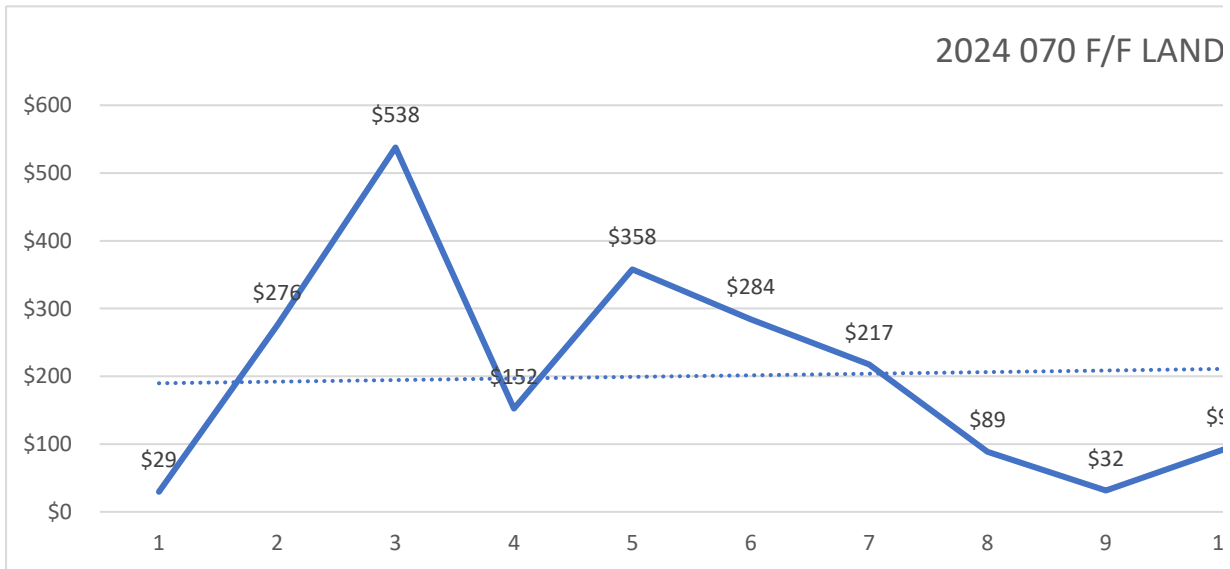


| Parcel Number      | Street Address       | Sale Date | Sale Price         | Instr. |
|--------------------|----------------------|-----------|--------------------|--------|
| 073-000-018-009-01 | 101 N LAKE ST        | 08/18/21  | \$2,500            | WD     |
| 070-001-300-085-00 | 333 WEIER LN         | 10/04/22  | \$387,000          | WD     |
| 070-011-100-015-00 | 606 W MT MARIA RD    | 08/16/21  | \$170,000          | WD     |
| 070-011-100-030-01 | 591 W MT MARIA RD    | 04/21/22  | \$15,500           | WD     |
| 070-011-100-035-00 | W MT MARIA RD        | 08/04/21  | \$35,000           | WD     |
| 070-032-400-100-00 | 2060 W TRASK LAKE RD | 07/07/22  | \$161,000          | WD     |
| 070-033-300-100-00 | 1030 N RICHARDSON RD | 07/20/21  | \$70,000           | WD     |
| 072-170-000-011-00 | MT MARIA BLVD        | 06/22/22  | \$25,000           | WD     |
| 072-170-000-027-00 | 3328 N ARLBERG CIR   | 11/24/21  | \$3,500            | WD     |
| 072-170-000-053-00 | CHRISTY CT           | 03/22/23  | \$12,000           | WD     |
| 072-170-000-086-00 | 340 SITZMARK DR      | 08/16/22  | \$142,500          | WD     |
| 072-230-000-009-00 | E LINCOLN DR         | 08/20/21  | \$14,900           | WD     |
| 073-000-012-005-00 | 204 N LAKE ST        | 09/20/22  | \$58,000           | LC     |
| 073-000-013-007-00 | 210 E ALGER ST       | 09/30/21  | \$89,900           | WD     |
| 073-000-014-001-00 | 300 E ALGER ST       | 06/11/21  | \$64,562           | WD     |
| 073-000-019-001-01 | 103 N SECOND ST      | 02/10/22  | \$121,000          | WD     |
| 073-000-019-009-00 | 110 W MAIN ST        | 03/03/23  | \$72,700           | WD     |
| 073-000-021-006-00 | 203 E MAIN ST        | 06/24/22  | \$110,000          | WD     |
| 073-100-000-044-00 | 325 E MAIN ST        | 09/13/21  | \$68,500           | WD     |
| 073-100-000-128-00 | 1231 N ANDERSON DR   | 01/23/23  | \$109,900          | WD     |
| <b>Totals:</b>     |                      |           | <b>\$1,733,462</b> |        |

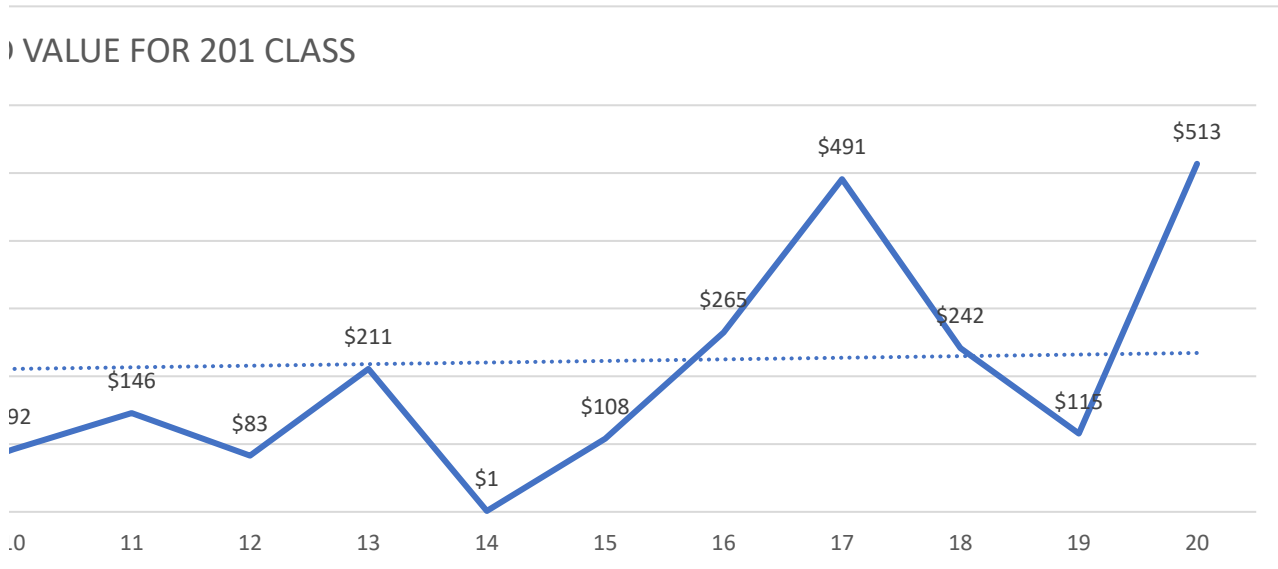
| <i>Column1</i>     |              |
|--------------------|--------------|
| Mean               | 212.1022501  |
| Standard Error     | 36.04546551  |
| Median             | 181.6461746  |
| Mode               | #N/A         |
| Standard Deviation | 161.2002223  |
| Sample Variance    | 25985.51168  |
| Kurtosis           | -0.206155297 |
| Skewness           | 0.807356252  |
| Range              | 536.4537879  |
| Minimum            | 1.287878788  |
| Maximum            | 537.7416667  |
| Sum                | 4242.045003  |
| Count              | 20           |

| Terms of Sale                | Adj. Sale \$       | Asd. when Sold           | Asd/Adj. Sale | Cur. Appraisal     |
|------------------------------|--------------------|--------------------------|---------------|--------------------|
| 03-ARM'S LENGTH              | \$2,500            | \$2,800                  | 112.00        | \$5,525            |
| 03-ARM'S LENGTH              | \$368,000          | \$152,800                | 41.52         | \$338,648          |
| 03-ARM'S LENGTH              | \$170,000          | \$54,500                 | 32.06         | \$114,471          |
| 03-ARM'S LENGTH              | \$15,500           | \$5,100                  | 32.90         | \$10,167           |
| 03-ARM'S LENGTH              | \$35,000           | \$6,000                  | 17.14         | \$12,379           |
| 03-ARM'S LENGTH              | \$161,000          | \$63,300                 | 39.32         | \$139,730          |
| 03-ARM'S LENGTH              | \$70,000           | \$22,400                 | 32.00         | \$46,503           |
| 19-MULTI PARCEL ARM'S LENGTH | \$25,000           | \$14,100                 | 56.40         | \$32,467           |
| 03-ARM'S LENGTH              | \$3,500            | \$4,200                  | 120.00        | \$8,331            |
| 19-MULTI PARCEL ARM'S LENGTH | \$12,000           | \$6,500                  | 54.17         | \$14,933           |
| 19-MULTI PARCEL ARM'S LENGTH | \$142,500          | \$50,300                 | 35.30         | \$135,741          |
| 03-ARM'S LENGTH              | \$14,900           | \$6,800                  | 45.64         | \$13,500           |
| 03-ARM'S LENGTH              | \$58,000           | \$20,200                 | 34.83         | \$43,370           |
| 03-ARM'S LENGTH              | \$89,900           | \$47,500                 | 52.84         | \$99,630           |
| 03-ARM'S LENGTH              | \$64,562           | \$28,800                 | 44.61         | \$60,230           |
| 03-ARM'S LENGTH              | \$121,000          | \$45,400                 | 37.52         | \$99,259           |
| 03-ARM'S LENGTH              | \$72,700           | \$21,800                 | 29.99         | \$47,884           |
| 03-ARM'S LENGTH              | \$110,000          | \$45,600                 | 41.45         | \$91,282           |
| 03-ARM'S LENGTH              | \$68,500           | \$3,600                  | 5.26          | \$66,480           |
| 03-ARM'S LENGTH              | \$109,900          | \$32,000                 | 29.12         | \$70,052           |
|                              | <b>\$1,714,462</b> | <b>\$633,700</b>         |               | <b>\$1,450,582</b> |
|                              |                    | <b>Sale. Ratio =&gt;</b> | <b>36.96</b>  |                    |
|                              |                    | <b>Std. Dev. =&gt;</b>   | <b>27.16</b>  |                    |



| Land Residual    | Bld/Imp. VALUE | Est. Land Value    | Effec. Front   | Depth | Net Acres                | Total Acres      |
|------------------|----------------|--------------------|----------------|-------|--------------------------|------------------|
| \$2,500          | \$0            | \$5,525            | 85.0           | 90.0  | 0.18                     | 0.18             |
| \$46,052         | \$321,948      | \$16,700           | 167.0          | 212.0 | 0.81                     | 0.81             |
| \$64,529         | \$105,471      | \$9,000            | 120.0          | 210.0 | 0.58                     | 0.58             |
| \$15,500         | \$0            | \$10,167           | 101.7          | 375.0 | 0.84                     | 0.84             |
| \$28,621         | \$6,379        | \$6,000            | 80.0           | 250.0 | 0.46                     | 0.46             |
| \$32,820         | \$128,180      | \$11,550           | 115.5          | 219.5 | 0.58                     | 0.58             |
| \$35,872         | \$34,128       | \$12,375           | 165.0          | 264.0 | 1.00                     | 1.00             |
| \$25,000         | \$0            | \$32,467           | 282.3          | 422.0 | 1.37                     | 0.78             |
| \$3,500          | \$0            | \$8,331            | 111.1          | 195.0 | 0.52                     | 0.52             |
| \$12,000         | \$0            | \$14,933           | 129.9          | 168.0 | 0.52                     | 0.52             |
| \$32,017         | \$110,483      | \$25,258           | 219.6          | 328.0 | 0.78                     | 0.43             |
| \$14,900         | \$0            | \$13,500           | 180.0          | 180.0 | 0.74                     | 0.74             |
| \$27,830         | \$30,170       | \$13,200           | 132.0          | 132.0 | 0.40                     | 0.40             |
| \$170            | \$89,730       | \$9,900            | 132.0          | 132.0 | 0.40                     | 0.40             |
| \$14,232         | \$50,330       | \$9,900            | 132.0          | 132.0 | 0.40                     | 0.40             |
| \$34,941         | \$86,059       | \$13,200           | 132.0          | 132.0 | 0.40                     | 0.40             |
| \$32,406         | \$40,294       | \$7,590            | 66.0           | 132.0 | 0.20                     | 0.20             |
| \$31,918         | \$78,082       | \$13,200           | 132.0          | 132.0 | 0.40                     | 0.40             |
| \$5,770          | \$62,730       | \$3,750            | 50.0           | 133.0 | 0.15                     | 0.15             |
| \$51,348         | \$58,552       | \$11,500           | 100.0          | 125.0 | 0.29                     | 0.29             |
| <b>\$511,926</b> |                | <b>\$248,046</b>   | <b>2,633.1</b> |       | <b>11.02</b>             | <b>10.09</b>     |
|                  |                | <b>Average</b>     |                |       | <b>Average</b>           |                  |
|                  |                | <b>per FF=&gt;</b> | <b>\$194</b>   |       | <b>per Net Acre=&gt;</b> | <b>46,454.26</b> |

only 1 201 class use \$110/ ff



| Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Liber/Page |
|------------|--------------|--------------|--------------|----------|------------|
| \$29       | \$14,205     | \$0.33       | 85.00        | 201      | 2.021E+11  |
| \$276      | \$56,645     | \$1.30       | 167.00       | 401      | 2.022E+11  |
| \$538      | \$111,449    | \$2.56       | 120.00       | 401      | 2.021E+11  |
| \$152      | \$18,474     | \$0.42       | 110.00       | 401      | 2.022E+11  |
| \$358      | \$62,355     | \$1.43       | 80.00        | 401      | 2.021E+11  |
| \$284      | \$56,392     | \$1.29       | 115.50       | 401      | 2.022E+11  |
| \$217      | \$35,872     | \$0.82       | 165.00       | 401      | 2.021E+11  |
| \$89       | \$18,302     | \$0.42       | 120.07       | 401      | 2.022E+11  |
| \$32       | \$6,705      | \$0.15       | 100.00       | 401      | 2.021E+11  |
| \$92       | \$22,945     | \$0.53       | 118.45       | 401      | 2.023E+11  |
| \$146      | \$41,206     | \$0.95       | 246.96       | 401      | 2.022E+11  |
| \$83       | \$20,027     | \$0.46       | 180.00       | 401      | 2.021E+11  |
| \$211      | \$69,575     | \$1.60       | 132.00       | 401      | 2.022E+11  |
| \$1        | \$425        | \$0.01       | 132.00       | 401      | 2.021E+11  |
| \$108      | \$35,580     | \$0.82       | 132.00       | 401      | 2.021E+11  |
| \$265      | \$87,353     | \$2.01       | 132.00       | 401      | 2.022E+11  |
| \$491      | \$162,030    | \$3.72       | 66.00        | 401      | 2.023E+11  |
| \$242      | \$79,795     | \$1.83       | 132.00       | 401      | 2.022E+11  |
| \$115      | \$37,712     | \$0.87       | 50.00        | 401      | 2.021E+11  |
| \$513      | \$178,913    | \$4.11       | 100.00       | 401      | 2.023E+11  |

**Average**

**per SqFt=>**

**\$1.07**

| Other Parcels in Sale                  | Land Table      | Gravel | Paved | Inspected Date | Use Code |
|--|-----------------|--------|-------|----------------|----------|
|  | COMMERCIAL 201  | 0      | 0     | 9/19/1995      |          |
|  | RESIDENTIAL 401 | 0      | 1     | 8/26/2016      |          |
|  | RESIDENTIAL 401 | 0      | 0     | 9/1/2016       |          |
|  | RESIDENTIAL 401 | 0      | 0     | 9/1/2016       |          |
|  | RESIDENTIAL 401 | 0      | 0     | 9/1/2016       |          |
|  | RESIDENTIAL 401 | 0      | 0     | 9/4/2020       |          |
|  | RESIDENTIAL 401 | 0      | 0     | 9/8/2016       |          |
| 072-170-000-012-00                     | RESIDENTIAL 401 | 0      | 0     | 8/30/2016      |          |
|  | RESIDENTIAL 401 | 0      | 0     | 11/9/2022      |          |
| 072-170-000-054-00, 072-170-000-055-00 | RESIDENTIAL 401 | 0      | 0     | 8/30/2016      |          |
| 072-170-000-085-00                     | RESIDENTIAL 401 | 0      | 0     | 8/30/2016      |          |
|  | RESIDENTIAL 401 | 0      | 0     | 10/1/1992      |          |
|  | RESIDENTIAL 401 | 0      | 0     | 12/24/2015     |          |
|  | RESIDENTIAL 401 | 0      | 0     | 7/26/1994      |          |
|  | RESIDENTIAL 401 | 0      | 0     | 10/1/1995      |          |
|  | RESIDENTIAL 401 | 0      | 0     | 10/1/1995      |          |
|  | RESIDENTIAL 401 | 0      | 0     | 7/26/1994      |          |
|  | RESIDENTIAL 401 | 0      | 0     | 10/1/1995      |          |
|  | RESIDENTIAL 401 | 0      | 0     | 9/8/1995       |          |
|  | RESIDENTIAL 401 | 0      | 0     | 10/1/1992      |          |

| Class     | Rate Group 1 | Rate Group 2 | Rate Group 3 |
|-----------|--------------|--------------|--------------|
| 202 RURAL | 201          |              |              |
| 401 RURAL | 401 LOTS     |              |              |
| 401 RURAL | 401 LOTS     |              |              |
| 402 RURAL | 401 LOTS     |              |              |
| 401 RURAL | 401 LOTS     |              |              |
| 401 RURAL | 401 LOTS     |              |              |
| 401 RURAL | 401 LOTS     |              |              |
| 402 RURAL | 401 LOTS     |              |              |
| 401 RURAL | 401 LOTS     |              |              |
| 402 RURAL | 401 LOTS     |              |              |
| 401 RURAL | 401 LOTS     |              |              |
| 401 RURAL | 401 LOTS     |              |              |
| 401 RURAL | 401 LOTS     |              |              |
| 401 RURAL | 401 LOTS     |              |              |
| 401 RURAL | 401 LOTS     |              |              |
| 401 RURAL | 401 LOTS     |              |              |
| 401 RURAL | 401 LOTS     |              |              |
| 401 RURAL | 401 LOTS     |              |              |
| 401 RURAL | 401 LOTS     |              |              |

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