

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold |
|----------------|----------------------------|-----------|------------|--------|------------------------------|--------------|----------------|
| 001-009-013-10 | 3589 VAN DYKE RD | 09/16/22 | \$500,000 | WD | 03-ARM'S LENGTH | \$500,000 | \$136,300 |
| 001-016-015-00 | 4260 VAN DYKE RD (101-110) | 04/14/21 | \$580,000 | WD | 03-ARM'S LENGTH | \$580,000 | \$437,100 |
| 003-024-003-10 | 5846 BELLE RIVER | 07/21/21 | \$290,000 | WD | 03-ARM'S LENGTH | \$290,000 | \$81,800 |
| 005-128-011-00 | 7550 VAN DYKE | 04/09/21 | \$235,000 | WD | 03-ARM'S LENGTH | \$235,000 | \$98,800 |
| 006-017-026-00 | 5743 N LAPEER | 09/10/21 | \$177,500 | MLC | 03-ARM'S LENGTH | \$177,500 | \$129,500 |
| 006-021-015-10 | 5388 N LAPEER | 06/17/22 | \$180,000 | MLC | 03-ARM'S LENGTH | \$180,000 | \$92,800 |
| 006-029-006-00 | 4979 N LAPEER | 05/16/22 | \$220,000 | WD | 03-ARM'S LENGTH | \$220,000 | \$94,800 |
| 008-011-007-10 | 420 LAKE NEPESSING RD | 03/22/22 | \$400,000 | WD | 03-ARM'S LENGTH | \$400,000 | \$205,500 |
| 008-019-001-00 | 1550 S ELBA RD | 11/22/22 | \$375,000 | WD | 03-ARM'S LENGTH | \$375,000 | \$169,900 |
| 009-032-043-10 | 1015 N VAN DYKE RD | 09/15/22 | \$379,000 | WD | 03-ARM'S LENGTH | \$379,000 | \$77,900 |
| 011-004-003-00 | 7256 BOWERS | 06/01/22 | \$425,000 | WD | 03-ARM'S LENGTH | \$425,000 | \$68,900 |
| 012-003-033-20 | 1575 IMLAY CITY RD | 03/04/22 | \$380,000 | WD | 03-ARM'S LENGTH | \$380,000 | \$103,400 |
| 013-029-043-00 | 4515 NORTH LAKE | 10/15/21 | \$170,000 | WD | 03-ARM'S LENGTH | \$170,000 | \$171,100 |
| 014-021-016-10 | 2226 N LAPEER | 06/30/22 | \$400,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$400,000 | \$222,800 |
| 014-028-016-00 | 1990 N LAPEER | 07/07/21 | \$420,000 | MLC | 03-ARM'S LENGTH | \$420,000 | \$248,700 |
| 014-029-004-00 | 1947 N LAPEER | 08/03/21 | \$195,000 | WD | 03-ARM'S LENGTH | \$195,000 | \$53,400 |
| 014-032-019-00 | 237 DAVIS LAKE | 01/04/22 | \$750,000 | WD | 03-ARM'S LENGTH | \$500,000 | \$122,200 |
| 015-005-030-20 | 3414 S LAPEER RD | 03/15/22 | \$340,000 | WD | 03-ARM'S LENGTH | \$340,000 | \$185,400 |
| 015-005-034-00 | 3477 S LAPEER RD | 04/05/22 | \$650,000 | WD | 03-ARM'S LENGTH | \$650,000 | \$346,100 |
| 015-008-006-00 | 3522 S LAPEER RD | 06/04/21 | \$425,000 | WD | 03-ARM'S LENGTH | \$425,000 | \$106,000 |
| 015-008-045-02 | 3716 S LAPEER RD | 08/12/21 | \$325,000 | WD | 03-ARM'S LENGTH | \$325,000 | \$88,800 |
| 015-008-056-00 | 830 W DRYDEN RD | 05/25/21 | \$387,000 | WD | 03-ARM'S LENGTH | \$387,000 | \$158,600 |
| 017-650-001-00 | 3892 BRONSON LAKE RD | 01/26/23 | \$300,000 | MLC | 03-ARM'S LENGTH | \$300,000 | \$161,400 |
| 041-475-002-80 | 141 S MAIN ST | 11/28/22 | \$120,000 | WD | 03-ARM'S LENGTH | \$120,000 | \$89,000 |
| 041-475-004-00 | 145 S MAIN ST | 05/05/22 | \$125,000 | WD | 03-ARM'S LENGTH | \$125,000 | \$16,700 |
| 041-475-099-00 | 215 BRANCH ST | 03/10/23 | \$250,000 | WD | 03-ARM'S LENGTH | \$250,000 | \$45,800 |
| 041-501-005-00 | 126 N MAIN ST | 01/17/23 | \$120,000 | WD | 03-ARM'S LENGTH | \$120,000 | \$16,700 |
| 041-521-041-00 | 780 VAN DYKE RD | 12/08/22 | \$350,000 | LC | 03-ARM'S LENGTH | \$350,000 | \$264,900 |
| 041-522-014-00 | 606 N MAIN ST | 11/04/21 | \$688,128 | WD | 03-ARM'S LENGTH | \$688,128 | \$263,600 |
| 041-522-025-00 | 402 N MAIN ST | 12/01/22 | \$375,000 | WD | 03-ARM'S LENGTH | \$375,000 | \$158,000 |
| 041-528-027-10 | 601 W ST CLAIR | 10/26/22 | \$425,000 | WD | 03-ARM'S LENGTH | \$425,000 | \$169,600 |
| 043-520-022-00 | 4469 FIFTH | 07/19/22 | \$257,500 | WD | 03-ARM'S LENGTH | \$257,500 | \$120,100 |
| 044-404-003-60 | 5510 MAIN ST | 03/17/23 | \$125,000 | WD | 03-ARM'S LENGTH | \$125,000 | \$70,500 |

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| 045-516-039-10 | 4012 S OAK ST | 10/08/21 | \$100,000 | WD | 03-ARM'S LENGTH | \$100,000 | \$21,900 |
| 046-304-012-10 | 6864 JEFFERSON ST | 05/05/21 | \$1,050,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$1,050,000 | \$285,900 |
| 047-625-100-00 | 5909 LAKE RD | 03/20/23 | \$300,000 | WD | 03-ARM'S LENGTH | \$300,000 | \$123,800 |
| 047-652-002-00 | 6424 DETROIT | 01/30/23 | \$50,000 | WD | 03-ARM'S LENGTH | \$50,000 | \$14,400 |
| 047-652-002-00 | 6424 DETROIT | 09/30/21 | \$35,000 | WD | 03-ARM'S LENGTH | \$35,000 | \$15,800 |

| Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) |
|---------------|----------------|-------------|----------------|--------------|--------|------------|-----------|----------|------------------|
| 27.26 | \$489,739 | \$300,312 | \$199,688 | \$255,982 | 0.780 | 5,040 | \$39.62 | 201 | 4.6900 |
| 75.36 | \$868,532 | \$241,268 | \$338,732 | \$847,654 | 0.400 | 12,500 | \$27.10 | 201 | 33.3574 |
| 28.21 | \$256,186 | \$66,396 | \$223,604 | \$256,473 | 0.872 | 5,724 | \$39.06 | 201 | 13.8657 |
| 42.04 | \$205,702 | \$114,166 | \$120,834 | \$123,697 | 0.977 | 2,932 | \$41.21 | 201 | 24.3667 |
| 72.96 | \$294,187 | \$114,897 | \$62,603 | \$242,284 | 0.258 | 1,710 | \$36.61 | 201 | 47.4798 |
| 51.56 | \$213,532 | \$116,820 | \$63,180 | \$130,692 | 0.483 | 888 | \$71.15 | 201 | 24.9758 |
| 43.09 | \$267,036 | \$129,753 | \$90,247 | \$185,518 | 0.486 | 4,400 | \$20.51 | 201 | 24.6724 |
| 51.38 | \$502,497 | \$64,324 | \$335,676 | \$592,126 | 0.567 | 3,480 | \$96.46 | 201 | 16.6285 |
| 45.31 | \$381,141 | \$203,620 | \$171,380 | \$239,893 | 0.714 | 3,200 | \$53.56 | 201 | 1.8784 |
| 20.55 | \$251,143 | \$95,830 | \$283,170 | \$209,882 | 1.349 | 3,238 | \$87.45 | 201 | 61.5999 |
| 16.21 | \$287,206 | \$106,470 | \$318,530 | \$244,238 | 1.304 | 12,208 | \$26.09 | 201 | 57.0995 |
| 27.21 | \$247,489 | \$80,941 | \$299,059 | \$225,065 | 1.329 | 4,784 | \$62.51 | 201 | 59.5583 |
| 100.65 | \$315,966 | \$73,063 | \$96,937 | \$328,247 | 0.295 | 6,593 | \$14.70 | 201 | 43.7868 |
| 55.70 | \$503,367 | \$275,980 | \$124,020 | \$307,280 | 0.404 | 5,443 | \$22.79 | 201 | 32.9579 |
| 59.21 | \$490,471 | \$261,788 | \$158,212 | \$309,031 | 0.512 | 2,815 | \$56.20 | 201 | 22.1224 |
| 27.38 | \$183,310 | \$90,031 | \$104,969 | \$126,053 | 0.833 | 2,304 | \$45.56 | 201 | 9.9554 |
| 24.44 | \$481,707 | \$115,985 | \$384,015 | \$494,219 | 0.777 | 5,656 | \$67.90 | 201 | 4.3829 |
| 54.53 | \$491,322 | \$163,144 | \$176,856 | \$443,484 | 0.399 | 2,756 | \$64.17 | 201 | 33.4397 |
| 53.25 | \$672,294 | \$284,223 | \$365,777 | \$524,420 | 0.697 | 10,820 | \$33.81 | 201 | 3.5697 |
| 24.94 | \$303,655 | \$128,216 | \$296,784 | \$237,080 | 1.252 | 2,501 | \$118.67 | 201 | 51.8647 |
| 27.32 | \$267,145 | \$193,508 | \$131,492 | \$99,509 | 1.321 | 2,032 | \$64.71 | 201 | 58.8217 |
| 40.98 | \$411,450 | \$280,913 | \$106,087 | \$176,401 | 0.601 | 2,924 | \$36.28 | 201 | 13.1789 |
| 53.80 | \$329,454 | \$121,180 | \$178,820 | \$281,451 | 0.635 | 3,820 | \$46.81 | 201 | 9.7835 |
| 74.17 | \$184,128 | \$28,863 | \$91,137 | \$209,818 | 0.434 | 4,714 | \$19.33 | 201 | 29.8822 |
| 13.36 | \$95,033 | \$18,500 | \$106,500 | \$103,423 | 1.030 | 950 | \$112.11 | 201 | 29.6567 |
| 18.32 | \$199,888 | \$35,640 | \$214,360 | \$221,957 | 0.966 | 5,086 | \$42.15 | 201 | 23.2589 |
| 13.92 | \$102,322 | \$18,500 | \$101,500 | \$113,273 | 0.896 | 1,265 | \$80.24 | 201 | 16.2880 |
| 75.69 | \$641,712 | \$145,813 | \$204,187 | \$670,134 | 0.305 | 11,770 | \$17.35 | 201 | 42.8489 |
| 38.31 | \$804,990 | \$88,910 | \$599,218 | \$967,676 | 0.619 | 4,283 | \$139.91 | 201 | 11.3951 |
| 42.13 | \$353,649 | \$88,020 | \$286,980 | \$358,958 | 0.799 | 3,107 | \$92.37 | 201 | 6.6295 |
| 39.91 | \$406,435 | \$75,341 | \$349,659 | \$447,424 | 0.781 | 5,700 | \$61.34 | 201 | 4.8308 |
| 46.64 | \$234,472 | \$56,543 | \$200,957 | \$240,445 | 0.836 | 2,452 | \$81.96 | 201 | 10.2588 |
| 56.40 | \$152,613 | \$37,540 | \$87,460 | \$155,504 | 0.562 | 4,351 | \$20.10 | 201 | 17.0756 |

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|-------|-----------|----------|-------------|--------------|-----------------|--------|----------|-----|--------------|
| 21.90 | \$72,098 | \$19,994 | \$80,006 | \$70,411 | 1.136 | 663 | \$120.67 | 201 | 40.3089 |
| 27.23 | \$665,772 | \$76,665 | \$973,335 | \$796,091 | 1.223 | 27,600 | \$35.27 | 201 | 48.9459 |
| 41.27 | \$320,120 | \$82,794 | \$217,206 | \$320,711 | 0.677 | 4,400 | \$49.37 | 201 | 5.5921 |
| 28.80 | \$51,697 | \$18,900 | \$31,100 | \$44,320 | 0.702 | 1,355 | \$22.95 | 201 | 3.1474 |
| 45.14 | \$51,697 | \$18,900 | \$16,100 | \$44,320 | 0.363 | 1,355 | \$11.88 | 201 | 36.9920 |
| | | | \$8,190,377 | \$11,645,143 | | | | | |
| | | | | | TWP ECF: | | | | 0.703 |