.15        | 100.00       | MA/CG    | 202109835  | 401   |  |
| 100-D10-000-033-00 | 4642 BEVERLY LANE  | 10/28/20  | \$160,000          | WD     | 03-ARM'S LENGTH | \$160,000          | \$64,300                 | 40.19         | \$197,941          | \$46,659           | \$84,600           | 94.0           | 159.0 | 0.34                 | 0.34              | \$496      | \$136,032            | \$3.12        | 94.00        | MA/CG    | 202016378  | 401   |  |
| 100-S15-000-015-00 | 2805 CEDAR LANE    | 04/02/20  | \$247,500          | WD     | 03-ARM'S LENGTH | \$247,500          | \$113,400                | 45.82         | \$314,343          | \$34,857           | \$101,700          | 113.0          | 152.0 | 0.39                 | 0.39              | \$308      | \$88,470             | \$2.03        | 113.00       | MA/CG    | 202005192  | 401   |  |
| 100-S15-000-022-00 | 4717 WILLOW DR     | 07/20/20  | \$165,000          | WD     | 03-ARM'S LENGTH | \$165,000          | \$66,000                 | 40.00         | \$203,049          | \$60,951           | \$99,000           | 110.0          | 148.0 | 0.37                 | 0.37              | \$554      | \$162,971            | \$3.74        | 110.00       | MA/CG    | 202009705  | 401   |  |
| 100-W16-000-015-00 | 5272 STILLWATER RD | 11/23/20  | \$300,000          | WD     | 03-ARM'S LENGTH | \$300,000          | \$120,300                | 40.10         | \$328,652          | \$61,348           | \$90,000           | 100.0          | 130.0 | 0.30                 | 0.30              | \$613      | \$205,866            | \$4.73        | 100.00       | NH/CG    | 202017196  | 401   |  |
| 100-W17-000-047-00 | 3145 OAKBROOK ST   | 11/06/20  | \$345,000          | WD     | 03-ARM'S LENGTH | \$345,000          | \$125,600                | 36.41         | \$340,698          | \$94,302           | \$90,000           | 100.0          | 130.0 | 0.30                 | 0.30              | \$943      | \$316,450            | \$7.26        | 100.00       | NH/CG    | 202016031  | 401   |  |
| 100-W17-000-054-00 | 3110 OAKBROOK ST   | 07/17/20  | \$308,000          | WD     | 03-ARM'S LENGTH | \$308,000          | \$136,500                | 44.32         | \$371,508          | \$35,492           | \$99,000           | 110.0          | 134.0 | 0.34                 | 0.34              | \$323      | \$105,006            | \$2.41        | 110.00       | NH/CG    | 202010325  | 401   |  |
| 100-D10-000-022-00 | 4688 BLOOMFIELD DR | 11/24/21  | \$226,000          | WD     | 03-ARM'S LENGTH | \$226,000          | \$90,400                 | 40.00         | \$197,077          | \$94,159           | \$65,236           | 94.0           | 200.0 | 0.43                 | 0.43              | \$1,002    | \$217,961            | \$5.00        | 94.00        | MA/CG    | 202119985  | 401   |  |
| 100-S15-000-027-00 | 4718 WILLOW DR     | 03/25/22  | \$235,000          | WD     | 03-ARM'S LENGTH | \$235,000          | \$83,900                 | 35.70         | \$195,005          | \$109,395          | \$69,400           | 100.0          | 135.0 | 0.31                 | 0.31              | \$1,094    | \$352,887            | \$8.10        | 100.00       | MA/CG    | 202204304  | 401   |  |
| 100-D10-000-026-00 | 4677 BEVERLY LANE  | 01/14/22  | \$165,500          | WD     | 03-ARM'S LENGTH | \$165,500          | \$65,800                 | 39.76         | \$148,811          | \$81,925           | \$65,236           | 94.0           | 200.0 | 0.43                 | 0.43              | \$872      | \$189,641            | \$4.35        | 94.00        | MA/CG    | 202201246  | 401   |  |
| 100-W16-000-014-00 | 5274 STILLWATER RD | 11/05/21  | \$369,900          | WD     | 03-ARM'S LENGTH | \$369,900          | \$131,900                | 35.66         | \$281,541          | \$157,759          | \$69,400           | 100.0          | 130.0 | 0.30                 | 0.30              | \$1,578    | \$529,393            | \$12.15       | 100.00       | NH/CG    | 202118881  | 401   |  |
| 100-W17-000-048-00 | 3155 OAKBROOK WAY  | 11/24/21  | \$360,000          | WD     | 03-ARM'S LENGTH | \$360,000          | \$131,200                | 36.44         | \$282,292          | \$154,742          | \$77,034           | 111.0          | 132.6 | 0.34                 | 0.34              | \$1,394    | \$457,817            | \$10.51       | 111.00       | NH/CG    | 202119983  | 401   |  |
| 100-S15-000-015-00 | 2805 CEDAR LANE    | 09/08/21  | \$282,500          | WD     | 03-ARM'S LENGTH | \$282,500          | \$114,900                | 40.67         | \$249,747          | \$111,175          | \$78,422           | 113.0          | 152.0 | 0.39                 | 0.39              | \$984      | \$282,170            | \$6.48        | 113.00       | MA/CG    | 202115781  | 401   |  |
| 100-S15-000-037-00 | 4687 MAPLEWOOD DR  | 07/13/21  | \$195,000          | WD     | 03-ARM'S LENGTH | \$195,000          | \$77,000                 | 39.49         | \$175,277          | \$100,227          | \$80,504           | 116.0          | 140.0 | 0.37                 | 0.37              | \$864      | \$268,705            | \$6.17        | 116.00       | MA/CG    | 202112360  | 401   |  |
| <b>Totals:</b>     |                    |           | <b>\$3,537,300</b> |        |                 | <b>\$3,537,300</b> | <b>\$1,390,900</b>       |               | <b>\$3,445,316</b> | <b>\$1,230,916</b> | <b>\$1,138,932</b> | <b>1,455.0</b> |       | <b>4.95</b>          | <b>4.95</b>       |            |                      |               |              |          |            |       |  |
|                    |                    |           |                    |        |                 |                    | <b>Sale. Ratio =&gt;</b> | <b>39.32</b>  |                    |                    | <b>Average</b>     |                |       | <b>Average</b>       |                   |            | <b>Average</b>       |               |              |          |            |       |  |
|                    |                    |           |                    |        |                 |                    | <b>Std. Dev. =&gt;</b>   | <b>2.96</b>   |                    |                    | <b>per FF=&gt;</b> | <b>\$876</b>   |       | <b>per Net Acre=</b> | <b>248,669.90</b> |            | <b>per SqFt=&gt;</b> | <b>\$5.71</b> |              |          |            |       |  |

**2023 USED \$900 FF**