

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Land Value | Land Table |
|----------------|-----------------------|-----------|------------|--------|-----------------|--------------|----------------|---------------|-------------|----------------|--------------|--------|------------|--------------------------|
| 015-006-012-01 | 1342 PRATT RD | 09/10/21 | \$326,000 | WD | 03-ARM'S LENGTH | \$326,000 | \$123,800 | 37.98 | \$127,834 | \$198,166 | \$193,858 | 1.022 | \$120,211 | LAKE METAMORA HEIGHTS #1 |
| 015-100-003-00 | 1416 BRINKER COURT | 10/14/22 | \$415,000 | WD | 03-ARM'S LENGTH | \$415,000 | \$175,000 | 42.17 | \$111,613 | \$303,387 | \$291,318 | 1.041 | \$105,203 | LAKE METAMORA HEIGHTS #1 |
| 015-100-021-00 | 1526 LAKE METAMORA DR | 08/03/22 | \$540,000 | WD | 03-ARM'S LENGTH | \$540,000 | \$222,800 | 41.26 | \$149,131 | \$390,869 | \$348,594 | 1.121 | \$138,014 | LAKE METAMORA HEIGHTS #1 |
| 015-102-032-00 | 3464 SANDY SHORE DR | 01/13/22 | \$355,000 | WD | 03-ARM'S LENGTH | \$355,000 | \$140,600 | 39.61 | \$122,655 | \$232,345 | \$206,629 | 1.124 | \$118,274 | LAKE METAMORA HEIGHTS #2 |
| 015-102-052-00 | 3370 SANDY SHORE DR | 11/30/21 | \$390,000 | WD | 03-ARM'S LENGTH | \$390,000 | \$159,900 | 41.00 | \$140,347 | \$249,653 | \$279,623 | 0.893 | \$129,542 | LAKE METAMORA HEIGHTS #2 |
| 015-103-056-00 | 3330 SANDY SHORE DR | 03/05/21 | \$369,500 | WD | 03-ARM'S LENGTH | \$369,500 | \$181,900 | 49.23 | \$86,131 | \$283,369 | \$347,595 | 0.815 | \$88,820 | LAKE METAMORA HEIGHTS #3 |
| 015-320-003-00 | 3265 BALDWIN | 01/20/23 | \$224,000 | WD | 03-ARM'S LENGTH | \$224,000 | \$114,600 | 51.16 | \$103,505 | \$120,495 | \$139,111 | 0.866 | \$110,227 | METAMORA SHORES |
| 015-103-096-00 | 3351 SANDY SHORE DR | 08/24/21 | \$280,000 | PTA | 03-ARM'S LENGTH | \$280,000 | \$124,300 | 44.39 | \$89,562 | \$190,438 | \$242,865 | 0.784 | \$87,252 | LAKE METAMORA HEIGHTS #3 |
| 015-103-100-00 | 3381 SANDY SHORE | 05/12/22 | \$380,000 | WD | 03-ARM'S LENGTH | \$380,000 | \$165,100 | 43.45 | \$84,783 | \$295,217 | \$291,916 | 1.011 | \$80,000 | LAKE METAMORA HEIGHTS #3 |
| 015-103-102-00 | 3395 SANDY SHORE | 06/23/23 | \$250,000 | WD | 03-ARM'S LENGTH | \$250,000 | \$105,800 | 42.32 | \$83,611 | \$166,389 | \$151,787 | 1.096 | \$80,000 | LAKE METAMORA HEIGHTS #3 |
| 015-103-107-00 | 3447 SANDY SHORE DR | 09/17/21 | \$215,000 | WD | 03-ARM'S LENGTH | \$215,000 | \$76,600 | 35.63 | \$83,394 | \$131,606 | \$127,480 | 1.032 | \$80,000 | LAKE METAMORA HEIGHTS #3 |
| 015-103-109-00 | 3459 SANDY SHORE DR | 03/03/23 | \$240,000 | WD | 03-ARM'S LENGTH | \$240,000 | \$105,000 | 43.75 | \$82,652 | \$157,348 | \$143,962 | 1.093 | \$80,000 | LAKE METAMORA HEIGHTS #3 |

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|----------------|--------------------|--|--------------------|--------------------------|--|--------------------|--------------------------|--|--------------|--|--|--|--|--|
| Totals: | \$3,984,500 | | \$3,984,500 | \$1,695,400 | | \$2,719,282 | \$2,764,738 | | | | | | | |
| | | | | Sale. Ratio => | | 42.55 | E.C.F. => | | 0.984 | | | | | |
| | | | | Std. Dev. => | | 4.33 | Ave. E.C.F. => | | 0.992 | | | | | |

| | No. Sales | Sale Price | Residual | Manual | ECF | 2023 ECF | 2024 ECF |
|---------------|-----------|-------------|-------------|-------------|--------------|----------|--------------|
| Lake Metamora | 12 | \$3,984,500 | \$2,719,282 | \$2,764,738 | 0.984 | 0.92 | 0.984 |