

Commercial/Industrial ECF 2021-2023

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual |
|------------------|-------------------------|------------|------------|--------|-----------------|--------------|----------------|---------------|----------------|-------------|----------------|
| 001-015-013-00 | 303 SECTION 14 RD | 07/09/21 | \$30,000 | WD | 03-ARM'S LENGTH | \$30,000 | \$18,253 | 60.84 | \$45,663 | \$24,500 | \$5,500 |
| 001-029-000-50 | 183 BATES GASTRA RD | 05/31/22 | \$130,000 | MLC | 03-ARM'S LENGTH | \$130,000 | \$60,086 | 46.22 | \$125,984 | \$37,653 | \$92,347 |
| 002-080-033-00 | 1344 US HWY-2 | 02/07/23 | \$62,000 | WD | 03-ARM'S LENGTH | \$62,000 | \$23,500 | 37.90 | \$68,114 | \$13,708 | \$48,292 |
| 002-277-014-00 | 1930 US HWY 2 | 11/30/21 | \$149,000 | WD | 03-ARM'S LENGTH | \$149,000 | \$59,400 | 39.87 | \$131,580 | \$14,432 | \$134,568 |
| 004-018-008-00 | 4547 US 2 WEST | 09/29/21 | \$60,000 | WD | 03-ARM'S LENGTH | \$60,000 | \$51,700 | 86.17 | \$89,983 | \$20,233 | \$39,767 |
| 007-064-017-00 | 2840 HWY M189 | 01/31/23 | \$60,000 | WD | 03-ARM'S LENGTH | \$60,000 | \$18,800 | 31.33 | \$56,750 | \$7,875 | \$52,125 |
| 051-011-028-00 | 96 SPRING VALLEY AVENUE | 11/30/21 | \$150,000 | WD | 03-ARM'S LENGTH | \$150,000 | \$75,190 | 50.13 | \$143,342 | \$7,879 | \$142,121 |
| 052-028-066-00 | RIVER VIEW DR | 08/19/21 | \$17,000 | WD | 03-ARM'S LENGTH | \$17,000 | \$7,700 | 45.29 | \$16,605 | \$2,000 | \$15,000 |
| 052-100-091-00 | 301 SUPERIOR AVE | 01/03/22 | \$45,000 | WD | 03-ARM'S LENGTH | \$45,000 | \$40,750 | 90.56 | \$89,555 | \$1,750 | \$43,250 |
| 052-140-186-00 | 405 FOREST AVE | 01/27/22 | \$237,000 | WD | 03-ARM'S LENGTH | \$230,000 | \$134,630 | 58.53 | \$207,011 | \$10,805 | \$219,195 |
| 052-240-010-30 | 706 CRYSTAL AVE | 08/03/21 | \$36,860 | WD | 03-ARM'S LENGTH | \$36,860 | \$18,430 | 50.00 | \$6,000 | \$17,465 | \$19,395 |
| 053-117-025-00 | 7 MAIN ST | 04/11/22 | \$17,000 | WD | 03-ARM'S LENGTH | \$17,000 | \$9,770 | 57.47 | \$22,959 | \$2,250 | \$14,750 |
| 053-117-026-00 | 1 MAIN ST | 05/24/22 | \$10,000 | WD | 03-ARM'S LENGTH | \$10,000 | \$6,310 | 63.10 | \$23,333 | \$3,900 | \$6,100 |
| 002-118-026-10 D | 3948 US HIGHWAY 2 | 11/23/2021 | \$145,000 | WD | 03-ARM'S LENGTH | \$145,000 | \$82,200 | 56.69 | \$140,768 | \$37,639 | \$107,361 |
| 004-014-033-00 D | 4488 US 2 | 1/11/2023 | \$9,000 | WD | 03-ARM'S LENGTH | \$9,000 | \$2,300 | 25.56 | \$8,640 | \$6,429 | \$2,571 |
| 004-250-055-00 D | 4799 US 2 | 2/11/2022 | \$69,000 | WD | 03-ARM'S LENGTH | \$69,000 | \$59,500 | 86.23 | \$83,307 | \$907 | \$68,093 |
| | | | | | | | | | | | \$1,010,435 |

| Cost Man. \$ | E.C.F. |
|--------------|--------|
| \$21,163 | 0.260 |
| \$110,414 | 0.836 |
| \$60,117 | 0.803 |
| \$146,435 | 0.919 |
| \$87,188 | 0.456 |
| \$54,006 | 0.965 |
| \$169,329 | 0.839 |
| \$18,256 | 0.822 |
| \$109,756 | 0.394 |
| \$245,258 | 0.894 |
| \$69,842 | 0.278 |
| \$22,412 | 0.658 |
| \$21,031 | 0.290 |
| \$154,154 | 0.696 |
| \$3,355 | 0.766 |
| \$124,471 | 0.547 |
| \$1,417,186 | 0.713 |