

Union Pier Land

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ |
|-------------------|--------------------|-----------|--------------------|--------|-----------------|--------------------|
| 13-2780-0015-02-1 | 16128 MEADOW DR | 12/08/21 | \$750,000 | WD | 03-ARM'S LENGTH | \$750,000 |
| 13-6250-0004-00-1 | 16208 QUALITY LN | 03/04/22 | \$208,500 | WD | 03-ARM'S LENGTH | \$208,500 |
| 13-6250-0006-00-3 | 16212 QUALITY LN | 06/17/20 | \$555,000 | WD | 03-ARM'S LENGTH | \$555,000 |
| 13-8550-0002-00-8 | 10024 TOWNLINE AVE | 03/04/21 | \$560,000 | WD | 03-ARM'S LENGTH | \$560,000 |
| 13-8560-0003-01-0 | 16167 LAKESHORE RD | 11/26/21 | \$500,000 | WD | 03-ARM'S LENGTH | \$500,000 |
| Totals: | | | \$2,573,500 | | | \$2,573,500 |

Final Conclusion \$1880/FF

| Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF | Actual Front |
|--------------------|--------------------|--------------------|----------------|-------|------------|--------------|
| \$592,442 | \$467,558 | \$310,000 | 248.0 | 86.0 | \$1,885 | 248.00 |
| \$105,000 | \$208,500 | \$105,000 | 84.0 | 114.0 | \$2,482 | 84.00 |
| \$551,563 | \$110,937 | \$107,500 | 86.0 | 142.0 | \$1,290 | 86.00 |
| \$512,224 | \$107,776 | \$60,000 | 48.0 | 151.0 | \$2,245 | 48.00 |
| \$451,400 | \$181,600 | \$133,000 | 106.4 | 195.0 | \$1,707 | 106.40 |
| \$2,212,629 | \$1,076,371 | \$715,500 | 572.4 | | | |
| | | Average | | | | |
| | | per FF=> | \$1,880 | | | |