

| Parcel Number | Street Address | Sale Date |
|--------------------|----------------------|-----------|
| 021-002-300-050-00 | 6531 HICKEY HILL RD | 04/28/21 |
| 022-001-300-020-00 | 4699 SPRUCE RD | 07/26/21 |
| 022-013-400-005-00 | N F-41 | 12/02/21 |
| 022-002-100-080-00 | 2441 FOREST HILLS DR | 01/01/22 |
| 022-003-100-005-00 | 6957 N HANSEN RD | 01/06/22 |

Totals:

Caledonia Comm& Ind Land \$2800 Per Acre

Do to lack of sales within the Township, in the Commercial and Industrial classes the Assessor used sales of similar residential parcels within the 1 to calculate the per acre values for the Comm & Ind Class

Assessor used the following perimeters for calculation of Land Values

| | | |
|----------------|---|-----|
| Sale Date | >= 4/1/2019 AND <= 3/31/2022 | AND |
| Terms of Sale | = 03-ARM'S LENGTH OR 19-MULTI PARCEL ARM'S LENGTH | AND |
| Property Class | = COMMERCIAL-IMPROVED OR COMMERCIAL-VACANT OR INDUSTRIAL-IMPROVED OR INDUSTRIAL-VACANT | AND |
| Neighborhood | = 21COMMERCIAL OR INDUSTRIAL | AND |
| Land Tables | = COMMERCIAL& INDUSTRIAL OR INDUSTRIAL ACRES | AND |
| Sale Type | = Conventional | |

| Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal |
|------------------|--------|-----------------|------------------|--------------------------|---------------|------------------|
| \$118,000 | WD | 03-ARM'S LENGTH | \$118,000 | \$39,200 | 33.22 | \$78,370 |
| \$64,900 | WD | 03-ARM'S LENGTH | \$64,900 | \$21,000 | 32.36 | \$42,090 |
| \$24,900 | WD | 03-ARM'S LENGTH | \$24,900 | \$10,000 | 40.16 | \$20,000 |
| \$19,900 | WD | 03-ARM'S LENGTH | \$19,900 | \$10,300 | 51.76 | \$20,600 |
| \$18,100 | WD | 03-ARM'S LENGTH | \$18,100 | \$11,300 | 62.43 | \$22,538 |
| \$245,800 | | | \$245,800 | \$91,800 | | \$183,598 |
| | | | | Sale. Ratio => | 37.35 | |
| | | | | Std. Dev. => | 12.91 | |

township

| Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF |
|--------------------------------|------------------|----------------|-------|--------------------------------------|-----------------|------------|
| \$58,630 | \$19,000 | 0.0 | 0.0 | 10.00 | 10.00 | #DIV/0! |
| \$64,900 | \$42,090 | 0.0 | 0.0 | 30.05 | 30.05 | #DIV/0! |
| \$24,900 | \$20,000 | 0.0 | 0.0 | 10.00 | 10.00 | #DIV/0! |
| \$19,900 | \$20,600 | 0.0 | 0.0 | 8.00 | 8.00 | #DIV/0! |
| \$18,100 | \$22,538 | 0.0 | 0.0 | 9.14 | 8.86 | #DIV/0! |
| \$186,430 | \$124,228 | 0.0 | | 67.19 | 66.91 | |
| Average per FF=> | | #DIV/0! | | Average per Net Acre=> | 2,774.67 | |

| Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Liber/Page |
|--------------|--------------|--------------|----------|-------------|
| \$5,863 | \$0.13 | 0.00 | 21COM | 2.021E+11 |
| \$2,160 | \$0.05 | 0.00 | 401R | 2.021E+11 |
| \$2,490 | \$0.06 | 0.00 | 401R | 2.021E+11 |
| \$2,488 | \$0.06 | 0.00 | 401R | |
| \$1,980 | \$0.05 | 0.00 | 401R | 20220000243 |

**Average
per SqFt=>**

\$0.06

| Other Parcels in Sale | Land Table | Gravel | Paved | Inspected Date |
|-----------------------|-----------------|--------|-------|----------------|
| | COMMERCIAL& INI | 0 | 0 | NOT INSPECTED |
| | GEN RESIDENTIAL | 0 | 0 | 8/27/2019 |
| | GEN RESIDENTIAL | 0 | 0 | 8/27/2019 |
| | GEN RESIDENTIAL | 1 | 0 | 8/27/2019 |
| | GEN RESIDENTIAL | 0 | 0 | 8/27/2019 |

| Use Code | Class | Rate Group 1 | Rate Group 2 | Rate Group 3 |
|----------|-------|--------------|--------------|--------------|
| 401 | | | | |
| 402 | | | | |
| 402 | | | | |
| 402 | | | | |
| 402 | | | | |
