

**4006 SECTION 33 OAKWOOD/W WATER 2026 LAND RATES**

All sales with (-) land residuals removed.

All sales in 4006 neighborhood are improved.

\*Included sales within area and vacant land sales W Water and North.

\*Broke out Oakwood ff for 2026. Sales were showing more of an increase than the W Water sales.

\*W Water ff rate decreased from \$600 ff in 2025 to \$595 ff for 2026 which is approximately 0.82% decrease.

\*Decreased 4006 Acreage rate and Excess Deep Lot ff rate by 0.82% for 2026 to be consistent.

Page 1 of 2

| W WATER FF 2026 LAND RATES |                  | (INCLUDED SALES FROM ALL NEIGHBORHOODS THAT INCLUDE PARCELS ON W WATER) |            |        |                           |              |                |               |                |               |                 |              |        |           |             |            |              |              |              |
|----------------------------|------------------|-------------------------------------------------------------------------|------------|--------|---------------------------|--------------|----------------|---------------|----------------|---------------|-----------------|--------------|--------|-----------|-------------|------------|--------------|--------------|--------------|
| 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 |
| 28-005-1001-000            | 3975 W WATER     | 09/12/23                                                                | \$400,000  | WD     | 03-ARM'S LENGTH           | \$400,000    | \$112,400      | 28.10         | \$298,277      | \$137,008     | \$35,285        | 165.0        | 230.0  | 0.87      | 0.87        | \$830      | \$157,300    | \$3.61       | 165.00       |
| 28-006-1003-000            | 4445 W WATER     | 03/18/25                                                                | \$300,000  | WD     | 03-ARM'S LENGTH           | \$300,000    | \$144,200      | 48.07         | \$292,833      | \$95,992      | \$88,825        | 200.0        | 656.9  | 3.02      | 3.02        | \$480      | \$31,828     | \$0.73       | 100.00       |
| 28-006-1005-000            | 4383 W WATER     | 01/28/25                                                                | \$270,000  | WD     | 03-ARM'S LENGTH           | \$270,000    | \$113,400      | 42.00         | \$236,258      | \$155,183     | \$121,441       | 353.1        | 778.4  | 6.31      | 6.31        | \$439      | \$24,593     | \$0.56       | 353.11       |
| 28-006-1006-000            | 4379 W WATER     | 12/12/23                                                                | \$270,000  | WD     | 03-ARM'S LENGTH           | \$270,000    | \$145,600      | 53.93         | \$329,130      | \$53,113      | \$112,243       | 162.7        | 1391.9 | 5.20      | 5.20        | \$326      | \$10,214     | \$0.23       | 162.74       |
| 28-006-1012-000            | 4281 W WATER     | 11/16/23                                                                | \$210,000  | WD     | 03-ARM'S LENGTH           | \$210,000    | \$76,600       | 36.48         | \$177,410      | \$72,575      | \$39,985        | 73.1         | 186.4  | 0.34      | 0.34        | \$993      | \$212,208    | \$4.87       | 80.00        |
| 28-006-1013-000            | 4275 W WATER     | 11/01/24                                                                | \$250,000  | WD     | 03-ARM'S LENGTH           | \$250,000    | \$95,600       | 38.24         | \$196,126      | \$112,180     | \$58,306        | 106.6        | 317.0  | 0.73      | 0.73        | \$1,052    | \$154,093    | \$3.54       | 100.00       |
| 28-006-1015-026            | 2882 N RANGE     | 04/26/23                                                                | \$40,000   | WD     | 32-SPLIT VACANT           | \$40,000     | \$45,500       | 113.75        | \$310,479      | \$40,000      | \$115,912       | 648.6        | 693.7  | 10.33     | 10.33       | \$62       | \$3,873      | \$0.09       | 121.00       |
| 28-006-1015-051            | PARTRIDGE        | 05/01/23                                                                | \$90,000   | WD     | 03-ARM'S LENGTH           | \$90,000     | \$44,100       | 49.00         | \$115,704      | \$90,000      | \$115,704       | 338.3        | 1290.0 | 10.02     | 10.02       | \$266      | \$8,985      | \$0.21       | 143.26       |
| 28-006-2009-000            | 4165 W WATER     | 01/04/24                                                                | \$167,000  | WD     | 03-ARM'S LENGTH           | \$167,000    | \$57,900       | 34.67         | \$135,117      | \$91,373      | \$59,490        | 108.8        | 330.0  | 0.76      | 0.76        | \$840      | \$120,545    | \$2.77       | 100.00       |
| 28-006-2020-000            | 2980 BEACH       | 01/22/24                                                                | \$225,000  | WD     | 03-ARM'S LENGTH           | \$225,000    | \$0            | 0.00          | \$227,869      | \$64,099      | \$66,968        | 122.4        | 148.8  | 0.96      | 0.96        | \$524      | \$66,770     | \$1.53       | 281.00       |
| 28-006-2033-000            | 4075 W WATER     | 05/11/23                                                                | \$191,000  | WD     | 03-ARM'S LENGTH           | \$191,000    | \$102,700      | 53.77         | \$229,387      | \$50,008      | \$88,395        | 100.0        | 1306.8 | 3.00      | 3.00        | \$500      | \$16,669     | \$0.38       | 100.00       |
| 28-032-3003-000            | 3730 W WATER     | 08/02/24                                                                | \$229,000  | WD     | 03-ARM'S LENGTH           | \$229,000    | \$87,500       | 38.21         | \$170,822      | \$132,392     | \$74,214        | 126.0        | 250.0  | 0.72      | 0.72        | \$1,051    | \$183,115    | \$4.20       | 126.00       |
| 28-032-4007-000            | 3190 BEACH       | 05/21/24                                                                | \$240,000  | WD     | 03-ARM'S LENGTH           | \$240,000    | \$111,400      | 46.42         | \$244,666      | \$76,526      | \$81,192        | 137.8        | 438.0  | 0.87      | 0.87        | \$555      | \$87,759     | \$2.01       | 86.90        |
| 28-032-4030-101            | 3079 BEACH       | 06/05/24                                                                | \$203,000  | WD     | 03-ARM'S LENGTH           | \$203,000    | \$76,100       | 37.49         | \$167,334      | \$81,369      | \$45,703        | 77.6         | 150.5  | 0.28      | 0.28        | \$1,049    | \$294,815    | \$6.77       | 80.00        |
| 28-032-4030-200            | 3039 BEACH       | 02/06/24                                                                | \$180,000  | WD     | 03-ARM'S LENGTH           | \$180,000    | \$69,600       | 38.67         | \$178,125      | \$53,436      | \$51,561        | 87.5         | 190.0  | 0.35      | 0.35        | \$610      | \$151,377    | \$3.48       | 80.00        |
| 28-032-4040-000            | 4244 W WATER     | 02/21/25                                                                | \$260,000  | WD     | 03-ARM'S LENGTH           | \$260,000    | \$103,900      | 39.96         | \$234,346      | \$122,546     | \$96,892        | 264.5        | 356.7  | 2.17      | 2.17        | \$463      | \$56,473     | \$1.30       | 265.00       |
| 28-145-0010-000            | 3271 N RANGE     | 08/16/24                                                                | \$290,000  | WD     | 19-MULTI PARCEL ARM'S LEN | \$290,000    | \$138,700      | 47.83         | \$272,373      | \$121,219     | \$103,592       | 202.7        | 409.2  | 0.95      | 0.55        | \$598      | \$127,733    | \$2.93       | 202.00       |
| 28-145-0019-000            | 3175 N RANGE     | 06/23/23                                                                | \$230,000  | WD     | 03-ARM'S LENGTH           | \$230,000    | \$91,800       | 39.91         | \$233,262      | \$56,370      | \$59,632        | 101.2        | 205.0  | 0.47      | 0.47        | \$557      | \$119,682    | \$2.75       | 100.00       |
| 28-150-0005-001            | 2550 BROWNWOOD   | 11/06/23                                                                | \$240,000  | WD     | 03-ARM'S LENGTH           | \$240,000    | \$117,000      | 48.75         | \$267,924      | \$38,901      | \$66,825        | 113.5        | 257.4  | 0.59      | 0.59        | \$343      | \$65,822     | \$1.51       | 100.00       |
| 28-150-0015-000            | 2505 BROWNWOOD   | 03/13/25                                                                | \$199,900  | WD     | 03-ARM'S LENGTH           | \$199,900    | \$66,300       | 33.17         | \$138,431      | \$110,568     | \$49,099        | 83.4         | 139.0  | 0.32      | 0.32        | \$1,326    | \$346,608    | \$7.96       | 100.00       |
| 28-163-0013-000            | 4459 CAMBRIDGE   | 07/19/24                                                                | \$262,000  | WD     | 03-ARM'S LENGTH           | \$262,000    | \$86,500       | 33.02         | \$205,396      | \$106,515     | \$49,911        | 84.7         | 210.4  | 0.48      | 0.48        | \$1,257    | \$220,528    | \$5.06       | 100.00       |
| 28-164-0013-000            | 4672 W WATER     | 09/30/24                                                                | \$239,500  | WD     | 03-ARM'S LENGTH           | \$239,500    | \$87,100       | 36.37         | \$208,525      | \$90,187      | \$59,212        | 100.5        | 171.8  | 0.46      | 0.46        | \$897      | \$194,369    | \$4.46       | 117.65       |
| 28-164-0028-000            | 3122 S CHARMWOOD | 10/06/23                                                                | \$307,000  | WD     | 03-ARM'S LENGTH           | \$307,000    | \$109,900      | 35.80         | \$269,217      | \$96,977      | \$59,194        | 100.5        | 202.0  | 0.46      | 0.46        | \$965      | \$209,002    | \$4.80       | 100.00       |
| 28-165-0002-000            | 4686 KINGSBURY   | 06/15/23                                                                | \$205,000  | WD     | 03-ARM'S LENGTH           | \$205,000    | \$84,000       | 40.98         | \$199,867      | \$63,344      | \$58,211        | 98.8         | 308.5  | 0.66      | 0.66        | \$641      | \$96,414     | \$2.21       | 92.76        |
| 28-166-0020-000            | 4602 HUNTINGTON  | 11/21/24                                                                | \$255,000  | WD     | 03-ARM'S LENGTH           | \$255,000    | \$98,300       | 38.55         | \$232,919      | \$81,866      | \$59,785        | 101.5        | 325.4  | 0.69      | 0.69        | \$807      | \$118,133    | \$2.71       | 92.76        |
| 28-166-0032-000            | 4614 KINGSBURY   | 08/07/24                                                                | \$285,900  | WD     | 03-ARM'S LENGTH           | \$285,900    | \$100,900      | 35.29         | \$238,271      | \$106,529     | \$58,900        | 100.0        | 200.0  | 0.46      | 0.46        | \$1,065    | \$232,089    | \$5.33       | 100.00       |
| 28-204-0009-000            | 3289 W CHARMWOOD | 02/07/25                                                                | \$247,000  | WD     | 03-ARM'S LENGTH           | \$247,000    | \$112,100      | 45.38         | \$265,760      | \$47,092      | \$65,852        | 111.8        | 250.0  | 0.57      | 0.57        | \$421      | \$82,042     | \$1.88       | 100.00       |
| 28-204-0016-000            | 3261 W CHARMWOOD | 04/24/24                                                                | \$360,000  | WD     | 03-ARM'S LENGTH           | \$360,000    | \$141,000      | 39.17         | \$334,588      | \$84,917      | \$59,505        | 101.0        | 204.1  | 0.47      | 0.47        | \$841      | \$181,060    | \$4.16       | 100.00       |
| 28-275-0001-000            | 2930 W WATER     | 05/29/24                                                                | \$282,000  | WD     | 03-ARM'S LENGTH           | \$282,000    | \$120,800      | 42.84         | \$264,935      | \$88,893      | \$71,828        | 119.7        | 190.0  | 0.58      | 0.58        | \$743      | \$154,328    | \$3.54       | 132.00       |
| 28-275-0012-000            | 2475 SHARON      | 09/05/24                                                                | \$266,000  | WD     | 03-ARM'S LENGTH           | \$266,000    | \$92,300       | 34.70         | \$201,591      | \$111,017     | \$46,608        | 77.7         | 132.0  | 0.24      | 0.24        | \$1,429    | \$458,748    | \$10.53      | 80.00        |
| 28-275-0016-000            | 2445 SHARON      | 11/14/23                                                                | \$230,000  | WD     | 03-ARM'S LENGTH           | \$230,000    | \$85,700       | 37.26         | \$203,433      | \$83,650      | \$57,083        | 95.1         | 132.0  | 0.36      | 0.36        | \$879      | \$229,808    | \$5.28       | 120.00       |
| 28-275-0017-000            | 2435 SHARON      | 10/20/23                                                                | \$185,000  | WD     | 03-ARM'S LENGTH           | \$185,000    | \$81,400       | 44.00         | \$192,265      | \$44,845      | \$52,110        | 86.8         | 132.0  | 0.30      | 0.30        | \$516      | \$148,003    | \$3.40       | 100.00       |
| 28-355-0003-000            | 2641 HUCKLEBERRY | 12/16/24                                                                | \$285,000  | WD     | 03-ARM'S LENGTH           | \$285,000    | \$107,400      | 37.68         | \$233,992      | \$117,893     | \$66,885        | 111.5        | 263.6  | 0.50      | 0.50        | \$1,058    | \$236,259    | \$5.42       | 82.50        |
| 28-425-0013-001            | 2906 PINEWOOD    | 11/27/23                                                                | \$240,000  | WD     | 03-ARM'S LENGTH           | \$240,000    | \$95,900       | 39.96         | \$228,889      | \$58,773      | \$47,662        | 79.4         | 131.4  | 0.25      | 0.25        | \$740      | \$231,390    | \$5.31       | 84.04        |
| 28-425-0022-000            | 2980 PINEWOOD    | 08/18/23                                                                | \$236,900  | WD     | 03-ARM'S LENGTH           | \$236,900    | \$92,900       | 39.21         | \$220,628      | \$65,544      | \$49,272        | 82.1         | 131.1  | 0.27      | 0.27        | \$798      | \$241,860    | \$5.55       | 90.00        |
| 28-505-0003-000            | 4171 MAES        | 03/11/24                                                                | \$157,500  | WD     | 03-ARM'S LENGTH           | \$157,500    | \$68,400       | 43.43         | \$164,228      | \$65,048      | \$71,776        | 121.9        | 297.0  | 0.68      | 0.68        | \$534      | \$95,378     | \$2.19       | 100.00       |
| 28-505-0017-000            | 4194 MAES        | 11/15/24                                                                | \$215,500  | WD     | 03-ARM'S LENGTH           | \$215,500    | \$120,900      | 56.10         | \$249,457      | \$68,542      | \$102,499       | 174.0        | 302.8  | 1.39      | 1.39        | \$394      | \$49,311     | \$1.13       | 200.00       |
| 28-680-0002-000            | 3023 LINDSAY     | 09/20/24                                                                | \$340,000  | WD     | 03-ARM'S LENGTH           | \$340,000    | \$162,200      | 47.71         | \$363,361      | \$51,458      | \$74,819        | 127.0        | 188.3  | 0.78      | 0.78        | \$405      | \$66,141     | \$1.52       | 180.00       |
| 28-685-0013-000            | 3048 MAYFIELD    | 12/06/24                                                                | \$274,900  | WD     | 03-ARM'S LENGTH           | \$274,900    | \$104,000      | 37.83         | \$196,507      | \$141,900     | \$63,507        | 118.7        | 262.7  | 0.70      | 0.70        | \$1,195    | \$203,295    | \$4.67       | 116.00       |
| 28-764-0027-000            | 3196 OAKWOOD     | 05/05/23                                                                | \$192,000  | WD     | 03-ARM'S LENGTH           | \$192,000    | \$72,400       | 37.71         | \$166,347      | \$105,067     | \$79,414        | 132.4        | 306.6  | 0.70      | 0.70        | \$794      | \$149,243    | \$3.43       | 100.00       |
| 28-764-0054-001            | 3334 W WATER     | 10/23/24                                                                | \$200,000  | WD     | 03-ARM'S LENGTH           | \$200,000    | \$105,700      | 52.85         | \$229,339      | \$66,971      | \$96,310        | 160.5        | 300.0  | 1.04      | 1.04        | \$417      | \$64,706     | \$1.49       | 150.30       |
| 28-764-0055-300            | 3139 BROWNWOOD   | 06/05/23                                                                | \$315,000  | WD     | 03-ARM'S LENGTH           | \$315,000    | \$118,700      | 37.68         | \$236,957      | \$146,360     | \$68,317        | 232.0        | 169.5  | 2.47      | 2.47        | \$631      | \$59,231     | \$1.36       | 635.00       |
| 28-764-0092-000            | 2821 W WATER     | 01/23/25                                                                | \$230,000  | WD     | 03-ARM'S LENGTH           | \$230,000    | \$87,700       | 38.13         | \$181,190      | \$103,701     | \$54,891        | 75.0         | 1003.9 | 1.73      | 1.73        | \$1,383    | \$60,012     | \$1.38       | 75.00        |
| 28-764-0092-000            | 2821 W WATER     | 01/23/25                                                                | \$240,000  | LC     | 03-ARM'S LENGTH           | \$240,000    | \$87,700       | 36.54         | \$181,190      | \$113,701     | \$54,891        | 75.0         | 1003.9 | 1.73      | 1.73        | \$1,516    | \$65,799     | \$1.51       | 75.00        |
| 28-766-0007-000            | 3157 OAKWOOD     | 11/01/23                                                                | \$220,000  | WD     | 03-ARM'S LENGTH           | \$220,000    | \$91,400       | 41.55         | \$223,476      | \$50,825      | \$54,301        | 90.5         | 143.3  | 0.33      | 0.33        | \$562      | \$154,483    | \$3.55       | 100.00       |
| 28-768-0013-000            | 4204 ATKINS      | 07/01/24                                                                | \$190,000  | WD     | 03-ARM'S LENGTH           | \$190,000    | \$118,200      | 62.21         | \$261,525      | \$21,108      | \$92,633        | 157.3        | 359.7  | 1.13      | 1.13        | \$134      | \$18,680     | \$0.43       | 138.79       |
| 28-768-0014-000            | 4224 ATKINS      | 01/30/25                                                                | \$150,000  | WD     | 03-ARM'S LENGTH           | \$150,000    | \$68,700       | 44.67         | \$148,184      | \$61,502      | \$59,686        | 101.3        | 260.8  | 0.47      | 0.47        | \$607      | \$131,979    | \$3.03       | 80.72        |
| 28-768-0037-000            | 4243 ATKINS      | 12/08/23                                                                | \$235,000  | WD     | 03-ARM'S LENGTH           | \$235,000    | \$102,500      | 43.62         | \$259,427      | \$61,272      | \$85,699        | 145.5        | 120.3  | 0.97      | 0.97        | \$421      | \$63,037     | \$1.45       | 351.81       |
| 28-768-0063-000            | 4425 ATKINS      | 01/27/25                                                                | \$225,000  | WD     | 03-ARM'S LENGTH           | \$225,000    | \$120,600      | 53.60         | \$269,815      | \$50,657      | \$95,472        | 126.0        | 2147.5 | 8.70      | 8.70        | \$402      | \$5,823      | \$0.13       | 25.00        |
| 28-864-0002-000            | 3045 WESTHAVEN   | 10/20/23                                                                | \$250,000  | WD     | 03-ARM'S LENGTH           | \$250,000    | \$94,200       | 37.68         | \$222,202      | \$97,881      | \$70,083        | 131.0        | 132.0  | 0.39      | 0.39        | \$747      | \$248,429    | \$5.70       | 130.00       |
| 28-864-0023-000            | 3050 WESTCOTT    | 11/07/24                                                                | \$265,000  | WD     | 03-ARM'S LENGTH           | \$265,000    | \$136,100      | 51.36         | \$274,648      | \$63,036      | \$72,684        | 135.9        | 142.0  | 0.42      | 0.42        | \$464      | \$148,670    | \$3.41       | 130.00       |
| 28-866-0008-000            | 3090 BEACH       | 03/15/24                                                                | \$220,000  | WD     | 03-ARM'S LENGTH           | \$220,000    | \$68,500       | 31.14         | \$173,225      | \$101,476     | \$54,701        | 92.9         | 150.0  | 0.40      | 0.40        | \$1,093    | \$256,253    | \$5.88       | 115.0        |

|                 |                 |              |           |    |                 |              |                |       |              |             |          |             |         |      |                |           |           |            |        |
|-----------------|-----------------|--------------|-----------|----|-----------------|--------------|----------------|-------|--------------|-------------|----------|-------------|---------|------|----------------|-----------|-----------|------------|--------|
| 28-915-0003-000 | 3227 TURNBERRY  | 11/20/24     | \$445,000 | WD | 03-ARM'S LENGTH | \$445,000    | \$170,700      | 38.36 | \$351,196    | \$128,804   | \$35,000 | 100.0       | 206.0   | 0.47 | 0.47           | \$1,288   | \$272,313 | \$6.25     | 100.00 |
| 28-915-0044-000 | 3246 ST ANDREWS | 04/02/24     | \$435,000 | WD | 03-ARM'S LENGTH | \$435,000    | \$167,800      | 38.57 | \$344,523    | \$125,477   | \$35,000 | 119.8       | 223.3   | 0.60 | 0.60           | \$1,047   | \$208,780 | \$4.79     | 125.00 |
| 28-915-0059-000 | 3401 ANCIENT    | 08/11/23     | \$480,000 | WD | 03-ARM'S LENGTH | \$480,000    | \$175,700      | 36.60 | \$451,296    | \$63,704    | \$35,000 | 107.9       | 149.3   | 0.36 | 0.36           | \$590     | \$175,493 | \$4.03     | 111.84 |
| 28-950-0004-000 | 3121 ELECIA     | 03/06/24     | \$260,000 | WD | 03-ARM'S LENGTH | \$260,000    | \$116,900      | 44.96 | \$255,921    | \$39,079    | \$35,000 | 120.0       | 126.8   | 0.35 | 0.35           | \$326     | \$111,974 | \$2.57     | 120.00 |
| 28-950-0012-000 | 3176 ELECIA     | 06/17/24     | \$282,000 | WD | 03-ARM'S LENGTH | \$282,000    | \$115,000      | 40.78 | \$221,817    | \$95,183    | \$35,000 | 90.0        | 173.0   | 0.36 | 0.36           | \$1,058   | \$266,619 | \$6.12     | 90.00  |
| 28-970-0002-000 | 3218 SPRUCE     | 10/15/24     | \$383,000 | WD | 03-ARM'S LENGTH | \$383,000    | \$194,800      | 50.86 | \$392,788    | \$25,212    | \$35,000 | 80.0        | 156.0   | 0.29 | 0.29           | \$315     | \$87,847  | \$2.02     | 80.00  |
| 28-970-0007-000 | 3176 SPRUCE     | 09/19/24     | \$357,000 | WD | 03-ARM'S LENGTH | \$357,000    | \$174,500      | 48.88 | \$348,980    | \$43,020    | \$35,000 | 80.0        | 156.0   | 0.29 | 0.29           | \$538     | \$149,895 | \$3.44     | 80.00  |
| 28-970-0015-000 | 3115 SPRUCE     | 12/27/23     | \$35,000  | WD | 03-ARM'S LENGTH | \$35,000     | \$15,700       | 44.86 | \$35,000     | \$35,000    | \$35,000 | 86.9        | 117.3   | 0.28 | 0.28           | \$403     | \$125,448 | \$2.88     | 53.86  |
| 28-970-0018-000 | 3141 SPRUCE     | 12/27/23     | \$35,000  | WD | 03-ARM'S LENGTH | \$35,000     | \$20,600       | 58.86 | \$35,000     | \$35,000    | \$35,000 | 96.3        | 165.5   | 0.37 | 0.37           | \$363     | \$95,890  | \$2.20     | 96.99  |
| 28-970-0019-000 | 4251 MEADOW     | 12/27/23     | \$35,000  | WD | 03-ARM'S LENGTH | \$35,000     | \$19,000       | 54.29 | \$35,000     | \$35,000    | \$35,000 | 96.1        | 152.7   | 0.34 | 0.34           | \$364     | \$104,167 | \$2.39     | 96.61  |
| 28-970-0021-000 | 4267 MEADOW     | 03/11/25     | \$519,900 | WD | 03-ARM'S LENGTH | \$519,900    | \$244,800      | 47.09 | \$478,163    | \$76,737    | \$35,000 | 78.6        | 168.0   | 0.36 | 0.36           | \$976     | \$213,752 | \$4.91     | 49.68  |
| 28-970-0025-000 | 4258 MEADOW     | 04/19/24     | \$320,000 | WD | 03-ARM'S LENGTH | \$320,000    | \$151,200      | 47.25 | \$302,397    | \$52,603    | \$35,000 | 86.8        | 146.5   | 0.30 | 0.30           | \$606     | \$177,114 | \$4.07     | 83.86  |
| 28-970-0026-000 | 4250 MEADOW     | 08/14/23     | \$342,000 | WD | 03-ARM'S LENGTH | \$342,000    | \$159,700      | 46.70 | \$359,417    | \$17,583    | \$35,000 | 97.1        | 162.0   | 0.36 | 0.36           | \$181     | \$48,572  | \$1.12     | 96.78  |
| Totals:         |                 | \$16,921,000 |           |    |                 | \$16,921,000 | \$7,105,200    |       | \$16,168,494 | \$5,343,217 |          | \$4,396,144 | 8,977.6 |      | 86.55          | 86.15     |           |            |        |
|                 |                 |              |           |    |                 |              | Sale. Ratio => | 41.99 |              |             |          | Average     |         |      | Average        |           |           | Average    |        |
|                 |                 |              |           |    |                 |              | Std. Dev. =>   | 12.95 |              |             |          | per FF=>    | \$595   |      | per Net Acre=> | 61,735.61 |           | per SqFt=> | \$1.42 |

2025 4006 W WATER FF RATE: \$600

4006 W WATER FF RATE FOR 2026 USED: \$595

2025 EXCESS DEEP LOT FF RATE: \$600

(-0.82%) EXCESS DEEP LOT FF RATE FOR 2026 USED: \$595

2025 4006 ACREAGE PER ACRE RATE: \$44,393

(-0.82%) 4006 ACREAGE PER ACRE RATE FOR 2026 USED: \$44,029

NOT W WATER LOT FF 2026 LAND RATES

| 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 |
|-----------------|------------------|-------------|------------|--------|-----------------|--------------|----------------|---------------|----------------|---------------|-----------------|--------------|-------|-----------|----------------|------------|--------------|--------------|--------------|
| 28-275-0012-000 | 2475 SHARON      | 09/05/24    | \$266,000  | WD     | 03-ARM'S LENGTH | \$266,000    | \$92,300       | 34.70         | \$201,591      | \$111,017     | \$46,608        | 77.7         | 132.0 | 0.24      | 0.24           | \$1,429    | \$458,748    | \$10.53      | 80.00        |
| 28-275-0016-000 | 2445 SHARON      | 11/14/23    | \$230,000  | WD     | 03-ARM'S LENGTH | \$230,000    | \$85,700       | 37.26         | \$203,433      | \$83,650      | \$57,083        | 95.1         | 132.0 | 0.36      | 0.36           | \$879      | \$229,808    | \$5.28       | 120.00       |
| 28-275-0017-000 | 2435 SHARON      | 10/20/23    | \$185,000  | WD     | 03-ARM'S LENGTH | \$185,000    | \$81,400       | 44.00         | \$192,265      | \$44,845      | \$52,110        | 86.8         | 132.0 | 0.30      | 0.30           | \$516      | \$148,003    | \$3.40       | 100.00       |
| 28-355-0003-000 | 2641 HUCKLEBERRY | 12/16/24    | \$285,000  | WD     | 03-ARM'S LENGTH | \$285,000    | \$107,400      | 37.68         | \$233,992      | \$117,893     | \$66,885        | 111.5        | 263.6 | 0.50      | 0.50           | \$1,058    | \$236,259    | \$5.42       | 82.50        |
| 28-425-0013-001 | 2906 PINEWOOD    | 11/27/23    | \$240,000  | WD     | 03-ARM'S LENGTH | \$240,000    | \$95,900       | 39.96         | \$228,889      | \$58,773      | \$47,662        | 79.4         | 131.4 | 0.25      | 0.25           | \$740      | \$231,390    | \$5.31       | 84.04        |
| 28-425-0022-000 | 2980 PINEWOOD    | 08/18/23    | \$236,900  | WD     | 03-ARM'S LENGTH | \$236,900    | \$92,900       | 39.21         | \$220,628      | \$65,544      | \$49,272        | 82.1         | 131.1 | 0.27      | 0.27           | \$798      | \$241,860    | \$5.55       | 90.00        |
| 28-764-0027-000 | 3196 OAKWOOD     | 05/05/23    | \$192,000  | WD     | 03-ARM'S LENGTH | \$192,000    | \$72,400       | 37.71         | \$166,347      | \$105,067     | \$79,414        | 132.4        | 306.6 | 0.70      | 0.70           | \$794      | \$149,243    | \$3.43       | 100.00       |
| 28-970-0015-000 | 3115 SPRUCE      | 12/27/23    | \$35,000   | WD     | 03-ARM'S LENGTH | \$35,000     | \$15,700       | 44.86         | \$35,000       | \$35,000      | \$35,000        | 86.9         | 117.3 | 0.28      | 0.28           | \$403      | \$125,448    | \$2.88       | 53.86        |
| 28-970-0018-000 | 3141 SPRUCE      | 12/27/23    | \$35,000   | WD     | 03-ARM'S LENGTH | \$35,000     | \$20,600       | 58.86         | \$35,000       | \$35,000      | \$35,000        | 96.3         | 165.5 | 0.37      | 0.37           | \$363      | \$95,890     | \$2.20       | 96.99        |
| 28-970-0019-000 | 4251 MEADOW      | 12/27/23    | \$35,000   | WD     | 03-ARM'S LENGTH | \$35,000     | \$19,000       | 54.29         | \$35,000       | \$35,000      | \$35,000        | 96.1         | 152.7 | 0.34      | 0.34           | \$364      | \$104,167    | \$2.39       | 96.61        |
| Totals:         |                  | \$1,739,900 |            |        |                 | \$1,739,900  | \$683,300      |               | \$1,552,145    | \$691,789     | \$504,034       | 944.4        |       | 3.62      | 3.62           |            |              |              |              |
|                 |                  |             |            |        |                 |              | Sale. Ratio => | 39.27         |                |               |                 | Average      |       |           | Average        |            |              | Average      |              |
|                 |                  |             |            |        |                 |              | Std. Dev. =>   | 7.92          |                |               |                 | per FF=>     | \$733 |           | per Net Acre=> | 191,260.44 |              | per SqFt=>   | \$4.39       |

2025 NOT W WATER LOT FF RATE: \$600

NOT W WATER LOT FF RATE FOR 2026 USED: \$733