

2023 WATERTOWN TOWNSHIP COMMERCIAL LAND VALUES W/SANDUSKY CITY COMMERCIAL LAND \$5,000 ACRE

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal |
|--------------------|----------------|-----------|------------------|--------|-----------------|------------------|------------------|--------------------------|------------------|
| 320-100-001-020-01 | 48 S ELK | 12/15/20 | \$71,000 | WD | 03-ARM'S LENGTH | \$71,000 | \$35,400 | 49.86 | \$77,942 |
| 240-005-400-360-02 | Jean St | 11/27/19 | \$7,500 | WD | 03-ARM'S LENGTH | \$7,500 | \$11,500 | 153.30 | \$15,320 |
| 320-155-000-002-00 | 459 W SANILAC | 07/09/20 | \$100,000 | WD | 03-ARM'S LENGTH | \$100,000 | \$60,000 | 60.00 | \$121,568 |
| Totals: | | | \$178,500 | | | \$178,500 | \$106,900 | | \$214,830 |
| | | | | | | | | Sale. Ratio => | 59.89 |
| | | | | | | | | Std. Dev. => | 57.02 |

2023 WATERTOWN TOWNNSHIP COMMERCIAL LAND VALUES W/SANDUSKY CITY COMMERCIAL LAND \$5,000 ACRE

| Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area |
|-----------------|--------------------|--------------|-------|--------------------------|-----------------|----------------------|---------------|--------------|--------------|----------|
| \$258 | \$7,200 | 60.0 | 127.0 | 0.18 | 0.18 | \$4 | \$1,474 | \$0.03 | 60.00 | 00030 |
| \$7,500 | \$15,320 | 304.6 | 591.2 | 1.22 | | \$25 | \$6,127 | \$0.14 | 268.50 | COM |
| \$2,552 | \$24,120 | 201.0 | 148.9 | 0.69 | 0.69 | \$13 | \$3,715 | \$0.09 | 201.00 | 00030 |
| \$10,310 | \$46,640 | 565.6 | | 2.08 | 0.86 | \$42 | | | | |
| | Average | | | Average | | Average | | | | |
| | per FF=> | \$18 | | per Net Acre=> | 4,951.97 | per SqFt=> | \$0.11 | | | |

2023 WATERTOWN TOWNNSHIP COMMERCIAL LAND VALUES W/SANDUSKY CITY COMMERCIAL LAND \$5,000 ACRE

| Liber/Page | Other Parcels in Sale | Land Table | Gravel | Paved | Inspected Date | Use Code | Class |
|------------|-----------------------|------------|--------|-------|----------------|----------|-------|
| 1465/244 | | COMMERCIAL | 0 | 0 | 12/16/2019 | | 201 |
| 1423/654 | | COMMERCIAL | 0 | 0 | 9/5/2017 | COM VAC | 202 |
| 1446/245 | | COMMERCIAL | 0 | 0 | NOT INSPECTED | | 201 |

2023 WATERTOWN TOWNNSHIP COMMERCIAL LAND VALUES W/SANDUSKY CITY COMMERCIAL LAND \$5,000 ACRE

| Rate Group 1 | Rate Group 2 | Rate Group 3 |
|--------------|--------------|--------------|
| W COMM/46 | | |
| COMMERCIAL | | |
| W COMM/46 | | |

2023 WATERTOWN TOWNSHIP COMMERCIAL ECF .530

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal |
|--------------------|----------------|-----------|------------------|--------|-----------------|------------------|------------------|--------------------------|------------------|
| 320-100-001-020-01 | 48 S ELK | 12/15/20 | \$71,000 | WD | 03-ARM'S LENGTH | \$71,000 | \$35,400 | 49.86 | \$77,942 |
| 320-160-000-003-00 | 432 WOODLAND | 03/18/21 | \$75,000 | WD | 03-ARM'S LENGTH | \$75,000 | \$50,800 | 67.73 | \$113,111 |
| 240-005-400-170-00 | 362 S SANDUSKY | 05/02/19 | \$69,000 | MLC | 03-ARM'S LENGTH | \$69,000 | \$32,900 | 47.68 | \$64,160 |
| 320-160-000-008-00 | 416 WOODLAND | 10/25/21 | \$119,000 | PTA | 03-ARM'S LENGTH | \$119,000 | \$64,000 | 53.78 | \$126,315 |
| Totals: | | | \$334,000 | | | \$334,000 | \$183,100 | | \$381,528 |
| | | | | | | | | Sale. Ratio => | 54.82 |
| | | | | | | | | Std. Dev. => | 9.01 |

WATERTOWN TOWNSHIP COMMERCIAL ECF .530

2023 WATERTOWN TOWNSHIP COMMERCIAL ECF WAS DEVELOPED WITH INCLUDING THE CITY OF SANDUSKY COMMERCIAL SALES

2023 WATERTOWN TOWNSHIP COMMERCIAL ECF .530

| Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Use Code | Land Value |
|------------------|--------------------------|------------------|--------|----------------------------|-------------------|--------------------------------|--------------------|----------------|----------|------------|
| \$7,950 | \$63,050 | \$125,434 | 0.503 | 2,241 | \$28.13 | 00030 | 2.3673 | | | \$7,200 |
| \$12,106 | \$62,894 | \$165,582 | 0.380 | 3,204 | \$19.63 | 00032 | 14.6493 | | | \$8,510 |
| \$19,092 | \$49,908 | \$76,646 | 0.651 | 4,860 | \$10.27 | COM | 0.0000 | | | \$7,475 |
| \$9,435 | \$109,565 | \$191,607 | 0.572 | 1,664 | \$65.84 | 00032 | 4.5494 | | | \$9,435 |
| \$285,417 | | \$559,268 | | | \$30.97 | | 1.5989 | | | |
| | E.C.F. => | 0.510 | | Std. Deviation=> | 0.11493932 | | | | | |
| | Ave. E.C.F. => | 0.526 | | Ave. Variance=> | 5.3915 | Coefficient of Var=> | 10.24357285 | | | |

2023 WATERTOWN TOWNSHIP COMMERCIAL ECF .530

| Appr. by Eq. | Appr. Date | Other Parcels in Sale | Land Table | Property Class | Building Depr. |
|--------------|------------|--|---------------------------|----------------|----------------|
| No | / / | | COMMERCIAL | 201 | 0 |
| No | / / | 320-160-000-002-00, 320-160-000-004-00 | WESTPARK AREA COMMEERCIAL | 201 | 0 |
| NO | | | COMMERCIAL | 201 | 0 |
| No | / / | | WESTPARK AREA COMMEERCIAL | 201 | 0 |

2023 WATERTOWN TOWNSHIP INDUSTRIAL LAND VALUE
ACRE \$6100

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale |
|--------------------|----------------|-----------|------------------|--------|-----------------|------------------|--------------------------|---------------|
| 170-004-300-010 | MILLS | 04/22/22 | \$467,250 | WD | 03-ARM'S LENGTH | \$467,250 | \$167,400 | 35.83 |
| 240-013-400-020-00 | E FRENCHLINE | 12/17/19 | \$237,000 | WD | 03-ARM'S LENGTH | \$237,000 | \$93,100 | 39.28 |
| Totals: | | | \$704,250 | | | \$704,250 | \$260,500 | |
| | | | | | | | Sale. Ratio => | 36.99 |
| | | | | | | | Std. Dev. => | 2.44 |

THERE ARE FIVE (5) PARCELS OF LAND IN THE INDUSTRIAL CLASS EACH OF THEM ARE SURROUNDED BY AGRICULTURAL LAND.

1. 260-002-100-020-00 30 ACRES AND FARMED WITH MICHIGAN SUGAR COMPANY PILES SUGAR BEETS ON DURING THE FALL SEASON
2. 260-002-100-020-00 .92 ACRE OF LAND THAT IS OWNED AND NEXT TO THE MICHIGAN SUGAR COMPANY WITH TWO SHEDS ON THE PROPERTY
3. 260-003-300-020-00 4 ACRES OF LAND WITH A COMMUCATION TOWN SURROUNDED BY AGRICULTURAL LAND
4. 260-015-100-010-20 18 ACRES OF LAND WITH A TRANSMISSION LINES SURROUNDED BY ACRICULTURAL LAND
5. 260-025-100-030-00 HALF ACRE OF PROPERTY WITH A TOWNER ON PROPERTY SURROUNDED BY ACRICULTURAL LAND

THE HIGHEST AND BEST USE OF THE PROPERTY AND VALUE IS ACRICULTURAL LAND VALUES. JEANNIE DIAZ

2023 WATERTOWN TOWNSHIP INDUSTRIAL LAND VALUE
ACRE \$6100

| Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front |
|------------------|------------------|--------------------|----------------|--------|--------------------------|-----------------|------------|----------------------|---------------|--------------|
| \$344,742 | \$467,250 | \$334,742 | 1,010.0 | 2640.0 | 76.51 | 76.51 | \$463 | \$6,107 | \$0.14 | 1,010.00 |
| \$197,600 | \$237,000 | \$197,600 | 0.0 | 0.0 | 40.00 | 40.00 | #DIV/0! | \$5,925 | \$0.14 | 0.00 |
| \$542,342 | \$704,250 | \$532,342 | 1,010.0 | | 116.51 | 116.51 | | | | |
| | | Average | | | Average | | | Average | | |
| | | per FF=> | \$697 | | per Net Acre=> | 6,044.55 | | per SqFt=> | \$0.14 | |

2023 WATERTOWN TOWNSHIP INDUSTRIAL LAND VALUE
ACRE \$6100

| ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Gravel | Paved | Inspected Date |
|----------|------------|-----------------------|-------------|--------|-------|----------------|
| 101 | 1524-405 | | 120 AG | 0 | 0 | 6/23/2013 |
| 240 | 1424-273 | | AG LAND VAL | 0 | 0 | NOT INSPECTED |

2023 WATERTOWN TOWNSHIP INDUSTRIAL LAND VALUE
ACRE \$6100

| Use Code | Class | Rate Group 1 | Rate Group 2 | Rate Group 3 |
|----------|-------|--------------|--------------|--------------|
| AG VAC | 102 | | | |
| | 102 | | | |

2023 WATERTOWN TOWNSHIP INDUSTRIAL ECF .374

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold |
|--------------------|-----------------|-----------|------------------|--------|------------------------------|------------------|--------------------------|
| 170-025-200-040-00 | 4740 SHABBONA | 02/26/19 | \$165,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$165,000 | \$49,000 |
| 310-355-000-002-01 | LOUISE ST | 03/05/21 | \$200,000 | WD | 03-ARM'S LENGTH | \$200,000 | \$36,300 |
| 260-015-200-070-00 | 7241WILD CAT RD | 02/06/19 | \$100,000 | WD | GOOD SALE | \$100,000 | \$85,500 |
| 330-004-300-530-00 | EAST SIDE M-53 | 09/30/20 | \$40,000 | WD | 03-ARM'S LENGTH | \$40,000 | \$48,400 |
| Totals: | | | \$505,000 | | | \$505,000 | \$219,200 |
| | | | | | | | Sale. Ratio => |
| | | | | | | | Std. Dev. => |

2023 WATERTOWN TWP INDUSTRIAL ECF WAS CREATED WITH INCLUDING INDUSTRIAL SALES FROM MARION TWP, CROSWELL CITY AND MARLETTE CITY TO CREAT A ECF OF .374

2023 WATERTOWN TOWNSHIP INDUSTRIAL ECF .374

| Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area |
|---------------|------------------|-------------|------------------|--------------------------|--------------|------------|----------------------------|-------------------|
| 29.70 | \$101,069 | \$45,442 | \$119,558 | \$176,594 | 0.677 | 32,579 | \$3.67 | 301 |
| 18.15 | \$76,600 | \$45,340 | \$154,660 | \$177,762 | 0.650 | 6,920 | \$22.35 | 301 |
| 85.05 | \$145,000 | \$44,107 | \$55,893 | \$439,549 | 0.130 | 29,650 | \$2.30 | 301 |
| 121.00 | \$74,800 | \$63,707 | \$24,073 | \$153,609 | 0.500 | 10,014 | \$2.40 | 301 |
| | \$397,469 | | \$354,184 | \$947,514 | | | \$7.68 | |
| 43.41 | | | | E.C.F. => | 0.374 | | Std. Deviation=> | 0.25184351 |
| 48.20 | | | | Ave. E.C.F. => | 0.489 | | Ave. Variance=> | 18.7767 |

2023 WATERTOWN TOWNSHIP INDUSTRIAL ECF .374

| Dev. by Mean (%) | Building Style | Use Code | Land Value | Appr. by Eq. | Appr. Date | Other Parcels in Sale |
|--------------------------------|--------------------|-----------|------------|--------------|------------|--|
| 18.7767 | | IND LIGHT | \$29,839 | No | / / | 170-025-200-010-00, 170-025-200-020-00 |
| | | | \$88,976 | | | |
| | | | \$31,778 | | | |
| | | | \$15,927 | | | |
| <hr/> | | | | | | |
| 11.5452 | | | | | | |
| <hr/> | | | | | | |
| Coefficient of Var=> | 38.37816646 | | | | | |
| <hr/> | | | | | | |

2023 WATERTOWN TOWNSHIP INDUSTRIAL ECF .374

| Land Table | Property Class | Building Depr. |
|----------------|----------------|----------------|
| 170 INDUSTRIAL | 301 | 0 |
| | | 301 |
| | 301 | |
| | 301 | |

2023 WATERTOWN AGRICULTURAL ACRE \$6100

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale |
|--------------------|----------------|-----------|------------------|--------|-----------------|------------------|--------------------------|---------------|
| 170-004-300-010 | MILLS | 04/22/22 | \$467,250 | WD | 03-ARM'S LENGTH | \$467,250 | \$167,400 | 35.83 |
| 240-013-400-020-00 | E FRENCHLINE | 12/17/19 | \$237,000 | WD | 03-ARM'S LENGTH | \$237,000 | \$93,100 | 39.28 |
| Totals: | | | \$704,250 | | | \$704,250 | \$260,500 | |
| | | | | | | | Sale. Ratio => | 36.99 |
| | | | | | | | Std. Dev. => | 2.44 |

2023 WATERTOWN AGRICULTURAL ACRE \$6100

| Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front |
|------------------|------------------|--------------------|----------------|--------|--------------------------|-----------------|------------|----------------------|---------------|--------------|
| \$344,742 | \$467,250 | \$334,742 | 1,010.0 | 2640.0 | 76.51 | 76.51 | \$463 | \$6,107 | \$0.14 | 1,010.00 |
| \$197,600 | \$237,000 | \$197,600 | 0.0 | 0.0 | 40.00 | 40.00 | #DIV/0! | \$5,925 | \$0.14 | 0.00 |
| \$542,342 | \$704,250 | \$532,342 | 1,010.0 | | 116.51 | 116.51 | | | | |
| | | Average | | | Average | | | Average | | |
| | | per FF=> | \$697 | | per Net Acre=> | 6,044.55 | | per SqFt=> | \$0.14 | |

2023 WATERTOWN AGRICULTURAL ACRE \$6100

| ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Gravel | Paved | Inspected Date |
|----------|------------|-----------------------|-------------|--------|-------|----------------|
| 101 | 1524-405 | | 120 AG | 0 | 0 | 6/23/2013 |
| 240 | 1424-273 | | AG LAND VAL | 0 | 0 | NOT INSPECTED |

2023 WATERTOWN AGRICULTURAL ACRE \$6100

| Use Code | Class | Rate Group 1 | Rate Group 2 | Rate Group 3 |
|----------|-------|--------------|--------------|--------------|
| AG VAC | 102 | | | |
| | 102 | | | |

2023 WATERTOWN TOWNSHIP AGRICULTURAL ECF 1.00

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal |
|--------------------|-----------------|-----------|------------------|--------|-----------------|------------------|------------------|--------------------------|------------------|
| 240-017-100-040-10 | 100 HENDERSON | 05/08/20 | \$225,000 | WD | 03-ARM'S LENGTH | \$225,000 | \$94,500 | 42.00 | \$187,142 |
| 240-032-400-030-02 | 100 W MARLETTE | 09/27/21 | \$146,900 | WD | 03-ARM'S LENGTH | \$146,900 | \$70,600 | 48.06 | \$145,069 |
| 240-032-400-290-01 | 2906 S SANDUSKY | 10/14/20 | \$250,000 | WD | 03-ARM'S LENGTH | \$250,000 | \$80,400 | 32.16 | \$166,555 |
| Totals: | | | \$621,900 | | | \$621,900 | \$245,500 | | \$498,766 |
| | | | | | | | | Sale. Ratio => | 39.48 |
| | | | | | | | | Std. Dev. => | 8.02 |

2023 WATERTOWN TOWNSHIP AGRICULTURAL ECF 1.00

| Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Use Code | Land Value |
|------------------|----------------|--------------------------|--------------|------------|----------------------------|-----------------|--------------------------------|-------------------|----------|------------|
| \$51,810 | \$173,190 | \$190,640 | 0.908 | 1,400 | \$123.71 | 240-R | 9.0264 | Ranch | | \$51,010 |
| \$46,560 | \$100,340 | \$127,279 | 0.788 | 1,500 | \$66.89 | 240-R | 21.0383 | 1.5 STY | | \$46,560 |
| \$47,232 | \$202,768 | \$156,050 | 1.299 | 1,560 | \$129.98 | 240-R | 30.0647 | Ranch | | \$45,744 |
| \$476,298 | | \$473,968 | | | \$106.86 | | 0.6184 | | | |
| | | E.C.F. => | 1.005 | | Std. Deviation=> | 0.267205 | | | | |
| | | Ave. E.C.F. => | 0.999 | | Ave. Variance=> | 20.0431 | Coefficient of Var=> | 20.0685676 | | |

2023 WATERTOWN TOWNSHIP AGRICULTURAL ECF 1.00

| Appr. by Eq. | Appr. Date | Other Parcels in Sale | Land Table | Property Class | Building Depr. |
|--------------|------------|-----------------------|------------|----------------|----------------|
| No | / / | | WATERTOWN | 401 | 80 |
| No | / / | | WATERTOWN | 401 | 73 |
| No | / / | | WATERTOWN | 401 | 71 |
