

parcel	sale date	sale \$	adj. sale \$	Site Value	Site Imp.	Bldg. Residual	Bldg. - Manual	ECF Analysis		
<b>ANN ARBOR ISLAND PARCELS</b>										
		NC-no sales							1.200	
<b>ANN ARBOR METES AND BOUNDS</b>										
		1 sty 0-50 trended up based on current market						1.350		
L -12-26-100-003	9/23/2020	245,000	245,000	56,506	-	188,494	147,343	AAS	1.279	
L -12-25-200-007	11/25/2019	270,000	270,000	56,000	2,309	211,691	167,182	AAS	1.266	
						400,185	314,526	mean	1.272	
							1.272	median	1.273	
		1 sty 51+ trended up based on current market						1.250		
L -12-22-400-017	9/25/2020	230,000	230,000	50,500	602	178,898	156,851	AAS	1.141	
						178,898	156,851	mean	1.141	
							1.141	median	1.141	
		1 sty 61+ trended up based on current market						1.150		
		2 sty 0-50 trended up based on current market						1.350		
L -12-07-400-040	9/19/2019	300,000	300,000	96,502	-	203,498	186,373	AAS	1.09	
L -12-23-400-028	11/1/2019	186,900	186,900	50,500	1,383	135,017	127,682	AAS	1.06	
L -12-25-200-048	9/30/2019	350,000	350,000	95,344	2,226	252,430	250,072	AAS	1.01	
						590,945	564,127	mean	1.053	
							1.048	median	1.055	
		2 sty 61+ trended up due based on current market						1.100		
L -12-22-300-017	9/21/2020	329,900	329,900	83,130	6,526	240,244	235,350	AAS	1.021	
						240,244	235,351	mean	1.021	
							1.021	median	1.021	
		2 sty 71+ trended up based on current market						1.050		
L -12-26-100-013	12/13/2019	342,500	342,500	103,495	4,437	234,568	157,124	AAS	1.49	
						234,568	157,124	mean	1.493	
							1.493	median	1.493	
		2 sty 0-50 trended up based on current market						1.35		
		ECF for Ann Arbor Metes and Bounds set based on style and age								
<b>ARBOR CREEK</b>										
L -12-06-310-032	9/28/2020	395,000	395,000	82,700	8,886	303,414	312,507	ARC	0.97	
L -12-06-310-018	4/9/2020	436,000	436,000	86,400	9,108	340,492	346,418	ARC	0.98	
L -12-06-310-138	3/10/2020	530,000	530,000	94,600	13,796	421,604	454,806	ARC	0.93	
L -12-06-310-034	5/28/2019	385,000	385,000	86,400	9,343	289,257	305,778	ARC	0.95	
L -12-06-310-061	12/2/2020	415,100	415,100	82,700	7,793	324,607	320,278	ARC	1.01	
L -12-06-310-069	8/16/2019	412,500	412,500	94,600	14,233	303,667	306,340	ARC	0.99	
L -12-06-310-009	4/29/2019	405,000	405,000	86,400	6,193	312,407	307,690	ARC	1.02	
						2,295,448	2,353,817	MEAN	0.98	
							0.975	MEDIAN	0.983	
		trended up based on current market								1.10
<b>ARBOR FARMS</b>										
L -12-26-240-003	3/11/2020	421,895	421,895	80,000	20,574	321,321	450,805	ARF	0.713	
L -12-26-240-004	3/31/2020	408,240	408,240	80,000	25,879	302,361	428,836	ARF	0.705	
L -12-26-240-008	7/24/2020	366,045	366,045	80,000	7,594	278,451	394,886	ARF	0.705	
L -12-26-240-015	1/22/2020	377,631	377,631	80,000	15,603	282,028	395,786	ARF	0.713	
L -12-26-240-021	2/14/2020	364,410	364,410	80,000	7,594	276,816	387,901	ARF	0.714	
L -12-26-240-028	2/11/2021	389,990	389,990	80,000	7,672	302,318	402,093	ARF	0.752	
						1,763,295	2,460,307	MEAN	0.717	
		based on new construction						0.717	MEDIAN	0.71
<b>ARBOR HEIGHTS</b>										
L -12-12-226-024	12/29/2020	84,500	84,500	15,700	-	68,800	59,254	ARH	1.16	
L -12-12-226-043	9/21/2020	93,000	93,000	15,700	-	77,300	59,118	ARH	1.31	
L -12-12-226-047	9/30/2020	97,000	97,000	15,700	-	81,300	61,004	ARH	1.33	
						227,400	179,376	mean	1.27	
							1.27	median	1.31	
<b>ARBOR RIDGE</b>										
L -12-13-401-005	7/1/2019	345,000	345,000	65,400	4,567	275,033	265,122	AR-1	1.04	
L -12-13-401-004	8/22/2019	320,000	320,000	65,400	5,883	248,717	232,612	AR-1	1.07	
L -12-13-401-038	5/22/2020	310,000	310,000	65,400	2,811	241,789	234,476	AR-1	1.03	

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L-12-13-401-043	6/23/2020	289,900	289,900	65,400	2,987	221,513	211,943	AR-1	1.05
L-12-13-401-014	6/30/2020	265,000	265,000	65,400	3,514	196,086	200,096	AR-1	0.98
L-12-13-401-003	10/16/2020	325,000	325,000	65,400	5,203	254,397	262,470	AR-1	0.97
L-12-13-401-023	12/15/2020	278,000	278,000	65,400	2,636	209,964	221,484	AR-1	0.95
L-12-13-401-039	3/30/2021	302,500	302,500	65,400	5,059	232,041	211,926	AR-1	1.09
						1,879,540	1,840,129	mean	1.022
							1.021	median	1.034
		trended up based on current market						1.100	
<b>ARBOR RIDGE-CROSSINGS</b>									
L-12-13-306-006	9/18/2019	445,000	445,000	91,500	12,607	340,893	473,531	AR-3	0.72
L-12-13-306-028	11/5/2020	405,000	405,000	91,500	11,929	301,571	400,906	AR-3	0.75
L-12-13-307-053	3/23/2021	497,500	497,500	91,500	14,880	391,120	499,952	AR-3	0.78
						1,033,584	1,374,389	mean	0.75
							0.75	median	0.75
		trended down based on new construction sales						0.724	
L-12-13-308-109	3/16/2020	366,055	366,055	91,500	5,207	269,348	387,562	AR-3	0.695
L-12-13-308-105	3/30/2020	428,000	428,000	96,300	8,874	322,826	488,931	AR-3	0.660
L-12-13-308-126	8/7/2020	437,433	437,433	91,500	6,509	339,424	467,294	AR-3	0.726
L-12-13-308-123	8/14/2020	482,566	482,566	91,500	19,910	371,156	535,112	AR-3	0.694
L-12-13-308-088	9/4/2020	372,303	372,303	91,500	5,261	275,542	391,212	AR-3	0.704
L-12-13-308-124	9/18/2020	477,947	477,947	91,500	7,015	379,432	550,054	AR-3	0.690
L-12-13-308-086	9/23/2020	475,715	475,715	91,500	10,427	373,788	550,882	AR-3	0.679
L-12-13-308-120	10/14/2020	426,335	426,335	91,500	14,438	320,397	495,020	AR-3	0.647
L-12-13-308-121	10/14/2020	507,130	507,130	91,500	6,905	408,725	609,241	AR-3	0.671
L-12-13-308-112	10/21/2020	393,465	393,465	91,500	5,261	296,704	401,799	AR-3	0.738
L-12-13-308-083	10/30/2020	409,700	409,700	91,500	6,576	311,624	470,952	AR-3	0.662
L-12-13-308-122	11/20/2020	520,365	520,365	91,500	8,768	420,097	531,389	AR-3	0.791
L-12-13-308-095	12/1/2020	423,216	423,216	91,500	7,307	324,409	446,961	AR-3	0.726
L-12-13-308-103	12/18/2020	428,425	428,425	96,300	9,134	322,991	444,547	AR-3	0.727
L-12-13-308-113	12/28/2020	485,999	485,999	91,500	12,246	382,253	519,484	AR-3	0.736
L-12-13-308-092	12/29/2020	421,905	421,905	91,500	7,307	323,098	414,682	AR-3	0.779
L-12-13-308-089	1/20/2021	473,871	473,871	91,500	7,307	375,064	510,521	AR-3	0.735
L-12-13-308-090	2/5/2021	498,650	498,650	91,500	7,672	399,478	514,644	AR-3	0.776
L-12-13-308-078	2/19/2021	449,915	449,915	91,500	7,307	351,108	451,313	AR-3	0.778
L-12-13-308-080	3/5/2021	464,679	464,679	91,500	12,977	360,202	497,610	AR-3	0.724
L-12-13-308-093	4/21/2021	371,469	371,469	91,500	9,186	270,783	392,015	AR-3	0.691
						7,198,449	10,071,223	MEAN	0.716
							0.715	MEDIAN	0.724
<b>ARBOR RIDGE-MEADOWS</b>									
L-12-13-310-005	10/15/2020	385,000	385,000	81,400	8,903	294,697	397,751	AR-4	0.74
		adjusted using analysis for new construction sales							0.750
		new construction sales							
L-12-13-311-045	2/28/2020	457,230	457,230	81,400	16,275	359,555	422,060	AR-4	0.852
L-12-13-311-057	7/9/2021	365,424	365,424	81,400	11,294	272,730	319,058	AR-4	0.855
L-12-13-311-056	1/16/2020	390,945	390,945	81,400	8,368	301,177	416,968	AR-4	0.722
L-12-13-311-052	1/22/2020	383,051	383,051	81,400	5,605	296,046	384,573	AR-4	0.770
L-12-13-311-043	1/31/2020	387,270	387,270	81,400	11,336	294,534	384,240	AR-4	0.767
L-12-13-311-035	4/13/2020	375,180	375,180	81,400	10,290	283,490	394,456	AR-4	0.719
L-12-13-311-059	7/6/2020	385,553	385,553	81,400	4,531	299,622	395,849	AR-4	0.757
L-12-13-311-063	8/28/2020	365,556	365,556	81,400	5,351	278,805	379,406	AR-4	0.735
L-12-13-311-049	11/18/2020	373,534	373,534	81,400	5,261	286,873	376,436	AR-4	0.762
L-12-13-311-055	2/10/2021	365,249	365,249	81,400	4,531	279,318	370,078	AR-4	0.755
L-12-13-311-050	6/18/2021	415,891	415,891	81,400	4,385	330,106	308,091	AR-4	1.071
						2,952,150	3,843,123	MEAN	0.769
							0.768	MEDIAN	0.759
<b>ARBOR RIDGE-WOODLANDS</b>									
L-12-13-305-025	5/29/2019	323,000	323,000	68,400	13,027	241,573	313,793	AR-2	0.77
L-12-13-305-041	4/12/2019	305,000	305,000	68,400	10,297	226,303	303,459	AR-2	0.75
L-12-13-305-005	3/24/2020	325,000	325,000	65,000	7,384	252,616	332,266	AR-2	0.76
L-12-13-305-006	5/15/2020	300,000	300,000	65,000	7,384	227,616	278,063	AR-2	0.82
L-12-13-305-010	7/17/2020	323,000	323,000	65,000	9,581	248,419	304,857	AR-2	0.81
L-12-13-305-019	8/3/2020	318,000	318,000	65,000	16,689	236,311	306,965	AR-2	0.77

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						1,432,838	1,839,402	Mean	0.78
							0.779	Median	0.77
all older sales - trended up based on current market							0.850		
<b>ARBOR WOODS</b>									
L -12-12-121-121	6/27/2019	340,000	340,000	66,700	11,291	262,009	325,828	ARW	0.80
L -12-12-230-220	6/28/2019	310,000	310,000	63,365	8,325	238,310	306,491	ARW	0.78
L -12-12-230-149	7/17/2019	350,500	350,500	70,035	17,556	262,909	355,952	ARW	0.74
L -12-12-120-044	9/6/2019	280,000	280,000	66,700	5,592	207,708	242,017	ARW	0.86
L -12-12-230-135	10/4/2019	350,000	350,000	73,290	14,048	262,662	366,185	ARW	0.72
L -12-12-230-185	7/25/2019	313,000	313,000	66,700	16,954	229,346	319,036	ARW	0.72
L -12-12-230-166	12/31/2020	385,000	385,000	70,035	15,318	299,647	411,585	ARW	0.73
L -12-12-230-138	10/25/2019	375,000	375,000	73,290	15,844	285,866	388,104	ARW	0.74
L -12-12-120-036	2/11/2020	335,000	335,000	66,700	7,861	260,439	301,543	ARW	0.86
L -12-12-120-001	4/8/2020	256,000	256,000	66,700	9,264	180,036	214,865	ARW	0.84
L -12-12-230-156	9/2/2020	309,000	309,000	66,700	13,532	228,768	298,153	ARW	0.77
L -12-12-230-219	10/8/2020	290,000	290,000	63,365	14,371	212,264	282,781	ARW	0.75
L -12-12-121-118	11/30/2020	339,900	339,900	66,700	12,942	260,258	324,306	ARW	0.80
L -12-12-121-100	12/21/2020	350,000	350,000	73,290	11,997	264,713	315,713	ARW	0.84
L -12-12-230-201	12/21/2020	346,000	346,000	66,700	14,346	264,954	333,491	ARW	0.79
L -12-12-230-143	2/4/2021	370,000	370,000	70,035	8,707	291,258	331,319	ARW	0.88
						4,011,147	5,117,370	mean	0.788
							0.78	median	0.79
<b>ASHFORD VILLAGE</b>									
L -12-24-440-076	4/1/2019	270,100	270,100	64,900	5,517	199,683	244,419	ASH	0.82
L -12-24-445-083	5/10/2019	280,000	280,000	64,900	10,975	204,125	281,967	ASH	0.72
L -12-24-400-023	5/10/2019	319,000	319,000	64,900	12,228	241,872	331,917	ASH	0.73
L -12-24-455-255	5/31/2019	320,000	320,000	64,900	12,854	242,246	332,211	ASH	0.73
L -12-24-410-056	6/5/2019	295,000	295,000	64,900	5,738	224,362	282,941	ASH	0.79
L -12-24-435-093	6/17/2019	265,000	265,000	64,900	12,208	187,892	241,533	ASH	0.78
L -12-24-435-046	7/8/2019	309,000	309,000	64,900	5,238	238,862	312,063	ASH	0.77
L -12-24-455-135	7/22/2019	350,000	350,000	64,900	19,825	265,275	356,554	ASH	0.74
L -12-24-470-295	7/23/2019	315,400	315,400	64,900	9,322	241,178	332,099	ASH	0.73
L -12-24-460-236	7/31/2019	315,000	315,000	64,900	9,811	240,289	334,862	ASH	0.72
L -12-24-425-165	8/20/2019	257,000	257,000	64,900	9,032	183,068	250,917	ASH	0.73
L -12-24-470-311	8/20/2019	321,300	321,300	64,900	14,360	242,040	333,579	ASH	0.73
L -12-24-410-060	9/6/2019	290,000	290,000	64,900	12,348	212,752	281,542	ASH	0.76
L -12-24-460-242	1/14/2020	374,900	374,900	64,900	18,907	291,093	383,959	ASH	0.76
L -12-24-435-095	3/26/2020	295,000	295,000	64,900	10,552	219,548	279,594	ASH	0.79
L -12-24-455-132	7/10/2020	330,000	330,000	64,900	13,266	251,834	305,820	ASH	0.82
L -12-24-425-209	7/24/2020	338,000	338,000	64,900	9,107	263,993	322,632	ASH	0.82
L -12-24-415-022	9/11/2020	314,000	314,000	64,900	7,798	241,302	312,289	ASH	0.77
L -12-24-445-103	10/9/2020	325,000	325,000	64,900	8,487	251,613	312,599	ASH	0.80
L -12-24-425-029	12/29/2020	320,000	320,000	64,900	9,563	245,537	311,919	ASH	0.79
						4,688,564	6,145,415	mean	0.76
							0.76	median	0.76
<b>BELLA VISTA ESTATES</b>									
L -12-07-314-031	8/20/2020	518,710.0	518,710	109,700	9,052	399,958	570,255	BVE	0.701
L -12-07-314-032	8/14/2020	523,240.0	523,240	109,700	8,173	405,367	570,170	BVE	0.711
L -12-07-314-037	8/26/2020	494,815.0	494,815	120,700	8,173	365,942	514,427	BVE	0.711
L -12-07-314-043	8/26/2020	540,385.0	540,385	109,700	8,173	422,512	593,796	BVE	0.712
L -12-07-314-040	11/23/2020	573,949.0	573,949	115,200	8,504	450,245	627,879	BVE	0.717
L -12-07-314-044	9/29/2020	481,160.0	481,160	109,700	8,504	362,956	505,188	BVE	0.718
L -12-07-314-010	11/16/2020	495,775.0	495,775	120,700	8,504	366,571	508,206	BVE	0.721
L -12-07-314-027	11/19/2020	557,940.0	557,940	109,700	8,834	439,406	602,886	BVE	0.729
L -12-07-314-018	2/25/2021	545,965.0	545,965	109,700	8,590	427,675	585,010	BVE	0.731
L -12-07-314-038	10/30/2020	509,790.0	509,790	120,700	8,173	380,917	520,593	BVE	0.732
L -12-07-314-030	12/28/2020	562,441.0	562,441	109,700	8,173	444,568	605,809	BVE	0.734
L -12-07-314-036	7/29/2020	597,926.0	597,926	120,700	8,009	469,217	637,689	BVE	0.736
L -12-07-314-021	12/29/2020	513,955.0	513,955	109,700	8,173	396,082	537,291	BVE	0.737
L -12-07-314-039	10/28/2020	557,375.0	557,375	120,700	8,173	428,502	576,228	BVE	0.744
L -12-07-314-009	11/11/2020	534,205.0	534,205	120,700	8,504	405,001	542,792	BVE	0.746
L -12-07-314-025	11/20/2020	597,069.0	597,069	109,700	8,504	478,865	633,841	BVE	0.755
L -12-07-314-019	3/12/2021	604,160.0	604,160	109,700	8,173	486,287	641,907	BVE	0.758

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L-12-07-314-020	12/30/2020	650,887.0	650,887	109,700	8,173	533,014	700,685	BVE	0.761
L-12-07-314-035	12/31/2020	646,195.0	646,195	115,200	7,924	523,071	680,247	BVE	0.769
L-12-07-314-042	11/25/2020	531,036.0	531,036	115,200	8,173	407,663	528,272	BVE	0.772
L-12-07-314-034	11/25/2020	550,133.0	550,133	109,700	8,009	432,424	559,172	BVE	0.773
L-12-07-314-024	3/19/2021	523,830.0	523,830	109,700	8,173	405,957	524,675	BVE	0.774
						9,432,200	12,767,020	MEAN	0.738
		based on new construction					0.74	MEDIAN	0.774
<b>BELLA VISTA VILLAS</b>									
L-12-07-215-030	9/10/2020	432,690	432,690	86,700	3,069	342,921	368,018	BVV	0.932
L-12-07-215-029	9/14/2020	414,400	414,400	86,700	3,069	324,631	357,901	BVV	0.907
L-12-07-215-027	9/17/2020	470,060	470,060	86,700	3,215	380,145	453,087	BVV	0.839
L-12-07-215-028	9/18/2020	437,690	437,690	86,700	3,507	347,483	395,146	BVV	0.879
L-12-07-215-025	9/21/2020	435,045	435,045	86,700	4,238	344,107	360,729	BVV	0.954
L-12-07-215-026	9/24/2020	403,315	403,315	86,700	3,945	312,670	358,846	BVV	0.871
L-12-07-215-052	10/19/2020	452,490	452,490	91,000	3,069	358,421	382,555	BVV	0.937
L-12-07-215-051	10/21/2020	464,350	464,350	91,000	3,069	370,281	386,180	BVV	0.959
L-12-07-215-049	11/9/2020	461,180	461,180	86,700	3,507	370,973	388,844	BVV	0.954
L-12-07-215-050	11/10/2020	528,195	528,195	86,700	3,361	438,134	468,532	BVV	0.935
L-12-07-215-054	11/13/2020	506,070	506,070	86,700	3,069	416,301	424,426	BVV	0.981
L-12-07-215-031	11/16/2020	442,855	442,855	86,700	3,215	352,940	382,889	BVV	0.922
L-12-07-215-032	11/17/2020	443,390	443,390	86,700	3,489	353,201	389,313	BVV	0.907
L-12-07-215-023	11/18/2020	441,690	441,690	86,700	2,922	352,068	398,544	BVV	0.883
L-12-07-215-024	11/19/2020	453,295	453,295	86,700	2,922	363,673	396,351	BVV	0.918
L-12-07-215-053	11/23/2020	504,530	504,530	91,000	3,069	410,461	392,259	BVV	1.046
L-12-07-215-037	12/28/2020	561,320	561,320	95,000	3,799	462,521	466,786	BVV	0.991
L-12-07-215-038	12/28/2020	538,336	538,336	95,000	3,799	439,537	459,520	BVV	0.957
L-12-07-215-035	12/30/2020	490,145	490,145	86,700	4,385	399,060	394,635	BVV	1.011
L-12-07-215-036	12/30/2020	525,155	525,155	86,700	4,385	434,070	430,677	BVV	1.008
L-12-07-215-020	1/21/2021	435,215	435,215	86,700	3,248	345,267	391,898	BVV	0.881
L-12-07-215-019	1/26/2021	461,105	461,105	86,700	3,248	371,157	389,082	BVV	0.954
L-12-07-215-021	2/16/2021	474,075	474,075	86,700	3,507	383,868	423,381	BVV	0.907
L-12-07-215-039	2/17/2021	502,340	502,340	86,700	3,215	412,425	387,789	BVV	1.064
L-12-07-215-040	2/18/2021	523,965	523,965	95,000	3,248	425,717	380,368	BVV	1.119
L-12-07-215-033	2/19/2021	454,315	454,315	86,700	3,248	364,367	391,170	BVV	0.931
L-12-07-215-034	2/19/2021	470,165	470,165	86,700	2,922	380,543	384,221	BVV	0.990
L-12-07-215-041	3/4/2021	534,175	534,175	95,000	3,215	435,960	393,037	BVV	1.109
L-12-07-215-042	3/12/2021	524,240	524,240	95,000	4,881	424,359	393,940	BVV	1.077
L-12-07-215-017	3/25/2021	385,655	385,655	86,700	2,952	296,003	354,451	BVV	0.835
L-12-07-215-018	3/26/2021	474,285	474,285	86,700	2,922	384,663	448,834	BVV	0.857
						11,797,927	12,393,406	MEAN	0.952
		based on new construction					0.95	MEDIAN	0.937
<b>BLUE HERON POINTE</b>									
L-12-26-235-030	3/30/2021	209,500	209,500	42,600	-	166,900	147,595	BHP	1.13
L-12-26-235-059	6/24/2020	203,750	203,750	42,600	-	161,150	148,284	BHP	1.09
L-12-26-235-069	8/8/2019	205,500	205,500	42,600	-	162,900	151,444	BHP	1.08
L-12-26-235-101	7/24/2019	215,000	215,000	42,600	-	172,400	153,258	BHP	1.12
L-12-26-235-123	10/22/2019	198,000	198,000	42,600	-	155,400	137,243	BHP	1.13
						818,750	737,823	mean	1.11
							1.110	median	1.12
		trended up based on current market							1.15
<b>BOULDER RIDGE</b>									
<b>BOULDER RIDGE - SMALL</b>									
L-12-06-305-035	3/9/2020	442,200	442,200	81,900	3,163	357,137	265,367	BOR	1.35
L-12-06-305-055	8/27/2020	397,000	397,000	81,900	10,493	304,607	230,118	BOR	1.32
L-12-06-305-090	11/30/2020	439,300	439,300	87,500	7,708	344,092	254,592	BOR	1.35
L-12-06-305-131	12/22/2020	439,000	439,000	87,500	6,100	345,400	250,569	BOR	1.38
L-12-06-305-079	1/26/2021	360,000	360,000	81,900	5,931	272,169	193,299	BOR	1.41
L-12-06-305-054	2/24/2021	451,000	451,000	81,900	8,058	361,042	270,880	BOR	1.33
L-12-06-305-077	3/25/2021	390,000	390,000	81,900	8,392	299,708	207,728	BOR	1.44
						2,284,155	1,672,553	mean	1.37
							1.37	median	1.35
<b>BRIAR H, BURNHAM W, DEERFIELD</b>									

parcel	sale date	sale \$	adj. sale \$	Site Value	Site Imp.	Bldg. Residual	Bldg. - Manual	ECF Analysis		
L-12-07-403-065	5/29/2020	435,000	435,000	100,300	17,115	317,585	378,301	BRB	0.84	
L-12-07-405-046	4/20/2020	610,000	610,000	107,400	16,521	486,079	575,220	BRB	0.85	
L-12-07-407-133	3/9/2021	535,000	535,000	107,400	11,804	415,796	523,664	BRB	0.79	
L-12-07-407-136	7/8/2019	417,500	417,500	100,300	13,928	303,272	372,685	BRB	0.81	
L-12-07-408-170	4/11/2019	480,000	480,000	100,300	16,047	363,653	444,800	BRB	0.82	
L-12-07-410-002	11/20/2020	504,400	504,400	105,900	10,352	388,148	454,774	BRB	0.85	
L-12-07-420-001	5/9/2019	517,500	517,500	111,600	26,430	379,470	458,001	BRB	0.83	
L-12-07-407-123	2/16/2021	484,000	484,000	107,400	9,708	366,892	442,523	BRB	0.83	
L-12-07-408-147	7/9/2020	600,000	600,000	107,400	20,664	471,936	563,671	BRB	0.84	
L-12-07-408-175	2/16/2021	590,000	590,000	107,400	24,303	458,297	571,448	BRB	0.80	
L-12-07-403-052	5/8/2019	489,000	489,000	100,300	12,372	376,328	444,495	BRB	0.85	
L-12-07-408-159	2/19/2021	583,250	583,250	107,400	19,897	455,953	506,656	BRB	0.90	
L-12-07-403-018	4/12/2019	338,000	338,000	100,300	10,466	227,234	237,025	BRB	0.96	
L-12-07-407-093	10/23/2020	585,000	585,000	107,400	17,347	460,253	546,131	BRB	0.84	
L-12-07-408-142	4/15/2019	569,000	569,000	107,400	11,699	449,901	526,367	BRB	0.85	
						5,920,797	7,045,762		0.84	
		reduced one sty to 1.00-consistent with 2 sty reduction						0.84		0.84
<b>BRIDGEFIELD ESTATES</b>										
L-12-23-210-009	4/25/2019	320,000	320,000	68,800	10,568	240,632	288,307	BRE	0.83	
L-12-23-210-010	9/21/2020	310,000	310,000	68,800	6,398	234,802	283,580	BRE	0.83	
L-12-23-210-022	6/22/2020	350,000	350,000	68,800	10,710	270,490	334,688	BRE	0.81	
L-12-23-210-036	8/24/2020	340,000	340,000	74,000	8,404	257,596	323,459	BRE	0.80	
						1,003,520	1,230,034	mean	0.82	
							0.82	median	0.82	
		trended up based on current market								0.90
<b>BROOKVIEW HIGHLANDS</b>										
L-12-30-210-036	9/4/2020	599,000	599,000	153,500	22,993	422,507	603,158	BVH	0.70	
L-12-30-215-114	5/21/2020	631,000	631,000	153,500	24,814	452,686	640,102	BVH	0.71	
L-12-30-215-043	9/18/2020	558,000	558,000	138,150	18,519	401,331	557,984	BVH	0.72	
L-12-30-220-105	12/11/2019	850,000	850,000	153,500	52,899	643,601	879,181	BVH	0.73	
						1,920,125	2,680,426	mean	0.71	
							0.72	median	0.71	
<b>CENTENNIAL FARMS</b>										
L-12-29-135-098	6/27/2019	460,000	460,000	107,700	11,441	340,859	424,687	CEF	0.80	
L-12-29-130-079	8/19/2019	440,000	440,000	107,700	21,307	310,993	411,063	CEF	0.76	
L-12-29-130-145	7/7/2020	710,000	710,000	107,700	24,024	578,276	760,131	CEF	0.76	
L-12-29-135-084	7/22/2020	465,000	465,000	107,700	11,803	345,497	445,685	CEF	0.78	
L-12-29-145-177	9/24/2020	549,000	549,000	107,700	19,638	421,662	568,157	CEF	0.74	
L-12-29-130-153	9/25/2020	725,000	725,000	107,700	26,206	591,094	750,428	CEF	0.79	
L-12-29-145-172	1/19/2021	535,000	535,000	107,700	28,599	398,701	444,209	CEF	0.90	
						2,987,082	3,804,360	mean	0.79	
							0.785	median	0.78	
		trended up based on current market used range .78-.88								
<b>CENTENNIAL PARK</b>										
L-12-29-110-019	2/7/2020	587,000	587,000	130,500	21,195	435,305	561,908	CEP	0.77	
L-12-29-115-022	5/23/2019	707,000	707,000	130,500	38,190	538,310	693,205	CEP	0.78	
L-12-29-120-046	8/31/2020	705,000	705,000	130,500	17,508	556,992	725,092	CEP	0.77	
L-12-29-120-049	10/4/2019	510,000	510,000	130,500	19,012	360,488	488,454	CEP	0.74	
L-12-29-120-053	3/11/2020	729,900	729,900	130,500	17,626	581,774	692,793	CEP	0.84	
L-12-29-145-129	4/10/2019	635,000	635,000	130,500	32,626	471,874	615,629	CEP	0.77	
L-12-29-145-138	7/15/2019	525,000	525,000	130,500	11,527	382,973	520,236	CEP	0.74	
L-12-29-145-183	6/8/2020	744,900	744,900	130,500	22,320	592,080	713,721	CEP	0.83	
L-12-29-145-186	7/22/2019	611,500	611,500	130,500	23,795	457,205	599,664	CEP	0.76	
L-12-29-145-189	10/23/2019	600,000	600,000	130,500	17,819	451,681	647,891	CEP	0.70	
						4,828,682	6,258,593	mean	0.77	
							0.77	median	0.77	
<b>COUNTRY CREEK</b>										
L-12-33-210-018	4/5/2019	329,000	329,000	67,900	12,899	248,201	311,299	COC	0.80	
							0.80	mean	0.80	
		trended up based on current market								0.85

parcel	sale date	sale \$	adj. sale \$	Site Value	Site Imp.	Bldg. Residual	Bldg. - Manual	ECF Analysis		
<b>CRYSTAL CREEK</b>										
L-12-13-210-122	5/24/2019	291,000	291,000	66,500	13,217	211,283	254,578	CRC	0.83	
L-12-13-220-056	5/31/2019	335,000	335,000	66,500	6,230	262,270	336,749	CRC	0.78	
L-12-13-210-107	7/23/2019	325,000	325,000	66,500	12,248	246,252	336,362	CRC	0.73	
L-12-13-205-091	8/1/2019	290,000	290,000	66,500	8,905	214,595	288,163	CRC	0.74	
L-12-13-220-051	8/19/2019	300,000	300,000	66,500	11,466	222,034	298,550	CRC	0.74	
L-12-13-210-030	9/10/2019	325,000	325,000	66,500	17,760	240,740	327,538	CRC	0.73	
L-12-13-210-032	10/7/2019	285,000	285,000	66,500	10,689	207,811	282,823	CRC	0.73	
L-12-13-205-001	6/18/2020	325,500	325,500	56,905	11,781	256,814	322,248	CRC	0.80	
L-12-13-205-083	6/30/2020	320,000	320,000	66,500	14,941	238,559	292,400	CRC	0.82	
L-12-13-215-144	10/27/2020	338,000	338,000	66,500	8,145	263,355	345,937	CRC	0.76	
L-12-13-215-155	11/2/2020	345,000	345,000	66,500	9,429	269,071	329,611	CRC	0.82	
						2,632,784	3,414,959	mean	0.77	
							0.771	median	0.76	
		trended up based on current market						<b>0.80</b>		
<b>FOX GLEN</b>										
L-12-08-320-021	10/19/2020	320,000	320,000	70,800	3,063	246,137	241,714	FOG	1.02	
L-12-08-320-026	7/14/2020	365,000	365,000	70,800	4,109	290,091	284,785	FOG	1.02	
L-12-08-320-039	9/6/2019	386,000	386,000	72,900	3,082	310,018	291,228	FOG	1.06	
						846,246	817,727	mean	1.03	
							<b>1.03</b>	median	1.02	
<b>HARWOOD FARMS</b>										
L-12-27-305-103	4/22/2019	350,000	350,000	80,500	10,327	259,173	322,054	HAF	0.80	
L-12-27-305-104	5/8/2019	350,000	424,600	80,500	12,704	331,396	317,706	HAF	1.04	
L-12-27-305-075	6/7/2019	380,000	380,000	73,800	17,125	289,075	376,602	HAF	0.77	
L-12-27-305-020	7/31/2019	370,000	370,000	80,500	9,124	280,376	317,767	HAF	0.88	
L-12-27-305-061	8/23/2019	337,500	337,500	73,800	8,698	255,002	271,500	HAF	0.94	
L-12-27-305-081	1/15/2020	310,000	310,000	73,800	8,453	227,747	272,690	HAF	0.84	
L-12-27-305-054	2/26/2020	382,500	382,500	73,800	11,899	296,801	385,198	HAF	0.77	
L-12-27-305-026	3/3/2020	343,000	343,000	80,500	7,327	255,173	314,884	HAF	0.81	
L-12-27-305-013	3/31/2020	309,000	309,000	80,500	5,194	223,306	258,247	HAF	0.86	
L-12-27-305-055	5/27/2020	355,000	355,000	73,800	12,519	268,681	329,597	HAF	0.82	
L-12-27-305-030	6/26/2020	350,500	350,500	80,500	13,604	256,396	267,660	HAF	0.96	
L-12-27-305-095	2/16/2021	399,000	399,000	80,500	9,255	309,245	357,713	HAF	0.86	
L-12-27-305-063	3/30/2021	334,900	334,900	73,800	10,951	250,149	244,495	HAF	1.02	
						3,502,520	4,036,112	mean	0.88	
							<b>0.87</b>	median	0.86	
<b>HAWTHORNE RIDGE</b>										
L-12-07-210-024	5/16/2019	412,000	412,000	88,200	9,465	314,335	330,660	HAR	0.95	
L-12-07-210-086	1/16/2020	475,000	475,000	88,200	6,810	379,990	413,951	HAR	0.92	
L-12-07-210-008	3/27/2020	450,000	450,000	98,600	12,844	338,556	367,100	HAR	0.92	
L-12-07-210-043	4/7/2020	420,000	420,000	88,200	6,807	324,993	350,595	HAR	0.93	
L-12-07-210-034	7/7/2020	374,900	374,900	88,200	6,920	279,780	297,001	HAR	0.94	
L-12-07-210-157	2/8/2021	505,000	505,000	98,600	8,906	397,494	427,945	HAR	0.93	
						2,035,148	2,187,251	mean	0.93	
							<b>0.93</b>	median	0.93	
		trended up based on current market								<b>0.95</b>
<b>HEATHERS, FAIRWAYS, FAIRWAY WOODS, DORAL CREEK, TWIN ISLANDS, CROOKED STICK</b>										
L-12-18-310-010	9/15/2020	460,000	460,000	99,900	5,637	354,463	443,176	HEG	0.80	
L-12-18-425-019	7/24/2020	450,000	450,000	99,900	9,741	340,359	418,245	HEG	0.81	
L-12-18-325-056	9/8/2020	539,000	539,000	99,900	10,909	428,191	514,331	HEG	0.83	
L-12-19-115-015	12/14/2020	445,000	445,000	99,900	-	345,100	413,098	HEG	0.84	
L-12-18-305-010	7/31/2020	445,000	445,000	99,900	-	345,100	412,383	HEG	0.84	
L-12-19-115-002	7/15/2020	527,000	527,000	99,900	-	427,100	499,481	HEG	0.86	
L-12-18-425-024	5/9/2019	520,000	520,000	99,900	16,364	403,736	469,118	HEG	0.86	
L-12-18-325-058	8/9/2019	439,000	439,000	99,900	13,131	325,969	376,596	HEG	0.87	
L-12-18-425-022	11/15/2019	415,000	415,000	99,900	16,290	298,810	340,903	HEG	0.88	
L-12-18-305-019	11/20/2020	548,900	548,900	99,900	-	449,000	508,242	HEG	0.88	
						3,717,828	4,395,573	mean	0.85	
							<b>0.85</b>	median	0.85	
		trended up based on current market								<b>0.89</b>

parcel	sale date	sale \$	adj. sale \$	Site Value	Site Imp.	Bldg. Residual	Bldg. - Manual	ECF Analysis	
<b>HEATHERWOOD, FOX PT</b>									
L-12-08-260-112	6/14/2019	167,000	167,000	40,000	-	127,000	130,898	HER	0.97
L-12-08-260-014	2/4/2020	178,000	178,000	41,000	-	137,000	140,039	HER	0.98
L-12-08-270-034	4/10/2019	212,500	212,500	45,600	-	166,900	166,600	HER	1.00
L-12-08-260-063	9/28/2020	185,000	185,000	37,900	-	147,100	142,454	HER	1.03
L-12-08-260-181	1/4/2021	205,000	205,000	41,000	-	164,000	157,887	HER	1.04
L-12-08-260-168	10/13/2020	175,000	175,000	40,000	-	135,000	129,548	HER	1.04
L-12-08-260-049	11/11/2019	207,000	207,000	41,000	-	166,000	158,938	HER	1.04
L-12-08-260-182	8/20/2019	195,000	195,000	41,000	-	154,000	146,292	HER	1.05
L-12-08-260-064	12/20/2019	175,000	175,000	37,900	-	137,100	128,850	HER	1.06
L-12-08-270-043	11/20/2019	223,250	223,250	45,600	-	177,650	166,953	HER	1.06
L-12-08-270-047	1/29/2021	220,000	220,000	45,600	-	174,400	163,273	HER	1.07
L-12-08-260-060	8/25/2020	210,000	210,000	41,000	-	169,000	158,173	HER	1.07
L-12-08-260-012	1/24/2020	204,000	204,000	41,000	-	163,000	152,102	HER	1.07
L-12-08-270-032	1/28/2020	240,000	240,000	45,600	-	194,400	180,372	HER	1.08
L-12-08-270-071	10/1/2019	226,000	226,000	45,600	-	180,400	166,041	HER	1.09
L-12-08-260-078	6/19/2019	210,000	210,000	41,000	-	169,000	155,443	HER	1.09
L-12-08-270-008	3/15/2021	228,000	228,000	45,600	-	182,400	166,974	HER	1.09
L-12-08-260-125	4/2/2019	190,000	190,000	37,900	-	152,100	139,008	HER	1.09
L-12-08-270-030	1/22/2021	225,000	225,000	45,600	-	179,400	163,799	HER	1.10
L-12-08-260-027	4/23/2019	190,000	190,000	37,900	-	152,100	138,872	HER	1.10
L-12-08-260-008	10/27/2020	210,000	210,000	41,000	-	169,000	153,807	HER	1.10
L-12-08-270-026	7/21/2020	240,000	240,000	45,600	-	194,400	175,682	HER	1.11
L-12-08-260-157	8/5/2019	184,999	184,999	40,000	-	144,999	130,943	HER	1.11
L-12-08-260-151	7/9/2019	189,000	189,000	40,000	-	149,000	134,339	HER	1.11
L-12-08-270-012	11/11/2020	232,000	232,000	45,600	-	186,400	166,836	HER	1.12
L-12-08-260-105	6/3/2019	195,000	195,000	37,900	-	157,100	140,358	HER	1.12
L-12-08-260-038	9/29/2020	185,000	185,000	37,900	-	147,100	131,379	HER	1.12
L-12-08-260-034	5/19/2019	183,500	183,500	40,000	-	143,500	127,919	HER	1.12
L-12-08-260-184	8/28/2020	220,000	220,000	41,000	-	179,000	158,946	HER	1.13
L-12-08-270-004	10/15/2020	240,000	240,000	45,600	-	194,400	172,430	HER	1.13
L-12-08-260-093	11/25/2020	220,000	220,000	41,000	-	179,000	158,716	HER	1.13
L-12-08-260-083	8/10/2020	217,000	217,000	41,000	-	176,000	155,851	HER	1.13
L-12-08-260-052	6/2/2020	215,000	215,000	41,000	-	174,000	153,784	HER	1.13
L-12-08-260-025	6/21/2019	194,900	194,900	37,900	-	157,000	138,343	HER	1.13
L-12-08-260-130	5/17/2019	195,000	195,000	37,900	-	157,100	138,428	HER	1.13
L-12-08-270-035	3/26/2021	236,000	236,000	45,600	-	190,400	166,824	HER	1.14
L-12-08-270-059	8/28/2020	259,000	259,000	45,600	-	213,400	186,641	HER	1.14
L-12-08-260-053	6/3/2019	215,000	215,000	41,000	-	174,000	151,762	HER	1.15
L-12-08-270-019	9/30/2020	237,000	237,000	45,600	-	191,400	166,887	HER	1.15
L-12-08-260-096	4/29/2019	208,000	208,000	41,000	-	167,000	145,417	HER	1.15
L-12-08-270-076	7/1/2019	240,000	240,000	45,600	-	194,400	166,621	HER	1.17
L-12-08-270-016	8/12/2020	263,000	263,000	45,600	-	217,400	185,490	HER	1.17
L-12-08-270-002	2/19/2020	239,900	239,900	45,600	-	194,300	163,273	HER	1.19
L-12-08-260-159	5/8/2019	207,000	207,000	37,900	-	169,100	140,672	HER	1.20
L-12-08-260-045	3/8/2021	227,500	227,500	41,000	-	186,500	152,102	HER	1.23
						7,633,849	6,915,965	mean	1.10
							1.10	median	1.11
<b>HERITAGE FALLS</b>									
L-12-07-220-011	5/21/2019	485,250	485,250	101,900	9,246	374,104	494,632	HEF	0.76
						374,104	494,632	mean	0.76
							0.76	median	0.76
<b>HICKORY GROVE</b>									
L-12-23-350-005	8/6/2020	359,700	359,700	77,500	7,087	275,113	300,475	HIG	0.92
L-12-23-350-015	8/18/2020	336,000	336,000	77,500	5,667	252,833	276,936	HIG	0.91
L-12-23-350-017	12/30/2020	380,000	380,000	77,500	26,856	275,644	305,953	HIG	0.90
L-12-23-350-034	12/15/2020	382,000	382,000	77,500	7,852	296,648	332,275	HIG	0.89
						1,100,238	1,215,639	mean	0.91
							0.91	median	0.91
		trended up based on current market							0.950
<b>HICKORY HOLLOW</b>									
L-12-26-481-014	7/3/2020	285,000	285,000	55,000	4,912	225,088	246,934	HIH	0.91
						225,088	246,934	mean	0.91

parcel	sale date	sale \$	adj. sale \$	Site Value	Site Imp.	Bldg. Residual	Bldg. - Manual	ECF Analysis	
								0.91	median
<b>HICKORY POINTE</b>									
L-12-24-112-216	5/21/2019	325,000	325,000	74,900	16,297	233,803	332,691	HIP	0.70
L-12-24-113-125	5/31/2019	328,000	328,000	68,600	9,509	249,891	348,031	HIP	0.72
L-12-24-113-124	7/19/2019	323,200	375,000	68,600	11,293	295,107	343,291	HIP	0.86
L-12-24-113-115	11/15/2019	338,000	338,000	68,600	9,010	260,390	349,709	HIP	0.74
L-12-24-111-032	1/15/2020	297,000	297,000	68,600	8,093	220,307	317,924	HIP	0.69
L-12-24-110-069	4/1/2020	300,000	300,000	68,600	4,432	226,968	328,400	HIP	0.69
L-12-24-110-008	4/13/2020	298,000	298,000	65,170	7,568	225,262	314,176	HIP	0.72
L-12-24-112-053	6/12/2020	316,000	316,000	68,600	10,427	236,973	338,403	HIP	0.70
L-12-24-110-016	9/16/2020	299,000	299,000	61,740	9,107	228,153	323,928	HIP	0.70
L-12-24-111-039	11/19/2020	299,000	299,000	68,600	13,169	217,231	303,295	HIP	0.72
L-12-24-111-034	12/29/2020	307,900	307,900	68,600	8,540	230,760	318,303	HIP	0.72
L-12-24-114-201	1/21/2021	398,900	398,900	72,030	11,109	315,761	409,977	HIP	0.77
L-12-24-112-214	2/16/2021	360,000	360,000	74,900	7,280	277,820	371,232	HIP	0.75
						3,218,426	4,399,359	mean	0.73
							0.73	median	0.72
		trended up based on current market					0.780		
<b>HIDDEN CREEK</b>									
L-12-27-112-013	8/17/2020	305,000	305,000	68,900	9,807	226,293	234,927	HIR	0.96
L-12-27-115-037	4/25/2019	348,500	348,500	68,900	5,729	273,871	292,602	HIR	0.94
L-12-27-115-042	6/28/2019	320,000	320,000	68,900	3,624	247,476	257,354	HIR	0.96
L-12-27-111-008	5/7/2020	322,000	322,000	68,900	2,196	250,904	249,003	HIR	1.01
L-12-27-114-019	2/18/2020	325,000	325,000	68,900	4,009	252,091	242,695	HIR	1.04
L-12-27-115-035	9/11/2020	359,000	359,000	68,900	10,881	279,219	257,121	HIR	1.09
L-12-27-116-058	3/24/2020	322,000	322,000	68,900	5,209	247,891	254,936	HIR	0.97
						1,777,745	1,788,638	mean	1.00
							0.994	median	0.97
<b>HUNTERS RIDGE, TAMARACK, HUNTERS POND</b>									
L-12-33-101-015	4/10/2019	429,000	429,000	103,800	7,408	317,792	398,491	HUT	0.80
L-12-33-102-046	3/9/2021	430,000	430,000	103,800	2,742	323,458	376,358	HUT	0.86
L-12-28-461-010	8/19/2020	385,000	385,000	76,600	27,734	280,666	316,143	HUT	0.89
L-12-33-101-017	3/19/2021	515,000	515,000	103,800	23,780	387,420	485,793	HUT	0.80
L-12-33-102-038	3/10/2021	450,000	450,000	103,800	6,745	339,455	408,070	HUT	0.83
						1,648,791	1,984,854	mean	0.83
							0.831	median	0.83
		trended up based on current market					0.86		
<b>INGLEWOOD PARK ESTATES</b>									
L-12-20-401-043	3/26/2021	450,000	450,000	94,600	7,273	348,127	557,303	IPE	0.625
L-12-20-401-106	4/21/2020	474,900	474,900	94,600	9,320	370,980	597,620	IPE	0.621
L-12-21-315-005	7/19/2019	424,800	424,800	94,600	9,281	320,919	552,493	IPE	0.581
						1,040,026	1,707,417	mean	0.609
							0.609	median	0.62
		trended up based on new construction					0.64		
L-12-20-401-039	5/10/2019	466,065	466,065	94,600	19,009	352,456	548,815	IPE	0.642
L-12-20-401-040	2/20/2020	419,990	419,990	94,600	7,273	318,117	514,476	IPE	0.618
L-12-20-401-041	7/30/2019	393,025	393,025	94,600	7,437	290,988	457,369	IPE	0.636
L-12-20-401-042	7/26/2019	454,615	454,615	94,600	11,737	348,278	574,832	IPE	0.606
L-12-20-401-044	8/16/2019	418,185	418,185	94,600	8,090	315,495	476,408	IPE	0.662
L-12-20-401-045	12/20/2019	410,690	410,690	99,400	10,766	300,524	497,400	IPE	0.604
L-12-20-401-046	11/27/2019	454,605	454,605	94,600	7,273	352,732	586,201	IPE	0.602
L-12-20-401-047	11/7/2019	448,910	448,910	94,600	7,273	347,037	537,261	IPE	0.646
L-12-20-401-048	3/20/2020	469,120	469,120	94,600	14,111	360,409	559,877	IPE	0.644
L-12-20-401-049	10/16/2020	436,400	436,400	94,600	8,173	333,627	573,386	IPE	0.582
L-12-20-401-050	1/10/2020	413,550	413,550	94,600	8,554	310,396	482,613	IPE	0.643
L-12-20-401-051	12/30/2019	472,335	472,335	94,600	7,273	370,462	568,285	IPE	0.652
L-12-20-401-052	11/25/2020	474,696	474,696	94,600	7,678	372,418	570,377	IPE	0.653
L-12-20-401-053	2/11/2021	468,145	468,145	94,600	8,256	365,289	572,917	IPE	0.638
L-12-20-401-060	10/18/2019	478,765	478,765	94,600	7,273	376,892	524,477	IPE	0.719
L-12-20-401-061	1/21/2021	473,955	473,955	94,600	7,423	371,932	562,335	IPE	0.661
L-12-20-401-062	8/10/2020	379,993	379,993	94,600	7,348	278,045	482,374	IPE	0.576
L-12-20-401-063	5/7/2020	457,385	457,385	94,600	9,466	353,319	517,913	IPE	0.682

parcel	sale date	sale \$	adj. sale \$	Site Value	Site Imp.	Bldg. Residual	Bldg. - Manual	ECF Analysis	
L-12-20-401-064	3/25/2021	455,800	455,800	94,600	8,834	352,366	543,087	IPE	0.649
L-12-20-401-065	12/23/2020	400,000	400,000	94,600	7,678	297,722	499,668	IPE	0.596
L-12-20-401-066	6/10/2019	459,050	459,050	94,600	8,090	356,360	591,567	IPE	0.602
L-12-20-401-067	5/21/2019	406,715	406,715	94,600	8,090	304,025	468,501	IPE	0.649
L-12-20-401-068	5/28/2019	376,350	376,350	94,600	8,090	273,660	474,820	IPE	0.576
L-12-20-401-069	6/27/2019	438,970	438,970	94,600	10,771	333,599	529,932	IPE	0.630
L-12-20-401-070	6/13/2019	523,755	523,755	94,600	24,956	404,199	656,269	IPE	0.616
L-12-20-401-071	11/18/2019	423,595	423,595	94,600	8,090	320,905	552,041	IPE	0.581
L-12-20-401-072	3/24/2020	427,075	427,075	94,600	9,474	323,001	479,979	IPE	0.673
L-12-20-401-073	10/21/2019	488,640	488,640	94,600	7,273	386,767	604,439	IPE	0.640
L-12-20-401-074	12/19/2019	481,502	481,502	94,600	9,387	377,515	630,064	IPE	0.599
L-12-20-401-075	12/20/2019	562,387	562,387	94,600	8,554	459,233	696,677	IPE	0.659
L-12-20-401-077	3/12/2021	423,470	423,470	94,600	7,348	321,522	487,055	IPE	0.660
L-12-20-401-079	1/22/2021	450,700	450,700	94,600	9,474	346,626	551,594	IPE	0.628
L-12-20-401-080	9/25/2020	428,865	428,865	94,600	7,844	326,421	487,010	IPE	0.670
L-12-20-401-082	9/11/2020	429,425	429,425	94,600	7,678	327,147	489,886	IPE	0.668
L-12-20-401-092	2/25/2021	490,550	490,550	94,600	7,423	388,527	544,778	IPE	0.713
L-12-20-401-094	3/15/2021	483,150	483,150	94,600	7,678	380,872	551,725	IPE	0.690
L-12-20-401-095	12/23/2020	435,840	435,840	99,400	8,009	328,431	491,898	IPE	0.668
L-12-20-401-096	9/4/2020	438,015	438,015	99,400	12,850	325,765	514,614	IPE	0.633
L-12-20-401-098	9/28/2020	457,590	457,590	99,400	7,348	350,842	514,730	IPE	0.682
L-12-20-401-099	9/14/2020	457,488	457,488	99,400	9,474	348,614	574,811	IPE	0.606
L-12-20-401-100	11/20/2019	483,625	483,625	99,400	7,273	376,952	574,430	IPE	0.656
L-12-20-401-101	8/27/2019	460,515	460,515	99,400	7,273	353,842	615,270	IPE	0.575
L-12-20-401-105	8/15/2019	444,000	444,000	94,600	9,377	340,023	521,648	IPE	0.652
						14,823,352	23,253,809	mean	0.638
		based on new construction					0.64	median	0.643
<b>KIRTLAND HILLS</b>									
L-12-07-406-001	10/4/2019	400,000	400,000	103,600	10,933	285,467	345,756	KIH	0.83
L-12-07-410-022	3/31/2021	491,000	491,000	103,600	9,335	378,065	423,580	KIH	0.89
						663,532	769,337	mean	0.86
							0.86	median	0.86
<b>LAKE FOREST</b>									
L-12-18-181-168	7/9/2020	520,000	520,000	128,700	71,100	320,200	406,320	LAF	0.79
L-12-18-216-226	5/28/2019	685,000	685,000	128,700	15,602	540,698	679,618	LAF	0.80
L-12-18-174-101	8/19/2020	535,000	535,000	118,000	16,776	400,224	502,680	LAF	0.80
L-12-18-214-194	6/5/2019	565,000	565,000	118,000	21,957	425,043	532,322	LAF	0.80
L-12-18-215-200	7/15/2019	595,000	595,000	118,000	17,577	459,423	569,435	LAF	0.81
L-12-18-175-118	4/2/2019	472,900	472,900	128,700	24,530	319,670	390,715	LAF	0.82
L-12-18-217-232	5/13/2019	547,900	547,900	118,000	20,813	409,087	498,398	LAF	0.82
L-12-18-175-109	9/20/2019	590,000	590,000	118,000	23,044	448,956	545,013	LAF	0.82
L-12-18-217-246	12/4/2020	779,000	779,000	128,700	40,019	610,281	731,751	LAF	0.83
L-12-18-180-143	5/20/2019	674,790	674,790	128,700	23,075	523,015	620,700	LAF	0.84
L-12-18-215-214	4/23/2020	750,000	750,000	118,000	27,626	604,374	710,877	LAF	0.85
L-12-18-172-097	10/9/2020	505,000	505,000	128,700	17,262	359,038	421,934	LAF	0.85
L-12-18-166-064	10/14/2020	430,000	430,000	91,600	14,499	323,901	357,161	LAF	0.91
L-12-18-160-023	2/24/2021	479,900	479,900	118,000	18,984	342,916	361,731	LAF	0.95
						6,086,826	7,328,654	mean	0.83
							0.83	median	0.82
		trended up based on current market							0.850
<b>LAKE FOREST HIGHLANDS</b>									
L-12-07-309-077	12/30/2020	490,000	490,000	101,200	19,034	369,766	363,723	LAH	1.02
L-12-07-303-027	1/14/2020	400,000	400,000	101,200	12,845	285,955	281,885	LAH	1.01
L-12-07-310-085	2/13/2020	465,000	465,000	101,200	12,429	351,371	339,504	LAH	1.03
L-12-07-303-020	12/16/2020	475,000	475,000	90,200	10,828	373,972	365,549	LAH	1.02
L-12-07-313-128	10/30/2020	525,000	525,000	101,200	16,216	407,584	396,488	LAH	1.03
L-12-07-305-051	3/10/2021	489,000	489,000	101,200	14,992	372,808	355,776	LAH	1.05
						2,161,456	2,102,925	mean	1.03
							1.03	median	1.03
<b>LAKE FOREST PINES</b>									
L-12-18-220-009	11/18/2020	840,000	840,000	175,000	43,570	621,430	877,191	LAP	0.71
L-12-18-225-059	7/10/2020	970,000	970,000	160,000	42,547	767,453	1,065,948	LAP	0.72

parcel	sale date	sale \$	adj. sale \$	Site Value	Site Imp.	Bldg. Residual	Bldg. - Manual	ECF Analysis	
L -12-18-226-063	5/6/2019	820,000	820,000	175,000	38,045	606,955	824,968	LAP	0.74
L -12-18-224-033	12/17/2019	835,000	835,000	160,000	18,781	656,219	882,647	LAP	0.74
L -12-18-225-046	1/19/2021	760,000	760,000	175,000	26,257	558,743	741,555	LAP	0.75
						3,210,800	4,392,308	mean	0.73
							<b>0.73</b>	median	0.74
<b>LEGACY HEIGHTS</b>									
L -12-30-225-005	9/15/2020	445,000	445,000	103,000	14,983	327,017	460,182	LEG	0.71
L -12-30-225-006	8/30/2019	449,000	449,000	103,000	29,914	316,086	451,172	LEG	0.70
L -12-30-225-010	1/26/2021	560,000	560,000	103,000	27,625	429,375	563,678	LEG	0.76
L -12-30-225-028	8/10/2020	500,000	500,000	103,000	16,236	380,764	523,938	LEG	0.73
L -12-30-225-043	6/26/2019	580,000	580,000	103,000	19,716	457,284	610,041	LEG	0.75
						1,910,526	2,609,011	mean	0.73
							<b>0.73</b>	median	0.73
<b>LOHR LAKE VILLAGE</b>									
L -12-19-420-056	6/13/2019	452,500	452,500	104,400	12,601	335,499	448,635	LOV	0.75
L -12-19-430-072	11/26/2019	445,000	445,000	110,000	2,061	332,939	444,389	LOV	0.75
L -12-19-415-017	7/8/2019	571,500	571,500	110,000	9,270	452,230	601,429	LOV	0.75
L -12-19-415-019	7/18/2019	510,000	510,000	104,400	18,714	386,886	511,062	LOV	0.76
L -12-19-425-061	9/24/2020	450,000	450,000	110,000	2,177	337,823	443,597	LOV	0.76
L -12-19-415-007	6/28/2019	500,000	500,000	104,400	21,572	374,028	483,399	LOV	0.77
L -12-19-435-076	6/5/2020	535,000	535,000	104,400	10,398	420,202	529,122	LOV	0.79
						2,639,607	3,461,633	mean	0.76
							<b>0.76</b>	median	0.76
<b>LOHR WOODS</b>									
L -12-20-211-027	6/4/2020	772,000	772,000	127,800	28,722	615,478	702,531	LWD	0.88
						615,478	702,531	mean	0.88
							<b>0.88</b>	median	0.88
									<b>0.885</b>
<b>MADISON PLACE</b>									
L -12-12-210-053	4/12/2019	217,000	217,000	43,600	-	173,400	161,523	MAD	1.07
L -12-12-210-022	7/2/2019	212,000	212,000	43,600	-	168,400	160,429	MAD	1.05
L -12-12-210-059	9/6/2019	220,000	220,000	43,600	-	176,400	156,428	MAD	1.13
L -12-12-210-054	9/16/2019	214,500	214,500	43,600	-	170,900	160,239	MAD	1.07
L -12-12-210-024	10/26/2019	215,000	215,000	43,600	-	171,400	161,714	MAD	1.06
L -12-12-210-016	5/26/2020	232,500	232,500	43,600	-	188,900	171,939	MAD	1.10
L -12-12-210-019	7/10/2020	221,000	221,000	43,600	-	177,400	158,087	MAD	1.12
L -12-12-210-050	7/30/2020	226,000	226,000	43,600	-	182,400	167,196	MAD	1.09
L -12-12-210-021	11/2/2020	223,000	223,000	43,600	-	179,400	165,280	MAD	1.09
L -12-12-210-008	3/10/2021	230,000	230,000	43,600	-	186,400	166,534	MAD	1.12
						1,775,000	1,629,369	mean	1.09
							<b>1.09</b>	median	1.09
<b>MALLARD COVE</b>									
L -12-30-101-009	4/1/2019	379,900	379,900	80,400	5,180	294,320	324,012	MAL	0.91
L -12-30-102-018	8/7/2020	425,000	425,000	80,400	6,700	337,900	352,040	MAL	0.96
L -12-30-102-026	6/22/2020	395,900	395,900	80,400	3,682	311,818	316,789	MAL	0.98
L -12-30-102-041	8/30/2019	405,000	405,000	80,400	11,825	312,775	343,405	MAL	0.91
						1,256,813	1,336,246	mean	0.94
							<b>0.94</b>	median	0.94
<b>MAPLE CREEK, E HORIZONS</b>									
L -12-19-411-048	4/29/2019	490,000	490,000	96,000	9,271	384,729	479,454	MAH	0.80
L -12-19-411-055	9/1/2020	495,000	495,000	96,000	43,849	355,151	433,249	MAH	0.82
L -12-19-410-020	8/6/2020	615,000	615,000	96,000	70,605	448,395	544,232	MAH	0.82
L -12-19-410-034	5/28/2020	510,000	510,000	96,000	11,003	402,997	488,194	MAH	0.83
L -12-19-411-044	10/25/2019	470,000	470,000	96,000	9,033	364,967	435,381	MAH	0.84
L -12-19-383-039	5/31/2019	363,000	363,000	80,000	10,930	272,070	321,635	MAH	0.85
L -12-19-383-040	3/5/2020	360,000	360,000	80,000	8,295	271,705	314,558	MAH	0.86
L -12-19-380-004	8/13/2020	365,000	365,000	80,000	1,532	283,468	323,560	MAH	0.88
						2,783,482	3,340,263	mean	<b>0.84</b>
							<b>0.83</b>	median	0.83

parcel	sale date	sale \$	adj. sale \$	Site Value	Site Imp.	Bldg. Residual	Bldg. - Manual	ECF Analysis		
<b>MCCORMICK PLACE SUB</b>										
L-12-30-201-012	7/3/2020	435,000	435,000	91,300	10,074	333,626	348,621	MCC	0.96	
						333,626	348,621	mean	0.96	
							0.96	median	0.96	
<b>MEADOWVIEW/CLUSTERS</b>										
L-12-24-302-014	1/10/2020	295,000	295,000	64,600	7,100	223,300	216,795	MEC	1.03	
L-12-24-380-013	7/28/2020	305,000	305,000	55,200	7,126	242,674	214,484	MEC	1.13	
L-12-24-375-028	5/9/2019	204,000	204,000	42,600	-	161,400	161,138	MEC	1.00	
L-12-24-375-017	11/6/2020	235,000	235,000	42,600	-	192,400	167,611	MEC	1.15	
L-12-24-375-021	6/19/2019	222,000	222,000	42,600	-	179,400	178,053	MEC	1.01	
L-12-24-375-010	6/17/2020	220,000	220,000	39,000	586	180,414	173,794	MEC	1.04	
						1,179,588	1,111,876	mean	1.06	
							1.06	median	1.03	
		trended up based on current market 1.25-2 sty 1.25-1.55								1.25
<b>MILAN SCHOOL DISTRICT METES AND BOUNDS</b>										
L-12-25-300-030	9/11/2019	359,000	359,000	72,660	22,465	263,875	249,430	MSD	1.06	
L-12-25-400-033	2/16/2021	190,000	190,000	35,768	3,199	151,033	136,056	MSD	1.11	
L-12-35-200-001	3/22/2021	238,500	238,500	85,500	13,172	139,828	116,965	MSD	1.20	
						554,736	502,451	mean	1.12	
		1 sty - %GD 0-60					1.10	median	1.11	
L-12-35-400-038	10/31/2019	255,000	255,000	48,500	11,573	194,927	186,345	MSD	1.05	
L-12-36-400-015	9/28/2020	185,000	185,000	48,250	-	136,750	129,102	MSD	1.06	
						331,677	315,447	mean	1.05	
		1 sty - % GD 61-90					1.05	median	1.05	
L-12-25-400-026	4/20/2020	410,000	410,000	74,902	7,515	327,583	257,659	MSD	1.27	
						327,583	257,659	mean	1.27	
							1.27			
		2 sty - %GD 0-60 trended down - only one sale						1.25		
L-12-25-400-014	2/11/2020	358,500	358,500	66,861	7,763	283,876	246,751	MSD	1.15	
L-12-25-300-048	6/23/2020	425,000	425,000	90,000	18,077	316,923	287,142	MSD	1.10	
L-12-25-300-023	7/31/2020	325,000	325,000	72,240	-	252,760	233,299	MSD	1.08	
L-12-25-300-018	2/24/2021	325,000	325,000	50,515	17,678	256,807	221,708	MSD	1.16	
L-12-25-400-018	10/21/2020	429,900	429,900	122,591	10,286	297,023	260,427	MSD	1.14	
						1,407,389	1,249,327	mean	1.13	
		2 sty - % GD 61-70					1.13	median	1.14	
		trended up based on current market 1.00-1.25						1.15		
		ECF for Milan SD Metes and Bounds set based on style and age								
<b>OAK HILL</b>										
L-12-25-356-001	8/12/2019	279,400	279,400	57,500	5,568	216,332	194,735	OAH	1.11	
L-12-25-355-012	3/16/2020	324,000	324,000	63,300	7,023	253,677	222,436	OAH	1.14	
L-12-25-357-022	5/11/2020	225,000	225,000	47,900	12,761	164,339	142,594	OAH	1.15	
L-12-25-356-005	1/8/2021	255,000	255,000	57,500	4,964	192,536	156,390	OAH	1.23	
						826,884	716,155	mean	1.16	
							1.15	median	1.15	
		trended up based on current market								
<b>OAK MEADOWS, MEADOW GROVE</b>										
L-12-07-415-028	4/26/2019	320,000	350,000	58,700	657	290,643	279,545	OAM	1.04	
L-12-07-280-007	3/24/2020	245,000	245,000	43,200	-	201,800	193,443	OAM	1.04	
L-12-07-280-019	6/13/2019	235,000	235,000	43,200	-	191,800	192,303	OAM	1.00	
L-12-07-280-021	6/28/2019	259,000	259,000	43,200	-	215,800	202,496	OAM	1.07	
L-12-07-280-025	9/9/2020	324,900	324,900	58,700	403	265,797	257,750	OAM	1.03	
L-12-07-280-045	8/21/2020	269,000	269,000	58,700	-	210,300	199,624	OAM	1.05	
L-12-07-280-047	7/30/2020	260,000	260,000	58,700	483	200,817	202,543	OAM	0.99	
L-12-07-280-052	6/22/2020	297,500	297,500	58,700	-	238,800	230,478	OAM	1.04	
L-12-07-280-055	7/17/2019	266,000	266,000	58,700	403	206,897	212,503	OAM	0.97	
L-12-07-280-056	3/26/2021	281,000	281,000	58,700	403	221,897	224,437	OAM	0.99	
L-12-07-280-068	8/4/2020	252,500	252,500	58,700	403	193,397	190,680	OAM	1.01	
L-12-07-280-073	10/23/2020	267,500	267,500	58,700	403	208,397	207,991	OAM	1.00	
L-12-07-280-074	7/17/2020	249,000	249,000	58,700	403	189,897	193,722	OAM	0.98	
L-12-07-280-076	6/11/2020	283,500	283,500	58,700	403	224,397	229,960	OAM	0.98	
L-12-07-280-078	8/31/2020	269,000	269,000	58,700	403	209,897	212,070	OAM	0.99	
L-12-07-280-080	12/8/2020	265,000	265,000	58,700	403	205,897	205,682	OAM	1.00	

parcel	sale date	sale \$	adj. sale \$	Site Value	Site Imp.	Bldg. Residual	Bldg. - Manual	ECF Analysis		
L -12-07-280-083	6/24/2020	307,000	307,000	58,700	403	247,897	242,790	OAM	1.02	
L -12-07-280-097	4/4/2019	289,400	289,400	58,700	403	230,297	221,282	OAM	1.04	
L -12-07-280-099	10/10/2019	279,900	279,900	58,700	873	220,327	220,787	OAM	1.00	
L -12-07-280-102	2/16/2021	320,000	320,000	58,700	-	261,300	232,971	OAM	1.12	
L -12-07-280-115	2/24/2021	333,300	333,300	58,700	420	274,180	225,461	OAM	1.22	
L -12-07-280-116	7/8/2020	305,000	305,000	58,700	420	245,880	252,182	OAM	0.98	
L -12-07-280-118	6/11/2020	325,000	325,000	58,700	426	265,874	255,722	OAM	1.04	
L -12-07-280-119	10/2/2020	325,000	325,000	58,700	-	266,300	278,150	OAM	0.96	
L -12-07-280-127	3/12/2021	273,000	273,000	58,700	420	213,880	219,059	OAM	0.98	
L -12-07-280-134	7/18/2019	336,000	336,000	58,700	349	276,951	254,274	OAM	1.09	
L -12-07-350-045	2/22/2021	356,000	356,000	58,700	-	297,300	271,118	OAM	1.10	
L -12-07-350-051	11/5/2020	302,000	302,000	58,700	532	242,768	223,601	OAM	1.09	
L -12-07-350-059	2/27/2020	315,000	315,000	58,700	-	256,300	245,407	OAM	1.04	
L -12-07-415-003	1/27/2020	310,000	310,000	58,700	931	250,369	252,310	OAM	0.99	
L -12-07-415-021	3/18/2020	308,000	308,000	58,700	-	249,300	240,617	OAM	1.04	
L -12-07-415-035	10/21/2020	307,500	307,500	58,700	197	248,603	237,053	OAM	1.05	
						7,523,959	7,308,012	mean	1.03	
							1.030	median	1.03	
<b>OAK PARK, WASHTENAW GARDENS</b>										
L -12-01-351-019	11/3/2020	300,000	300,000	50,300	5,615	244,085	238,962	OAP	1.02	
							1.02		1.02	
		newer construction 91-100% GD trended up based on current market								1.05
L -12-01-326-028	7/30/2019	238,000	238,000	54,800	6,772	176,428	120,440	OAP	1.46	
L -12-01-328-012	11/21/2019	275,000	275,000	54,800	7,583	212,617	144,287	OAP	1.47	
L -12-01-353-014	3/13/2020	190,000	190,000	52,700	3,466	133,834	94,729	OAP	1.41	
L -12-01-353-005	3/30/2020	227,000	227,000	52,700	6,873	167,427	123,671	OAP	1.35	
L -12-01-378-033	6/8/2020	278,000	278,000	59,600	2,953	215,447	153,256	OAP	1.41	
L -12-01-379-009	6/30/2020	240,000	240,000	50,300	1,751	187,949	130,889	OAP	1.44	
L -12-01-378-009	7/15/2020	279,900	279,900	52,700	7,759	219,441	145,404	OAP	1.51	
L -12-01-302-013	10/6/2020	280,000	280,000	52,700	10,830	216,470	154,444	OAP	1.40	
L -12-01-379-010	10/9/2020	243,100	243,100	50,300	1,946	190,854	136,039	OAP	1.40	
L -12-01-327-017	10/21/2020	280,000	280,000	59,600	1,571	218,829	155,069	OAP	1.41	
L -12-01-378-004	11/30/2020	270,000	270,000	52,700	4,709	212,591	148,861	OAP	1.43	
L -12-01-376-004	1/20/2021	308,000	308,000	52,700	3,092	252,208	183,162	OAP	1.38	
L -12-01-352-014	2/23/2021	319,000	319,000	52,700	11,064	255,236	184,909	OAP	1.38	
L -12-01-302-020	3/4/2021	380,000	380,000	50,300	679	329,021	217,424	OAP	1.51	
						2,988,352	2,092,586	mean	1.43	
							1.43	median	1.41	
		trended up based on age and current market 1.05-1.55								
<b>PITTSFIELD GLEN ESTATES</b>										
L -12-22-401-032	8/13/2020	643,029	643,029	95,000	12,137	535,892	756,613	PIGE	0.708	
L -12-22-401-025	8/26/2020	494,870	494,870	95,000	13,594	386,276	659,849	PIGE	0.585	
L -12-22-401-028	9/9/2020	562,440	562,440	95,000	12,962	454,478	684,916	PIGE	0.664	
L -12-22-401-031	10/23/2020	600,275	600,275	95,000	17,557	487,718	716,946	PIGE	0.680	
L -12-22-401-033	11/5/2020	544,305	544,305	95,000	11,476	437,829	632,610	PIGE	0.692	
L -12-22-401-026	11/20/2020	663,789	663,789	95,000	17,557	551,232	789,063	PIGE	0.699	
L -12-22-401-034	12/15/2020	591,345	591,345	95,000	18,851	477,494	725,305	PIGE	0.658	
L -12-22-401-036	12/17/2020	489,735	489,735	95,000	12,137	382,598	660,773	PIGE	0.579	
L -12-22-401-030	12/18/2020	550,385	550,385	95,000	12,137	443,248	644,269	PIGE	0.688	
L -12-22-401-027	12/22/2020	536,385	536,385	95,000	13,430	427,955	660,857	PIGE	0.648	
L -12-22-401-035	12/22/2020	587,365	587,365	95,000	13,430	478,935	712,519	PIGE	0.672	
L -12-22-401-023	2/17/2021	633,600	633,600	95,000	9,864	528,736	774,487	PIGE	0.683	
L -12-22-401-022	2/24/2021	565,065	565,065	95,000	13,430	456,635	688,066	PIGE	0.664	
L -12-22-401-029	3/2/2021	599,275	599,275	95,000	12,137	492,138	714,999	PIGE	0.688	
						6,541,164	9,821,272	MEAN	0.665	
		based on new construction						0.67	MEDIAN	0.676
L -12-22-401-015	5/18/2021	631,092	631,092	95,000	9,825	526,267	764,021	PIGE	0.689	
L -12-22-401-037	5/28/2021	526,376	526,376	95,000	11,614	419,762	626,510	PIGE	0.670	
L -12-22-401-017	6/2/2021	578,780	578,780	95,000	9,825	473,955	712,616	PIGE	0.665	
L -12-22-401-019	6/24/2021	624,175	624,175	95,000	14,833	514,342	703,225	PIGE	0.731	
L -12-22-401-006	6/28/2021	550,240	550,240	95,000	9,825	445,415	661,210	PIGE	0.674	
L -12-22-401-018	7/22/2021	516,640	516,640	95,000	9,825	411,815	616,024	PIGE	0.669	
L -12-22-401-020	7/28/2021	577,015	577,015	95,000	9,825	472,190	696,125	PIGE	0.678	
L -12-22-401-005	7/30/2021	528,065	528,065	95,000	9,825	423,240	678,491	PIGE	0.624	

parcel	sale date	sale \$	adj. sale \$	Site Value	Site Imp.	Bldg. Residual	Bldg. - Manual	ECF Analysis	
L-12-22-401-021	8/11/2021	583,965	583,965	95,000	9,660	479,305	651,566	PIGE	0.736
L-12-22-401-016	8/20/2021	615,200	615,200	95,000	9,825	510,375	766,672	PIGE	0.666
L-12-22-401-024	8/20/2021	515,115	515,115	95,000	9,924	410,191	594,864	PIGE	0.690
L-12-22-401-007	9/28/2021	582,510	582,510	95,000	9,924	477,586	723,707	PIGE	0.660
L-12-22-401-008	9/29/2021	568,630	568,630	95,000	9,924	463,706	676,876	PIGE	0.685
L-12-22-401-004	9/30/2021	507,050	507,050	95,000	9,924	402,126	594,684	PIGE	0.676
L-12-22-401-009	10/28/2021	528,045	528,045	95,000	9,924	423,121	633,331	PIGE	0.668
						6,853,396	10,099,924	MEAN	0.679
							0.679	MEDIAN	0.674
<b>PITTSFIELD GLEN VILLAS</b>									
L-12-22-402-041	6/11/2020	371,490	371,490	72,700	5,786	293,004	370,711	PIGV	0.790
L-12-22-402-042	6/12/2020	358,290	358,290	72,700	5,786	279,804	362,591	PIGV	0.772
L-12-22-402-033	12/30/2020	365,965	365,965	72,700	5,261	288,004	380,129	PIGV	0.758
L-12-22-402-036	12/30/2020	362,990	362,990	72,700	6,576	283,714	376,745	PIGV	0.753
L-12-22-402-035	1/5/2021	341,455	341,455	72,700	6,576	262,179	358,084	PIGV	0.732
L-12-22-402-003	1/28/2021	379,473	379,473	72,700	4,385	302,388	382,596	PIGV	0.790
L-12-22-402-002	1/28/2021	373,845	373,845	72,700	5,846	295,299	377,972	PIGV	0.781
L-12-22-402-001	1/28/2021	359,565	359,565	72,700	5,846	281,019	370,984	PIGV	0.757
L-12-22-402-004	1/28/2021	366,665	366,665	72,700	4,385	289,580	379,768	PIGV	0.763
L-12-22-402-038	2/26/2021	325,495	325,495	72,700	3,653	249,142	334,091	PIGV	0.746
L-12-22-402-040	2/26/2021	372,465	372,465	72,700	3,653	296,112	382,771	PIGV	0.774
L-12-22-402-037	2/26/2021	372,765	372,765	72,700	3,945	296,120	378,489	PIGV	0.782
L-12-22-402-039	2/26/2021	362,090	362,090	72,700	3,653	285,737	373,379	PIGV	0.765
L-12-22-402-011	3/23/2021	372,275	372,275	72,700	3,507	296,068	378,586	PIGV	0.782
L-12-22-402-013	3/25/2021	351,290	351,290	72,700	3,507	275,083	373,379	PIGV	0.737
L-12-22-402-014	3/25/2021	377,615	377,615	72,700	3,507	301,408	382,771	PIGV	0.787
L-12-22-402-006	3/26/2021	388,665	388,665	72,700	4,091	311,874	379,216	PIGV	0.822
L-12-22-402-005	3/26/2021	388,165	388,165	72,700	3,799	311,666	371,418	PIGV	0.839
						5,198,201	6,713,678		0.774
							0.774		0.773
		based on new construction-trended up with market						0.780	
<b>REGENTS PARK</b>									
		N/C based on current market						0.72	
<b>ROLLING HILLS ESTATES</b>									
L-12-32-110-026	8/2/2019	555,000	555,000	109,000	70,387	375,613	531,483	ROH	0.71
L-12-32-110-017	5/19/2020	440,000	440,000	100,000	5,930	334,070	472,071	ROH	0.71
L-12-32-110-015	11/30/2020	484,000	484,000	100,000	20,132	363,868	501,295	ROH	0.73
L-12-29-410-036	3/15/2021	424,500	424,500	100,000	11,782	312,718	430,647	ROH	0.73
L-12-32-110-014	12/29/2020	445,000	445,000	109,000	9,292	326,708	447,647	ROH	0.73
L-12-29-410-037	3/5/2020	485,000	485,000	100,000	11,400	373,600	476,597	ROH	0.78
						2,086,577	2,859,739	mean	0.73
							0.73	median	0.73
<b>ROLLING MEADOWS</b>									
L-12-26-220-033	5/30/2019	295,000	295,000	68,200	10,366	216,434	238,705	ROM	0.91
L-12-26-205-001	7/25/2019	287,000	287,000	68,200	9,462	209,338	234,652	ROM	0.89
L-12-26-205-054	1/14/2020	300,000	300,000	68,200	5,525	226,275	246,159	ROM	0.92
L-12-26-210-040	2/22/2020	285,000	285,000	68,200	5,718	211,082	210,945	ROM	1.00
L-12-26-210-048	3/30/2020	305,000	305,000	68,200	3,075	233,725	224,795	ROM	1.04
L-12-26-215-021	1/3/2020	288,000	288,000	68,200	5,058	214,742	239,216	ROM	0.90
L-12-26-205-058	11/6/2020	315,000	315,000	68,200	8,564	238,236	212,543	ROM	1.12
L-12-26-220-032	12/6/2019	292,000	292,000	68,200	9,026	214,774	223,185	ROM	0.96
						1,764,606	1,830,200	mean	0.97
							0.964	median	0.94
<b>ROSEWOOD VILLAGE-A</b>									
L-12-26-230-148	5/24/2019	185,000	185,000	39,700	-	145,300	182,060	ROV-A	0.80
L-12-26-230-003	8/21/2020	196,500	196,500	39,700	-	156,800	180,244	ROV-A	0.87
L-12-26-230-063	8/4/2020	197,000	197,000	39,700	-	157,300	186,212	ROV-A	0.84
L-12-26-230-069	12/7/2020	200,000	200,000	39,700	-	160,300	186,212	ROV-A	0.86
L-12-26-230-070	10/9/2020	199,000	199,000	39,700	-	159,300	186,142	ROV-A	0.86
L-12-26-230-093	6/21/2019	207,000	207,000	39,700	-	167,300	186,212	ROV-A	0.90
L-12-26-230-099	5/1/2020	205,000	205,000	39,700	-	165,300	190,688	ROV-A	0.87

parcel	sale date	sale \$	adj. sale \$	Site Value	Site Imp.	Bldg. Residual	Bldg. - Manual	ECF Analysis	
L -12-26-230-117	1/18/2021	199,000	199,000	39,700	-	159,300	182,937	ROV-A	0.87
L -12-26-230-147	2/25/2021	200,500	200,500	39,700	-	160,800	183,937	ROV-A	0.87
						1,431,700	1,664,644	mean	0.860
							<b>0.860</b>	median	0.867
<b>ROSEWOOD VILLAGE-B</b>									
L -12-26-230-116	1/8/2021	197,000	197,000	39,700	-	157,300	198,955	ROV-B	0.79
L -12-26-230-110	11/2/2020	200,000	200,000	39,700	-	160,300	198,955	ROV-B	0.81
L -12-26-230-098	7/23/2020	204,000	204,000	39,700	-	164,300	201,985	ROV-B	0.81
L -12-26-230-092	2/25/2020	202,500	202,500	39,700	-	162,800	198,580	ROV-B	0.82
L -12-26-230-026	3/9/2020	200,000	200,000	39,700	-	160,300	195,113	ROV-B	0.82
L -12-26-230-101	5/3/2019	208,500	208,500	39,700	-	168,800	201,609	ROV-B	0.84
L -12-26-230-146	9/25/2020	211,750	211,750	39,700	-	172,050	204,324	ROV-B	0.84
L -12-26-230-176	5/29/2019	208,000	208,000	39,700	-	168,300	199,156	ROV-B	0.85
L -12-26-230-137	3/30/2020	209,000	209,000	39,700	-	169,300	200,102	ROV-B	0.85
L -12-26-230-113	7/23/2020	209,000	209,000	39,700	-	169,300	199,528	ROV-B	0.85
L -12-26-230-125	7/15/2019	215,000	215,000	39,700	-	175,300	205,797	ROV-B	0.85
L -12-26-230-173	7/22/2019	212,500	212,500	39,700	-	172,800	199,770	ROV-B	0.86
L -12-26-230-062	3/17/2021	217,000	217,000	39,700	-	177,300	201,029	ROV-B	0.88
L -12-26-230-155	2/10/2021	215,000	215,000	39,700	-	175,300	198,620	ROV-B	0.88
L -12-26-230-032	4/1/2020	213,500	213,500	39,700	-	173,800	195,875	ROV-B	0.89
						2,527,250	2,999,398	mean	0.843
							<b>0.84</b>	median	0.845
<b>ROSEWOOD VILLAGE-C</b>									
L -12-26-230-091	10/23/2020	180,000	180,000	39,700	-	140,300	157,370	ROV-C	0.89
L -12-26-230-013	10/15/2019	172,000	172,000	39,700	-	132,300	156,026	ROV-C	0.85
L -12-26-230-175	7/8/2019	180,000	180,000	39,700	-	140,300	152,344	ROV-C	0.92
L -12-26-230-096	5/7/2019	184,500	184,500	39,700	-	144,800	156,994	ROV-C	0.92
L -12-26-230-037	9/24/2020	185,000	185,000	39,700	-	145,300	150,706	ROV-C	0.96
L -12-26-230-043	6/11/2020	187,000	187,000	39,700	-	147,300	150,774	ROV-C	0.98
L -12-26-230-061	2/23/2021	187,500	187,500	39,700	-	147,800	161,251	ROV-C	0.92
L -12-26-230-072	3/5/2021	185,000	185,000	39,700	-	145,300	149,730	ROV-C	0.97
L -12-26-230-078	7/31/2020	182,500	182,500	39,700	-	142,800	157,370	ROV-C	0.91
L -12-26-230-097	5/19/2020	185,000	185,000	39,700	-	145,300	157,370	ROV-C	0.92
L -12-26-230-121	7/31/2020	183,000	183,000	39,700	-	143,300	155,449	ROV-C	0.92
L -12-26-230-138	4/26/2019	184,000	184,000	39,700	-	144,300	155,561	ROV-C	0.93
L -12-26-230-139	6/5/2019	190,000	190,000	39,700	-	150,300	155,630	ROV-C	0.97
L -12-26-230-162	3/27/2020	183,000	183,000	39,700	-	143,300	153,163	ROV-C	0.94
						2,012,700	2,169,738	mean	0.928
							<b>0.928</b>	median	0.923
combined for ECF analysis									
<b>SALINE METES &amp; BOUNDS-NORTHWEST and MICHIGAN</b>									
L -12-31-200-001	8/19/2020	260,000	260,000	69,500	25,204	165,296	145,192	SNWMC	1.14
L -12-32-400-005	10/16/2019	299,000	299,000	88,000	-	211,000	183,592	SNWMC	1.15
L -12-32-100-013	10/9/2020	670,000	670,000	87,200	63,449	519,351	433,563	SNWMC	1.20
L -12-27-200-011	5/24/2019	293,000	293,000	69,750	1,517	221,733	184,766	SNWMC	1.20
L -12-29-200-003	10/20/2020	260,000	260,000	97,539	3,754	158,707	127,022	SNWMC	1.25
L -12-21-100-005	6/5/2020	390,000	390,000	144,137	8,337	237,526	191,031	SNWMC	1.24
L -12-19-300-022	10/2/2020	520,000	520,000	161,400	14,258	344,342	293,917	SNWMC	1.17
						1,857,955	1,559,081	mean	1.19
							1.19	median	1.20
		trended range by age .83-1.18					<b>1.18</b>		
<b>SALINE METES &amp; BOUNDS-SECTION 33</b>									
L -12-33-400-011	3/30/2021	430,000	430,000	95,060	-	334,940	267,149	SAL33	1.25
L -12-33-300-006	9/30/2020	475,000	475,000	114,364	12,524	348,112	262,906	SAL33	1.32
						683,052	530,055	mean	1.29
							<b>1.29</b>	median	1.29
		0-60 %GD 0-60 trended up based on current market							<b>1.30</b>
L -12-33-400-040	4/29/2019	329,000	329,000	101,216	1,827	225,957	220,692	SAL33	1.02
L -12-33-100-014	12/1/2020	410,000	410,000	86,092	6,206	317,702	302,960	SAL33	1.05
						543,659	523,652	mean	1.04
							<b>1.04</b>	median	1.04
		71-80 %GD 0-60 trended up based on current market							<b>1.05</b>

parcel	sale date	sale \$ trended based on age 1.00-1.30	adj. sale \$	Site Value	Site Imp.	Bldg. Residual	Bldg. - Manual	ECF Analysis	
combined for ECF analysis									
<b>SALINE METES &amp; BOUNDS-SOUTHEAST and GREENHILLS AREA</b>									
L -12-27-325-003	6/7/2019	435,000	435,000	90,200	18,385	326,415	444,099	SSEGH	0.74
L -12-34-200-061	5/24/2019	625,000	625,000	120,085	31,100	473,815	605,966	SSEGH	0.78
L -12-34-200-053	12/18/2019	530,000	530,000	93,200	5,257	431,543	598,768	SSEGH	0.72
L -12-34-200-060	8/19/2020	565,000	565,000	115,450	30,782	418,768	571,676	SSEGH	0.73
						1,650,541	2,220,510	mean	0.74
							<b>0.74</b>	median	0.73
		trended range by age .75-.90							<b>0.75</b>
<b>SAND CREEK</b>									
L -12-36-110-014	10/30/2019	480,000	480,000	99,400	33,293	347,307	549,025	SAN	0.63
						347,307	549,025	mean	0.63
							<b>0.63</b>	median	0.63
		trended up based on current market							<b>0.65</b>
<b>SHA ESTATES</b>									
L -12-30-110-001	6/21/2019	544,000	544,000	101,200	11,748	431,052	560,221	SHA	0.77
L -12-30-110-009	6/10/2020	559,900	559,900	110,200	21,392	428,308	583,789	SHA	0.73
L -12-30-110-015	6/7/2019	405,000	405,000	101,200	12,494	291,306	415,250	SHA	0.70
L -12-30-110-020	5/30/2019	545,000	545,000	110,200	11,051	423,749	571,232	SHA	0.74
L -12-30-110-030	3/31/2020	445,000	445,000	101,200	10,204	333,596	461,641	SHA	0.72
						1,908,011	2,592,132	mean	0.73
							<b>0.74</b>	median	0.73
<b>SILO RIDGE</b>									
L -12-20-301-020	5/4/2019	415,000	415,000	65,200	16,976	332,824	220,899	SIL	1.51
L -12-20-301-001	11/22/2019	378,000	378,000	84,120	8,513	285,367	209,217	SIL	1.36
L -12-20-310-018	7/24/2019	375,000	375,000	75,300	4,681	295,019	212,830	SIL	1.39
L -12-20-310-004	10/30/2019	298,000	298,000	75,300	3,942	218,758	155,885	SIL	1.40
						1,131,968	798,832	mean	1.42
							<b>1.42</b>	median	1.39
		trended down more weight given to median							<b>1.40</b>
L -12-20-321-055	5/24/2019	381,000	381,000	75,300	6,868	298,832	248,172	SIL	1.20
L -12-20-321-058	2/28/2020	362,000	362,000	75,300	5,863	280,837	225,479	SIL	1.25
L -12-20-310-010	3/6/2020	375,000	375,000	75,300	3,494	296,206	228,093	SIL	1.30
L -12-20-301-016	6/28/2019	347,000	347,000	75,300	6,148	265,552	211,764	SIL	1.25
L -12-20-400-008	7/8/2020	665,000	665,000	127,574	20,993	516,433	396,425	SIL	1.30
L -12-20-320-110	2/7/2020	383,000	383,000	70,200	4,332	308,468	253,106	SIL	1.22
						1,966,328	1,563,040	mean	1.25
							<b>1.26</b>	median	1.25
<b>SILVERLEAF &amp; VILLAGE</b>									
L -12-13-145-176	3/4/2020	345,000	345,000	85,600	9,751	249,649	341,665	SIR	0.73
L -12-13-145-159	1/29/2020	460,000	460,000	78,100	11,348	370,552	526,232	SIR	0.70
L -12-13-145-171	5/26/2020	450,000	450,000	85,600	18,721	345,679	473,044	SIR	0.73
L -12-13-105-012	7/30/2020	335,000	335,000	66,000	5,297	263,703	352,791	SIR	0.75
L -12-13-105-026	12/18/2020	280,000	280,000	66,000	4,138	209,862	270,498	SIR	0.78
L -12-13-144-129	1/22/2021	479,900	479,900	85,600	21,364	372,936	486,193	SIR	0.77
						1,812,381	2,450,424	mean	0.74
							0.740	median	0.74
		0-90% GD trended up based on current market							<b>0.75</b>
L -12-13-143-114	7/20/2020	424,900	424,900	85,600	9,999	329,301	460,705	SIR	0.71
L -12-13-144-131	10/10/2019	456,000	456,000	85,600	24,113	346,287	500,305	SIR	0.69
L -12-13-145-181	7/1/2020	399,900	399,900	85,600	22,250	292,050	441,985	SIR	0.66
L -12-13-145-180	10/15/2019	335,000	335,000	85,600	18,453	230,947	320,015	SIR	0.72
L -12-13-144-136	2/10/2020	380,000	380,000	78,100	11,241	290,659	427,848	SIR	0.68
						1,489,244	2,150,859	mean	0.69
							0.692	median	0.69
		newer 91-100% GD trended up based on current market							<b>0.70</b>
<b>STONEBRIDGE ESTATES</b>									
L -12-18-415-027	3/9/2021	445,000	445,000	108,700	5,033	331,267	399,828	STE	0.83
L -12-18-415-075	6/30/2020	610,000	610,000	131,700	12,815	465,485	534,617	STE	0.87

parcel	sale date	sale \$	adj. sale \$	Site Value	Site Imp.	Bldg. Residual	Bldg. - Manual	ECF Analysis	
L-12-18-435-137	1/4/2020	567,000	567,000	120,200	19,813	426,987	528,656	STE	0.81
L-12-18-415-019	8/27/2020	600,000	600,000	108,700	24,843	466,457	543,099	STE	0.86
L-12-19-210-221	4/20/2020	575,000	575,000	131,700	7,420	435,880	521,798	STE	0.84
L-12-19-210-231	8/20/2019	635,000	635,000	150,800	18,389	465,811	560,404	STE	0.83
L-12-19-210-233	1/22/2020	721,000	721,000	150,800	21,991	548,209	632,860	STE	0.87
L-12-19-110-123	4/15/2020	715,000	715,000	150,800	26,960	537,240	632,383	STE	0.85
L-12-18-106-199	7/30/2020	555,000	555,000	108,700	31,340	414,960	510,426	STE	0.81
L-12-18-301-328	5/30/2019	570,000	570,000	150,800	15,296	403,904	506,826	STE	0.80
L-12-18-410-100	6/13/2019	735,000	735,000	131,700	16,658	586,642	728,441	STE	0.81
L-12-19-201-286	4/21/2020	850,000	850,000	150,800	21,145	678,055	818,937	STE	0.83
L-12-18-415-063	5/15/2019	665,000	665,000	150,800	9,777	504,423	550,972	STE	0.92
L-12-18-430-153	1/28/2021	645,000	645,000	120,200	10,909	513,891	604,828	STE	0.85
L-12-18-106-178	7/22/2019	615,000	615,000	108,700	21,311	484,989	580,952	STE	0.83
L-12-18-106-194	7/13/2020	970,000	970,000	150,800	18,239	800,961	972,385	STE	0.82
L-12-19-210-316	7/9/2020	810,000	810,000	150,800	15,955	643,245	706,009	STE	0.91
L-12-19-120-164	8/15/2019	678,500	678,500	150,800	30,658	497,042	619,363	STE	0.80
L-12-18-415-024	12/9/2019	586,900	586,900	108,700	11,413	466,787	563,327	STE	0.83
L-12-18-301-329	11/14/2019	710,000	710,000	150,800	12,541	546,659	686,395	STE	0.80
L-12-19-115-118	12/16/2020	960,000	960,000	150,800	44,898	764,302	916,701	STE	0.83
						10,983,196	13,119,206	mean	0.84
							<b>0.84</b>	median	0.83
<b>STONEBRIDGE-HIGHPOINTE</b>									
L-12-19-230-069	3/16/2020	650,000	650,000	123,400	18,528	508,072	630,179	STH	0.81
L-12-19-230-081	8/31/2020	675,000	675,000	113,000	21,968	540,032	667,262	STH	0.81
L-12-19-230-037	8/23/2019	595,000	595,000	123,400	18,092	453,508	559,606	STH	0.81
L-12-19-230-087	7/15/2020	685,000	685,000	113,000	26,675	545,325	655,221	STH	0.83
L-12-19-230-057	10/18/2019	536,000	574,720	113,000	18,738	442,982	525,576	STH	0.84
L-12-19-230-072	4/20/2020	660,000	660,000	123,400	27,736	508,864	594,650	STH	0.86
						2,998,783	3,632,494	median	0.83
							<b>0.83</b>	mean	0.82
<b>STONEBRIDGE-LINKS</b>									
L-12-18-301-318	3/6/2020	456,500	456,500	105,000	24,079	327,421	405,583	STL	0.81
L-12-18-303-007	4/5/2019	464,900	464,900	102,000	16,988	345,912	416,138	STL	0.83
L-12-18-303-027	8/25/2020	535,000	535,000	105,000	21,797	408,203	480,038	STL	0.85
L-12-18-303-032	6/26/2019	550,000	550,000	105,000	22,432	422,568	494,688	STL	0.85
L-12-18-303-041	5/16/2019	500,000	500,000	105,000	20,329	374,671	465,791	STL	0.80
						1,878,775	2,262,238	mean	0.83
							<b>0.83</b>	median	0.83
<b>STONEBRIDGE-LONE OAK</b>									
L-12-18-450-025	9/22/2020	415,000	415,000	81,300	-	333,700	271,987	STO	1.23
						333,700	271,987	mean	1.23
							<b>1.23</b>	median	1.23
							<b>1.27</b>	trended up based on current market	
<b>STONEBRIDGE-PONDS</b>									
L-12-18-107-007	3/24/2020	330,000	330,000	70,100	3,855	256,045	243,008	STP	1.05
L-12-18-107-013	3/13/2020	342,900	342,900	70,100	-	272,800	245,508	STP	1.11
L-12-18-107-042	2/25/2020	405,000	405,000	74,500	-	330,500	303,776	STP	1.09
L-12-18-107-045	6/11/2019	360,000	360,000	74,500	-	285,500	264,151	STP	1.08
						1,144,845	1,056,443	mean	1.08
							<b>1.08</b>	median	1.08
<b>THISTLE DOWN FARMS EAST-WEST COMBINED</b>									
combined for ECF analysis									
L-12-32-405-087	9/12/2020	722,500	722,500	132,000	30,068	560,432	751,245	TD-EW	0.75
						560,432	751,245	mean	0.75
							<b>0.75</b>	median	0.75
								1 sty	
L-12-32-405-103	11/22/2019	680,000	680,000	138,500	40,502	500,998	795,810	TD-EW	0.63
L-12-33-305-004	2/28/2020	740,000	740,000	134,800	92,609	512,591	838,050	TD-EW	0.61
L-12-33-305-021	4/26/2019	645,000	645,000	137,700	25,231	482,069	781,690	TD-EW	0.62
L-12-33-305-030	6/8/2020	610,000	610,000	137,700	18,105	454,195	731,044	TD-EW	0.62
L-12-33-305-052	8/28/2019	597,500	597,500	137,700	25,623	434,177	671,037	TD-EW	0.65
L-12-33-305-056	9/15/2020	1,200,000	1,200,000	137,700	59,160	1,003,140	1,543,449	TD-EW	0.65

parcel	sale date	sale \$	adj. sale \$	Site Value	Site Imp.	Bldg. Residual	Bldg. - Manual	ECF Analysis		
L-12-33-305-060	4/20/2020	619,000	700,000	134,800	35,581	529,619	725,507	TD-EW	0.73	
L-12-33-305-067	8/4/2020	615,000	615,000	134,800	25,924	454,276	738,860	TD-EW	0.61	
L-12-33-305-074	8/4/2020	825,000	825,000	144,585	48,307	632,108	883,774	TD-EW	0.72	
						5,003,173	7,709,220	mean	0.65	
		2 sty					0.65	median	0.63	
<b>UNIVERSITY PALISADES</b>										
L-12-12-320-060	10/30/2020	341,000	341,000	66,900	10,913	263,187	316,668	UNF	0.83	
L-12-12-431-153	7/20/2019	300,000	300,000	66,900	7,758	225,342	298,321	UNF	0.76	
L-12-12-430-109	6/3/2020	309,500	309,500	66,900	9,830	232,770	307,260	UNF	0.76	
L-12-12-320-094	8/28/2020	325,700	325,700	66,900	11,202	247,598	326,600	UNF	0.76	
L-12-12-430-111	9/6/2019	338,400	338,400	66,900	17,078	254,422	323,948	UNF	0.79	
L-12-12-433-011	12/27/2019	305,000	305,000	66,900	11,913	226,187	286,338	UNF	0.79	
						1,449,506	1,859,134	mean	0.78	
							0.780	median	0.77	
<b>VALLEY RANCH</b>										
L-12-08-315-015	4/22/2020	396,000	396,000	77,500	-	318,500	375,506	VAR	0.85	
L-12-08-315-028	12/3/2020	395,000	395,000	86,900	215	307,885	343,237	VAR	0.90	
L-12-08-315-031	11/17/2020	468,000	468,000	86,900	429	380,671	441,292	VAR	0.86	
L-12-08-315-037	7/14/2020	439,000	439,000	86,900	859	351,241	416,782	VAR	0.84	
						1,358,297	1,576,817	mean	0.863	
							0.861	median	0.86	
<b>VILLAS AT INGLEWOOD PARK</b>										
L-12-21-316-003	2/23/2021	359,000	359,000	79,000	4,867	275,133	346,044	IPV	0.795	
L-12-21-316-037	5/5/2020	400,000	400,000	79,000	5,337	315,663	351,000	IPV	0.899	
						590,796	697,044	mean	0.847	
							0.85	median	0.847	
		trended down based on new construction						0.84		
L-12-21-316-001	4/25/2019	378,425	378,425	79,000	3,327	296,098	355,693	IPV	0.832	
L-12-21-316-002	4/26/2019	422,925	422,925	79,000	3,327	340,598	437,064	IPV	0.779	
L-12-21-316-009	5/29/2019	455,535	455,535	79,000	5,771	370,764	440,153	IPV	0.842	
L-12-21-316-011	6/12/2019	352,290	352,290	79,000	5,337	267,953	349,157	IPV	0.767	
L-12-21-316-012	5/3/2019	375,110	375,110	79,000	5,337	290,773	359,886	IPV	0.808	
L-12-21-316-013	5/9/2019	377,840	377,840	82,900	5,337	289,603	346,842	IPV	0.835	
L-12-21-316-014	5/10/2019	390,210	390,210	82,900	5,337	301,973	341,883	IPV	0.883	
L-12-21-316-017	6/13/2019	399,910	399,910	82,900	5,482	311,528	357,262	IPV	0.872	
L-12-21-316-018	6/12/2019	398,655	398,655	82,900	5,482	310,273	403,958	IPV	0.768	
L-12-21-316-027	8/8/2019	417,145	417,145	79,000	5,627	332,518	356,640	IPV	0.932	
L-12-21-316-028	8/9/2019	398,145	398,145	79,000	5,771	313,374	345,696	IPV	0.907	
L-12-21-316-029	8/30/2019	403,155	403,155	79,000	6,466	317,689	355,919	IPV	0.893	
L-12-21-316-030	8/29/2019	412,757	412,757	79,000	5,337	328,420	369,141	IPV	0.890	
L-12-21-316-031	10/21/2019	360,490	360,490	79,000	5,916	275,574	359,546	IPV	0.766	
L-12-21-316-032	10/25/2019	389,295	389,295	79,000	5,771	304,524	359,201	IPV	0.848	
L-12-21-316-033	7/18/2019	440,500	440,500	79,000	5,771	355,729	434,228	IPV	0.819	
L-12-21-316-034	7/11/2019	433,077	433,077	79,000	5,916	348,161	438,362	IPV	0.794	
L-12-21-316-037	4/11/2019	411,410	411,410	79,000	5,337	327,073	351,000	IPV	0.932	
L-12-21-316-037	5/5/2020	400,000	400,000	79,000	5,337	315,663	351,000	IPV	0.899	
L-12-21-316-038	4/12/2019	428,430	428,430	79,000	5,337	344,093	354,594	IPV	0.970	
L-12-21-316-039	5/23/2019	398,205	398,205	79,000	6,060	313,145	399,361	IPV	0.784	
L-12-21-316-040	6/24/2019	384,035	384,035	79,000	5,482	299,553	388,574	IPV	0.771	
L-12-21-316-041	6/24/2019	380,315	380,315	79,000	5,771	295,544	364,233	IPV	0.811	
L-12-21-316-042	6/21/2019	432,052	432,052	79,000	8,517	344,535	398,078	IPV	0.865	
L-12-21-316-045	7/17/2020	428,640	428,640	79,000	5,780	343,860	358,112	IPV	0.960	
L-12-21-316-046	3/13/2020	453,000	453,000	79,000	6,218	367,782	448,620	IPV	0.820	
L-12-21-316-047	2/25/2020	384,060	384,060	79,000	5,539	299,521	367,067	IPV	0.816	
L-12-21-316-048	2/26/2020	387,985	387,985	79,000	6,123	302,862	365,780	IPV	0.828	
L-12-21-316-049	5/4/2020	372,790	372,790	79,000	6,597	287,193	356,736	IPV	0.805	
L-12-21-316-050	12/27/2019	369,790	369,790	79,000	5,337	285,453	354,937	IPV	0.804	
L-12-21-316-051	12/13/2019	406,920	406,920	79,000	5,771	322,149	360,766	IPV	0.893	
L-12-21-316-052	2/13/2020	359,990	359,990	79,000	6,060	274,930	363,380	IPV	0.757	
L-12-21-316-053	8/4/2020	445,090	445,090	79,000	5,831	360,259	463,068	IPV	0.778	
L-12-21-316-054	8/25/2020	396,320	396,320	79,000	5,977	311,343	361,024	IPV	0.862	
L-12-21-316-055	8/17/2020	351,485	351,485	79,000	5,831	266,654	354,140	IPV	0.753	
L-12-21-316-056	3/10/2020	424,205	424,205	79,000	6,415	338,790	433,192	IPV	0.782	

parcel	sale date	sale \$	adj. sale \$	Site Value	Site Imp.	Bldg. Residual	Bldg. - Manual	ECF Analysis		
L-12-21-316-058	11/5/2019	444,625	444,625	79,000	6,784	358,841	434,993	IPV	0.825	
L-12-21-316-059	8/22/2019	381,000	381,000	79,000	5,482	296,518	346,150	IPV	0.857	
L-12-21-316-060	9/12/2019	388,785	388,785	79,000	5,482	304,303	343,659	IPV	0.885	
L-12-21-316-062	11/19/2019	409,960	409,960	82,900	5,337	321,723	366,783	IPV	0.877	
L-12-21-316-063	11/20/2019	374,555	374,555	82,900	6,205	285,450	360,603	IPV	0.792	
L-12-21-316-064	9/30/2019	447,510	447,510	82,900	6,638	357,972	445,488	IPV	0.804	
L-12-21-316-065	7/22/2019	426,280	426,280	86,900	6,784	332,596	354,474	IPV	0.938	
L-12-21-316-066	7/19/2019	438,530	438,530	86,900	6,784	344,846	433,636	IPV	0.795	
L-12-21-316-067	8/27/2019	404,990	404,990	82,900	8,691	313,399	359,229	IPV	0.872	
L-12-21-316-068	8/26/2019	396,516	396,516	82,900	4,194	309,422	359,467	IPV	0.861	
						14,581,024	17,408,776		0.840	
		based on new construction					0.84		0.830	
<b>WARNER CREEK</b>										
L-12-27-185-026	6/27/2019	280,000	280,000	68,500	6,389	205,111	165,860	WAR	1.24	
						205,111	165,860	mean	1.24	
							1.237	median	1.24	
		0-60% GD trended up based on current market						1.25		
L-12-27-411-152	9/16/2019	326,000	326,000	68,500	8,217	249,283	208,402	WAR	1.20	
L-12-27-185-138	10/18/2019	285,000	285,000	66,300	2,387	216,313	185,650	WAR	1.17	
L-12-27-412-080	3/23/2020	329,000	329,000	66,300	4,216	258,484	213,325	WAR	1.21	
L-12-27-414-177	4/13/2020	320,000	320,000	66,300	4,470	249,230	183,579	WAR	1.36	
L-12-27-412-087	4/28/2020	330,000	330,000	66,300	3,789	259,911	225,058	WAR	1.15	
L-12-27-411-066	6/19/2020	288,500	288,500	68,500	4,994	215,006	192,696	WAR	1.12	
L-12-27-414-174	8/17/2020	305,000	305,000	66,300	7,770	230,930	192,914	WAR	1.20	
L-12-27-185-032	11/30/2020	305,000	305,000	66,300	4,393	234,307	188,043	WAR	1.25	
L-12-27-413-110	12/9/2020	319,900	319,900	66,300	6,585	247,015	204,189	WAR	1.21	
L-12-27-412-078	3/25/2021	350,000	350,000	66,300	3,388	280,312	245,082	WAR	1.14	
						2,440,791	2,038,938	mean	1.20	
		61-70% GD					1.20	median	1.20	
L-12-27-180-013	7/31/2019	300,000	300,000	66,300	5,011	228,689	209,944	WAR	1.09	
L-12-27-414-190	12/22/2020	330,000	330,000	68,500	4,127	257,373	235,010	WAR	1.10	
L-12-27-180-015	6/24/2020	355,000	355,000	66,300	3,918	284,782	239,778	WAR	1.19	
L-12-27-412-086	4/5/2019	272,000	272,000	66,300	6,750	198,950	196,870	WAR	1.01	
L-12-27-418-221	7/12/2019	350,000	350,000	68,500	6,044	275,456	254,653	WAR	1.08	
L-12-27-180-008	3/27/2020	286,500	286,500	66,300	4,393	215,807	202,094	WAR	1.07	
L-12-27-416-231	8/21/2020	329,900	329,900	66,300	6,856	256,744	235,053	WAR	1.09	
L-12-27-414-178	8/15/2019	285,000	285,000	66,300	4,927	213,773	201,994	WAR	1.06	
L-12-27-414-160	7/27/2020	345,000	345,000	68,500	5,343	271,157	218,587	WAR	1.24	
						2,202,731	1,993,983	mean	1.10	
		71-100% GD					1.10	median	1.09	
		trended based on age								
<b>WASHTENAW CLUBVIEW, FARMVIEW</b>										
L-12-12-484-021	10/16/2020	229,000	229,000	55,800	7,905	165,295	119,580	WAS	1.38	
		0-50%GD one sale trended							1.40	
L-12-12-109-007	6/28/2019	275,000	275,000	61,200	4,606	209,194	166,266	WAS	1.26	
L-12-12-401-015	7/15/2019	310,000	310,000	55,800	4,550	249,650	198,485	WAS	1.26	
L-12-12-481-009	6/27/2020	279,000	279,000	55,800	5,988	217,212	159,067	WAS	1.37	
L-12-12-180-017	8/20/2020	250,000	250,000	55,800	4,100	190,100	150,783	WAS	1.26	
L-12-12-405-001	5/24/2019	265,000	265,000	55,800	2,579	206,621	147,091	WAS	1.40	
L-12-12-182-005	12/9/2019	221,000	221,000	55,800	5,920	159,280	126,582	WAS	1.26	
L-12-12-105-009	3/29/2020	310,000	310,000	55,800	1,647	252,553	205,759	WAS	1.23	
L-12-12-427-005	11/13/2020	235,000	235,000	55,800	4,091	175,109	137,192	WAS	1.28	
						1,659,719	1,291,226		1.29	
							1.29		1.26	
		51-60%GD trended up based on current market						1.30		
L-12-12-105-006	10/4/2019	259,900	259,900	55,800	5,234	198,866	157,204	WAS	1.27	
L-12-12-483-022	4/10/2019	257,000	257,000	55,800	7,378	193,822	153,327	WAS	1.26	
L-12-12-484-025	2/21/2020	275,000	275,000	55,800	14,765	204,435	163,861	WAS	1.25	
L-12-12-483-020	10/28/2019	308,700	308,700	55,800	2,107	250,793	203,541	WAS	1.23	
L-12-12-406-008	6/8/2020	275,000	275,000	55,800	2,397	216,803	170,030	WAS	1.28	
L-12-12-109-005	6/23/2020	310,000	310,000	55,800	10,579	243,621	186,240	WAS	1.31	
L-12-12-106-001	12/13/2019	250,000	250,000	55,800	1,091	193,109	173,102	WAS	1.12	
L-12-12-180-009	5/10/2020	273,000	273,000	55,800	3,757	213,443	182,040	WAS	1.17	
L-12-12-107-003	8/5/2020	359,000	359,000	55,800	7,007	296,193	252,305	WAS	1.17	

parcel	sale date	sale \$	adj. sale \$	Site Value	Site Imp.	Bldg. Residual	Bldg. - Manual	ECF Analysis		
L -12-12-461-008	8/6/2019	259,900	259,900	55,800	6,168	197,932	171,815	WAS	1.15	
L -12-12-426-008	7/31/2020	322,500	322,500	55,800	818	265,882	208,615	WAS	1.27	
						2,474,899	2,022,080		1.226	
		61-70%GD					1.22		1.248	
L -12-12-106-005	6/10/2020	265,000	265,000	55,800	1,033	208,167	174,127	WAS	1.20	
L -12-12-428-014	6/27/2019	305,000	305,000	55,800	7,596	241,604	209,643	WAS	1.15	
L -12-12-408-025	9/4/2019	300,000	300,000	55,800	4,374	239,826	206,788	WAS	1.16	
						689,597	590,558	mean	1.17	
		71-80%GD					1.17	median	1.16	
		trended based on age and current market 1.10-1.40								
<b>WASHTENAW HEIGHTS</b>										
L -12-01-461-030	3/26/2020	263,000	263,000	54,000	2,707	206,293	161,628	WAT	1.28	
L -12-01-432-009	2/8/2021	230,000	230,000	49,400	1,955	178,645	126,683	WAT	1.41	
L -12-01-462-023	7/1/2019	300,000	300,000	54,000	7,108	238,892	161,774	WAT	1.48	
L -12-01-462-021	10/11/2019	235,000	235,000	54,000	4,798	176,202	140,618	WAT	1.25	
L -12-01-463-033	10/19/2020	257,000	257,000	54,000	5,872	197,128	133,501	WAT	1.48	
						997,160	724,203	mean	1.38	
		1 sty 61-70%GD trended up based on current market							1.38	median
L -12-01-461-024	9/24/2019	260,000	260,000	54,000	8,253	197,747	143,195	WAT	1.38	
						197,747	143,195	mean	1.38	
							1.38	median	1.38	
		Tri-Level 61-70%GD trended up based on current market								1.40
L -12-01-460-005	3/16/2020	260,000	260,000	48,600	5,567	205,833	154,249	WAT	1.33	
L -12-01-460-011	5/16/2019	249,000	249,000	48,600	7,606	192,794	152,974	WAT	1.26	
L -12-01-376-033	4/18/2019	265,000	265,000	54,000	7,307	203,693	163,144	WAT	1.25	
L -12-01-463-026	2/12/2021	279,900	279,900	54,000	6,145	219,755	162,201	WAT	1.35	
L -12-01-463-041	3/30/2020	280,000	280,000	57,700	4,572	217,728	172,757	WAT	1.26	
L -12-01-462-009	4/13/2020	295,000	295,000	54,000	3,239	237,761	189,225	WAT	1.26	
L -12-01-461-019	10/30/2020	310,000	310,000	54,000	7,092	248,908	197,859	WAT	1.26	
						1,526,472	1,192,409	mean	1.28	
							1.28	median	1.26	
		2 sty 61-80%GD trended up based on current market								1.30
		trended based on style, age and current market 1.20-1.55								
<b>WATERWAYS</b>										
L -12-20-205-084	7/31/2020	595,000	595,000	118,800	28,771	447,429	564,554	WAW	0.79	
L -12-20-205-077	6/12/2020	542,000	542,000	112,200	26,935	402,865	505,769	WAW	0.80	
L -12-20-205-029	4/15/2020	475,000	475,000	105,600	15,107	354,293	435,023	WAW	0.81	
L -12-20-205-100	6/10/2019	660,000	660,000	118,800	19,603	521,597	638,715	WAW	0.82	
L -12-20-205-060	6/30/2020	455,000	455,000	105,600	14,364	335,036	408,334	WAW	0.82	
L -12-20-205-038	1/15/2021	505,000	505,000	105,600	10,043	389,357	472,167	WAW	0.82	
L -12-20-205-054	10/17/2020	545,000	545,000	112,200	9,101	423,699	512,671	WAW	0.83	
L -12-20-205-025	8/28/2020	580,000	580,000	105,600	15,793	458,607	551,997	WAW	0.83	
L -12-20-205-053	9/30/2020	565,000	565,000	112,200	18,024	434,776	520,916	WAW	0.83	
L -12-20-205-096	11/30/2020	545,200	545,200	118,800	15,793	410,607	485,226	WAW	0.85	
L -12-20-205-035	2/20/2020	465,000	465,000	105,600	20,129	339,271	398,972	WAW	0.85	
L -12-20-205-064	12/11/2020	550,000	550,000	112,200	17,725	420,075	469,530	WAW	0.89	
						4,937,612	5,963,875	mean	0.83	
							0.83	median	0.83	
<b>WEATHERSTONE</b>										
L -12-07-105-225	4/1/2019	185,000	185,000	41,100	-	143,900	124,695	WEA	1.15	
L -12-07-105-042	4/19/2019	249,000	249,000	41,500	548	206,952	195,617	WEA	1.06	
L -12-07-105-163	5/15/2019	199,000	199,000	41,500	-	157,500	130,398	WEA	1.21	
L -12-07-105-281	5/23/2019	192,900	192,900	41,100	-	151,800	131,792	WEA	1.15	
L -12-07-105-174	5/29/2019	189,900	189,900	44,400	-	145,500	129,973	WEA	1.12	
L -12-07-105-295	6/18/2019	208,000	208,000	41,100	-	166,900	143,266	WEA	1.16	
L -12-07-105-107	7/2/2019	179,900	179,900	41,500	-	138,400	130,641	WEA	1.06	
L -12-07-105-239	8/9/2019	184,500	184,500	41,100	-	143,400	133,741	WEA	1.07	
L -12-07-105-143	8/20/2019	185,000	185,000	41,100	-	143,900	132,100	WEA	1.09	
L -12-07-105-275	8/27/2019	185,000	211,000	41,100	-	169,900	137,998	WEA	1.23	
L -12-07-105-112	10/2/2019	190,000	190,000	41,500	-	148,500	132,073	WEA	1.12	
L -12-07-105-120	10/15/2019	175,000	175,000	41,100	-	133,900	119,672	WEA	1.12	
L -12-07-105-286	12/17/2019	189,900	189,900	41,100	-	148,800	128,268	WEA	1.16	
L -12-07-105-149	1/6/2020	199,000	265,000	45,800	-	219,200	151,265	WEA	1.45	

parcel	sale date	sale \$	adj. sale \$	Site Value	Site Imp.	Bldg. Residual	Bldg. - Manual	ECF Analysis		
L-12-07-105-041	1/17/2020	210,000	210,000	45,800	-	164,200	148,077	WEA	1.11	
L-12-07-105-300	2/7/2020	195,000	195,000	41,100	-	153,900	142,329	WEA	1.08	
L-12-07-105-122	2/7/2020	205,000	205,000	41,100	-	163,900	148,879	WEA	1.10	
L-12-07-105-283	2/17/2020	209,000	209,000	41,500	-	167,500	138,391	WEA	1.21	
L-12-07-105-167	3/23/2020	195,000	195,000	45,800	-	149,200	131,036	WEA	1.14	
L-12-07-105-044	3/30/2020	263,500	263,500	45,800	534	217,166	179,564	WEA	1.21	
L-12-07-105-195	4/17/2020	218,000	218,000	41,500	-	176,500	163,139	WEA	1.08	
L-12-07-105-166	5/11/2020	191,000	205,000	45,800	-	159,200	146,303	WEA	1.09	
L-12-07-105-180	5/29/2020	205,000	205,000	41,100	-	163,900	152,804	WEA	1.07	
L-12-07-105-063	6/15/2020	253,000	253,000	44,400	518	208,082	178,605	WEA	1.17	
L-12-07-105-211	6/25/2020	182,000	182,000	41,500	-	140,500	133,469	WEA	1.05	
L-12-07-105-285	6/30/2020	204,900	204,900	41,100	-	163,800	145,134	WEA	1.13	
L-12-07-105-029	6/30/2020	255,000	255,000	45,800	-	209,200	167,781	WEA	1.25	
L-12-07-105-090	7/22/2020	190,000	190,000	41,500	-	148,500	126,653	WEA	1.17	
L-12-07-105-058	8/2/2020	265,000	265,000	41,100	518	223,382	192,812	WEA	1.16	
L-12-07-105-078	8/4/2020	190,000	190,000	41,500	-	148,500	136,874	WEA	1.08	
L-12-07-105-247	8/7/2020	199,000	199,000	41,500	-	157,500	146,369	WEA	1.08	
L-12-07-105-198	8/12/2020	210,000	210,000	45,800	-	164,200	139,860	WEA	1.17	
L-12-07-105-019	8/28/2020	256,000	256,000	44,400	-	211,600	186,035	WEA	1.14	
L-12-07-105-208	9/25/2020	205,000	205,000	41,100	-	163,900	150,808	WEA	1.09	
L-12-07-105-059	10/14/2020	255,500	255,500	44,400	-	211,100	189,801	WEA	1.11	
L-12-07-105-224	10/30/2020	150,000	227,000	41,500	-	185,500	136,167	WEA	1.36	
L-12-07-105-021	11/9/2020	250,000	250,000	44,400	-	205,600	182,999	WEA	1.12	
L-12-07-105-233	11/20/2020	190,000	190,000	41,500	-	148,500	134,440	WEA	1.10	
L-12-07-105-051	12/2/2020	258,000	258,000	44,400	-	213,600	188,664	WEA	1.13	
L-12-07-105-050	1/29/2021	250,000	250,000	41,100	518	208,382	175,326	WEA	1.19	
L-12-07-105-133	2/1/2021	192,000	192,000	41,100	-	150,900	134,699	WEA	1.12	
L-12-07-105-219	2/15/2021	191,500	191,500	41,100	-	150,400	132,482	WEA	1.14	
L-12-07-105-098	2/18/2021	205,000	205,000	41,100	-	163,900	137,607	WEA	1.19	
L-12-07-105-046	3/11/2021	260,000	260,000	45,800	-	214,200	199,082	WEA	1.08	
						7,525,264	6,587,690	mean	1.143	
							1.14	median	1.126	
		trended up based on current market						1.19		
<b>WELLESLEY</b>										
L-12-23-360-074	4/2/2019	217,500	217,500	43,500	599	173,401	201,476	WEG	0.86	
L-12-23-360-131	4/12/2019	210,000	210,000	43,500	599	165,901	200,704	WEG	0.83	
L-12-23-360-155	6/20/2019	215,000	215,000	43,500	599	170,901	206,551	WEG	0.83	
L-12-23-360-031	6/28/2019	216,500	226,850	43,500	-	183,350	219,838	WEG	0.83	
L-12-23-360-097	7/10/2019	220,000	220,000	43,500	-	176,500	212,245	WEG	0.83	
L-12-23-360-094	8/15/2019	227,500	227,500	43,500	599	183,401	223,844	WEG	0.82	
L-12-23-360-037	8/24/2019	219,000	219,000	43,500	-	175,500	219,542	WEG	0.80	
L-12-23-360-170	9/13/2019	225,100	225,100	43,500	599	181,001	228,016	WEG	0.79	
L-12-23-360-150	9/19/2019	209,500	245,500	43,500	-	202,000	221,246	WEG	0.91	
L-12-23-360-050	1/15/2020	205,000	205,000	43,500	599	160,901	202,285	WEG	0.80	
L-12-23-360-004	2/18/2020	218,000	218,000	43,500	599	173,901	223,553	WEG	0.78	
L-12-23-360-069	2/19/2020	222,000	222,000	43,500	599	177,901	226,012	WEG	0.79	
L-12-23-360-036	3/16/2020	217,000	217,000	43,500	-	173,500	208,092	WEG	0.83	
L-12-23-360-071	3/23/2020	214,500	214,500	43,500	599	170,401	201,985	WEG	0.84	
L-12-23-360-075	3/27/2020	219,500	219,500	43,500	599	175,401	221,524	WEG	0.79	
L-12-23-360-067	5/6/2020	220,000	220,000	43,500	-	176,500	222,146	WEG	0.79	
L-12-23-360-178	5/7/2020	213,000	213,000	43,500	599	168,901	213,951	WEG	0.79	
L-12-23-360-027	6/24/2020	217,500	217,500	43,500	599	173,401	223,038	WEG	0.78	
L-12-23-360-040	6/26/2020	220,000	220,000	43,500	599	175,901	223,584	WEG	0.79	
L-12-23-360-179	7/2/2020	219,000	219,000	43,500	599	174,901	218,321	WEG	0.80	
L-12-23-360-038	7/10/2020	219,000	219,000	43,500	599	174,901	217,525	WEG	0.80	
L-12-23-360-204	7/29/2020	227,000	227,000	43,500	-	183,500	232,771	WEG	0.79	
L-12-23-360-005	7/29/2020	215,000	215,000	43,500	599	170,901	199,820	WEG	0.86	
L-12-23-360-003	8/5/2020	227,000	227,000	43,500	599	182,901	234,591	WEG	0.78	
L-12-23-360-195	8/19/2020	229,000	229,000	43,500	599	184,901	228,691	WEG	0.81	
L-12-23-360-202	8/24/2020	218,000	218,000	43,500	599	173,901	207,096	WEG	0.84	
L-12-23-360-134	9/2/2020	221,000	221,000	43,500	599	176,901	202,538	WEG	0.87	
L-12-23-360-154	9/3/2020	230,000	230,000	43,500	599	185,901	228,016	WEG	0.82	
L-12-23-360-156	9/30/2020	215,500	215,500	43,500	-	172,000	216,091	WEG	0.80	
L-12-23-360-089	10/8/2020	213,000	213,000	43,500	599	168,901	213,289	WEG	0.79	
L-12-23-360-103	10/16/2020	217,000	217,000	43,500	-	173,500	204,001	WEG	0.85	

parcel	sale date	sale \$	adj. sale \$	Site Value	Site Imp.	Bldg. Residual	Bldg. - Manual	ECF Analysis	
L -12-23-360-022	10/23/2020	220,000	220,000	43,500	599	175,901	219,784	WEG	0.80
L -12-23-360-191	10/29/2020	213,500	213,500	43,500	-	170,000	214,336	WEG	0.79
L -12-23-360-130	11/12/2020	227,000	227,000	43,500	599	182,901	225,287	WEG	0.81
L -12-23-360-208	2/4/2021	240,000	240,000	43,500	599	195,901	235,767	WEG	0.83
						6,186,475	7,597,552	mean	0.81
							<b>0.81</b>	median	0.80
<b>WILLOW POND</b>									
L -12-24-382-034	7/2/2020	349,000	349,000	70,300	11,755	266,945	334,725	WIP	0.80
L -12-24-382-039	12/18/2020	355,000	355,000	70,300	7,128	277,572	363,169	WIP	0.76
						544,517	697,894	mean	0.78
							<b>0.78</b>	median	0.78
<b>WOODSIDE MEADOWS</b>									
L -12-16-405-126	4/22/2019	199,000	199,000	41,300	-	157,700	171,811	WOM	0.92
L -12-16-405-093	5/10/2019	199,000	220,000	41,300	-	178,700	187,374	WOM	0.95
L -12-16-405-144	5/29/2019	197,000	197,000	41,300	498	155,202	167,306	WOM	0.93
L -12-16-405-005	8/1/2019	240,000	240,000	41,300	-	198,700	221,015	WOM	0.90
L -12-16-405-160	8/16/2019	242,500	242,500	41,300	-	201,200	211,650	WOM	0.95
L -12-16-405-076	9/4/2019	194,500	194,500	41,300	-	153,200	166,277	WOM	0.92
L -12-16-405-120	9/9/2019	229,900	260,000	41,300	-	218,700	211,070	WOM	1.04
L -12-16-405-129	10/25/2019	193,000	193,000	41,300	498	151,202	167,306	WOM	0.90
L -12-16-405-022	2/26/2020	201,200	201,200	41,300	399	159,501	163,358	WOM	0.98
L -12-16-405-007	3/10/2020	215,000	215,000	41,300	399	173,301	169,416	WOM	1.02
L -12-16-405-074	3/26/2020	205,000	205,000	41,300	498	163,202	168,021	WOM	0.97
L -12-16-405-016	3/30/2020	190,000	190,000	41,300	-	148,700	163,730	WOM	0.91
L -12-16-405-020	6/11/2020	235,000	235,000	41,300	-	193,700	208,492	WOM	0.93
L -12-16-405-161	6/26/2020	197,850	197,850	41,300	-	156,550	165,762	WOM	0.94
L -12-16-405-175	7/16/2020	234,900	234,900	41,300	-	193,600	211,070	WOM	0.92
L -12-16-405-026	7/29/2020	206,500	206,500	41,300	-	165,200	163,730	WOM	1.01
L -12-16-405-006	8/14/2020	208,000	208,000	41,300	-	166,700	163,730	WOM	1.02
L -12-16-405-027	10/19/2020	224,900	224,900	41,300	399	183,201	163,358	WOM	1.12
L -12-16-405-162	1/6/2021	202,000	202,000	41,300	414	160,286	165,386	WOM	0.97
L -12-16-405-084	1/29/2021	204,500	204,500	41,300	498	162,702	168,021	WOM	0.97
						3,441,247	3,577,883	mean	0.963
							0.962	median	0.952
		trended up based on current market							<b>1.00</b>