

Big Fish Lake - Red Run Drive Land

| Parcel Number     | Street Address   | Sale Date | Sale Price       | Instr. | Terms of Sale   | Adj. Sale \$     | Cur. Appraisal   |
|-------------------|------------------|-----------|------------------|--------|-----------------|------------------|------------------|
| 14-050-175-028-00 | RED RUN          | 06/12/20  | \$180,000        | WD     | 03-ARM'S LENGTH | \$180,000        | \$172,650        |
| 14-050-425-034-00 | 50058 RED RUN DR | 06/06/22  | \$300,000        | WD     | 03-ARM'S LENGTH | \$300,000        | \$216,256        |
| <b>Totals:</b>    |                  |           | <b>\$480,000</b> |        |                 | <b>\$480,000</b> | <b>\$388,906</b> |

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Final Conclusion \$1766/FF

| Land Residual    | Est. Land Value    | Effec. Front   | Depth | Dollars/FF | Actual Front |
|------------------|--------------------|----------------|-------|------------|--------------|
| \$108,390        | \$101,040          | 105.0          | 0.0   | \$1,032    | 105.00       |
| \$177,680        | \$93,936           | 57.0           | 0.0   | \$3,117    | 57.00        |
| <b>\$286,070</b> | <b>\$194,976</b>   | <b>162.0</b>   |       |            |              |
|                  | <b>Average</b>     |                |       |            |              |
|                  | <b>per FF=&gt;</b> | <b>\$1,766</b> |       |            |              |