

Lyon Township

2023 Land Analysis & Determination

Lakefront

(all classes)

| Parcel Number    | Street Address            | Sale Date | Sale Price  | Instr. | Terms of Sale                | Adj. Sale \$ | Land Residual | Effec. Front | Depth | Net Acres | Dollars/FF | Dollars/SqFt | Other Parcels in Sale | Land Table          | Class | Rate Group 1   | Rate Group 2 |
|------------------|---------------------------|-----------|-------------|--------|------------------------------|--------------|---------------|--------------|-------|-----------|------------|--------------|-----------------------|---------------------|-------|----------------|--------------|
| 007-014-016-0190 | 6684 W HIGGINS LAKE DRIVE | 07/30/21  | \$1,250,000 | WD     | 19-MULTI PARCEL ARM'S LENGTH | \$1,250,000  | \$997,205     | 101.0        | 267.0 | 2.32      | \$9,873    | \$9.87       | 007-014-016-0250      | LAKEFRONT FF VALUES | 408   | NO RD IN FRONT |              |
| 007-015-001-0060 | 8436 W HIGGINS LAKE DRIVE | 12/01/21  | \$950,000   | WD     | 03-ARM'S LENGTH              | \$940,000    | \$482,471     | 100.0        | 475.0 | 1.09      | \$4,825    | \$10.16      |                       | LAKEFRONT FF VALUES | 408   | NO RD IN FRONT |              |
| 007-015-004-0040 | 8348 W HIGGINS LAKE DRIVE | 09/04/20  | \$610,000   | WD     | 03-ARM'S LENGTH              | \$610,000    | \$406,665     | 100.0        | 528.0 | 1.21      | \$4,067    | \$7.70       |                       | LAKEFRONT FF VALUES | 408   | NO RD IN FRONT |              |
| 007-200-005-0000 | 8388 W HIGGINS LAKE DRIVE | 07/17/20  | \$148,000   | WD     | 03-ARM'S LENGTH              | \$148,000    | \$21,518      | 10.0         | 464.0 | 0.11      | \$2,152    | \$4.62       |                       | LAKEFRONT FF VALUES | 407   | NO RD IN FRONT |              |
| 007-200-007-0000 | 8388 W HIGGINS LAKE DRIVE | 11/23/20  | \$185,000   | WD     | 03-ARM'S LENGTH              | \$185,000    | \$73,627      | 10.0         | 464.0 | 0.11      | \$7,363    | \$15.80      |                       | LAKEFRONT FF VALUES | 407   | NO RD IN FRONT |              |
| 007-330-013-0000 | 236 LAKESHORE DRIVE       | 05/29/20  | \$1,110,000 | WD     | 19-MULTI PARCEL ARM'S LENGTH | \$1,110,000  | \$1,110,000   | 192.0        | 400.0 | 0.88      | \$5,781    | \$28.89      | 007-330-073-5000      | LAKEFRONT FF VALUES | 409   | NO RD IN FRONT |              |
| 007-330-032-0000 | 6984 W HIGGINS LAKE DRIVE | 06/11/21  | \$1,500,000 | PTA    | 03-ARM'S LENGTH              | \$1,500,000  | \$1,072,543   | 93.0         | 359.0 | 0.77      | \$11,533   | \$32.14      |                       | LAKEFRONT FF VALUES | 408   | NO RD IN FRONT |              |
| 007-330-036-0000 | 6928 W HIGGINS LAKE DRIVE | 09/24/21  | \$1,100,000 | WD     | 03-ARM'S LENGTH              | \$1,100,000  | \$814,510     | 98.0         | 190.0 | 0.43      | \$8,311    | \$43.79      |                       | LAKEFRONT FF VALUES | 408   | NO RD IN FRONT |              |
| 007-330-041-0000 | 6830 W HIGGINS LAKE DRIVE | 12/09/20  | \$648,000   | WD     | 19-MULTI PARCEL ARM'S LENGTH | \$603,000    | \$397,516     | 200.0        | 154.0 | 0.71      | \$1,988    | \$12.91      | 007-330-050-0000      | LAKEFRONT FF VALUES | 408   | NO RD IN FRONT | OLS D        |
| 007-422-012-0000 | 9478 W HIGGINS LAKE DRIVE | 05/21/21  | \$885,000   | WD     | 03-ARM'S LENGTH              | \$885,000    | \$532,933     | 50.0         | 419.0 | 0.48      | \$10,659   | \$25.44      |                       | LAKEFRONT FF VALUES | 408   | NO RD IN FRONT |              |
| 007-450-014-1000 | 8900 W HIGGINS LAKE DRIVE | 10/30/20  | \$567,500   | WD     | 03-ARM'S LENGTH              | \$562,500    | \$438,163     | 75.0         | 129.0 | 0.22      | \$5,842    | \$45.31      |                       | LAKEFRONT FF VALUES | 408   | NO RD IN FRONT |              |
| 007-450-022-1000 | 8866 W HIGGINS LAKE DRIVE | 06/19/20  | \$365,000   | WD     | 03-ARM'S LENGTH              | \$365,000    | \$250,442     | 40.0         | 124.0 | 0.11      | \$6,261    | \$50.43      |                       | LAKEFRONT FF VALUES | 408   | NO RD IN FRONT |              |
| 007-670-018-1000 | 103 COOKE AVENUE          | 09/14/20  | \$730,000   | WD     | 03-ARM'S LENGTH              | \$730,000    | \$138,923     | 50.0         | 288.0 | 0.33      | \$2,778    | \$9.64       |                       | LAKEFRONT FF VALUES | 408   | NO RD IN FRONT |              |
| 007-670-020-1000 | 102 EVENS AVENUE          | 10/08/21  | \$640,000   | WD     | 03-ARM'S LENGTH              | \$640,000    | \$538,190     | 50.0         | 239.0 | 0.27      | \$10,764   | \$45.09      |                       | LAKEFRONT FF VALUES | 408   | NO RD IN FRONT |              |
| 007-363-001-0000 | 701 SAM-O-SET BOULEVARD   | 10/29/20  | \$350,000   | WD     | 03-ARM'S LENGTH              | \$320,000    | \$255,511     | 52.0         | 161.0 | 0.19      | \$4,914    | \$30.55      |                       | LAKEFRONT FF VALUES | 408   | ROAD IN FRONT  |              |
| 007-364-001-0000 | 801 SAM O SET BOULEVARD   | 08/02/21  | \$900,000   | WD     | 03-ARM'S LENGTH              | \$900,000    | \$321,618     | 101.0        | 105.0 | 0.24      | \$3,184    | \$30.38      |                       | LAKEFRONT FF VALUES | 408   | ROAD IN FRONT  |              |
| 007-366-001-0000 | 104 RAY STREET            | 07/10/20  | \$335,000   | WD     | 03-ARM'S LENGTH              | \$335,000    | \$266,001     | 51.0         | 136.0 | 0.16      | \$5,216    | \$38.41      |                       | LAKEFRONT FF VALUES | 408   | ROAD IN FRONT  |              |
| 007-451-005-0000 | 8830 W HIGGINS LAKE DRIVE | 08/07/20  | \$270,000   | WD     | 03-ARM'S LENGTH              | \$270,000    | \$270,000     | 75.0         | 112.0 | 0.19      | \$3,600    | \$32.12      |                       | LAKEFRONT FF VALUES | 408   | ROAD IN FRONT  |              |
| 007-640-001-0000 | 112 ALBEMARLE BOULEVARD   | 11/19/20  | \$655,000   | LC     | 19-MULTI PARCEL ARM'S LENGTH | \$655,000    | \$417,571     | 100.0        | 116.0 | 0.27      | \$4,176    | \$36.04      | 007-940-500-0000      | LAKEFRONT FF VALUES | 408   | ROAD IN FRONT  |              |
| 007-681-002-0000 | 101 KENMORE AVENUE        | 10/30/20  | \$496,125   | WD     | 03-ARM'S LENGTH              | \$496,125    | \$380,480     | 51.0         | 138.0 | 0.16      | \$7,460    | \$53.92      |                       | LAKEFRONT FF VALUES | 408   | ROAD IN FRONT  |              |
| 007-758-003-0000 | 105 SAM O SET BOULEVARD   | 07/31/20  | \$405,000   | WD     | 03-ARM'S LENGTH              | \$405,000    | \$310,863     | 50.0         | 95.0  | 0.11      | \$6,217    | \$65.47      |                       | LAKEFRONT FF VALUES | 408   | ROAD IN FRONT  |              |

| USE/FF  |             |         |  | USE/SF |                  |
|---------|-------------|---------|--|--------|------------------|
| \$6,200 | \$7,274,706 | 1,169.0 |  | \$50   | NO ROAD IN FRONT |
| \$4,600 | \$2,222,044 | 480.0   |  | \$38   | ROAD IN FRONT    |

Lyon Township

Metes & Bounds/Acreage

2023 Land Value Analysis & Determination

| Property Number  | Street Address            | Sale Date | Adj. Sale \$ | Land Residual | Net Acres | Dollars/Acre | Dollars/SqFt | Other Parcels in Sale              |
|------------------|---------------------------|-----------|--------------|---------------|-----------|--------------|--------------|------------------------------------|
| 004-022-011-0285 | CHANEY POINT DRIVE        | 01/07/22  | \$10,000     | \$10,000      | 0.50      | \$20,000     | \$0.46       |                                    |
| 004-015-011-0105 | E HIGGINS LAKE DRIVE      | 08/06/21  | \$40,000     | \$40,000      | 0.77      | \$51,948     | \$1.19       | 004-015-011-0115                   |
| 008-004-006-0120 |                           | 03/03/21  | \$10,000     | \$10,000      | 1.00      | \$10,000     | \$0.23       |                                    |
| 008-018-006-0100 |                           | 10/02/20  | \$9,000      | \$9,000       | 1.00      | \$9,000      | \$0.21       |                                    |
| 004-019-010-0050 | N TOWNLINE ROAD           | 10/19/20  | \$10,000     | \$10,000      | 1.00      | \$10,000     | \$0.23       |                                    |
| 004-019-010-0070 | 8372 N TOWNLINE ROAD      | 10/26/20  | \$18,000     | \$18,000      | 1.00      | \$18,000     | \$0.41       |                                    |
| 008-019-005-0250 | VAN-Y                     | 11/12/20  | \$10,000     | \$10,000      | 1.01      | \$9,901      | \$0.23       |                                    |
| 007-022-013-0080 | N LOXLEY                  | 10/13/21  | \$10,000     | \$10,000      | 1.07      | \$9,346      | \$0.21       |                                    |
| 007-022-004-0022 |                           | 07/23/20  | \$10,500     | \$10,500      | 1.09      | \$9,633      | \$0.22       |                                    |
| 008-019-005-0290 | VAN-Y                     | 07/09/20  | \$9,500      | \$9,500       | 1.10      | \$8,636      | \$0.20       |                                    |
| 008-006-005-0040 |                           | 07/08/21  | \$6,000      | \$6,000       | 1.15      | \$5,204      | \$0.12       |                                    |
| 004-032-014-0462 | W HIGGINS LAKE DRIVE      | 01/08/21  | \$13,500     | \$13,500      | 1.20      | \$11,250     | \$0.26       |                                    |
| 007-025-005-0064 | HILLCREST RD              | 09/04/20  | \$13,000     | \$13,000      | 1.24      | \$10,484     | \$0.24       |                                    |
| 007-025-005-0064 |                           | 10/29/21  | \$19,500     | \$19,500      | 1.24      | \$15,726     | \$0.36       |                                    |
| 004-022-011-0018 | CHANEY POINT DRIVE        | 08/09/21  | \$40,000     | \$40,000      | 1.84      | \$21,739     | \$0.50       |                                    |
| 004-009-005-2101 | E HIGGINS LAKE DRIVE      | 09/04/20  | \$25,000     | \$25,000      | 2.24      | \$11,161     | \$0.26       |                                    |
| 004-002-015-0015 | OLD ORCHARD COURT         | 02/22/21  | \$15,000     | \$15,000      | 2.54      | \$5,906      | \$0.14       |                                    |
| 004-010-014-0200 | POTAWATOMI TRAIL          | 12/13/21  | \$36,900     | \$36,900      | 2.61      | \$14,138     | \$0.32       |                                    |
| 004-010-014-0220 | POTAWATOMI TRAIL          | 08/10/21  | \$22,500     | \$22,500      | 2.65      | \$8,491      | \$0.19       |                                    |
| 008-017-003-0140 |                           | 09/30/20  | \$9,500      | \$9,500       | 3.04      | \$3,130      | \$0.07       |                                    |
| 004-002-015-0121 | W SUNSET DRIVE            | 07/08/20  | \$21,800     | \$21,800      | 3.10      | \$7,032      | \$0.16       |                                    |
| 008-005-002-0081 |                           | 06/18/21  | \$10,000     | \$10,000      | 3.26      | \$3,067      | \$0.07       |                                    |
| 007-024-010-0200 | W BIRCH RD                | 09/11/20  | \$12,000     | \$12,000      | 3.32      | \$3,614      | \$0.08       | 007-024-010-0210, 007-024-010-0220 |
| 004-003-008-0280 | IVY/PINEWOOD              | 07/27/21  | \$22,500     | \$22,500      | 3.33      | \$6,757      | \$0.16       |                                    |
| 007-023-010-0075 | N LOXLEY RD               | 01/19/22  | \$29,000     | \$29,000      | 3.60      | \$8,056      | \$0.18       |                                    |
| 004-009-005-0040 | 6459 E HIGGINS LAKE DRIVE | 12/08/21  | \$42,000     | \$42,000      | 3.90      | \$10,769     | \$0.25       |                                    |
| 007-022-016-0021 | N LOXLEY RD               | 06/10/20  | \$13,000     | \$13,000      | 4.25      | \$3,059      | \$0.07       |                                    |
| 007-022-016-0021 | N LOXLEY RD               | 10/15/21  | \$29,900     | \$29,900      | 4.25      | \$7,035      | \$0.16       |                                    |
| 004-002-013-0038 | FAIRWAY DRIVE             | 11/17/20  | \$15,900     | \$15,900      | 4.53      | \$3,510      | \$0.08       |                                    |
| 007-025-005-0500 | W BIRCH RD                | 07/07/20  | \$20,000     | \$20,000      | 4.79      | \$4,174      | \$0.10       |                                    |
| 008-009-011-2001 |                           | 12/26/20  | \$35,700     | \$35,700      | 4.99      | \$7,157      | \$0.16       |                                    |
| 004-012-003-0082 | W MAPLEHURST DRIVE        | 05/15/20  | \$14,500     | \$14,500      | 5.00      | \$2,900      | \$0.07       |                                    |
| 004-010-003-0050 | N CUT ROAD                | 04/05/21  | \$25,000     | \$25,000      | 5.00      | \$5,000      | \$0.11       |                                    |
| 004-015-008-0120 | MEADOWLARK DRIVE          | 06/09/21  | \$44,000     | \$44,000      | 5.00      | \$8,800      | \$0.20       |                                    |
| 007-024-015-0100 | HILLCREST RD              | 07/30/21  | \$25,000     | \$25,000      | 5.00      | \$5,000      | \$0.11       |                                    |
| 004-004-007-0040 | E HIGGINS LAKE DRIVE      | 01/18/21  | \$25,000     | \$25,000      | 5.00      | \$5,000      | \$0.11       |                                    |
| 007-025-005-0500 |                           | 07/07/20  | \$20,000     | \$20,000      | 5.00      | \$4,000      | \$0.09       |                                    |
| 007-025-006-0020 | W BIRCH RD                | 07/07/20  | \$20,000     | \$20,000      | 5.00      | \$4,000      | \$0.09       |                                    |
| 004-010-013-0070 | W MAPLEHURST DRIVE        | 08/28/20  | \$26,250     | \$26,250      | 5.33      | \$4,929      | \$0.11       |                                    |
| 004-010-013-0080 | ARNES COURT               | 10/26/21  | \$35,000     | \$35,000      | 5.48      | \$6,387      | \$0.15       |                                    |
| 008-028-016-0120 |                           | 03/26/21  | \$29,900     | \$29,900      | 6.21      | \$4,819      | \$0.11       |                                    |
| 007-024-010-0110 | W BIRCH RD                | 05/11/21  | \$35,000     | \$35,000      | 7.10      | \$4,930      | \$0.11       | 007-024-010-0100                   |
| 004-003-013-0120 | W PINWOOD DRIVE           | 06/24/21  | \$38,000     | \$38,000      | 8.34      | \$4,556      | \$0.10       | 004-003-013-0060                   |
| 007-026-001-0030 | W BIRCH RD                | 06/18/20  | \$27,000     | \$27,000      | 8.80      | \$3,068      | \$0.07       |                                    |
| 007-024-015-0120 | HILLCREST RD              | 06/29/20  | \$55,000     | \$55,000      | 9.97      | \$5,517      | \$0.13       | 007-024-015-0160                   |
| 008-016-009-0020 | N MARKEY                  | 05/10/21  | \$20,000     | \$20,000      | 10.00     | \$2,000      | \$0.05       |                                    |
| 008-010-010-0030 |                           | 06/14/21  | \$35,000     | \$35,000      | 10.05     | \$3,483      | \$0.08       |                                    |
| 008-010-010-0030 |                           | 02/11/22  | \$46,000     | \$46,000      | 10.05     | \$4,577      | \$0.11       |                                    |
| 004-032-009-0140 | LAND LOCKED               | 02/10/21  | \$20,000     | \$20,000      | 10.25     | \$1,951      | \$0.04       |                                    |
| 008-006-006-0080 |                           | 05/25/21  | \$37,000     | \$37,000      | 10.64     | \$3,477      | \$0.08       |                                    |
| 008-025-016-0140 | N ROSCOMMON               | 09/25/20  | \$10,600     | \$10,600      | 10.77     | \$984        | \$0.02       |                                    |
| 004-005-022-0040 | N HIGGINS LAKE DRIVE      | 11/02/21  | \$57,500     | \$57,500      | 11.00     | \$5,227      | \$0.12       |                                    |
| 008-017-012-0060 |                           | 11/30/20  | \$25,000     | \$25,000      | 12.16     | \$2,057      | \$0.05       |                                    |

|                  |                |          |           |           |       |         |        |
|------------------|----------------|----------|-----------|-----------|-------|---------|--------|
| 008-017-012-0060 |                | 05/11/21 | \$26,000  | \$26,000  | 12.16 | \$2,139 | \$0.05 |
| 007-027-005-0020 | W BIRCH RD     | 03/12/21 | \$50,000  | \$50,000  | 15.00 | \$3,333 | \$0.08 |
| 004-010-003-0040 | N CUT RD       | 12/03/20 | \$40,000  | \$40,000  | 15.49 | \$2,582 | \$0.06 |
| 007-024-015-0020 |                | 04/22/21 | \$105,000 | \$105,000 | 19.93 | \$5,268 | \$0.12 |
| 008-016-008-0190 | N MARKEY RD    | 09/29/21 | \$80,000  | \$80,000  | 29.15 | \$2,745 | \$0.06 |
| 007-024-012-0200 |                | 05/11/20 | \$93,000  | \$93,000  | 30.22 | \$3,077 | \$0.07 |
| 004-001-026-0020 | W FEDERAL HWY  | 02/23/21 | \$79,000  | \$79,000  | 32.00 | \$2,469 | \$0.06 |
| 004-004-008-0020 | BAYER/PINEWOOD | 10/09/20 | \$149,000 | \$149,000 | 39.02 | \$3,819 | \$0.09 |
| 008-016-012-0020 | N MARKEY RD    | 04/27/20 | \$55,000  | \$55,000  | 40.32 | \$1,364 | \$0.03 |
| 008-018-002-0020 | N MARKEY RD    | 11/25/20 | \$145,000 | \$145,000 | 82.70 | \$1,753 | \$0.04 |

DOLLARS PER ACRE:

|     |          |    |         |     |         |
|-----|----------|----|---------|-----|---------|
| 1   | \$13,000 | 5  | \$5,000 | 30  | \$2,000 |
| 1.5 | \$9,600  | 7  | \$4,300 | 40  | \$1,750 |
| 2   | \$7,500  | 10 | \$3,550 | 50  | \$1,625 |
| 2.5 | \$6,600  | 15 | \$3,000 | 100 | \$1,500 |
| 3   | \$6,000  | 20 | \$2,750 |     |         |
| 4   | \$5,250  | 25 | \$2,300 |     |         |

VALUE AS APPLIED:

|     |          |    |          |     |           |
|-----|----------|----|----------|-----|-----------|
| 1   | \$13,000 | 5  | \$25,000 | 30  | \$60,000  |
| 1.5 | \$14,400 | 7  | \$30,100 | 40  | \$70,000  |
| 2   | \$15,000 | 10 | \$35,500 | 50  | \$81,250  |
| 2.5 | \$16,500 | 15 | \$45,000 | 100 | \$150,000 |
| 3   | \$18,000 | 20 | \$55,000 |     |           |
| 4   | \$21,000 | 25 | \$57,500 |     |           |

Lyon Township

Off Lake Subs

2023 Land Value Analysis & Determination

| Parcel Number    | Street Address      | Sale Date | Adj. Sale \$ | Land Residual | Effec. Front | Depth  | Net Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Other Parcels in Sale                                | Land Table      |
|------------------|---------------------|-----------|--------------|---------------|--------------|--------|-----------|------------|--------------|--------------|--|-----------------|
| 007-220-001-0000 |                     | 09/04/20  | \$11,000     | \$11,000      | 364.3        | 337.6  | 1.42      | \$30       | \$7,768      | \$0.18       | 007-220-002-0000                                     | OFF LAKE SUBS A |
| 007-220-001-0000 |                     | 12/16/21  | \$24,000     | \$24,000      | 565.7        | 583.5  | 2.55      | \$42       | \$9,401      | \$0.22       | 007-220-002-0000, 007-220-003-0000                   | OFF LAKE SUBS A |
| 007-220-003-0000 |                     | 11/11/20  | \$5,500      | \$5,500       | 201.5        | 245.8  | 1.14      | \$27       | \$4,837      | \$0.11       |  | OFF LAKE SUBS A |
| 007-220-014-0000 |                     | 07/27/20  | \$10,000     | \$10,000      | 459.0        | 1179.1 | 3.15      | \$22       | \$3,180      | \$0.07       | 007-220-015-0000, 007-220-023-0000, 007-220-024-0000 | OFF LAKE SUBS A |
| 007-220-028-0000 |                     | 11/20/21  | \$18,333     | \$18,333      | 310.8        | 453.7  | 1.62      | \$59       | \$11,317     | \$0.26       | 007-220-027-0000                                     | OFF LAKE SUBS A |
| 007-220-029-0000 |                     | 11/20/21  | \$9,166      | \$9,166       | 108.9        | 312.7  | 0.78      | \$84       | \$11,721     | \$0.27       |  | OFF LAKE SUBS A |
| 007-220-030-0000 |                     | 08/07/21  | \$10,000     | \$10,000      | 125.7        | 269.7  | 0.78      | \$80       | \$12,853     | \$0.30       |  | OFF LAKE SUBS A |
| 007-220-034-0000 |                     | 06/18/21  | \$7,500      | \$7,500       | 329.6        | 349.7  | 1.34      | \$23       | \$5,580      | \$0.13       | 007-220-035-0000                                     | OFF LAKE SUBS A |
| 007-220-037-0000 |                     | 02/03/21  | \$3,000      | \$3,000       | 549.2        | 425.7  | 1.78      | \$5        | \$1,690      | \$0.04       | 007-220-038-0000, 007-220-039-0000                   | OFF LAKE SUBS A |
| 007-220-042-0000 |                     | 09/02/21  | \$28,000     | \$28,000      | 356.8        | 665.3  | 1.82      | \$78       | \$15,402     | \$0.35       | 007-220-043-0000, 007-220-044-0000                   | OFF LAKE SUBS A |
| 007-666-019-0000 |                     | 01/14/22  | \$13,000     | \$13,000      | 89.4         | 100.0  | 0.46      | \$145      | \$28,261     | \$0.65       |  | OFF LAKE SUBS A |
| 007-220-020-0000 |                     | 08/21/20  | \$8,700      | \$8,700       | 127.7        | 140.7  | 0.53      | \$68       | \$16,292     | \$0.37       |  | OFF LAKE SUBS B |
| 007-320-048-0000 |                     | 07/09/20  | \$12,000     | \$12,000      | 84.9         | 223.0  | 0.41      | \$141      | \$29,268     | \$0.67       |  | OFF LAKE SUBS B |
| 007-350-150-1000 |                     | 01/08/21  | \$7,000      | \$7,000       | 100.0        | 100.0  | 0.23      | \$70       | \$30,435     | \$0.70       |  | OFF LAKE SUBS B |
| 007-350-268-1000 |                     | 05/28/21  | \$8,000      | \$8,000       | 150.0        | 100.0  | 1.79      | \$53       | \$4,467      | \$0.10       |  | OFF LAKE SUBS B |
| 007-350-290-1000 |                     | 12/18/20  | \$17,500     | \$17,500      | 843.6        | 100.0  | 2.09      | \$21       | \$8,373      | \$0.19       | 007-350-272-1000                                     | OFF LAKE SUBS B |
| 007-350-310-0000 | 409 CIRCLE DRIVE    | 08/26/20  | \$6,500      | \$6,500       | 328.8        | 173.0  | 0.99      | \$20       | \$6,546      | \$0.15       |  | OFF LAKE SUBS B |
| 007-350-359-0000 |                     | 03/15/21  | \$7,500      | \$7,500       | 119.6        | 143.0  | 0.33      | \$63       | \$22,866     | \$0.52       |  | OFF LAKE SUBS B |
| 007-350-367-0000 |                     | 08/18/21  | \$5,805      | \$5,805       | 200.0        | 100.0  | 0.46      | \$29       | \$12,647     | \$0.29       |  | OFF LAKE SUBS B |
| 007-350-387-0000 |                     | 09/04/20  | \$5,500      | \$5,500       | 195.0        | 200.0  | 0.45      | \$28       | \$12,277     | \$0.28       | 007-350-415-0000                                     | OFF LAKE SUBS B |
| 007-350-489-0000 |                     | 02/10/22  | \$5,000      | \$5,000       | 100.0        | 200.0  | 0.23      | \$50       | \$21,739     | \$0.50       | 007-350-490-0000                                     | OFF LAKE SUBS B |
| 007-350-537-0000 |                     | 02/09/22  | \$5,000      | \$5,000       | 107.0        | 100.0  | 0.25      | \$47       | \$20,325     | \$0.47       |  | OFF LAKE SUBS B |
| 007-350-593-0000 |                     | 09/16/21  | \$4,800      | \$4,800       | 100.0        | 200.0  | 0.23      | \$48       | \$20,870     | \$0.48       | 007-350-594-0000                                     | OFF LAKE SUBS B |
| 007-350-653-1000 | 238 CLEARVIEW DRIVE | 02/16/22  | \$16,000     | \$16,000      | 153.0        | 100.0  | 0.35      | \$105      | \$45,584     | \$1.05       |  | OFF LAKE SUBS B |
| 007-702-021-0000 |                     | 08/12/21  | \$12,000     | \$12,000      | 137.9        | 195.0  | 0.60      | \$87       | \$19,967     | \$0.46       |  | OFF LAKE SUBS B |
| 007-780-022-0000 |                     | 10/09/20  | \$6,000      | \$6,000       | 95.0         | 187.0  | 0.41      | \$63       | \$14,706     | \$0.34       |  | OFF LAKE SUBS B |
| 007-780-078-0000 |                     | 10/26/21  | \$13,000     | \$13,000      | 90.0         | 187.0  | 0.39      | \$144      | \$33,679     | \$0.77       |  | OFF LAKE SUBS B |
| 007-612-018-0000 |                     | 08/26/20  | \$12,000     | \$12,000      | 125.0        | 100.0  | 0.29      | \$96       | \$41,812     | \$0.96       |  | OFF LAKE SUBS C |
| 007-612-032-0000 |                     | 07/09/20  | \$15,000     | \$15,000      | 75.0         | 100.0  | 0.17      | \$200      | \$87,209     | \$2.00       |  | OFF LAKE SUBS C |
| 007-629-030-0000 | 322 ELM AVENUE      | 03/25/21  | \$19,000     | \$19,000      | 75.0         | 100.0  | 0.17      | \$253      | \$110,465    | \$2.54       |  | OFF LAKE SUBS C |
| 007-639-025-0000 |                     | 05/17/21  | \$3,000      | \$3,000       | 50.0         | 100.0  | 0.12      | \$60       | \$26,087     | \$0.60       |  | OFF LAKE SUBS C |
| 007-654-009-0000 |                     | 12/04/20  | \$25,000     | \$25,000      | 100.0        | 100.0  | 0.23      | \$250      | \$108,696    | \$2.50       |  | OFF LAKE SUBS C |
| 007-705-016-0000 |                     | 09/02/21  | \$15,000     | \$15,000      | 103.0        | 185.0  | 0.45      | \$146      | \$33,333     | \$0.77       |  | OFF LAKE SUBS C |
| 007-705-017-0000 |                     | 09/15/21  | \$13,000     | \$13,000      | 94.9         | 180.0  | 0.41      | \$137      | \$31,785     | \$0.73       |  | OFF LAKE SUBS C |
| 007-710-001-0000 |                     | 06/04/21  | \$24,000     | \$24,000      | 144.8        | 138.5  | 0.45      | \$166      | \$53,812     | \$1.24       |  | OFF LAKE SUBS C |
| 007-727-026-1000 |                     | 03/16/22  | \$50,000     | \$50,000      | 150.0        | 100.0  | 0.34      | \$333      | \$145,349    | \$3.34       |  | OFF LAKE SUBS C |
| 007-730-046-0000 |                     | 09/30/20  | \$4,000      | \$4,000       | 25.0         | 100.0  | 0.06      | \$160      | \$70,175     | \$1.61       |  | OFF LAKE SUBS C |
| 007-731-013-1000 | 125 FERN STREET     | 09/04/20  | \$6,000      | \$6,000       | 150.0        | 100.0  | 0.63      | \$40       | \$9,509      | \$0.22       |  | OFF LAKE SUBS C |
| 007-731-031-0000 |                     | 09/04/20  | \$6,000      | \$6,000       | 150.0        | 100.0  | 0.34      | \$40       | \$17,442     | \$0.40       |  | OFF LAKE SUBS C |
| 007-733-040-0000 |                     | 05/13/20  | \$2,500      | \$2,500       | 75.0         | 100.0  | 0.17      | \$33       | \$14,535     | \$0.33       |  | OFF LAKE SUBS C |
| 007-738-023-0000 |                     | 06/28/21  | \$4,000      | \$4,000       | 70.7         | 200.0  | 0.23      | \$57       | \$17,391     | \$0.40       |  | OFF LAKE SUBS C |
| 007-739-001-0000 |                     | 08/28/20  | \$37,333     | \$37,333      | 400.0        | 400.0  | 0.92      | \$93       | \$40,624     | \$0.93       | 007-732-039-0000, 007-739-009-0000, 007-739-011-0000 | OFF LAKE SUBS C |

|                  |                |          |              |           |         |       |       |       |           |        |                 |
|------------------|----------------|----------|--------------|-----------|---------|-------|-------|-------|-----------|--------|-----------------|
| 007-740-034-1000 |                | 05/01/20 | \$4,000      | \$4,000   | 75.0    | 100.0 | 0.17  | \$53  | \$23,256  | \$0.53 | OFF LAKE SUBS C |
| 007-740-037-1000 |                | 08/24/21 | \$25,839     | \$25,839  | 175.0   | 100.0 | 0.40  | \$148 | \$64,276  | \$1.48 | OFF LAKE SUBS C |
| 007-740-046-1000 |                | 08/24/21 | \$10,449     | \$10,449  | 75.0    | 100.0 | 0.17  | \$139 | \$60,750  | \$1.39 | OFF LAKE SUBS C |
| 007-741-001-1000 |                | 07/17/20 | \$9,500      | \$9,500   | 162.5   | 100.0 | 0.37  | \$58  | \$25,469  | \$0.58 | OFF LAKE SUBS C |
| 007-743-005-1000 | 413 FINDLEY ST | 04/15/21 | \$28,000     | \$28,000  | 212.1   | 200.0 | 0.69  | \$132 | \$40,639  | \$0.93 | OFF LAKE SUBS C |
| 007-745-047-1000 |                | 09/01/20 | \$10,000     | \$10,000  | 100.0   | 100.0 | 0.23  | \$100 | \$43,478  | \$1.00 | OFF LAKE SUBS C |
| 007-750-011-0000 |                | 02/04/22 | \$9,500      | \$9,500   | 176.8   | 200.0 | 0.57  | \$54  | \$16,551  | \$0.38 | OFF LAKE SUBS C |
| 007-754-029-0000 |                | 06/30/21 | \$14,000     | \$14,000  | 250.0   | 100.0 | 0.57  | \$56  | \$24,390  | \$0.56 | OFF LAKE SUBS C |
| 007-237-003-0000 |                | 07/27/20 | \$27,000     | \$27,000  | 70.7    | 200.0 | 0.23  | \$382 | \$117,391 | \$2.69 | OFF LAKE SUBS D |
| 007-237-003-0000 |                | 08/24/21 | \$27,500     | \$27,500  | 70.7    | 200.0 | 0.23  | \$389 | \$119,565 | \$2.74 | OFF LAKE SUBS D |
| 007-330-093-0000 |                | 08/26/21 | \$16,000     | \$16,000  | 67.3    | 170.0 | 0.29  | \$238 | \$56,140  | \$1.29 | OFF LAKE SUBS D |
| 007-330-114-1000 |                | 06/01/20 | \$17,000     | \$17,000  | 113.6   | 106.0 | 0.38  | \$150 | \$44,737  | \$1.03 | OFF LAKE SUBS D |
|                  |                |          | <b>USE</b>   |           |         |       |       |       |           |        |                 |
|                  |                |          | <b>\$35</b>  | \$139,499 | 3,460.8 |       | 16.83 | \$40  |           | \$0.19 | OFF LAKE SUBS A |
|                  |                |          | <b>\$50</b>  | \$140,305 | 2,932.5 |       | 9.74  | \$48  |           | \$0.33 | OFF LAKE SUBS B |
|                  |                |          | <b>\$115</b> | \$347,121 | 3,014.8 |       | 8.16  | \$115 |           | \$0.98 | OFF LAKE SUBS C |
|                  |                |          | <b>\$270</b> | \$87,500  | 322.3   |       | 1.13  | \$271 |           | \$1.79 | OFF LAKE SUBS C |

Lyon Township

Private Lake Access

2023 Land Value Analysis & Determination

| Parcel Number    | Street Address            | Sale Date | Adj. Sale \$       | Land Residual      | Effec. Front   | Depth | Dollars/FF     | Other Parcels in Sale | Land Table          | Rate Group 1    |  |
|------------------|---------------------------|-----------|--------------------|--------------------|----------------|-------|----------------|-----------------------|---------------------|-----------------|--|
| 007-150-006-0000 | 6314 W HIGGINS LAKE DRIVE | 12/02/21  | \$557,000          | \$333,373          | 134.6          | 119.2 | \$2,476        |                       | PRIVATE LAKE ACCESS | BIRCHCREST      |  |
| 007-341-010-0000 | 101 VILLAGE DRIVE         | 07/02/21  | \$315,000          | \$145,051          | 68.7           | 100.0 | \$2,111        |                       | PRIVATE LAKE ACCESS | HLVE & HLVE#2   |  |
| 007-342-033-0000 |                           | 01/14/22  | \$107,000          | \$107,000          | 84.4           | 151.0 | \$1,267        |                       | PRIVATE LAKE ACCESS | HLVE & HLVE#2   |  |
| 007-350-232-0000 |                           | 05/21/21  | \$19,900           | \$19,900           | 96.5           | 101.0 | \$206          |                       | PRIVATE LAKE ACCESS | OUTSIDE W/PLA   |  |
| 007-350-244-0000 |                           | 07/27/21  | \$18,000           | \$18,000           | 100.0          | 100.0 | \$180          |                       | PRIVATE LAKE ACCESS | OUTSIDE W/PLA   |  |
| 007-351-033-0000 | 120 NORWAY ROAD           | 03/29/21  | \$126,500          | \$73,396           | 51.2           | 105.0 | \$1,433        |                       | PRIVATE LAKE ACCESS | HILLCREST #1    |  |
| 007-351-084-0000 | 100 HEMLOCK ROAD          | 07/30/21  | \$221,000          | \$126,130          | 104.0          | 100.0 | \$1,213        |                       | PRIVATE LAKE ACCESS | HILLCREST #1    |  |
| 007-351-086-0000 | 105 HEMLOCK ROAD          | 10/16/20  | \$159,000          | \$98,980           | 99.0           | 200.0 | \$1,000        |                       | PRIVATE LAKE ACCESS | HILLCREST #1    |  |
| 007-351-086-5000 | 103 HEMLOCK ROAD          | 09/04/20  | \$105,000          | \$50,611           | 148.7          | 209.0 | \$340          | 007-351-124-0000      | PRIVATE LAKE ACCESS | HILLCREST #1    |  |
| 007-351-156-0000 |                           | 10/09/20  | \$20,000           | \$20,000           | 100.0          | 100.0 | \$200          |                       | PRIVATE LAKE ACCESS | HILLCREST #1    |  |
| 007-351-178-0000 | 216 CHESTNUT ROAD         | 09/25/20  | \$86,900           | \$21,108           | 50.0           | 100.0 | \$422          |                       | PRIVATE LAKE ACCESS | HILLCREST #1    |  |
| 007-351-179-0000 | 214 CHESTNUT ROAD         | 07/06/20  | \$73,500           | \$24,833           | 63.0           | 100.0 | \$394          |                       | PRIVATE LAKE ACCESS | HILLCREST #1    |  |
| 007-351-201-0000 | 215 CHESTNUT ROAD         | 06/25/21  | \$250,000          | \$42,490           | 100.0          | 100.0 | \$425          |                       | PRIVATE LAKE ACCESS | HILLCREST #1    |  |
| 007-351-205-0000 | 214 ACORN ROAD            | 10/19/20  | \$125,000          | \$58,053           | 137.0          | 100.0 | \$424          |                       | PRIVATE LAKE ACCESS | HILLCREST #1    |  |
| 007-680-001-0000 | 1607 TREASURE BOULEVARD   | 04/22/21  | \$430,000          | \$260,503          | 100.0          | 100.0 | \$2,605        |                       | PRIVATE LAKE ACCESS | BLK 160 3RD MCP |  |
| 007-680-005-0000 | 105 SHORT AVENUE          | 09/14/21  | \$300,000          | \$224,138          | 62.5           | 100.0 | \$3,586        |                       | PRIVATE LAKE ACCESS | BLK 160 3RD MCP |  |
| 007-680-013-0000 | 121 SHORT AVENUE          | 07/17/20  | \$229,900          | \$154,325          | 62.5           | 100.0 | \$2,469        |                       | PRIVATE LAKE ACCESS | BLK 160 3RD MCP |  |
| <b>Totals:</b>   |                           |           | <b>\$3,143,700</b> | <b>\$1,777,891</b> | <b>1,562.1</b> |       |                |                       |                     |                 |  |
|                  |                           |           |                    |                    |                |       | <b>\$1,138</b> |                       |                     |                 |  |

USE

\$2,300

\$1,224,390

512.8

\$2,388

PLA-all except Hillcrest #1

\$500

\$553,501

1,049.4

\$527

PLA-Hillcrest #1