

**2023 Monterey Township Ag Land Values**

| Parcel         | Seller     | Buyer      | Sale Date  | Sale Price  | L.I      | Res Val   | Ag Val (w/ ECF) | Total Land Residual | Total Acres | ROW  | Non-Tillable |                | Swamp |             | Tillable       |                   |                  |                |  |
|----------------|------------|------------|------------|-------------|----------|-----------|-----------------|---------------------|-------------|------|--------------|----------------|-------|-------------|----------------|-------------------|------------------|----------------|--|
|                |            |            |            |             |          |           |                 |                     |             |      | Non-Tillable | Non-Till Value | Swamp | Swamp Value | Tillable Acres | Tillable Residual | \$/Tillable Acre |                |  |
| 16-022-017-00  | Knobloch   | Krumm      | 11/28/2017 | \$670,000   | \$6,240  | \$143,453 | \$43,169        | \$477,138           | 78.6        | 2-1  | 0            | \$0            | 0     | \$0         | 76.5           | \$477,138         | \$6,237          | (also -022-016 |  |
| 16-016-018-20  | Green      | Schaendorf | 6/27/2018  | \$234,000   | \$0      | \$0       | \$0             | \$234,000           | 35          | 0-1  | 0            | \$0            | 0     | \$0         | 34.9           | \$234,000         | \$6,705          |                |  |
| 16-0-35-006-00 | Moore      | Krumm      | 1/19/2019  | \$249,300   | \$0      | \$0       | \$0             | \$249,300           | 45          | 0    | 8            | \$28,000       | 0     | \$0         | 37             | \$221,300         | \$5,981          | (split)        |  |
| 16-014-009-00  | Krotz      | Brenner    | 2/27/2019  | \$314,096   | \$0      | \$0       | \$0             | \$314,096           | 50.99       | 2-2  | 8-3          | \$29,050       | 0     | \$0         | 40.49          | \$285,046         | \$7,040          |                |  |
| 16-800-001-01  | Hendriksma | Gerlach    | 8/30/2019  | \$205,000   | \$0      | \$0       | \$0             | \$205,000           | 52          | 1-56 | 50.44        | \$176,540      | 0     | \$0         | 0              | \$28,460          | #DIV/0!          |                |  |
| 16-020-004-02  | Haefnere   | Stein      | 10/23/2019 | \$167,000   | \$0      | \$0       | \$0             | \$167,000           | 37.86       | 0-25 | 17.61        | \$61,635       | 0     | \$0         | 20             | \$105,365         | \$5,268          |                |  |
| 16-020-018-00  | Knobloch   | Starks     | 4/2/2020   | \$130,000   | \$0      | \$0       | \$0             | \$130,000           | 20          | 0.4  | 19.6         | \$68,600       | 0     | \$0         | 0              | \$61,400          | #DIV/0!          | Wooded         |  |
| 16-031-012-00  | lehl       | Dame       | 4/17/2020  | \$160,000   | \$1,366  | \$80,476  | \$0             | \$78,158            | 15.05       | 0.15 | 14.9         | \$52,150       | 0     | \$0         | 0              | \$26,008          | #DIV/0!          | Wooded         |  |
| 16-030-014-00  | Brosz      | Hager      | 5/29/2020  | \$73,000    | \$0      | \$0       | \$0             | \$73,000            | 17.6        | 1.4  | 16.2         | \$56,700       | 0     | \$0         | 0              | \$16,300          | #DIV/0!          | Wooded         |  |
| 16-026-003-00  | Sorensen   | Schaendorf | 7/13/2020  | \$1,070,000 | \$53,371 | \$471,845 | \$76,154        | \$468,630           | 70.96       | 0.2  | 3.64         | \$12,740       | 0     | \$0         | 67.12          | \$455,890         | \$6,792          |                |  |
| 16-014-010-01  | Bright     | Weick      | 2/17/2021  | \$225,000   | \$0      | \$0       | \$0             | \$225,000           | 40.99       | 0.5  | 10           | \$35,000       | 1     | \$1,700     | 29.49          | \$188,300         | \$6,385          |                |  |
| 16-014-010-02  | Bright     | Weick      | 2/17/2021  | \$225,000   | \$0      | \$23,564  | \$15,083        | \$186,353           | 40.85       | 0.5  | 20           | \$70,000       | 1     | \$1,700     | 19.35          | \$114,653         | \$5,925          |                |  |
| 16-012-006-42  | Vanderwerf | Hirdes     | 6/24/2021  | \$242,000   | \$0      | \$0       | \$15,457        | \$226,543           | 21.95       | 1    | 3            | \$10,500       | 0     | \$0         | 17.95          | \$216,043         | \$12,036         |                |  |
| 16-014-005-00  | Boylan     | Brenner    | 11/17/2021 | \$62,000    | \$0      | \$0       | \$0             | \$62,000            | 11.48       | 0    | 0            | \$0            | 0     | \$0         | 11.48          | \$62,000          | \$5,401          | (rear land)    |  |
|                |            |            |            |             |          |           |                 |                     |             |      |              |                |       |             | 145.39         | \$1,036,886       |                  |                |  |
|                |            |            |            |             |          |           |                 |                     |             |      |              |                |       |             | Average        | \$7,132           |                  |                |  |

\* For 2023, used \$6,700 for good Tillable Acreage

|            |         |
|------------|---------|
| 2022 Value | \$6,500 |
| 2021 Value | \$6,400 |
| 2020 Value | \$6,400 |
| 2019 Value | \$6,200 |
| 2018 Value | \$6,200 |
| 2017 Value | \$6,200 |
| 2016 Value | \$6,100 |
| 2015 Value | \$6,100 |
| 2014 Value | \$5,500 |

**2023 Monterey Township Ag ECF**

| <u>Parcel</u> | <u>Seller</u> | <u>Buyer</u> | <u>Sale Date</u> | <u>Sale Price</u> | <u>Acres</u> | <u>\$/Acre</u> | <u>Land Value</u> | <u>Res Value</u> | <u>L.I</u> | <u>Ag Bid Resid</u> | <u>Ag Cost Manual</u> | <u>ECF</u> |
|---------------|---------------|--------------|------------------|-------------------|--------------|----------------|-------------------|------------------|------------|---------------------|-----------------------|------------|
| 16-030-002-01 | Monroe        | Meadows      | 6/12/2019        | \$332,500         | 22.83        | \$6,000        | \$136,980         | \$163,314        | \$5,677    | \$26,529            | \$23,868              | 1.111      |
| 16-031-023-00 | Eckardt       | Kempkers     | 6/18/2019        | \$400,000         | 40.00        | \$4,800        | \$192,000         | \$184,747        | \$5,925    | \$17,328            | \$15,600              | 1.111      |
| 16-031-016-00 | Thompson      | Emmons       | 9/5/2019         | \$227,000         | 5.00         | \$9,000        | \$45,000          | \$166,328        | \$6,188    | \$9,484             | \$21,226              | 0.447      |
| 16-001-016-10 | Ortman        | Ellis        | 8/7/2020         | \$175,000         | 2.15         | \$14,000       | \$30,142          | \$125,234        | \$3,426    | \$16,198            | \$13,623              | 1.189      |
| 16-019-006-00 | West          | Krueger      | 11/16/2020       | \$425,000         | 33.74        | \$5,000        | \$168,700         | \$224,919        | \$0        | \$31,381            | \$35,791              | 0.877      |
| 16-020-006-01 | Williams      | Williams     | 9/10/2021        | \$352,000         | 6.06         | \$6,600        | \$39,996          | \$254,729        | \$13,548   | \$43,727            | \$37,484              | 1.167      |
| 16-004-007-00 | Taylor        | Foster       | 8/27/2021        | \$295,000         | 2.62         | \$14,000       | \$36,680          | \$234,041        | \$3,629    | \$20,651            | \$15,022              | 1.375      |
| 16-017-007-20 | Sunde         | Meekhof      | 5/14/2021        | \$350,000         | 3.00         | \$12,000       | \$36,000          | \$271,271        | \$4,776    | \$37,953            | \$39,911              | 0.951      |
|               |               |              |                  |                   |              |                |                   |                  |            | \$0                 |                       |            |
|               |               |              |                  |                   |              |                |                   |                  |            | \$203,251           | \$202,525             |            |
|               |               |              |                  |                   |              |                |                   |                  |            |                     | ECF                   | 1.004      |

|                                     |      |
|-------------------------------------|------|
| <b>** For 2023 AG ECF, use 1.00</b> |      |
| 2022 AG ECF                         | 1.00 |
| 2021 AG ECF                         | 1.00 |
| 2020 AG ECF                         | 1.00 |
| 2019 AG ECF                         | 1.00 |
| 2018 AG ECF                         | 1.00 |
| 2017 AG ECF                         | 1.00 |
| 2016 AG ECF                         | 1.00 |
| 2015 AG ECF                         | 1.00 |

## Commercial Land Table

(Note: As Monterey Township has no commercial district but rather has commercial use properties scattered throughout the township in primarily residential areas use General Residential Land Table)

**2023 Monterey Township Commercial ECF**

| Parcel Number    | Street Address     |              | Sale Date  | Sale Price | Conf. | Adjusted Price | Land & Yard Improve | Com Bldg Value | Cost by Manual | 2023 ECF     | Land/Sale Ratio | Bldg Size |
|------------------|--------------------|--------------|------------|------------|-------|----------------|---------------------|----------------|----------------|--------------|-----------------|-----------|
| 70-16-21-200-003 | Ruthven Properties | Holland Twp  | 7/18/2019  | \$390,000  | NO    | \$390,000      | \$158,180           | \$231,820      | \$270,632      | 0.857        | 0.406           | 3,315     |
| 70-17-19-202-017 |                    | Zeeland City | 4/27/2020  | \$215,000  | No    | \$215,000      | \$71,345            | \$143,655      | \$150,327      | 0.956        | 0.332           |           |
| 03-16-033-025-00 | 2498 30th st       | Monterey     | 7/28/2020  | \$446,000  | No    | \$446,000      | \$33,761            | \$412,239      | \$359,895      | 1.145        |                 |           |
| 70-17-09-300-015 | Chicago Dr         | Zeeland Twp  | 8/25/2020  | \$170,000  | No    | \$170,000      | \$53,481            | \$116,519      | \$121,933      | 0.956        | 0.315           | 1,582     |
| 70-16-31-228-040 |                    | Holland      | 10/27/2020 | \$140,000  | No    | \$140,000      | \$21,026            | \$118,974      | \$119,494      | 0.996        | 0.150           |           |
| 70-14-29-484-014 |                    | Hudsonville  | 03/25/2021 | 375,000    | No    | \$375,000      | \$171,406           | \$203,594      | \$250,328      | 0.813        |                 | 27,591    |
| 70-16-13-399-020 | 430 Washingon      | Zeeland      | 11/1/2021  | \$400,000  | No    | \$400,000      | \$148,830           | \$251,170      | \$286,995      | 0.875        |                 | 4,010     |
| 70-14-28-200-021 | 2350 Chicago Dr    | Georgetown   | 2/9/2022   | \$375,000  | No    | \$375,000      | \$109,392           | \$265,608      | \$283,781      | 0.936        |                 | 6,308     |
|                  |                    |              |            |            |       |                |                     | \$1,743,579    | \$1,843,385    | <b>0.946</b> |                 |           |

For 2023 Com ECF use .95

|              |       |
|--------------|-------|
| 2022 Com ECF | 0.94  |
| 2021 Com ECF | 0.78  |
| 2020 Com ECF | 0.77  |
| 2019 Com ECF | 0.77  |
| 2018 Com ECF | 0.77  |
| 2017 Com ECF | 0.74  |
| 2016 Com ECF | 0.74  |
| 2015 Com ECF | 0.819 |
| 2014 Com ECF | 0.819 |

Industrial – No ECF (All Vacant Land)

## 2023 Monterey Township Industrial Land Values

\*Note: Due to the nature of properties in the Industrial land table within the township the land values used are drawn from surrounding properties. For example, much of the Industrial land is classed Industrial because its use is for transporting electric through towers. The highest and best use of the land, however, is often agricultural use and therefore valued with the agricultural land rate.

### Gravel

| <u>Parcel</u> | <u>Seller</u> | <u>Buyer</u>        | <u>Sale Date</u> | <u>Sale Price</u> | <u>Total Acres</u> | <u>ROW</u> | <u>Non-Tillable</u> |                        | <u>Low-wet</u> |                    | <u>Tillable</u> |                    | <u>Gravel</u>       |                        |                       |
|---------------|---------------|---------------------|------------------|-------------------|--------------------|------------|---------------------|------------------------|----------------|--------------------|-----------------|--------------------|---------------------|------------------------|-----------------------|
|               |               |                     |                  |                   |                    |            | <u>Non-Tillable</u> | <u>Non-Till. Value</u> | <u>Swamp</u>   | <u>Swamp Value</u> | <u>Swamp</u>    | <u>Swamp Value</u> | <u>Gravel Acres</u> | <u>Gravel Residual</u> | <u>\$/Gravel Acre</u> |
| 16-029-001-00 | Smith         | Michigan Marterials | 9/3/2021         | \$975,000         | 80                 | 3          | 20                  | \$0                    | 0              | \$0                | 15.3            | \$0                | 41.7                | \$975,000              | \$23,381              |
|               |               |                     |                  |                   |                    |            |                     |                        |                |                    |                 |                    | 0                   | \$0                    |                       |
|               |               |                     |                  |                   |                    |            |                     |                        |                |                    |                 |                    | Average             | #DIV/0!                |                       |

\* For 2023, used \$12,500 for Gravel Acreage

2022 Value      \$7,800

2021 Value      \$6,600

### Tillable

(Use Ag 'tillable' Land Values)

### Non-Tillable

(use Ag 'non-till' Land Values)

### Low-wet

(use Ag 'Low-wet' Land Values)

Res 1sty ECF

| Parcel Number  | Street Address         | Sale Date | Sale Price         | Instr. | Terms of Sale     | Adj. Sale \$       | Asd. when Sold     | Asd/Adj. Sale  | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F.       | Floor Area       | \$/Sq.Ft.       | Building Style |  |
|----------------|------------------------|-----------|--------------------|--------|-------------------|--------------------|--------------------|----------------|--------------------|-------------|--------------------|--------------------|--------------|------------------|-----------------|----------------|--|
| 16-001-004-20  | 2442 135TH AVE         | 07/02/20  | \$220,000          | WD     | 03-ARM'S LENGTH   | \$220,000          | \$72,900           | 33.14          | \$210,222          | \$38,060    | \$181,940          | \$169,618          | 1.073        | 1,248            | \$145.79        | 1 STORY        |  |
| 16-001-005-10  | 2417 134TH AVE         | 11/23/21  | \$425,000          | WD     | 03-ARM'S LENGTH   | \$425,000          | \$161,600          | 38.02          | \$376,856          | \$113,615   | \$311,385          | \$259,351          | 1.201        | 1,534            | \$202.99        | 1 STORY        |  |
| 16-001-013-00  | 2595 134TH AVE         | 06/11/21  | \$234,000          | WD     | 03-ARM'S LENGTH   | \$234,000          | \$86,100           | 36.79          | \$202,682          | \$30,739    | \$203,261          | \$169,402          | 1.200        | 2,410            | \$84.34         | 1 STORY        |  |
| 16-001-013-00  | 2595 134TH AVE         | 04/09/20  | \$165,000          | WD     | 03-ARM'S LENGTH   | \$165,000          | \$82,000           | 49.70          | \$202,682          | \$30,739    | \$134,261          | \$169,402          | 0.793        | 2,410            | \$55.71         | 1 STORY        |  |
| 16-002-030-80  | 3440 ARNDTS DR         | 11/05/21  | \$800,000          | WD     | 03-ARM'S LENGTH   | \$800,000          | \$258,100          | 32.26          | \$600,060          | \$192,694   | \$607,306          | \$401,346          | 1.513        | 2,431            | \$249.82        | 1 STORY        |  |
| 16-002-032-30  | 3432 26TH ST           | 02/16/22  | \$230,000          | WD     | 03-ARM'S LENGTH   | \$230,000          | \$106,000          | 46.09          | \$247,542          | \$91,492    | \$138,508          | \$153,744          | 0.901        | 1,762            | \$78.61         | 1 STORY        |  |
| 16-004-015-00  | 3408 30TH ST           | 06/12/20  | \$68,000           | WD     | 03-ARM'S LENGTH   | \$68,000           | \$26,800           | 39.41          | \$67,178           | \$6,129     | \$61,871           | \$60,147           | 1.029        | 844              | \$73.31         | 1 STORY        |  |
| 16-005-009-60  | 3465 34TH ST           | 03/03/21  | \$295,000          | WD     | 03-ARM'S LENGTH   | \$295,000          | \$109,500          | 37.12          | \$273,859          | \$61,212    | \$233,788          | \$209,504          | 1.116        | 1,752            | \$133.44        | 1 STORY        |  |
| 16-008-011-00  | 3337 132ND AVE         | 05/14/21  | \$370,000          | WD     | 03-ARM'S LENGTH   | \$370,000          | \$156,800          | 42.38          | \$362,255          | \$193,250   | \$176,750          | \$166,507          | 1.062        | 1,164            | \$151.85        | 1 STORY        |  |
| 16-010-012-01  | 2968 134TH AVE         | 02/22/22  | \$257,500          | QC     | 03-ARM'S LENGTH   | \$257,500          | \$0                | 0.00           | \$203,042          | \$56,706    | \$200,794          | \$144,173          | 1.393        | 1,700            | \$118.11        | 1 STORY        |  |
| 16-015-007-00  | 2942 132ND AVE         | 01/27/21  | \$226,000          | WD     | 03-ARM'S LENGTH   | \$226,000          | \$62,000           | 27.43          | \$155,087          | \$28,072    | \$197,928          | \$125,138          | 1.582        | 1,464            | \$135.20        | 1 STORY        |  |
| 16-017-007-03  | 3139 34TH ST           | 06/09/22  | \$350,000          | WD     | 03-ARM'S LENGTH   | \$350,000          | \$0                | 0.00           | \$309,500          | \$78,573    | \$271,427          | \$203,281          | 1.335        | 1,212            | \$223.95        | 1 STORY        |  |
| 16-017-007-20  | 3380 132ND AVE         | 05/14/21  | \$350,000          | WD     | 03-ARM'S LENGTH   | \$350,000          | \$160,800          | 45.94          | \$379,449          | \$91,361    | \$258,639          | \$301,586          | 0.858        | 3,600            | \$71.84         | 1 STORY        |  |
| 16-020-008-30  | 2929 34TH ST           | 08/14/20  | \$326,000          | WD     | 03-ARM'S LENGTH   | \$326,000          | \$121,200          | 37.18          | \$303,076          | \$99,007    | \$226,993          | \$201,053          | 1.129        | 1,296            | \$175.15        | 1 STORY        |  |
| 16-028-015-00  | 3021 127TH AVE         | 12/02/20  | \$65,257           | WD     | 03-ARM'S LENGTH   | \$65,257           | \$42,900           | 65.74          | \$86,018           | \$61,627    | \$3,630            | \$24,031           | 0.151        | 925              | \$3.92          | 1 STORY        |  |
| 16-030-002-01  | 2760 34TH ST           | 12/29/21  | \$525,000          | WD     | 03-ARM'S LENGTH   | \$525,000          | \$160,900          | 30.65          | \$408,861          | \$183,214   | \$341,786          | \$222,312          | 1.537        | 1,196            | \$285.77        | 1 STORY        |  |
| 16-030-031-00  | 2614 35TH ST           | 08/10/20  | \$230,000          | WD     | 03-ARM'S LENGTH   | \$230,000          | \$95,200           | 41.39          | \$245,188          | \$38,223    | \$191,777          | \$203,906          | 0.941        | 1,206            | \$159.02        | 1 STORY        |  |
| 16-031-002-00  | 3405 126TH AVE         | 06/10/22  | \$304,500          | WD     | 03-ARM'S LENGTH   | \$304,500          | \$57,500           | 18.88          | \$248,503          | \$153,378   | \$151,122          | \$93,719           | 1.612        | 960              | \$157.42        | 1 STORY        |  |
| 16-032-016-20  | 3407 125TH AVE         | 10/15/20  | \$91,598           | WD     | 21-NOT USED/OTHER | \$91,598           | \$47,600           | 51.97          | \$119,834          | \$31,584    | \$60,014           | \$86,946           | 0.690        | 1,459            | \$41.13         | 1 STORY        |  |
| 16-033-004-00  | 2563 30TH ST           | 06/26/20  | \$175,000          | WD     | 03-ARM'S LENGTH   | \$175,000          | \$60,800           | 34.74          | \$155,938          | \$32,208    | \$142,792          | \$121,901          | 1.171        | 1,660            | \$86.02         | 1 STORY        |  |
| 16-033-040-10  | 3136 125TH AVE         | 04/23/20  | \$170,000          | WD     | 03-ARM'S LENGTH   | \$170,000          | \$79,100           | 46.53          | \$217,489          | \$28,299    | \$141,701          | \$189,190          | 0.749        | 1,680            | \$84.35         | 1 STORY        |  |
| 16-033-045-00  | 3074 125TH AVE         | 04/23/20  | \$114,000          | WD     | 03-ARM'S LENGTH   | \$114,000          | \$38,100           | 33.42          | \$93,742           | \$14,068    | \$99,932           | \$78,497           | 1.273        | 812              | \$123.07        | 1 STORY        |  |
| 16-034-014-20  | 2886 125TH AVE         | 01/26/22  | \$400,000          | WD     | 03-ARM'S LENGTH   | \$400,000          | \$132,000          | 33.00          | \$341,051          | \$89,218    | \$310,782          | \$248,111          | 1.253        | 2,078            | \$149.56        | 1 STORY        |  |
| 16-220-001-00  | 3128 125TH AVE         | 05/27/21  | \$180,000          | WD     | 03-ARM'S LENGTH   | \$180,000          | \$96,500           | 53.61          | \$220,788          | \$31,598    | \$148,402          | \$189,190          | 0.784        | 1,680            | \$88.33         | 1 STORY        |  |
| 16-260-007-00  | 2636 OAK BRANCH STREET | 04/22/22  | \$360,000          | WD     | 03-ARM'S LENGTH   | \$360,000          | \$114,900          | 31.92          | \$248,914          | \$42,564    | \$317,436          | \$203,301          | 1.561        | 1,139            | \$278.70        | 1 STORY        |  |
| 16-400-004-00  | 3365 S SPEC LAKE DR    | 06/05/20  | \$98,000           | WD     | 03-ARM'S LENGTH   | \$98,000           | \$38,300           | 39.08          | \$96,418           | \$39,855    | \$58,145           | \$55,727           | 1.043        | 560              | \$103.83        | 1 STORY        |  |
| <b>Totals:</b> |                        |           | <b>\$7,029,855</b> |        |                   | <b>\$7,029,855</b> | <b>\$2,367,600</b> |                | <b>\$6,376,234</b> |             | <b>\$5,172,370</b> | <b>\$4,451,083</b> |              |                  | <b>\$133.12</b> |                |  |
|                |                        |           |                    |        |                   |                    |                    | Sale. Ratio => | <b>33.68</b>       |             |                    | E.C.F. =>          | <b>1.162</b> | Std. Deviation=> |                 |                |  |
|                |                        |           |                    |        |                   |                    |                    | Std. Dev. =>   | <b>14.26</b>       |             |                    | Ave. E.C.F. =>     | <b>1.113</b> | Ave. Variance=>  |                 | <b>#REF!</b>   |  |

Res 2sty ECF

| Parcel Number  | Street Address | Sale Date | Sale Price         | Instr. | Terms of Sale     | Adj. Sale \$       | Asd. when Sold     | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F. | Floor Area               | \$/Sq.Ft.       | Building Style             |  |
|----------------|----------------|-----------|--------------------|--------|-------------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------|--------------------------|-----------------|----------------------------|--|
| 16-001-012-20  | 3471 26TH ST   | 03/28/22  | \$235,000          | WD     | 03-ARM'S LENGTH   | \$235,000          | \$71,600           | 30.47                    | \$168,206          | \$38,842    | \$196,158          | \$130,671          | 1.501  | 1,101                    | \$178.16        | 2 STORY                    |  |
| 16-001-012-30  | 3457 26TH ST   | 11/09/21  | \$365,000          | WD     | 03-ARM'S LENGTH   | \$365,000          | \$118,400          | 32.44                    | \$274,171          | \$74,002    | \$290,998          | \$202,191          | 1.439  | 1,498                    | \$194.26        | 2 STORY                    |  |
| 16-001-017-10  | 2428 135TH AVE | 11/16/20  | \$239,000          | WD     | 03-ARM'S LENGTH   | \$239,000          | \$102,800          | 43.01                    | \$251,165          | \$40,814    | \$198,186          | \$212,476          | 0.933  | 1,872                    | \$105.87        | 2 STORY                    |  |
| 16-004-013-40  | 3079 134TH AVE | 07/23/21  | \$232,000          | WD     | 03-ARM'S LENGTH   | \$232,000          | \$83,600           | 36.03                    | \$195,785          | \$67,385    | \$164,615          | \$129,697          | 1.269  | 1,040                    | \$158.28        | 2 STORY                    |  |
| 16-005-009-10  | 3445 34TH ST   | 05/19/20  | \$321,000          | WD     | 03-ARM'S LENGTH   | \$321,000          | \$111,100          | 34.61                    | \$292,057          | \$116,018   | \$204,982          | \$177,817          | 1.153  | 1,632                    | \$125.60        | 2 STORY                    |  |
| 16-012-007-11  | 3381 26TH ST   | 07/10/20  | \$172,000          | WD     | 03-ARM'S LENGTH   | \$172,000          | \$60,900           | 35.41                    | \$154,120          | \$56,494    | \$115,506          | \$98,612           | 1.171  | 1,680                    | \$68.75         | 2 STORY                    |  |
| 16-017-014-10  | 3291 130TH AVE | 03/16/21  | \$185,900          | WD     | 03-ARM'S LENGTH   | \$185,900          | \$59,000           | 31.74                    | \$179,577          | \$52,249    | \$133,651          | \$128,614          | 1.039  | 1,579                    | \$84.64         | 2 STORY                    |  |
| 16-019-002-10  | 3490 130TH AVE | 10/23/20  | \$439,900          | WD     | 03-ARM'S LENGTH   | \$439,900          | \$168,900          | 38.40                    | \$493,333          | \$167,434   | \$272,466          | \$329,191          | 0.828  | 2,822                    | \$96.55         | 2 STORY                    |  |
| 16-021-003-00  | 2980 30TH ST   | 03/12/21  | \$237,500          | WD     | 03-ARM'S LENGTH   | \$237,500          | \$81,500           | 34.32                    | \$209,088          | \$52,894    | \$184,606          | \$157,772          | 1.170  | 1,774                    | \$104.06        | 2 STORY                    |  |
| 16-024-002-13  | 2938 24TH ST   | 04/22/20  | \$296,000          | WD     | 03-ARM'S LENGTH   | \$296,000          | \$137,100          | 46.32                    | \$335,139          | \$47,144    | \$248,856          | \$290,904          | 0.855  | 2,421                    | \$102.79        | 2 STORY                    |  |
| 16-026-012-00  | 2723 126TH AVE | 09/29/20  | \$530,000          | WD     | 03-ARM'S LENGTH   | \$530,000          | \$217,800          | 41.09                    | \$495,472          | \$200,609   | \$329,391          | \$297,841          | 1.106  | 2,211                    | \$148.98        | 2 STORY                    |  |
| 16-027-021-11  | 2817 127TH AVE | 07/10/20  | \$260,000          | WD     | 03-ARM'S LENGTH   | \$260,000          | \$76,200           | 29.31                    | \$226,849          | \$53,716    | \$206,284          | \$174,882          | 1.180  | 2,344                    | \$88.01         | 2 STORY                    |  |
| 16-031-004-00  | 3466 125TH AVE | 12/17/20  | \$600,000          | WD     | 21-NOT USED/OTHER | \$600,000          | \$252,900          | 42.15                    | \$642,629          | \$304,057   | \$295,943          | \$341,992          | 0.865  | 2,397                    | \$123.46        | 2 STORY                    |  |
| 16-033-042-00  | 3029 125TH AVE | 10/29/21  | \$105,545          | WD     | 03-ARM'S LENGTH   | \$105,545          | \$42,400           | 40.17                    | \$102,441          | \$28,500    | \$77,045           | \$74,688           | 1.032  | 1,388                    | \$55.51         | 2 STORY                    |  |
| <b>Totals:</b> |                |           | <b>\$4,218,845</b> |        |                   | <b>\$4,218,845</b> | <b>\$1,584,200</b> |                          | <b>\$4,020,032</b> |             | <b>\$2,918,687</b> | <b>\$2,747,347</b> |        |                          | <b>\$116.78</b> |                            |  |
|                |                |           |                    |        |                   |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>37.55</b>       |             |                    |                    |        | <b>E.C.F. =&gt;</b>      | <b>1.062</b>    | <b>Std. Deviation=&gt;</b> |  |
|                |                |           |                    |        |                   |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>5.15</b>        |             |                    |                    |        | <b>Ave. E.C.F. =&gt;</b> | <b>1.110</b>    | <b>Ave. Variance=&gt;</b>  |  |
|                |                |           |                    |        |                   |                    |                    |                          |                    |             |                    |                    |        |                          |                 | <b>#REF!</b>               |  |



Res Bi-level ECF

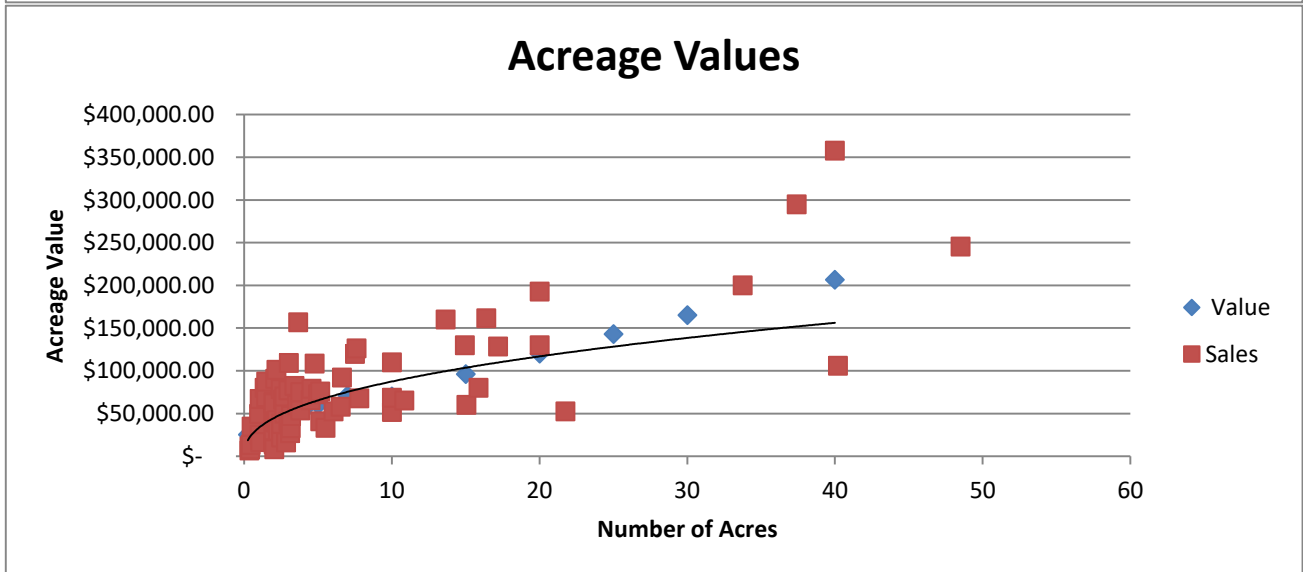
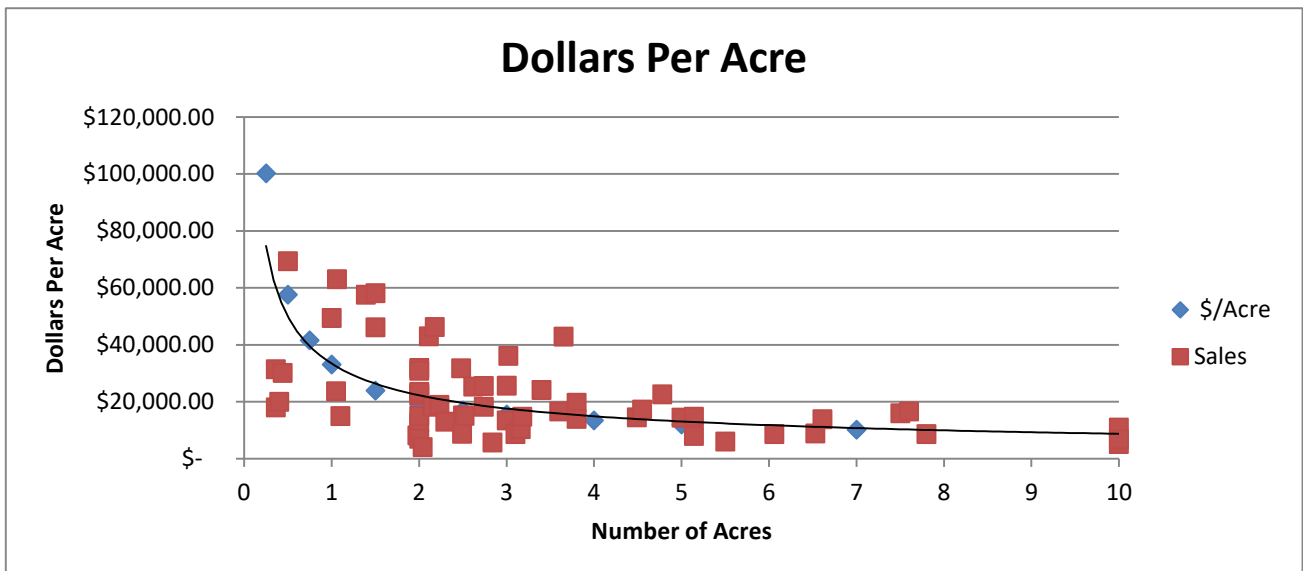
| Parcel Number  | Street Address | Sale Date | Sale Price         | Instr. | Terms of Sale   | Adj. Sale \$       | Asd. when Sold   | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual   | Cost Man. \$     | E.C.F.                   | Floor Area   | \$/Sq.Ft.                       | Building Style |
|----------------|----------------|-----------|--------------------|--------|-----------------|--------------------|------------------|--------------------------|--------------------|-------------|------------------|------------------|--------------------------|--------------|---------------------------------|----------------|
| 16-004-009-20  | 3131 134TH AVE | 07/09/20  | \$255,000          | WD     | 03-ARM'S LENGTH | \$255,000          | \$104,600        | 41.02                    | \$269,991          | \$75,164    | \$179,836        | \$182,081        | 0.988                    | 2,240        | \$80.28                         | BI-LEVEL       |
| 16-019-006-00  | 2855 36TH ST   | 11/16/20  | \$425,000          | WD     | 03-ARM'S LENGTH | \$425,000          | \$185,000        | 43.53                    | \$452,433          | \$214,129   | \$210,871        | \$222,714        | 0.947                    | 2,718        | \$77.58                         | BI-LEVEL       |
| 16-028-006-10  | 3182 127TH AVE | 05/21/21  | \$270,000          | WD     | 03-ARM'S LENGTH | \$270,000          | \$100,400        | 37.19                    | \$229,227          | \$72,104    | \$197,896        | \$146,844        | 1.348                    | 1,685        | \$117.45                        | BI-LEVEL       |
| 16-030-026-04  | 3473 126TH AVE | 07/27/20  | \$232,000          | WD     | 03-ARM'S LENGTH | \$232,000          | \$96,100         | 41.42                    | \$253,986          | \$39,736    | \$192,264        | \$200,234        | 0.960                    | 1,316        | \$146.10                        | BI-LEVEL       |
| <b>Totals:</b> |                |           | <b>\$1,182,000</b> |        |                 | <b>\$1,182,000</b> | <b>\$486,100</b> |                          | <b>\$1,205,637</b> |             | <b>\$780,867</b> | <b>\$751,873</b> |                          |              | <b>\$105.35</b>                 |                |
|                |                |           |                    |        |                 |                    |                  | <b>Sale. Ratio =&gt;</b> | <b>41.13</b>       |             |                  |                  | <b>E.C.F. =&gt;</b>      | <b>1.039</b> | <b>Std. Deviation=&gt;</b>      |                |
|                |                |           |                    |        |                 |                    |                  | <b>Std. Dev. =&gt;</b>   | <b>2.64</b>        |             |                  |                  | <b>Ave. E.C.F. =&gt;</b> | <b>1.061</b> | <b>Ave. Variance=&gt; #REF!</b> |                |

Res Modular & Single-wide ECF

| Parcel Number  | Street Address   | Sale Date | Sale Price         | Instr. | Terms of Sale   | Adj. Sale \$       | Asd. when Sold     | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F.                   | Floor Area   | \$/Sq.Ft.                  | Building Style |  |
|----------------|------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|----------------------------|----------------|--|
| 16-001-016-10  | 2521 134TH AVE   | 08/07/20  | \$175,000          | WD     | 03-ARM'S LENGTH | \$175,000          | \$76,000           | 43.43                    | \$186,729          | \$54,713    | \$120,287          | \$169,251          | 0.711                    | 1,560        | \$77.11                    | MODULAR        |  |
| 16-002-021-00  | 2685 134TH AVE   | 05/03/22  | \$192,000          | WD     | 03-ARM'S LENGTH | \$192,000          | \$71,900           | 37.45                    | \$157,736          | \$49,649    | \$142,351          | \$138,573          | 1.027                    | 1,352        | \$105.29                   | MODULAR        |  |
| 16-002-034-00  | 3462 26TH ST     | 12/01/20  | \$150,000          | WD     | 03-ARM'S LENGTH | \$150,000          | \$51,200           | 34.13                    | \$136,514          | \$32,680    | \$117,320          | \$133,121          | 0.881                    | 1,795        | \$65.36                    | MODULAR        |  |
| 16-004-012-30  | 3579 32ND ST     | 06/15/20  | \$176,000          | WD     | 03-ARM'S LENGTH | \$176,000          | \$60,400           | 34.32                    | \$162,882          | \$46,754    | \$129,246          | \$148,882          | 0.868                    | 1,248        | \$103.56                   | MODULAR        |  |
| 16-005-001-11  | 3204 136TH AVE   | 05/27/21  | \$163,000          | WD     | 03-ARM'S LENGTH | \$163,000          | \$52,900           | 32.45                    | \$127,618          | \$28,500    | \$134,500          | \$127,074          | 1.058                    | 1,620        | \$83.02                    | MODULAR        |  |
| 16-005-001-13  | 3216 136TH AVE   | 06/05/20  | \$176,000          | WD     | 03-ARM'S LENGTH | \$176,000          | \$68,000           | 38.64                    | \$177,860          | \$73,627    | \$102,373          | \$133,632          | 0.766                    | 1,248        | \$82.03                    | MODULAR        |  |
| 16-017-007-40  | 3115 34TH ST     | 08/27/20  | \$100,000          | WD     | 03-ARM'S LENGTH | \$100,000          | \$57,600           | 57.60                    | \$130,667          | \$57,694    | \$42,306           | \$93,555           | 0.452                    | 1,352        | \$31.29                    | MODULAR        |  |
| 16-017-014-20  | 3283 130TH AVE   | 04/15/21  | \$240,000          | WD     | 03-ARM'S LENGTH | \$240,000          | \$76,300           | 31.79                    | \$199,414          | \$68,528    | \$171,472          | \$167,803          | 1.022                    | 1,512        | \$113.41                   | MODULAR        |  |
| 16-031-012-00  | 3414 125TH AVE   | 04/17/20  | \$160,000          | WD     | 03-ARM'S LENGTH | \$160,000          | \$79,800           | 49.88                    | \$195,213          | \$96,820    | \$63,180           | \$126,145          | 0.501                    | 1,404        | \$45.00                    | MODULAR        |  |
| 16-031-016-10  | 2521 35TH ST     | 01/04/21  | \$167,500          | WD     | 03-ARM'S LENGTH | \$167,500          | \$61,500           | 36.72                    | \$154,656          | \$43,167    | \$124,333          | \$142,935          | 0.870                    | 1,400        | \$88.81                    | MODULAR        |  |
| 16-033-008-10  | 2590 30TH ST     | 04/29/21  | \$214,000          | WD     | 03-ARM'S LENGTH | \$214,000          | \$74,700           | 34.91                    | \$180,148          | \$43,245    | \$170,755          | \$175,517          | 0.973                    | 1,456        | \$117.28                   | MODULAR        |  |
| 16-034-017-13  | 2859 125 TH AVE  | 05/26/22  | \$500,000          | WD     | 03-ARM'S LENGTH | \$500,000          | \$196,500          | 39.30                    | \$422,566          | \$217,442   | \$282,558          | \$262,980          | 1.074                    | 1,836        | \$153.90                   | MODULAR        |  |
| 16-300-001-00  | 3365 125TH AVE   | 09/23/21  | \$130,000          | WD     | 03-ARM'S LENGTH | \$130,000          | \$37,300           | 28.69                    | \$90,942           | \$23,555    | \$106,445          | \$86,394           | 1.232                    | 1,120        | \$95.04                    | MODULAR        |  |
| 16-300-009-00  | 2507 BEECH CT    | 09/07/21  | \$150,000          | WD     | 03-ARM'S LENGTH | \$150,000          | \$82,100           | 54.73                    | \$192,089          | \$61,461    | \$88,539           | \$147,937          | 0.598                    | 1,497        | \$59.14                    | MODULAR        |  |
| 16-300-027-00  | 2508 MOORE DR    | 12/30/20  | \$132,000          | WD     | 03-ARM'S LENGTH | \$132,000          | \$55,900           | 42.35                    | \$153,558          | \$27,009    | \$104,991          | \$162,242          | 0.647                    | 1,792        | \$58.59                    | MODULAR        |  |
| 16-300-041-00  | 3353 SYCAMORE CT | 08/06/21  | \$157,000          | WD     | 03-ARM'S LENGTH | \$157,000          | \$59,600           | 37.96                    | \$137,355          | \$26,696    | \$130,304          | \$141,871          | 0.918                    | 1,404        | \$92.81                    | MODULAR        |  |
| 16-300-148-00  | 2585 LAKE DR     | 08/04/20  | \$120,000          | WD     | 03-ARM'S LENGTH | \$120,000          | \$38,500           | 32.08                    | \$104,091          | \$16,583    | \$103,417          | \$112,190          | 0.922                    | 1,144        | \$90.40                    | MODULAR        |  |
| 16-300-152-00  | 3339 GRANT ST    | 10/14/20  | \$135,900          | WD     | 03-ARM'S LENGTH | \$135,900          | \$54,800           | 40.32                    | \$137,684          | \$14,909    | \$120,991          | \$157,404          | 0.769                    | 2,044        | \$59.19                    | MODULAR        |  |
| 16-300-166-00  | 2565 LAKE DR     | 10/15/21  | \$175,000          | WD     | 03-ARM'S LENGTH | \$175,000          | \$65,400           | 37.37                    | \$157,356          | \$14,928    | \$160,072          | \$182,600          | 0.877                    | 1,952        | \$82.00                    | MODULAR        |  |
| 16-300-185-00  | 2545 BENJAMIN ST | 09/29/20  | \$125,000          | WD     | 03-ARM'S LENGTH | \$125,000          | \$38,600           | 30.88                    | \$95,199           | \$16,385    | \$108,615          | \$101,044          | 1.075                    | 1,620        | \$67.05                    | MODULAR        |  |
| 16-300-187-00  | 2541 BENJAMIN ST | 04/03/20  | \$130,000          | WD     | 03-ARM'S LENGTH | \$130,000          | \$51,900           | 39.92                    | \$132,760          | \$16,020    | \$113,980          | \$149,667          | 0.762                    | 1,166        | \$97.75                    | MODULAR        |  |
| 16-001-016-20  | 3442 25TH ST     | 07/21/21  | \$140,000          | WD     | 03-ARM'S LENGTH | \$140,000          | \$36,200           | 25.86                    | \$90,358           | \$58,732    | \$81,268           | \$40,546           | 2.004                    | 1,022        | \$79.52                    | SINGLE-WIDE    |  |
| 16-033-008-00  | 2596 30TH ST     | 10/30/20  | \$360,000          | WD     | 03-ARM'S LENGTH | \$360,000          | \$177,900          | 49.42                    | \$429,067          | \$131,147   | \$228,853          | \$295,419          | 0.775                    | 1,526        | \$149.97                   | SINGLE-WIDE    |  |
| <b>Totals:</b> |                  |           | <b>\$4,168,400</b> |        |                 | <b>\$4,168,400</b> | <b>\$1,625,000</b> |                          | <b>\$3,952,462</b> |             | <b>\$2,948,156</b> | <b>\$3,396,779</b> |                          |              | <b>\$86.85</b>             |                |  |
|                |                  |           |                    |        |                 |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>38.98</b>       |             |                    |                    | <b>E.C.F. =&gt;</b>      | <b>0.868</b> | <b>Std. Deviation=&gt;</b> |                |  |
|                |                  |           |                    |        |                 |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>8.01</b>        |             |                    |                    | <b>Ave. E.C.F. =&gt;</b> | <b>0.904</b> | <b>Ave. Variance=&gt;</b>  |                |  |
|                |                  |           |                    |        |                 |                    |                    |                          |                    |             |                    |                    |                          |              | <b>#REF!</b>               |                |  |

Monterey Township  
General Residential  
Land Valuation: 2023

| Monterey General Residential Land Rate Progression |         |               |               |               |                                    |  |
|--|---------|---------------|---------------|---------------|------------------------------------|--|
| Acres  | \$/SF   | \$/Acre       | Value         | Value Rounded | Note                               |  |
| 0.25   | \$ 2.30 | \$ 100,282.60 | \$ 25,070.65  | \$25,100      |                                    |  |
| 0.5  | \$ 1.32 | \$ 57,597.23  | \$ 28,798.61  | \$28,800      |                                    |  |
| 0.75   | \$ 0.96 | \$ 41,641.71  | \$ 31,231.28  | \$31,200      |                                    |  |
| 1  | \$ 0.76 | \$ 33,080.92  | \$ 33,080.92  | \$33,100      |                                    |  |
| 1.5  | \$ 0.55 | \$ 23,916.88  | \$ 35,875.33  | \$35,900      |                                    |  |
| 2  | \$ 0.44 | \$ 19,000.00  | \$ 38,000.00  | \$38,000      | Sales at 2 acres average \$38,000  |  |
| 2.5  | \$ 0.39 | \$ 16,994.12  | \$ 42,485.29  | \$42,500      |                                    |  |
| 3  | \$ 0.36 | \$ 15,513.44  | \$ 46,540.31  | \$46,500      |                                    |  |
| 4  | \$ 0.31 | \$ 13,435.03  | \$ 53,740.12  | \$53,700      |                                    |  |
| 5  | \$ 0.28 | \$ 12,016.66  | \$ 60,083.28  | \$60,100      |                                    |  |
| 7  | \$ 0.23 | \$ 10,155.93  | \$ 71,091.49  | \$71,100      |                                    |  |
| 10   | \$ 0.16 | \$ 7,000.00   | \$ 70,000.00  | \$70,000      | Sales at 10 acres average \$70,000 |  |
| 15   | \$ 0.15 | \$ 6,402.62   | \$ 96,039.35  | \$96,000      |                                    |  |
| 20   | \$ 0.14 | \$ 6,009.96   | \$ 120,199.16 | \$120,200     |                                    |  |
| 25   | \$ 0.13 | \$ 5,722.04   | \$ 143,051.11 | \$143,100     |                                    |  |
| 30   | \$ 0.13 | \$ 5,497.07   | \$ 164,912.14 | \$164,900     |                                    |  |
| 40   | \$ 0.12 | \$ 5,159.94   | \$ 206,397.69 | \$206,400     |                                    |  |
| 50   | \$ 0.11 | \$ 4,912.75   | \$ 245,637.49 | \$245,600     |                                    |  |
| 100  | \$ 0.10 | \$ 4,217.92   | \$ 421,791.71 | \$421,800     |                                    |  |



Monterey Township  
General Residential  
Land Valuation: 2023

| Monterey Township Land Residual Analysis |                  |            |            |          |           |              |             |           |          |               |                 |              |
|--|------------------|------------|------------|----------|-----------|--------------|-------------|-----------|----------|---------------|-----------------|--------------|
| Parcel Number                            | Street Address   | Sale Date  | Sale Price | Adj.     | ECF Style | Adj. Sale \$ | Land Imp \$ | Bldg \$   | Est. ECF | Land Residual | # of Units or % | \$/Unit      |
| 16-300-148-00                            | 2585 LAKE DR     | 8/4/2020   | 120000     | 100.000% | 1         | \$120,000    | 4932        | 112189.74 | 0.780    | \$27,560      | 0.32            | \$86,125.00  |
| 16-004-015-00                            | 3408 30TH ST     | 6/12/2020  | 68000      | 100.000% | 2         | \$68,000     | 767         | 60146.797 | 1.010    | \$6,485       | 0.36            | \$18,013.15  |
| 16-300-152-00                            | 3339 GRANT ST    | 10/14/2020 | 135900     | 100.000% | 1         | \$135,900    | 1801        | 157403.84 | 0.780    | \$11,324      | 0.36            | \$31,455.56  |
| 16-031-010-00                            | 3460 125TH AVE   | 6/4/2020   | 8000       | 100.000% | 2         | \$8,000      | 0           | 0         | 1.010    | \$8,000       | 0.4             | \$20,000.00  |
| 16-300-166-00                            | 2565 LAKE DR     | 10/15/2021 | 175000     | 100.000% | 1         | \$175,000    | 0           | 182600    | 0.780    | \$32,572      | 0.41            | \$79,443.90  |
| 16-300-187-00                            | 2541 BENJAMIN ST | 4/3/2020   | 130000     | 100.000% | 1         | \$130,000    | 0           | 149666.67 | 0.780    | \$13,260      | 0.44            | \$30,136.35  |
| 16-300-185-00                            | 2545 BENJAMIN ST | 9/29/2020  | 125000     | 100.000% | 1         | \$125,000    | 0           | 101043.59 | 0.780    | \$46,186      | 0.45            | \$102,635.56 |
| 16-033-045-00                            | 3074 125TH AVE   | 4/23/2020  | 114000     | 100.000% | 2         | \$114,000    | 0           | 78496.555 | 1.010    | \$34,718      | 0.5             | \$69,436.96  |
| 16-300-001-00                            | 3365 125TH AVE   | 9/23/2021  | 130000     | 100.000% | 1         | \$130,000    | 2371        | 86393.586 | 0.780    | \$60,242      | 0.64            | \$94,128.13  |
| 16-033-004-00                            | 2563 30TH ST     | 6/26/2020  | 175000     | 100.000% | 2         | \$175,000    | 2418        | 121901.48 | 1.010    | \$49,462      | 1               | \$49,461.51  |
| 16-024-011-10                            | 2487 128TH AVE   | 2/19/2021  | 200000     | 100.000% | 2         | \$200,000    | 3065        | 170330.3  | 1.010    | \$24,901      | 1.05            | \$23,715.62  |
| 16-004-012-85                            | 3168 ROLLING OAK | 9/9/2020   | 238000     | 100.000% | 2         | \$238,000    | 2562        | 166941.38 | 1.010    | \$66,827      | 1.06            | \$63,044.54  |
| 16-030-031-00                            | 2614 35TH ST     | 8/10/2020  | 230000     | 100.000% | 2         | \$230,000    | 7592        | 203906.41 | 1.010    | \$16,463      | 1.1             | \$14,965.94  |
| 16-004-012-92                            | 3483 AUTUMN WO   | 10/13/2021 | 306000     | 100.000% | 2         | \$306,000    | 11540       | 187223.28 | 1.010    | \$105,364     | 1.12            | \$94,075.43  |
| 16-027-021-11                            | 2817 127TH AVE   | 7/10/2020  | 260000     | 100.000% | 2         | \$260,000    | 3237        | 174881.81 | 1.010    | \$80,132      | 1.39            | \$57,649.19  |
| 16-003-014-00                            | 3591 30TH ST     | 7/16/2020  | 71000      | 100.000% | 1         | \$71,000     | 1727        | 0         | 0.780    | \$69,273      | 1.5             | \$46,182.00  |
| 16-015-007-00                            | 2942 132ND AVE   | 1/27/2021  | 226000     | 100.000% | 2         | \$226,000    | 1581        | 125137.93 | 1.010    | \$98,030      | 1.5             | \$65,353.13  |
| 16-003-014-00                            | 3591 30TH ST     | 10/18/2021 | 89000      | 100.000% | 1         | \$89,000     | 1727        | 0         | 0.780    | \$87,273      | 1.5             | \$58,182.00  |
| 16-260-002-00                            | 2615 OAK BRANCH  | 2/12/2021  | 242000     | 100.000% | 2         | \$242,000    | 6508        | 217100.5  | 1.010    | \$16,220      | 1.98            | \$8,192.17   |
| 16-001-004-20                            | 2442 135TH AVE   | 7/2/2020   | 220000     | 100.000% | 2         | \$220,000    | 3860        | 169617.73 | 1.010    | \$44,826      | 2               | \$22,413.04  |
| 16-030-026-04                            | 3473 126TH AVE   | 7/27/2020  | 232000     | 100.000% | 2         | \$232,000    | 4396        | 200233.64 | 1.010    | \$25,368      | 2               | \$12,684.01  |
| 16-002-034-00                            | 3462 26TH ST     | 12/1/2020  | 150000     | 100.000% | 1         | \$150,000    | 0           | 133120.52 | 0.780    | \$46,166      | 2               | \$23,083.00  |
| 16-031-016-10                            | 2521 35TH ST     | 1/4/2021   | 167500     | 100.000% | 1         | \$167,500    | 8967        | 142934.61 | 0.780    | \$47,044      | 2               | \$23,522.00  |
| 16-021-002-00                            | 2988 30TH ST     | 5/7/2021   | 14000      | 100.000% | 1         | \$14,000     | 0           | 0         | 0.780    | \$14,000      | 2               | \$7,000.00   |
| 16-005-001-11                            | 3204 136TH AVE   | 5/27/2021  | 163000     | 100.000% | 1         | \$163,000    | 0           | 127074.36 | 0.780    | \$63,882      | 2               | \$31,941.00  |
| 16-001-013-00                            | 2595 134TH AVE   | 6/11/2021  | 234000     | 100.000% | 2         | \$234,000    | 1099        | 169401.97 | 1.010    | \$61,805      | 2               | \$30,902.51  |
| 16-033-042-00                            | 3029 125TH AVE   | 10/29/2021 | 105545     | 100.000% | 2         | \$105,545    | 0           | 74687.875 | 1.010    | \$30,110      | 2               | \$15,055.12  |
| 16-001-012-20                            | 3471 26TH ST     | 3/28/2022  | 235000     | 100.000% | 2         | \$235,000    | 3502        | 130670.71 | 1.010    | \$99,521      | 2               | \$49,760.29  |
| 16-260-003-00                            | 2621 OAK BRANCH  | 8/14/2020  | 229000     | 100.000% | 2         | \$229,000    | 5248        | 213334.97 | 1.010    | \$8,284       | 2.04            | \$4,060.63   |
| 16-010-012-01                            | 2968 134TH AVE   | 2/22/2022  | 257500     | 100.000% | 2         | \$257,500    | 21225       | 144173.41 | 1.010    | \$90,660      | 2.11            | \$42,966.76  |
| 16-001-016-10                            | 2521 134TH AVE   | 8/7/2020   | 175000     | 100.000% | 1         | \$175,000    | 3645        | 169251.28 | 0.780    | \$39,339      | 2.153           | \$18,271.71  |
| 16-004-013-40                            | 3079 134TH AVE   | 7/23/2021  | 232000     | 100.000% | 2         | \$232,000    | 0           | 129696.97 | 1.010    | \$101,006     | 2.18            | \$46,333.06  |
| 16-032-016-20                            | 3407 125TH AVE   | 10/15/2020 | 91598      | 100.000% | 2         | \$91,598     | 0           | 86945.813 | 1.010    | \$3,783       | 2.22            | \$1,703.93   |
| 16-260-007-00                            | 2636 OAK BRANCH  | 1/6/2021   | 249900     | 100.000% | 2         | \$249,900    | 2494        | 203300.5  | 1.010    | \$42,072      | 2.23            | \$18,866.59  |
| 16-260-007-00                            | 2636 OAK BRANCH  | 4/22/2022  | 360000     | 100.000% | 2         | \$360,000    | 2494        | 203300.5  | 1.010    | \$152,172     | 2.23            | \$68,238.79  |

Monterey Township  
General Residential  
Land Valuation: 2023

|               |                 |            |        |          |   |           |       |           |       |           |      |             |
|---------------|-----------------|------------|--------|----------|---|-----------|-------|-----------|-------|-----------|------|-------------|
| 16-260-004-00 | 3474 OAK BRANCH | 9/9/2020   | 225000 | 100.000% | 2 | \$225,000 | 10794 | 182372.41 | 1.010 | \$30,010  | 2.3  | \$13,047.77 |
| 16-004-009-94 | 3469 MORNING DE | 8/14/2020  | 265000 | 100.000% | 2 | \$265,000 | 1552  | 182920.69 | 1.010 | \$78,698  | 2.48 | \$31,733.11 |
| 16-001-017-10 | 2428 135TH AVE  | 11/16/2020 | 239000 | 100.000% | 2 | \$239,000 | 2645  | 212475.75 | 1.010 | \$21,754  | 2.49 | \$8,736.74  |
| 16-029-010-00 | 3348 127TH AVE  | 10/30/2020 | 188000 | 100.000% | 2 | \$188,000 | 0     | 148468.97 | 1.010 | \$38,046  | 2.5  | \$15,218.54 |
| 16-020-016-01 | 3215 128TH AVE  | 1/14/2022  | 475000 | 100.000% | 2 | \$475,000 | 0     | 313566.66 | 1.010 | \$158,298 | 2.5  | \$63,319.07 |
| 16-260-005-00 | 3469 OAK BRANCH | 10/30/2020 | 234000 | 100.000% | 2 | \$234,000 | 4423  | 225884.73 | 1.010 | \$1,433   | 2.52 | \$568.82    |
| 16-260-001-00 | 2608 OAK BRANCH | 10/18/2021 | 239900 | 100.000% | 2 | \$239,900 | 1966  | 197958.63 | 1.010 | \$37,996  | 2.52 | \$15,077.69 |
| 16-004-007-00 | 3540 130TH AVE  | 8/27/2021  | 295000 | 100.000% | 2 | \$295,000 | 2667  | 223791.14 | 1.010 | \$66,304  | 2.62 | \$25,306.85 |
| 16-001-019-75 | 2451 KINNEY LN  | 7/28/2021  | 50000  | 100.000% | 2 | \$50,000  | 0     | 0         | 1.010 | \$50,000  | 2.74 | \$18,248.18 |
| 16-001-019-75 | 2451 KINNEY LN  | 8/25/2021  | 70000  | 100.000% | 2 | \$70,000  | 0     | 0         | 1.010 | \$70,000  | 2.74 | \$25,547.45 |
| 16-260-009-00 | 2622 OAK BRANCH | 6/4/2021   | 255230 | 100.000% | 2 | \$255,230 | 6574  | 230134.97 | 1.010 | \$16,220  | 2.84 | \$5,711.16  |
| 16-033-008-10 | 2590 30TH ST    | 4/29/2021  | 214000 | 100.000% | 1 | \$214,000 | 0     | 175516.67 | 0.780 | \$77,097  | 3    | \$25,699.00 |
| 16-017-007-20 | 3380 132ND AVE  | 5/14/2021  | 350000 | 100.000% | 2 | \$350,000 | 5107  | 301585.7  | 1.010 | \$40,291  | 3    | \$13,430.48 |
| 16-001-010-03 |                 | 10/7/2021  | 10000  | 100.000% | 1 | \$10,000  | 0     | 0         | 0.780 | \$10,000  | 3    | \$3,333.33  |
| 16-017-014-20 | 3283 130TH AVE  | 4/15/2021  | 240000 | 100.000% | 1 | \$240,000 | 0     | 167802.56 | 0.780 | \$109,114 | 3.02 | \$36,130.46 |
| 16-017-007-40 | 3115 34TH ST    | 8/27/2020  | 100000 | 100.000% | 1 | \$100,000 | 0     | 93555.125 | 0.780 | \$27,027  | 3.1  | \$8,718.39  |
| 16-012-006-43 | 25TH ST         | 6/24/2021  | 33000  | 100.000% | 2 | \$33,000  | 0     | 0         | 1.010 | \$33,000  | 3.16 | \$10,443.04 |
| 16-032-035-10 |                 | 6/12/2020  | 47000  | 100.000% | 1 | \$47,000  | 0     | 0         | 0.780 | \$47,000  | 3.18 | \$14,779.87 |
| 16-002-021-00 | 2685 134TH AVE  | 5/3/2022   | 192000 | 100.000% | 1 | \$192,000 | 1750  | 138573.08 | 0.780 | \$82,163  | 3.4  | \$24,165.59 |
| 16-004-012-30 | 3579 32ND ST    | 6/15/2020  | 176000 | 100.000% | 1 | \$176,000 | 0     | 148882.05 | 0.780 | \$59,872  | 3.6  | \$16,631.11 |
| 16-002-015-01 | 2718 136TH AVE  | 5/11/2021  | 250000 | 100.000% | 1 | \$250,000 | 2094  | 116814.1  | 0.780 | \$156,791 | 3.65 | \$42,956.44 |
| 16-021-003-00 | 2980 30TH ST    | 3/12/2021  | 237500 | 100.000% | 2 | \$237,500 | 3247  | 157771.72 | 1.010 | \$74,904  | 3.8  | \$19,711.46 |
| 16-017-014-10 | 3291 130TH AVE  | 3/16/2021  | 185900 | 100.000% | 2 | \$185,900 | 2602  | 128614.14 | 1.010 | \$53,398  | 3.8  | \$14,052.03 |
| 16-004-009-20 | 3131 134TH AVE  | 7/9/2020   | 255000 | 100.000% | 2 | \$255,000 | 5681  | 182081.31 | 1.010 | \$65,417  | 4.49 | \$14,569.46 |
| 16-005-009-60 | 3465 34TH ST    | 3/3/2021   | 295000 | 100.000% | 2 | \$295,000 | 4564  | 209504.44 | 1.010 | \$78,837  | 4.55 | \$17,326.71 |
| 16-001-016-20 | 3442 25TH ST    | 7/21/2021  | 140000 | 100.000% | 1 | \$140,000 | 0     | 40546.152 | 0.780 | \$108,374 | 4.78 | \$22,672.39 |
| 16-012-007-11 | 3381 26TH ST    | 7/10/2020  | 172000 | 100.000% | 2 | \$172,000 | 0     | 98612.125 | 1.010 | \$72,402  | 5    | \$14,480.35 |
| 16-028-015-00 | 3021 127TH AVE  | 12/2/2020  | 65257  | 100.000% | 2 | \$65,257  | 0     | 24030.541 | 1.010 | \$40,986  | 5.14 | \$7,973.96  |
| 16-028-015-00 | 3021 127TH AVE  | 12/2/2020  | 100000 | 100.000% | 2 | \$100,000 | 0     | 24030.541 | 1.010 | \$75,729  | 5.14 | \$14,733.30 |
| 16-029-011-00 | 3400 127TH AVE  | 10/2/2020  | 33250  | 100.000% | 1 | \$33,250  | 0     | 0         | 0.780 | \$33,250  | 5.5  | \$6,045.45  |
| 16-020-006-01 | 3304 130TH AVE  | 9/10/2021  | 352000 | 100.000% | 2 | \$352,000 | 13548 | 283031.53 | 1.010 | \$52,590  | 6.06 | \$8,678.24  |
| 16-032-035-00 |                 | 6/23/2020  | 58000  | 100.000% | 1 | \$58,000  | 0     | 0         | 0.780 | \$58,000  | 6.53 | \$8,882.08  |
| 16-028-019-72 | 2604 30TH ST    | 6/11/2021  | 92000  | 100.000% | 2 | \$92,000  | 0     | 0         | 1.010 | \$92,000  | 6.61 | \$13,918.31 |
| 16-028-006-10 | 3182 127TH AVE  | 5/21/2021  | 270000 | 100.000% | 2 | \$270,000 | 1896  | 146843.92 | 1.010 | \$119,792 | 7.5  | \$15,972.22 |
| 16-005-009-10 | 3445 34TH ST    | 5/19/2020  | 321000 | 100.000% | 2 | \$321,000 | 15218 | 177817.17 | 1.010 | \$126,187 | 7.6  | \$16,603.51 |
| 16-005-001-13 | 3216 136TH AVE  | 6/5/2020   | 176000 | 100.000% | 1 | \$176,000 | 4236  | 133632.05 | 0.780 | \$67,531  | 7.8  | \$8,657.82  |

Monterey Township  
General Residential  
Land Valuation: 2023

|               |                 |            |        |          |   |           |       |           |       |           |       |             |
|---------------|-----------------|------------|--------|----------|---|-----------|-------|-----------|-------|-----------|-------|-------------|
| 16-034-014-20 | 2886 125TH AVE  | 1/26/2022  | 400000 | 100.000% | 2 | \$400,000 | 6941  | 248111.33 | 1.010 | \$142,467 | 8     | \$17,808.32 |
| 16-003-009-10 | 2982 136TH AVE  | 4/19/2022  | 292000 | 100.000% | 2 | \$292,000 | 0     | 102791.13 | 1.010 | \$188,181 | 8.4   | \$22,402.49 |
| 16-020-008-30 | 2929 34TH ST    | 8/14/2020  | 326000 | 100.000% | 2 | \$326,000 | 13091 | 201053.2  | 1.010 | \$109,845 | 10    | \$10,984.53 |
| 16-012-011-20 | 3339 26TH ST    | 1/20/2021  | 200000 | 100.000% | 1 | \$200,000 | 4253  | 184435.89 | 0.780 | \$51,887  | 10    | \$5,188.70  |
| 16-002-032-30 | 3432 26TH ST    | 2/16/2022  | 230000 | 100.000% | 2 | \$230,000 | 6266  | 153743.84 | 1.010 | \$68,453  | 10    | \$6,845.27  |
| 16-032-004-30 | 3283 125TH AVE  | 3/11/2022  | 93000  | 100.000% | 1 | \$93,000  | 841   | 99457.695 | 0.780 | \$14,582  | 10.1  | \$1,443.76  |
| 16-001-012-30 | 3457 26TH ST    | 11/9/2021  | 365000 | 100.000% | 2 | \$365,000 | 2962  | 202190.91 | 1.010 | \$157,825 | 10.2  | \$15,473.06 |
| 16-029-002-00 | 3284 127TH AVE  | 9/2/2020   | 65000  | 100.000% | 1 | \$65,000  | 0     | 0         | 0.780 | \$65,000  | 10.85 | \$5,990.78  |
| 16-006-001-03 | 3494 34TH ST    | 5/13/2021  | 160000 | 100.000% | 2 | \$160,000 | 0     | 0         | 1.010 | \$160,000 | 13.63 | \$11,738.81 |
| 16-012-006-44 | 25TH ST         | 6/17/2021  | 130000 | 100.000% | 1 | \$130,000 | 0     | 0         | 0.780 | \$130,000 | 14.95 | \$8,695.65  |
| 16-031-012-00 | 3414 125TH AVE  | 4/17/2020  | 160000 | 100.000% | 1 | \$160,000 | 1540  | 126144.88 | 0.780 | \$60,067  | 15.05 | \$3,991.16  |
| 16-031-027-01 | 2463 36TH ST    | 1/28/2022  | 367500 | 100.000% | 2 | \$367,500 | 5072  | 279410.09 | 1.010 | \$80,224  | 15.86 | \$5,058.25  |
| 16-013-009-00 | 3019 26TH ST    | 12/11/2020 | 315000 | 100.000% | 2 | \$315,000 | 1843  | 150336.36 | 1.010 | \$161,317 | 16.4  | \$9,836.42  |
| 16-033-008-00 | 2596 30TH ST    | 10/30/2020 | 360000 | 100.000% | 1 | \$360,000 | 1338  | 295419.04 | 0.780 | \$128,235 | 17.2  | \$7,455.53  |
| 16-030-014-00 | 3571 126TH AVE  | 5/29/2020  | 73000  | 100.000% | 2 | \$73,000  | 0     | 21203.941 | 1.010 | \$51,584  | 17.6  | \$2,930.91  |
| 16-020-018-00 |                 | 4/2/2020   | 130000 | 100.000% | 2 | \$130,000 | 0     | 0         | 1.010 | \$130,000 | 20    | \$6,500.00  |
| 16-026-012-00 | 2723 126TH AVE  | 9/29/2020  | 530000 | 100.000% | 2 | \$530,000 | 4430  | 297841.41 | 1.010 | \$224,750 | 20    | \$11,237.51 |
| 16-008-011-00 | 3337 132ND AVE  | 5/14/2021  | 370000 | 100.000% | 2 | \$370,000 | 9065  | 166507.39 | 1.010 | \$192,763 | 20    | \$9,638.13  |
| 16-023-010-10 | 2847 28TH ST    | 7/8/2020   | 400000 | 100.000% | 2 | \$400,000 | 6615  | 337432.31 | 1.010 | \$52,578  | 21.74 | \$2,418.51  |
| 16-030-002-01 | 2760 34TH ST    | 12/29/2021 | 525000 | 100.000% | 2 | \$525,000 | 6405  | 222312.31 | 1.010 | \$294,060 | 22.83 | \$12,880.40 |
| 16-002-030-80 | 3440 ARNDTS DR  | 11/5/2021  | 800000 | 100.000% | 2 | \$800,000 | 2928  | 401345.81 | 1.010 | \$391,713 | 28.1  | \$13,939.95 |
| 16-019-006-00 | 2855 36TH ST    | 11/16/2020 | 425000 | 100.000% | 2 | \$425,000 | 0     | 222714.02 | 1.010 | \$200,059 | 33.74 | \$5,929.43  |
| 16-034-017-10 | 2859 125 TH AVE | 5/26/2022  | 500000 | 100.000% | 1 | \$500,000 | 0     | 262979.5  | 0.780 | \$294,876 | 37.4  | \$7,884.38  |
| 16-031-023-00 | 3504 125TH AVE  | 5/23/2022  | 579900 | 100.000% | 2 | \$579,900 | 6658  | 213393.22 | 1.010 | \$357,715 | 40    | \$8,942.87  |
| 16-019-002-10 | 3490 130TH AVE  | 10/23/2020 | 439900 | 100.000% | 2 | \$439,900 | 1687  | 329190.91 | 1.010 | \$105,730 | 40.2  | \$2,630.10  |
| 16-031-004-00 | 3466 125TH AVE  | 12/17/2020 | 600000 | 100.000% | 2 | \$600,000 | 9074  | 341991.91 | 1.010 | \$245,514 | 48.5  | \$5,062.15  |

Monterey Township  
 Monterey Lake Frontage  
 Land Valuation: 2023

| Monterey Township Dumont Lake-50' Analysis |                  |                   |            |                              |              |             |            |          |                                |                 |            |              |
|--|------------------|-------------------|------------|------------------------------|--------------|-------------|------------|----------|--------------------------------|-----------------|------------|--------------|
| Parcel Number                              | Street Address   | Sale Date         | Sale Price | Adj.                         | Adj. Sale \$ | Land Imp \$ | Bldg \$    | Est. ECF | Land Residual                  | # of Units or % | \$/Unit    |              |
| 16-200-024-00                              |                  | 12/8/2011         |            | \$0.00                       | \$0          | 0           | 0.0        | _____    | \$0                            | _____           | \$0.00     |              |
| 16-100-025-00                              | 3270 LAKEVIEW DR | 12/8/2011         | 120000     | \$9,100.00                   | \$110,900    | 7,520       | 55,338     | 0.780    | \$60,216                       | 50.00           | \$1,204.33 |              |
| 16-100-019-00                              | 3258 LAKEVIEW DR | 9/16/2012         | 104850     | \$0.00                       | \$104,850    | 7,000       | 40,000     | 0.780    | \$66,650                       | 75.00           | \$888.67   |              |
| 16-100-027-00                              | 3274 LAKEVIEW DR | 9/13/2013         | 174500     | \$18,500.00                  | \$156,000    | 8,090       | 76,216     | 0.780    | \$88,461                       | 100.00          | \$884.61   |              |
| 16-200-027-00                              | 3274 LAKEVIEW DR | 9/13/2013         |            | \$0.00                       | \$0          |             |            | _____    | \$0                            | _____           |            |              |
| 16-033-036-21                              | 2432 31ST ST     | 7/12/2016         | 125000     | \$0.00                       | \$125,000    | 5,624       | 3,429      | 0.880    | \$116,358                      | 180.00          | \$646.44   |              |
| 16-100-031-00                              | 3280 LAKEVIEW DR | 9/15/2017         | 275000     | 90%                          | \$247,500    | 14,319      | 116,715    | 0.972    | \$119,734                      | 50.00           | \$2,394.68 |              |
| 16-100-026-00                              | 3272 LAKEVIEW DR | 3/15/2019         | 401900     | 87%                          | \$349,653    | 11,749      | 204,319    | 0.972    | \$139,306                      | 51.00           | \$2,731.49 |              |
| 16-032-031-00                              | 2402 DUMONT LAK  | 10/30/2020        | 80000      | 100%                         | \$79,999     | 0           | 0.0        | -        | \$79,999                       | 62.00           | \$1,290.31 |              |
|  |                  |                   |            | \$0.00                       | \$0          |             |            | -        | \$0                            | -               |            |              |
| Unit of Comparison:                        |                  | Actual Front Foot |            | Average Sale Price Per Unit: |              |             | \$2,138.83 |          | Indicated Sale Price Per Unit: |                 |            | See Attached |

Standard Deviation: \$615.55  
 Deviation as % of Mean: 28.78%

For 2023 used \$2,000 / FF  
 For 2022 used \$1,800 / FF  
 For 2021 used \$1,800 / FF  
 For 2020 used \$1,250 / FF  
 For 2019 used \$1,000 / FF  
 For 2018 used \$850 / FF  
 For 2017 used \$850 / FF  
 For 2016 used \$850 / FF  
 For 2015 used \$850 / FF

\*Note: Use 1/2 of FF rate for Frontage in Excess of 50'

Monterey Township  
 Monterey Lake Frontage  
 Land Valuation: 2023

| Monterey Township Dumont Lake-Rear Land Analysis |                             |                       |                  |                   |                     |                  |                                     |                  |                     |                   |                                       |                     |
|--|-----------------------------|-----------------------|------------------|-------------------|---------------------|------------------|-------------------------------------|------------------|---------------------|-------------------|---------------------------------------|---------------------|
| Parcel Number                                    | Street Address              | Sale Date             | Sale Price       | Adj.              | Adj. Sale \$        | Land Imp \$      | Bldg \$                             | Est. ECF         | Land Residual       | # of Units or %   | \$ /Unit                              |                     |
| <del>16-100-025-00</del>                         | <del>3270 LAKEVIEW DR</del> | <del>12/8/2011</del>  | <del>9100</del>  | <del>\$0.00</del> | <del>\$9,100</del>  |                  | <del>0.0</del>                      | <del>-----</del> | <del>\$9,100</del>  | <del>50.00</del>  | <del>\$182.00</del>                   |                     |
| <del>16-200-027-00</del>                         | <del>3274 LAKEVIEW DR</del> | <del>9/13/2013</del>  | <del>18500</del> | <del>\$0.00</del> | <del>\$18,500</del> | <del>8090</del>  | <del>0.0</del>                      | <del>-----</del> | <del>\$10,410</del> | <del>50.00</del>  | <del>\$208.20</del>                   |                     |
| <del>16-200-017-00</del>                         | <del>3253 LAKEVIEW DR</del> | <del>12/26/2014</del> | <del>74000</del> | <del>\$0.00</del> | <del>\$74,000</del> | <del>12220</del> | <del>0.0</del>                      | <del>-----</del> | <del>\$61,780</del> | <del>150.00</del> | <del>\$411.87</del>                   |                     |
| <del>16-200-015-00</del>                         | <del>3253 LAKEVIEW DR</del> | <del>12/26/2014</del> | <del>74000</del> | <del>\$0.00</del> | <del>\$74,000</del> |                  | <del>0.0</del>                      | <del>-----</del> | <del>\$74,000</del> | <del>-----</del>  | <del>-----</del>                      |                     |
| 16-200-030-01                                    | 3280 LAKEVIEW DR            | 9/15/2017             | 275000           | 10%               | \$27,500            | 6619             | 7919.0                              | 0.880            | \$13,912            | 51.60             | \$269.62                              |                     |
| 16-200-026-00                                    | 3272 LAKEVIEW DR            | 3/15/2019             | 401900           | 13%               | \$52,247            | 25687            |                                     |                  | \$26,560            | 75.00             | \$354.13                              |                     |
|  |                             |                       |                  | \$0.00            | \$0                 |                  | 0.0                                 | -                | \$0                 | -                 | #DIV/0!                               |                     |
| <b>Unit of Comparison:</b>                       | <b>Actual Front Foot</b>    |                       |                  |                   |                     |                  | <b>Average Sale Price Per Unit:</b> |                  | <b>\$311.88</b>     |                   | <b>Indicated Sale Price Per Unit:</b> | <b>See Attached</b> |
|  |                             |                       |                  |                   |                     |                  | Standard Deviation:                 |                  | \$85.30             |                   |                                       |                     |
|  |                             |                       |                  |                   |                     |                  | Deviation as % of Mean:             |                  | 27.35%              |                   |                                       |                     |

- For 2023 used \$300 / FF
- For 2022 used \$300 / FF
- For 2021 used \$300 / FF
- For 2020 used \$300 / FF
- For 2019 used \$250 / FF
- For 2018 used \$200 / FF
- For 2017 used \$200 / FF
- For 2016 used \$150 / FF
- For 2015 used \$150 / FF



Monterey Township  
 Monterey Lake Frontage  
 Land Valuation: 2023

| Parcel Number              | Street Address           | Sale Date | Sale Price | Monterey Township High Value FF Analysis |              |                                     |                 |                                       |               |                     |            |
|----------------------------|--------------------------|-----------|------------|--|--------------|-------------------------------------|-----------------|---------------------------------------|---------------|---------------------|------------|
|                            |                          |           |            | Adj.                                     | Adj. Sale \$ | Land Imp \$                         | Bldg \$         | Est. ECF                              | Land Residual | # of Units or %     | \$/Unit    |
| 16-032-009-00              | 3373 S SPEC LAKE E       | 1/26/2016 | 85500      | \$0.00                                   | \$85,500     | 8964                                | 50000           | 0.780                                 | \$37,536      | 50.00               | \$750.72   |
| 16-032-015-00              | 3379 S SPEC LAKE E       | 1/11/2016 | 47000      | \$0.00                                   | \$47,000     | 7869                                | 22185           | 0.780                                 | \$21,827      | 50.00               | \$436.53   |
| 16-032-010-00              | 3389 S SPEC LAKE E       | 10/5/2016 | 75000      | \$0.00                                   | \$75,000     | 8808                                | 0.0             |                                       | \$66,192      | 140.00              | \$472.80   |
| 16-032-017-40              | 2533 THOMPSON L          | 9/1/2017  | 125000     | \$0.00                                   | \$125,000    | 9634                                | 105398.5        | 0.972                                 | \$12,919      | 50.00               | \$258.37   |
| 16-032-006-00              | 3375 S SPEC LAKE E       | 3/23/2018 | 120000     | \$0.00                                   | \$120,000    | 4068                                | 69873.4         | 0.972                                 | \$48,015      | 60.00               | \$800.25   |
| 16-031-002-00              | 3405 126TH AVE           | 6/10/2022 | 304500     | \$0.00                                   | \$304,500    | 3378                                | 93719.2109      | 0.972                                 | \$210,027     | 150                 | \$1,400.18 |
|                            |                          |           |            | \$0.00                                   | \$0          |                                     | 0.0             | -                                     | \$0           | -                   | #DIV/0!    |
| <b>Unit of Comparison:</b> | <b>Actual Front Foot</b> |           |            |  |              | <b>Average Sale Price Per Unit:</b> | <b>\$819.60</b> | <b>Indicated Sale Price Per Unit:</b> |               | <b>See Attached</b> |            |

Standard Deviation: \$157.09  
 Deviation as % of Mean: 19.17%

**For 2023 used \$1,000 / FF**

- For 2022 used \$800 / FF
- For 2021 used \$800 / FF
- For 2020 used \$800 / FF
- For 2019 used \$800 / FF
- For 2018 used \$400 / FF
- For 2017 used \$300 / FF
- For 2016 used \$260 / FF
- For 2015 used \$260 / FF

Monterey Township  
 Monterey Lake Frontage  
 Land Valuation: 2023

| Monterey Township Medium Value FF Analysis |                          |            |            |        |              |             |                                     |                 |                                       |                 |                     |  |
|--|--------------------------|------------|------------|--------|--------------|-------------|-------------------------------------|-----------------|---------------------------------------|-----------------|---------------------|--|
| Parcel Number                              | Street Address           | Sale Date  | Sale Price | Adj.*  | Adj. Sale \$ | Land Imp \$ | Bldg \$                             | Est. ECF        | Land Residual                         | # of Units or % | \$/Unit             |  |
| 16-012-010-20                              | 3339 SHIPWRECK L         | 2/15/2017  | 390000     | \$0.00 | \$390,000    | 7280        | 270191.2                            | 0.880           | \$144,952                             | 200.00          | \$724.76            |  |
| 16-032-017-40                              | 2533 THOMPSON E          | 9/1/2017   | 125000     | \$0.00 | \$125,000    | \$9,592.00  | \$106,987                           | 0.880           | \$21,259                              | 60.00           | \$354.32            |  |
| 16-032-017-10                              | 3377 125TH AVE           | 12/11/2017 | 95000      | \$0.00 | \$95,000     | \$5,629.00  | \$116,449                           | 0.691           | \$8,905                               | 50.00           | \$178.09            |  |
| 16-300-041-00                              | 3353 SYCAMORE C          | 5/7/2018   | 115300     | \$0.00 | \$115,300    | \$11,699.00 | \$121,617                           | 0.691           | \$19,564                              | 120.00          | \$163.03            |  |
| 16-400-004-00                              | 3365 S SPEC LAKE L       | 6/5/2020   | 98000      | \$4.00 | \$97,996     | \$5,925.00  | \$55,727                            | 0.691           | \$53,564                              | 60.00           | \$892.73            |  |
| 16-400-004-00                              | 3365 S SPEC LAKE L       | 6/5/2020   | 98000      | \$0.00 | \$98,000     | 5608        | 52966.082                           | 0.880           | \$45,782                              | 60              | \$763.03            |  |
| 16-029-014-00                              | 3358 127TH AVE           | 4/30/2021  | 150000     | \$3.00 | \$149,997    | \$0.00      | \$0                                 | 0.691           | \$149,997                             | 540.00          | \$277.77            |  |
| 16-300-041-00                              | 3353 SYCAMORE C          | 8/6/2021   | 157000     | \$1.00 | \$156,999    | \$5,696.00  | \$141,871                           | 0.691           | \$53,270                              | 120.00          | \$443.92            |  |
| 16-300-009-00                              | 2507 BEECH CT            | 9/7/2021   | 150000     | \$5.00 | \$149,995    | \$1,461.00  | \$119,085                           | 0.691           | \$66,246                              | 150.00          | \$441.64            |  |
| 16-001-004-01                              | 2440 135TH AVE           | 10/29/2021 | 157500     | \$2.00 | \$157,498    | \$0.00      | \$0                                 | 0.691           | \$157,498                             | 500.00          | \$315.00            |  |
|  |                          |            |            |        |              |             |                                     |                 |                                       |                 | #DIV/0!             |  |
|  |                          |            |            | \$0.00 | \$0          |             | 0.0                                 | -               | \$0                                   | -               |                     |  |
| <b>Unit of Comparison:</b>                 | <b>Actual Front Foot</b> |            |            |        |              |             | <b>Average Sale Price Per Unit:</b> | <b>\$471.02</b> | <b>Indicated Sale Price Per Unit:</b> |                 | <b>See Attached</b> |  |

Standard Deviation: #DIV/0!  
 Deviation as % of Mean: #DIV/0!

- For 2023 used \$400 / FF
- For 2022 used \$300 / FF
- For 2021 used \$300 / FF
- For 2020 used \$300 / FF
- For 2019 used \$300 / FF
- For 2018 used \$250 / FF
- For 2017 used \$200 / FF
- For 2016 used \$130 / FF
- For 2015 used \$130 / FF

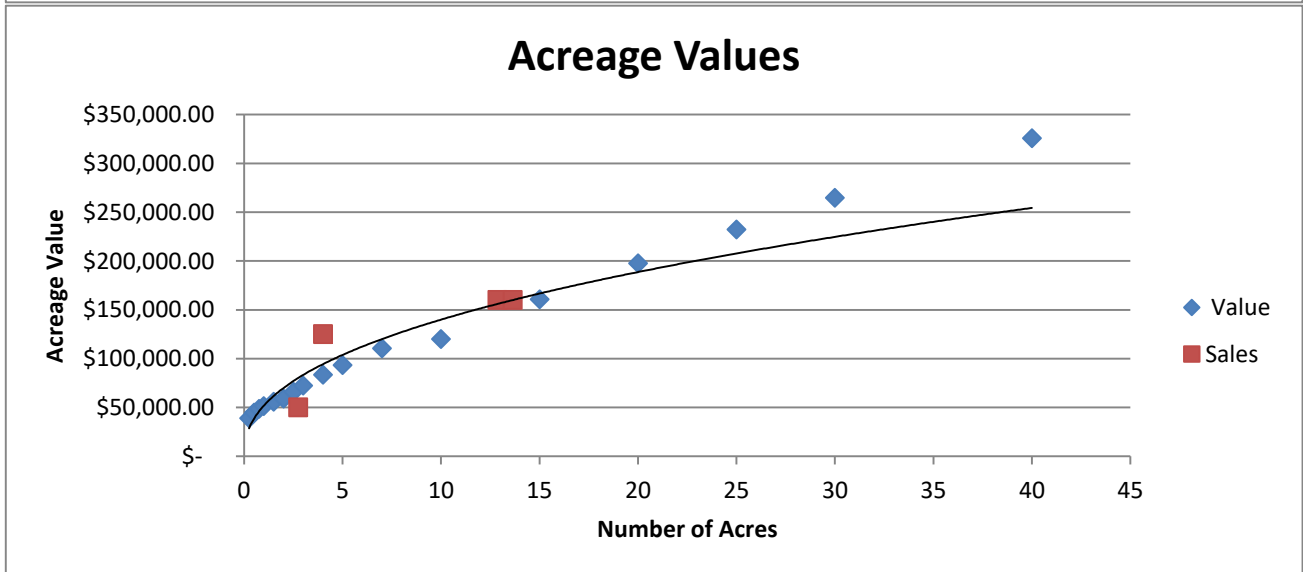
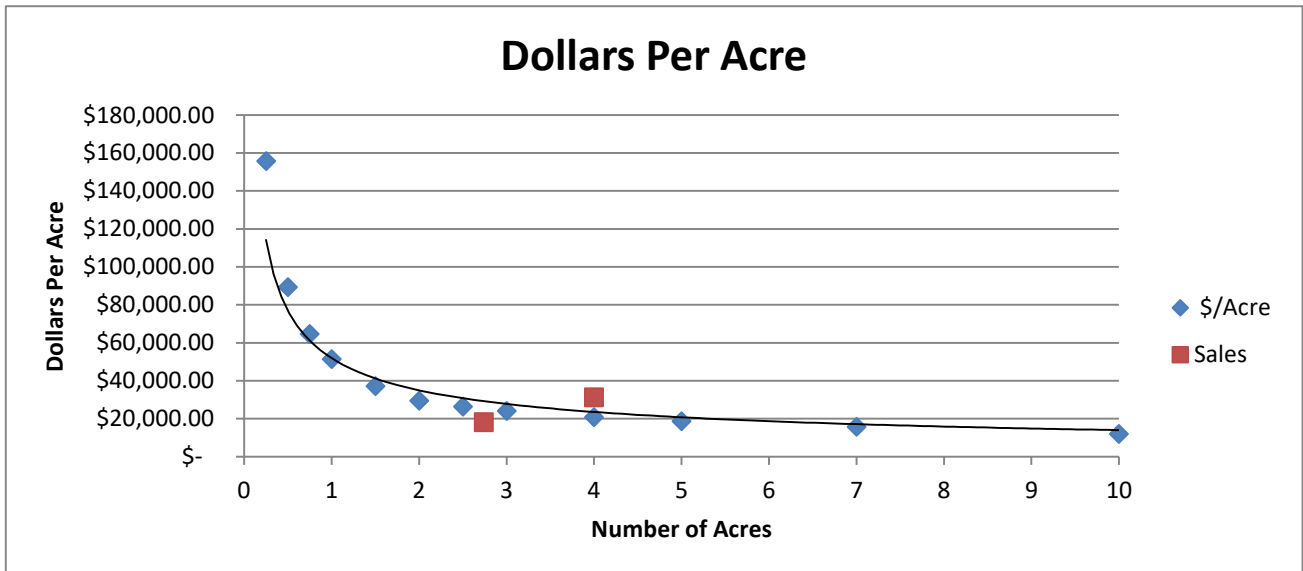
\*Note: Use 1/2 of Med Value FF rate for Low Value Frontage

## Subdivision ECF

| Parcel Number  | Street Address       | Sale Date | Sale Price       | Instr. | Terms of Sale   | Adj. Sale \$     | Asd. when Sold   | Asd/Adj. Sale            | Cur. Appraisal   | Land + Yard | Bldg. Residual   | Cost Man. \$             | E.C.F.       |
|----------------|----------------------|-----------|------------------|--------|-----------------|------------------|------------------|--------------------------|------------------|-------------|------------------|--------------------------|--------------|
| 16-004-009-94  | 3469 MORNING DEW LN  | 08/14/20  | \$265,000        | WD     | 03-ARM'S LENGTH | \$265,000        | \$107,600        | 40.60                    | \$266,959        | \$54,771    | \$210,229        | \$182,921                | 1.149        |
| 16-004-012-85  | 3168 ROLLING OAKS CT | 09/09/20  | \$238,000        | WD     | 03-ARM'S LENGTH | \$238,000        | \$93,100         | 39.12                    | \$231,991        | \$38,339    | \$199,661        | \$166,941                | 1.196        |
| 16-004-012-92  | 3483 AUTUMN WOOD DR  | 10/13/21  | \$306,000        | WD     | 03-ARM'S LENGTH | \$306,000        | \$116,600        | 38.10                    | \$264,855        | \$47,676    | \$258,324        | \$187,223                | 1.380        |
| <b>Totals:</b> |                      |           | <b>\$809,000</b> |        |                 | <b>\$809,000</b> | <b>\$317,300</b> |                          | <b>\$763,805</b> |             | <b>\$668,214</b> | <b>\$537,085</b>         |              |
|                |                      |           |                  |        |                 |                  |                  | <b>Sale. Ratio =&gt;</b> | <b>39.22</b>     |             |                  | <b>E.C.F. =&gt;</b>      | <b>1.244</b> |
|                |                      |           |                  |        |                 |                  |                  | <b>Std. Dev. =&gt;</b>   | <b>1.26</b>      |             |                  | <b>Ave. E.C.F. =&gt;</b> | <b>1.242</b> |

Monterey Township  
Golf/Subdivision  
Land Valuation: 2023

| Monterey Residential (Golf-Sub) Land Rate Progression |         |               |               |               |      |  |
|---|---------|---------------|---------------|---------------|------|--|
| Acres   | \$/SF   | \$/Acre       | Value         | Value Rounded | Note |  |
| 0.25  | \$ 3.57 | \$ 155,701.93 | \$ 38,925.48  | \$38,900      |      |  |
| 0.5   | \$ 2.05 | \$ 89,427.28  | \$ 44,713.64  | \$44,700      |      |  |
| 0.75  | \$ 1.48 | \$ 64,654.24  | \$ 48,490.68  | \$48,500      |      |  |
| 1   | \$ 1.18 | \$ 51,362.48  | \$ 51,362.48  | \$51,400      |      |  |
| 1.5   | \$ 0.85 | \$ 37,134.11  | \$ 55,701.16  | \$55,700      |      |  |
| 2   | \$ 0.68 | \$ 29,500.00  | \$ 59,000.00  | \$59,000      |      |  |
| 2.5   | \$ 0.61 | \$ 26,385.60  | \$ 65,964.01  | \$66,000      |      |  |
| 3   | \$ 0.55 | \$ 24,086.65  | \$ 72,259.95  | \$72,300      |      |  |
| 4   | \$ 0.48 | \$ 20,859.65  | \$ 83,438.60  | \$83,400      |      |  |
| 5   | \$ 0.43 | \$ 18,657.44  | \$ 93,287.19  | \$93,300      |      |  |
| 7   | \$ 0.36 | \$ 15,768.41  | \$ 110,378.89 | \$110,400     |      |  |
| 10  | \$ 0.28 | \$ 12,000.00  | \$ 120,000.00 | \$120,000     |      |  |
| 15  | \$ 0.25 | \$ 10,712.13  | \$ 160,681.90 | \$160,700     |      |  |
| 20  | \$ 0.23 | \$ 9,883.09   | \$ 197,661.84 | \$197,700     |      |  |
| 25  | \$ 0.21 | \$ 9,284.49   | \$ 232,112.25 | \$232,100     |      |  |
| 30  | \$ 0.20 | \$ 8,822.41   | \$ 264,672.34 | \$264,700     |      |  |
| 40  | \$ 0.19 | \$ 8,139.63   | \$ 325,585.04 | \$325,600     |      |  |
| 50  | \$ 0.18 | \$ 7,646.62   | \$ 382,331.12 | \$382,300     |      |  |
| 100   | \$ 0.14 | \$ 6,297.69   | \$ 629,768.95 | \$629,800     |      |  |



Monterey Township  
 Golf/Subdivision  
 Land Valuation: 2023

| Monterey Township Land Residual Analysis |                |           |            |          |           |              |             |         |          |               |                 |             |
|--|----------------|-----------|------------|----------|-----------|--------------|-------------|---------|----------|---------------|-----------------|-------------|
| Parcel Number                            | Street Address | Sale Date | Sale Price | Adj.     | ECF Style | Adj. Sale \$ | Land Imp \$ | Bldg \$ | Est. ECF | Land Residual | # of Units or % | \$/Unit     |
| 16-006-013-04                            | VL             | 3/19/2019 | 125000     | 100.000% | Golf      | \$125,000    | 0           | 0       | 0.975    | \$125,000     | 4               | \$31,250.00 |
| 16-006-001-02                            | VL             | 5/13/2021 | 160000     | 100.000% | Golf      | \$160,000    | 0           | 0       | 0.975    | \$160,000     | 12.86           | \$12,441.68 |
| 16-006-001-03                            | VL             | 5/13/2021 | 160000     | 100.000% | Golf      | \$160,000    |             |         | 0.975    | \$160,000     | 13.63           | \$11,738.81 |
| 16-001-019-75                            | VL             | 7/28/2021 | 50000      | 100.000% | Sub       | \$50,000     |             |         | 0.975    | \$50,000      | 2.74            | \$18,248.18 |