

4800W RESIDENTIAL WATERFRONT 2026 LAND RATES

All sales with (-) land residuals removed.

All Armslength waterfront sales in township are improved properties.
 *Parcels in neighborhood that are not on thru roads only had 1 sale.
 Not enough sales to determine FF rate. Included sales in adjacent units
 *Included sales in adjacent units to determine FF rate for area that had 1 sale which which is an increase of approximately 4.9%.
 *Increased 2nd area that is not on thru roads by 4.9% to be consistent.
 *Majority of large acreage waterfront areas include flood plain and/or wetlands.
 Did not use the average per Net Acre value for those parcels as that would reflect parcels with majority of buildable sites. Used larger vacant land sales in area and adjacent units for Buildable/Wet to determine per acre rate.
 Section Land, Buildable/Wet increased by approximately 6.22% for 2026.
 *Increased Section Land, Flood Plain/Rural by 6.22% to be consistent on larger parcels.

STRAWBERRY-WET FRONT FOOT 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 |
|-----------------|-----------------|-----------|------------------|--------|-----------------|------------------|------------------|---------------|------------------|--|------------------|--------------|------------------------|-------------------|-------------|--------------------|--------------|---------------|--------------|
| 28-764-0003-000 | 3623 STRAWBERRY | 09/08/23 | \$435,000 | WD | 03-ARM'S LENGTH | \$435,000 | \$149,700 | 34.41 | \$350,166 | \$172,337 | \$87,503 | 40.5 | 158.8 | 0.46 | 0.46 | \$4,254 | \$377,932 | \$8.68 | 125.11 |
| 28-766-0040-000 | 3204 STRAWBERRY | 04/13/23 | \$500,000 | WD | 03-ARM'S LENGTH | \$500,000 | \$231,500 | 46.30 | \$541,112 | \$290,118 | \$331,230 | 246.2 | 1071.8 | 4.06 | 4.06 | \$1,178 | \$71,458 | \$1.64 | 165.00 |
| Totals: | | | \$935,000 | | | \$935,000 | \$381,200 | | \$891,278 | \$462,455 | \$418,733 | 286.7 | | 4.52 | 4.52 | | | | |
| | | | | | | Sale. Ratio => | | 40.77 | | | Average per FF=> | | Average per Net Acre=> | 102,403.68 | | Average per SqFt=> | | \$2.35 | |
| | | | | | | Std. Dev. => | | 8.40 | | | | | | | | | | | |
| | | | | | | | | | | 2025 STRAW-WET W/FL FF RATE: \$2,160 | | | | | | | | | |
| | | | | | | | | | | STRAW-WET W/FL FF RATE FOR 2026 USED: \$1,613 | | | | | | | | | |

MUELLER-WET FRONT FOOT 2026 LAND RATES (Includes adjacent municipalities)

| 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 |
|-----------------|------------------|-----------|--------------------|--------|---------------------|--------------------|------------------|---------------|--------------------|--|------------------|--------------|------------------------|-------------------|-------------|--------------------|--------------|---------------|--------------|
| 28-540-0071-000 | 2630 WOODLAND | 05/15/23 | \$392,000 | WD | 03-ARM'S LENGTH | \$392,000 | \$138,000 | 35.20 | \$327,159 | \$180,957 | \$116,116 | 143.0 | 240.6 | 0.79 | 0.79 | \$1,265 | \$229,059 | \$5.26 | 143.00 |
| 15-025-3035-000 | 4597 NORTH RIVER | 08/04/23 | \$344,900 | WD | 03-ARM'S LENGTH | \$344,900 | \$156,400 | 45.35 | \$356,477 | \$23,133 | \$34,710 | 77.1 | 191.4 | 0.49 | 0.49 | \$300 | \$47,210 | \$1.08 | 111.50 |
| 20-090-0047-000 | 3233 NORTH RIVER | 10/10/24 | \$415,000 | WD | 03-ARM'S LENGTH | \$415,000 | \$185,000 | 44.58 | \$350,068 | \$119,652 | \$54,720 | 136.8 | 655.0 | 1.50 | 1.50 | \$875 | \$79,556 | \$1.83 | 100.00 |
| 20-091-0016-000 | 4349 NORTH RIVER | 05/16/24 | \$425,000 | WD | 03-ARM'S LENGTH | \$425,000 | \$176,200 | 41.46 | \$312,102 | \$176,500 | \$63,602 | 159.0 | 383.0 | 1.34 | 1.34 | \$1,110 | \$132,111 | \$3.03 | 152.00 |
| 20-091-0044-000 | 4033 N RIVER RD | 11/07/24 | \$345,000 | WD | 19-MULTI PARCEL ARM | \$345,000 | \$237,400 | 68.81 | \$328,537 | \$80,429 | \$63,966 | 159.9 | 425.7 | 1.42 | 1.42 | \$503 | \$56,760 | \$1.30 | 145.00 |
| 25-002-1005-700 | 5300 ATKINS | 05/02/24 | \$220,000 | WD | 03-ARM'S LENGTH | \$220,000 | \$73,600 | 33.45 | \$155,335 | \$79,965 | \$15,300 | 100.0 | 386.0 | 0.99 | 0.99 | \$800 | \$81,100 | \$1.86 | 100.00 |
| Totals: | | | \$2,141,900 | | | \$2,141,900 | \$966,600 | | \$1,829,678 | \$660,636 | \$348,414 | 775.8 | | 6.52 | 6.52 | | | | |
| | | | | | | Sale. Ratio => | | 45.13 | | | Average per FF=> | | Average per Net Acre=> | 101,277.94 | | Average per SqFt=> | | \$2.33 | |
| | | | | | | Std. Dev. => | | 12.72 | | | | | | | | | | | |
| | | | | | | | | | | 2025 MUELLER-WET FF RATE: \$812 | | | | | | | | | |
| | | | | | | | | | | MUELLER-WET FF RATE FOR 2026 USED: \$852 | | | | | | | | | |
| | | | | | | | | | | 2025 RIVW'OD/ALETHA FF RATE: \$544 | | | | | | | | | |
| | | | | | | | | | | INCREASE OF APPROXIMATELY 4.9% FOR 2026 IN AREA THAT IS NOT ON STRAWBERRY LN | | | | | | | | | |
| | | | | | | | | | | (+4.9%) RIVW'D/ALETHA FF RATE FOR 2026 USED: \$571 | | | | | | | | | |

WATERFRONT ACREAGE-LARGER PARCELS BUILDABLE WITH FLOOD PLAIN 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 |
|-----------------|-----------------|-----------|--------------------|--------|-----------------|--------------------|------------------|---------------|--------------------|---|--------------------|----------------|------------------------|------------------|--------------|--------------------|--------------|---------------|--------------|
| 28-764-0072-100 | WATER ST | 02/27/25 | \$400,000 | OTH | 13-GOVERNMENT | \$400,000 | \$0 | 0.00 | \$621,083 | \$400,000 | \$621,083 | 2,359.1 | 555.7 | 30.10 | 30.10 | \$170 | \$13,291 | \$0.31 | 2,359.11 |
| 28-766-0040-000 | 3204 STRAWBERRY | 04/13/23 | \$500,000 | WD | 03-ARM'S LENGTH | \$500,000 | \$231,500 | 46.30 | \$541,112 | \$290,118 | \$331,230 | 246.2 | 1071.8 | 4.06 | 4.06 | \$1,178 | \$71,458 | \$1.64 | 165.00 |
| 28-920-0001-001 | BRIDGE HARBOUR | 12/13/23 | \$2,775,000 | OTH | 03-ARM'S LENGTH | \$2,775,000 | \$313,200 | 11.29 | \$257,607 | \$2,775,000 | \$257,607 | 503.6 | 1276.0 | 14.75 | 14.75 | \$5,510 | \$188,097 | \$4.32 | 503.60 |
| 25-002-1005-100 | N RIVER | 12/13/24 | \$320,000 | WD | 03-ARM'S LENGTH | \$320,000 | \$69,200 | 21.63 | \$138,411 | \$320,000 | \$138,411 | 1,960.2 | 887.1 | 39.92 | 39.92 | \$163 | \$8,016 | \$0.18 | 1,960.20 |
| Totals: | | | \$3,995,000 | | | \$3,995,000 | \$613,900 | | \$1,558,213 | \$3,785,118 | \$1,348,331 | 5,069.1 | | 88.83 | 88.83 | | | | |
| | | | | | | Sale. Ratio => | | 15.37 | | | Average per FF=> | | Average per Net Acre=> | 42,611.77 | | Average per SqFt=> | | \$0.98 | |
| | | | | | | Std. Dev. => | | 19.75 | | | | | | | | | | | |
| | | | | | | | | | | 2025 SECT LANDBUILD/WET PER ACRE RATE: \$40,117 | | | | | | | | | |
| | | | | | | | | | | SECT LAND BUILD/WET PER ACRE RATE FOR 2026 USED: \$42,612 | | | | | | | | | |
| | | | | | | | | | | 2025 SECT LAND FL PL/RUR PER ACRE RATE: \$20,100 | | | | | | | | | |
| | | | | | | | | | | (+6.22%) SECT LAND FL PL/RUR PER ACRE RATE FOR 2026 USED: \$21,350 | | | | | | | | | |