

2023 WATERTOWN TOWNSHIP RESIDENTIAL NEIGHBORHOOD LAND VALUES \$160 FF AND \$3500 ACRE

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal |
|--------------------|----------------|-----------|------------------|--------|-----------------|------------------|------------------|--------------------------|------------------|
| 240-006-300-020-08 | W MILLER | 09/27/21 | \$18,000 | WD | 03-ARM'S LENGTH | \$18,000 | \$6,000 | 33.33 | \$12,048 |
| 240-014-100-010-00 | FETTING | 04/08/20 | \$130,000 | WD | 03-ARM'S LENGTH | \$130,000 | \$75,800 | 58.31 | \$151,680 |
| 240-014-100-010-01 | FETTING | 03/28/22 | \$277,465 | WD | 03-ARM'S LENGTH | \$277,465 | \$151,700 | 54.67 | \$316,000 |
| 240-026-300-020-05 | 2499 CASH | 09/14/21 | \$22,800 | WD | 03-ARM'S LENGTH | \$22,800 | \$6,000 | 26.32 | \$12,048 |
| Totals: | | | \$448,265 | | | \$448,265 | \$239,500 | | \$491,776 |
| | | | | | | | | Sale. Ratio => | 53.43 |
| | | | | | | | | Std. Dev. => | 15.73 |

2023 WATERTOWN TWP RESIDENTIAL FF, I ROUNDED TO \$160 FF TO COMPLETE STUDY

2023 WATERTOWN TOWNSHIP RESIDENTIAL NEIGHBORHOOD LAND VALUES \$160 FF AND \$3500 ACRE

| Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area |
|------------------|--------------------------------|----------------|--------|--------------------------------------|-----------------|------------|----------------------------------|---------------|--------------|----------|
| \$18,000 | \$12,048 | 316.0 | 334.3 | 2.63 | 2.63 | \$57 | \$6,844 | \$0.16 | 327.00 | 240-R |
| \$130,000 | \$151,680 | 660.0 | 0.0 | 40.00 | 40.00 | \$197 | \$3,250 | \$0.07 | 0.00 | 240-R |
| \$277,465 | \$316,000 | 1,320.0 | 2640.0 | 80.00 | 80.00 | \$210 | \$3,468 | \$0.08 | 1,320.00 | 240-R |
| \$22,800 | \$12,048 | 419.5 | 330.0 | 3.03 | 3.02 | \$54 | \$7,525 | \$0.17 | 400.00 | 240-R |
| \$448,265 | \$491,776 | 2,715.5 | | 125.66 | 125.65 | | | | | |
| | Average per FF=> | | | Average per Net Acre=> | 3,567.28 | | Average per SqFt=> | \$0.08 | | |

2023 WATERTOWN TOWNSHIP RESIDENTIAL NEIGHBORHOOD LAND VALUES \$160 FF AND \$3500 ACRE

| Liber/Page | Other Parcels in Sale | Land Table | Gravel | Paved | Inspected Date | Use Code | Class | Rate Group 1 | Rate Group 2 | Rate Group 3 |
|------------|-----------------------|------------|--------|-------|----------------|----------|-------|--------------|--------------|--------------|
| 1500-255 | | WATERTOWN | 0 | 0 | NOT INSPECTED | RES VAC | 001 | WATERTOWN | WATERTOWN | |
| 1436-202 | | WATERTOWN | 0 | 0 | 5/30/2020 | RES VAC | 402 | WATERTOWN | | |
| 1524-634 | | WATERTOWN | 0 | 0 | 7/17/2018 | RES VAC | 402 | WATERTOWN | | |
| 1500-877 | | WATERTOWN | 0 | 0 | 5/18/2019 | RES VAC | 402 | WATERTOWN | | |

2023 WATERTOWN TOWNSHIP RESIDENTIAL ECF .748

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal |
|--------------------|------------------|-----------|--------------------|--------|-----------------|--------------------|------------------|--------------------------|--------------------|
| 240-006-300-020-07 | 910 W MILLER | 04/09/20 | \$156,700 | WD | 03-ARM'S LENGTH | \$156,700 | \$71,200 | 45.44 | \$140,975 |
| 240-008-400-020-00 | 210 COOPER | 10/06/20 | \$89,000 | WD | 03-ARM'S LENGTH | \$89,000 | \$38,200 | 42.92 | \$93,889 |
| 240-008-400-040-00 | 130 COOPER | 07/27/20 | \$390,000 | WD | 03-ARM'S LENGTH | \$390,000 | \$183,600 | 47.08 | \$405,901 |
| 240-010-200-030-01 | 705 BANNER | 06/05/20 | \$132,000 | WD | 03-ARM'S LENGTH | \$132,000 | \$54,400 | 41.21 | \$106,770 |
| 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 |
| 240-018-400-010-01 | 601 HENDERSON | 11/30/21 | \$65,000 | WD | 03-ARM'S LENGTH | \$65,000 | \$41,700 | 64.15 | \$87,341 |
| 240-020-100-030-04 | 1750 S SANDUSKY | 02/14/22 | \$126,000 | WD | 03-ARM'S LENGTH | \$126,000 | \$55,400 | 43.97 | \$128,629 |
| 240-028-100-020-00 | 400 E FRENCHLINE | 01/27/21 | \$61,500 | WD | 03-ARM'S LENGTH | \$61,500 | \$38,700 | 62.93 | \$80,724 |
| 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 |
| 240-033-200-030-03 | 115 MORRIS | 07/22/21 | \$50,000 | WD | 03-ARM'S LENGTH | \$50,000 | \$28,200 | 56.40 | \$55,861 |
| 240-033-200-050-00 | 32 MORRIS | 06/04/21 | \$122,500 | WD | 03-ARM'S LENGTH | \$122,500 | \$53,900 | 44.00 | \$106,219 |
| 240-080-000-002-00 | 900 COOPER | 09/17/20 | \$112,000 | WD | 03-ARM'S LENGTH | \$112,000 | \$41,100 | 36.70 | \$91,145 |
| Totals: | | | \$1,676,600 | | | \$1,676,600 | \$771,500 | | \$1,629,665 |
| | | | | | | | | Sale. Ratio => | 46.02 |
| | | | | | | | | Std. Dev. => | 8.68 |

WATERTOWN TOWNSHIP RESIDENTIAL ECF .748

WATERTOWN TOWNSHIP ECF FOR NEIGHBORHOODS "RESIDENTIAL & WATERTOWN SUB" IS .748

2023 WATERTOWN TOWNSHIP RESIDENTIAL ECF .748

| Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Use Code |
|--------------------|--------------------------|--------------------|--------|----------------------------|-------------------|--------------------------------|--------------------|----------------|----------|
| \$15,018 | \$141,682 | \$179,939 | 0.787 | 1,660 | \$85.35 | 240-R | 3.9050 | MANUFACTURED | |
| \$41,546 | \$47,454 | \$69,328 | 0.684 | 1,024 | \$46.34 | 240-R | 6.3861 | 1.25 STY | |
| \$98,670 | \$291,330 | \$438,901 | 0.664 | 2,750 | \$105.94 | 240-R | 8.4570 | Two-Story | |
| \$22,243 | \$109,757 | \$120,753 | 0.909 | 1,832 | \$59.91 | 240-R | 16.0598 | Two-Story | |
| \$58,091 | \$166,909 | \$184,359 | 0.905 | 1,400 | \$119.22 | 240-R | 15.7008 | Ranch | |
| \$15,312 | \$49,688 | \$96,039 | 0.517 | 1,940 | \$25.61 | 240-R | 23.0966 | 1.5 STY | |
| \$104,355 | \$21,645 | \$32,714 | 0.662 | 0 | #DIV/0! | 240-R | 8.6704 | TRAILER | |
| \$3,984 | \$57,516 | \$102,320 | 0.562 | 1,248 | \$46.09 | 240-R | 18.6222 | MANUFACTURED | |
| \$58,760 | \$88,140 | \$115,079 | 0.766 | 1,500 | \$58.76 | 240-R | 1.7570 | 1.5 STY | |
| \$6,139 | \$43,861 | \$66,296 | 0.662 | 1,204 | \$36.43 | 240-R | 8.6748 | Ranch | |
| \$28,636 | \$93,864 | \$103,444 | 0.907 | 1,392 | \$67.43 | 240-R | 15.9048 | 1 STY | |
| \$12,077 | \$99,923 | \$104,726 | 0.954 | 1,344 | \$74.35 | 240-R | 20.5798 | Ranch | |
| \$1,211,769 | | \$1,613,897 | | | #DIV/0! | | 0.2493 | | |
| | E.C.F. => | 0.751 | | Std. Deviation=> | 0.14592129 | | | | |
| | Ave. E.C.F. => | 0.748 | | Ave. Variance=> | 12.3179 | Coefficient of Var=> | 16.46021341 | | |

2023 WATERTOWN TOWNSHIP RESIDENTIAL ECF .748

| Land Value | Appr. by Eq. | Appr. Date | Other Parcels in Sale | Land Table | Property Class | Building Depr. |
|------------|--------------|------------|-----------------------|----------------|----------------|----------------|
| \$12,081 | No | / / | | WATERTOWN | 401 | 85 |
| \$41,346 | No | / / | | WATERTOWN | 401 | 48 |
| \$97,824 | No | / / | | WATERTOWN | 401 | 79 |
| \$11,237 | No | / / | | WATERTOWN | 401 | 49 |
| \$51,010 | No | / / | | WATERTOWN | 401 | 80 |
| \$15,312 | No | / / | | WATERTOWN | 401 | 45 |
| \$96,300 | No | / / | | WATERTOWN | 401 | 86 |
| \$3,984 | No | / / | | WATERTOWN | 401 | 63 |
| \$46,560 | No | / / | | WATERTOWN | 401 | 73 |
| \$4,454 | No | / / | | WATERTOWN | 401 | 50 |
| \$25,988 | No | / / | | WATERTOWN | 401 | 49 |
| \$12,077 | No | / / | | WATERTOWN SUBS | 401 | 70 |