

AGRICULTURAL LAND VALUE ANALYSIS- 2025 (TIME ADJUSTED)

| Parcel Number | Street Address | Sale Date | | | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Net Acres | Total Acres | Dollars/Acre | Dollars/SqFt | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Class |
|--------------------|-------------------------|-----------|--------|----------|-------------|--------|------------------------------|----------------|-------------|---------------|----------------|---------------|------------------|-----------|------------------------|--------------|--------------------|----------|------------|--|--------------|-------|
| 080-030-400-004-01 | 3337 NIXON RD | 09/02/16 | 0.0015 | 04/01/23 | \$147,940 | WD | 03-ARM'S LENGTH | \$165,249 | \$101,700 | 61.54 | \$203,494 | \$39,979 | \$78,224 | 9.62 | 9.62 | \$4,156 | \$0.10 | AGRI | 2639/920 | | AGRICULTURAL | 101 |
| 080-020-400-023-02 | N GUNNELL RD VL | 11/10/16 | 0.0015 | 04/01/23 | \$156,783 | WD | 03-ARM'S LENGTH | \$174,656 | \$82,700 | 47.35 | \$165,496 | \$174,656 | \$165,496 | 36.89 | 36.89 | \$4,735 | \$0.11 | AGRI | 2651/1035 | | AGRICULTURAL | 102 |
| 080-006-300-001-02 | BILLWOOD HWY | 02/21/17 | 0.0015 | 04/01/23 | \$1,568,000 | LC | 03-ARM'S LENGTH | \$1,739,696 | \$478,600 | 27.51 | \$1,318,815 | \$1,739,696 | \$957,215 | 186.77 | 116.77 | \$9,315 | \$0.21 | AGRI | 2666 533 | 080-006-100-040-00 | AGRICULTURAL | 102 |
| 080-014-400-051-00 | 10875 HOLT HWY | 04/14/17 | 0.0015 | 04/01/23 | \$300,000 | WD | 03-ARM'S LENGTH | \$331,950 | \$178,600 | 53.80 | \$357,130 | \$234,800 | \$259,980 | 52.81 | 38.35 | \$4,446 | \$0.10 | AGRI | 2675 900 | 080-013-300-061-00, 080-013-300-082-00 | AGRICULTURAL | 101 |
| 080-011-400-002-00 | 10586 BISHOP HWY | 02/26/19 | 0.0015 | 04/01/23 | \$715,000 | WD | 03-ARM'S LENGTH | \$767,553 | \$450,400 | 58.68 | \$900,745 | \$694,527 | \$827,719 | 159.47 | 159.47 | \$4,355 | \$0.10 | AGRI | 2774 570 | | AGRICULTURAL | 101 |
| 080-014-400-020-03 | DIMONDALE HWY | 01/15/20 | 0.0015 | 04/01/23 | \$160,000 | WD | 03-ARM'S LENGTH | \$169,120 | \$100,900 | 59.66 | \$201,708 | \$169,120 | \$201,708 | 39.60 | 39.60 | \$4,271 | \$0.10 | AGRI | 2826/0107 | | AGRICULTURAL | 102 |
| 080-021-300-080-00 | 8309 E VERMONTVILLE HWY | 04/11/20 | 0.0015 | 04/01/23 | \$220,000 | WD | 03-ARM'S LENGTH | \$231,550 | \$176,800 | 76.35 | \$353,643 | \$112,787 | \$234,880 | 40.00 | 40.00 | \$2,820 | \$0.06 | AGRI | 2846 0131 | | AGRICULTURAL | 101 |
| 080-007-100-012-00 | BILLWOOD HWY | 09/29/20 | 0.0015 | 04/01/23 | \$258,000 | WD | 03-ARM'S LENGTH | \$269,610 | \$162,800 | 60.38 | \$325,592 | \$269,610 | \$325,592 | 57.53 | 57.53 | \$4,686 | \$0.11 | AGRI | 2873 0230 | | AGRICULTURAL | 102 |
| 080-029-300-057-01 | ROSSMAN HWY | 11/17/20 | 0.0015 | 04/01/23 | \$350,000 | LC | 03-ARM'S LENGTH | \$364,700 | \$187,200 | 51.33 | \$374,303 | \$364,700 | \$374,303 | 74.54 | 74.54 | \$4,893 | \$0.11 | RUR1 | 2886 0094 | | AGRICULTURAL | 101 |
| 080-033-400-022-02 | 2373 N CANAL RD | 12/16/20 | 0.0015 | 04/01/23 | \$165,000 | WD | 03-ARM'S LENGTH | \$171,683 | \$117,900 | 68.67 | \$235,828 | \$148,257 | \$212,402 | 40.62 | 40.62 | \$3,650 | \$0.08 | AGRI | 2892 0454 | | AGRICULTURAL | 102 |
| 080-014-100-131-01 | DIMONDALE HWY | 12/23/20 | 0.0015 | 04/01/23 | \$1,310,400 | WD | 03-ARM'S LENGTH | \$1,363,471 | \$826,400 | 60.61 | \$2,791,037 | \$1,363,471 | \$1,652,968 | 311.17 | 94.25 | \$4,382 | \$0.10 | AGRI | 2895 1061 | 080-014-200-002-00, 080-014-300-201-01 | AGRICULTURAL | 102 |
| 080-019-400-010-00 | 6667 E VERMONTVILLE HWY | 06/04/21 | 0.0015 | 04/01/23 | \$350,000 | WD | 03-ARM'S LENGTH | \$361,025 | \$182,800 | 50.63 | \$365,656 | \$229,719 | \$234,350 | 40.00 | 40.00 | \$5,743 | \$0.13 | AGRI | 2932 0470 | | AGRICULTURAL | 101 |
| 080-032-100-050-00 | 7346 ROSSMAN HWY | 07/27/23 | | | \$274,900 | WD | 03-ARM'S LENGTH | \$274,900 | \$169,400 | 61.62 | \$338,731 | \$139,325 | \$203,156 | 35.00 | 35.00 | \$3,981 | \$0.09 | AGRI | 3060/1134 | | AGRICULTURAL | 101 |
| 080-010-300-130-00 | N CANAL RD | 10/23/23 | | | \$100,000 | WD | 03-ARM'S LENGTH | \$100,000 | \$54,900 | 54.90 | \$109,862 | \$100,000 | \$109,862 | 20.00 | 20.00 | \$5,000 | \$0.11 | AGRI | 3078/0423 | | AGRICULTURAL | 102 |
| 080-036-300-140-00 | WILBUR HWY | 04/04/24 | | | \$112,500 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$112,500 | \$35,200 | 31.29 | \$96,152 | \$112,500 | \$70,412 | 15.00 | 10.00 | \$7,500 | \$0.17 | RUR1 | 3087/1003 | 080-036-300-135-00 | AGRICULTURAL | 102 |
| 080-016-300-040-00 | 8406 WINDSOR | 06/17/24 | | | \$400,000 | WD | 03-ARM'S LENGTH | \$400,000 | \$164,500 | 41.13 | \$328,963 | \$303,497 | \$232,460 | 40.00 | 40.00 | \$7,587 | \$0.17 | AGRI | 3097/0376 | | AGRICULTURAL | 101 |
| Totals: | | | | | \$6,588,523 | | | \$6,997,662 | \$3,470,800 | | \$8,467,155 | \$6,196,643 | \$6,140,727 | 1,159.02 | 852.64 | | | | | | | |
| | | | | | | | | Sale. Ratio => | | 49.60 | | | Average per FF=> | | Average per Net Acre=> | 5,346.46 | Average per SqFt=> | | \$0.12 | | | |
| | | | | | | | | Std. Dev. => | | 12.69 | | | | | | | | | | | | |

| | | |
|-----------------------|-------------|---------|
| TILLABLE- ABOVE TABLE | | |
| | PRIOR YEAR: | \$5,200 |
| | USED: | \$5,400 |

| % Increase/ Decrease By | | | | | |
|-------------------------|-----------|-----------------|----------|------------------|-------|
| PIN | Sale Date | Time Difference | Per Acre | Value Difference | Month |
| 080-036-100-002-00 | 12/11/15 | | \$3,667 | | |
| 080-014-400-020-03 | 1/15/20 | 49.00 | \$4,040 | \$374 | 0.21% |

| | | |
|--------------------------------|-------------|----------|
| SITE VALUE- SEE RURAL RES 1-AC | | |
| | PRIOR YEAR: | \$36,000 |
| | USED: | \$40,000 |

| % Increase/ Decrease By | | | | | |
|-------------------------|-----------|-----------------|------------|------------------|-------|
| PIN | Sale Date | Time Difference | Sale Price | Value Difference | Month |
| 080-020-400-023-02 | 11/10/16 | | \$4,250 | | |
| 080-033-400-022-02 | 9/29/20 | 46.00 | \$4,485 | \$235 | 0.12% |

| | | |
|-----------------------------|-------------|----------|
| WOODED/WASTE- RES EXTRA AVG | | |
| | PRIOR YEAR: | 3,800.00 |
| | USED: | 4,200.00 |

| | | | | |
|------------------|----|-------|-----|-------|
| AVERAGES | 48 | 8,525 | 608 | 0.15% |
| (USING AVG SUMS) | | | | |