

AG LAND STUDY

PPN	Address	Class	Class T	Lanc	Sale Date	Sale Terms	Sale Price	Adj Sale Pri	Acreage	Land Descr	Land Descr	Net Acres	\$/Acre
04-007-020-00	120TH AVE	102	Agricu	CLY-	2/27/2018	03-ARM'S L	190000	190000	38.15	TILLABLE	ROW	23.712	7,519
23-034-014-00	1212 N 16TH ST	101	Agricu	WA\	4/16/2021	03-ARM'S L	350000	350000	77.025	TILLABLE	WET/SWAP	66.525	4,768
01-011-005-00	2724 122ND AVE	101	Agricu	ALL-	6/30/2022	03-ARM'S L	449000	449000	37.623	TILLABLE	DRAIN	30.123	9,241
01-002-007-10	28TH ST	102	Agricu	ALL-	6/6/2017	03-ARM'S L	165792	165792	33.26	TILLABLE	DRAIN	24.26	7,074
01-010-009-00	120TH AVE	102	Agricu	ALL-	3/7/2018	03-ARM'S L	180000	180000	34.33	TILLABLE	ROW	30.71	6,425
01-025-014-00	114TH AVE	102	Agricu	ALL-	3/18/2022	03-ARM'S L	175000	175000	36.036	TILLABLE	ROW	34.036	4,971
01-023-009-00	118TH AVE	102	Agricu	ALL-	5/31/2017	03-ARM'S L	260000	260000	38.07	TILLABLE	NON-TILLA	37.57	8,220
01-025-008-00	116TH AVE	102	Agricu	ALL-	3/18/2021	03-ARM'S L	227664	227664	49.54	TILLABLE	WET/SWAP	35.83	5,526
01-009-016-00	2036 30TH ST	101	Agricu	ALL-	9/14/2017	03-ARM'S L	250000	250000	53.55	TILLABLE	ROW	24.17	7,017
												59400	6,600

PPN	Address	Class	Class T	Lanc	Sale Date	Sale Terms	Sale Price	Adj Sale Pri	Acreage	Land Descr	Land Descr	Net Acres	\$/Acre
12-025-001-01	104TH AVE	101	Agricu	LEE-	4/14/2021	03-ARM'S L	217350	217350	36.586	TILLABLE	WET/SWAP	25.639	2,825
18-002-016-00	3915 146TH	101	Agricu	OVE-	6/2/2017	03-ARM'S L	321000	321000	19.13	TILLABLE		17.13	3,674
03-019-005-30	500 46TH ST	102	Agricu	CHE-	11/2/2022	03-ARM'S L	100000	100000	30.517	TILLABLE	WET/SWAP	23.858	3,400
02-032-008-00	91 70TH ST	101	Agricu	CAS-	9/29/2021	03-ARM'S L	400000	400000	77.97	TILLABLE	DRAIN	69.02	2,829
												135.647	3,182
													3,100

PPN	Address	Class	Class T	Lanc	Sale Date	Sale Terms	Sale Price	Adj Sale Pri	Acreage	Land Descr	Land Descr	Net Acres	\$/Acre
04-029-005-00	116TH AVE	102	Agricu	CLY-	9/19/2019	03-ARM'S L	2126800	2126800	156.45	TILLABLE	WET/SWAP	141.63	15,888
24-013-009-30	131ST AVE	102	Agricu	WA\	8/19/2019	03-ARM'S L	300000	300000	19.7	TILLABLE	ROW	18.32	17,953
41-22-10-300-009	2701 76th St SE	102	Agricu	Gain	9/30/2020	03-ARM'S L	1200000	1200000	70	DEV		70	17,143
41-22-15-200-049	2900 76TH ST	102	Agricu	Gain	7/9/2021	03-ARM'S L	529200	529200	37.8	DEV		37.8	14,000
41-22-15-400-061	3179 84TH ST	102	Agricu	Gain	8/7/2020	03-ARM'S L	82500	82500	5.13	DEV		5.13	16,082
													16,400

Unit: 13 - LEIGHTON TWP
 Rates/Values for Neighborhood 1AGNO.1 AGRICULTURAL, Last Edited: 11/22/2022

Rates for Rate Table 'RATE TABLE 1', (Acres)
 BUILDING SITE : 31,000
 TILLABLE : 6,600
 NON-TILLABLE : 3,100
 ROW/DRAIN : 0
 PREM DEVELOP : 16,400

COMMERCIAL LAND STUDY

Va PPN	Address	Class	Class Land Tal	Sale Date	Sale Terms	Sale Price	Acreage	Net Acres	Land Sq Ft	\$/Sq Ft
Va 05-023-006-00	142ND AVE	202	Comi DOR-C	4/25/2022	03-ARM'S I	150,000	5.211	5.559	242150	0.62
All 09-005-033-20	4516 135TH AVE	201	Comi HEA-C	9/30/2022	03-ARM'S I	350,000	5.012	2	87120	1.03
Va 11-035-045-02	BLUE STAR HWY	202	Comi LAK-C	2/15/2023	03-ARM'S I	299,000	8.99	8.99	391604.4	0.76
All 12-680-023-00	860 56TH ST	201	Comi LEE-C	10/14/2021	03-ARM'S I	76,500	0.831	0.831	36198.36	0.85
All 42-220-078-00	1617 N MAIN ST	201	Comi MAR-C	6/2/2021	03-ARM'S I	300,000	0.56	0.56	24393.6	0.73
All 21-002-007-00	1177 LINCOLN RD	201	Comi TRO-C	4/29/2022	03-ARM'S I	212,200	1.528	1.528	66559.68	0.78
									848026.1	0.85

Va PPN	Address	Class	Class Land Tal	Sale Date	Sale Terms	Sale Price	Acreage	Net Acres	Land Sq Ft	\$/Sq Ft
Va 06-019-009-02	5831 141ST AVE	201	Comi FIL-C	9/6/2022	03-ARM'S I	250,000	3.99	3.99	173804.4	1.44
All 06-350-001-00	BLUE STAR HWY	201	Comi FIL-C	12/15/2021	03-ARM'S I	132,000	0.2	0.2	8712	0.8
Va 06-020-007-12	58TH ST	201	Comi FIL-C	5/24/2021	03-ARM'S I	155,000	2.073	2.073	90299.88	1.72
All 09-005-024-01	3420 M 40 HWY	201	Comi HEA-C	3/17/2023	03-ARM'S I	350,000	0.94	0.94	40946.4	1.01
All 09-005-024-70	3424 LINCOLN RD	201	Comi HEA-C	2/28/2023	03-ARM'S I	269,900	0.359	0.359	15638.04	2.25
All 09-008-012-00	3392 M 40 HWY	201	Comi HEA-C	9/15/2021	03-ARM'S I	1,000,000	3.56	3.56	155073.6	0.8
All 44-600-001-00	101 WEST MAIN ST	201	Comi HOP-C	1/23/2023	03-ARM'S I	160,000	0.237	0.237	10323.72	1.22
All 13-031-068-50	3747 DIVISION AVE	201	Comi LEI-C	1/5/2023	03-ARM'S I	600,000	3.53	3.53	153766.8	1.15
Va 15-500-028-00	PATTERSON RD	202	Comi MAR-C	11/18/2021	19-MULTI F	95,000	0.6	0.81	35283.6	2.69
Va 24-006-001-12	12TH ST	202	Comi WAY-C	10/10/2022	03-ARM'S I	39,000	0.779	0.779	33933.24	1.15
All 24-018-016-20	3032 10TH ST	201	Comi WAY-C	5/16/2022	03-ARM'S I	35,000	0.371	0.371	16160.76	1.12
All 24-030-009-00	2701 12TH ST	201	Comi WAY-C	12/21/2021	03-ARM'S I	656,250	4.97	4.97	216493.2	0.82
Va 24-036-010-10	124TH AVE	201	Comi WAY-C	11/24/2021	03-ARM'S I	125,000	3.034	3.034	132161	0.95
All 24-019-034-00	1002 129TH AVE	201	Comi WAY-C	11/2/2021	03-ARM'S I	185,000	0.659	0.659	28706.04	0.97
All 24-036-015-00	2422 PATTERSON RD	201	Comi WAY-C	8/18/2021	19-MULTI F	375,000	4.17	4.304	187482.2	0.62
All 51-100-071-01	620 ELY ST	201	Comi XAL-C	8/29/2022	19-MULTI F	2,300,000	3.94	6.47	281833.2	0.92
All 51-251-006-00	324 EASTERN AVE	201	Comi XAL-C	12/10/2021	03-ARM'S I	180,000	1.52	1.441	62769.96	1.43
All 51-305-113-00	320 SPRUCE ST	201	Comi XAL-C	5/28/2021	03-ARM'S I	90,000	0.16	0.16	6969.6	1
All 51-305-095-00	500 LINN ST	201	Comi XAL-C	4/9/2021	19-MULTI F	175,000	0.932	0.932	40597.92	0.9
All 56-005-029-00	532 FORREST ST	201	Comi XWA-C	8/13/2021	03-ARM'S I	3,618,084	2.76	2.75	119790	1.82
									1810746	1.05

Va PPN	Address	Class	Class Land Tal	Sale Date	Sale Terms	Sale Price	Acreage	Net Acres	Land Sq Ft	\$/Sq Ft
All 01-034-050-11	1263 LINCOLN RD	201	Comi ALL-C	12/15/2022	03-ARM'S I	399,900	3.257	3.257	141874.9	1.35
All 01-570-012-10	1304 LINCOLN RD	201	Comi ALL-C	12/30/2021	03-ARM'S I	934,000	1.101	1.101	47959.56	2.5
All 01-032-068-10	1212 32ND ST	201	Comi ALL-C	7/15/2021	03-ARM'S I	469,000	0.965	0.965	42035.4	1.36

All 01-230-001-10	279 THOMAS ST	201 Com	ALL-C	5/26/2021	03-ARM'S I	249,500	0.34	0.34	14810.4	1.32
									246680.3	1.55

Va PPN	Address	Class	Class Land	Tal	Sale Date	Sale Terms	Sale Price	Acreage	Net Acres	Land Sq Ft	\$/Sq Ft
All 05-280-007-00	1820 142ND AVE	201 Com	DOR-C		9/19/2022	03-ARM'S I	100,000	0.2	0.2	8712	1.03
All 05-280-009-00	1830 142ND AVE	201 Com	DOR-C		6/15/2022	03-ARM'S I	400,000	0.2	0.2	8712	1.34
All 05-015-091-10	1623 142ND AVE	201 Com	DOR-C		5/11/2021	03-ARM'S I	2,950,000	5.132	5.132	223549.9	1.25
All 05-022-003-10	1656 142ND AVE	201 Com	DOR-C		7/13/2021	03-ARM'S I	339,900	1.788	1.788	77885.28	1.2
										318859.2	1.3

Va PPN	Address	Class	Class Land	Tal	Sale Date	Sale Terms	Sale Price	Acreage	Net Acres	Land Sq Ft	\$/Sq Ft
All 54-100-014-70	110 W ALLEGAN	201 Com	XOT-C		5/9/2022	03-ARM'S I	84,000	0.052	0.052	2265.12	3.61
All 54-100-026-00	133 E ALLEGAN	201 Com	XOT-C		12/3/2021	03-ARM'S I	125,000	0.045	0.045	1960.2	3.26
All 54-100-010-00	134 W ALLEGAN ST	201 Com	XOT-C		10/1/2021	03-ARM'S I	275,000	0.099	0.099	4312.44	3.15
All 54-100-020-60	109 S FARMER	201 Com	XOT-C		6/30/2021	19-MULTI F	110,000	0.034	0.061	2657.16	2.27
											2.85

Va PPN	Address	Class	Class Land	Tal	Sale Date	Sale Terms	Sale Price	Acreage	Net Acres	Land Sq Ft	\$/Sq Ft
All 08-030-002-00	1194 M-89	201 Com	GUN-C		5/18/2021	19-MULTI F	1,325,467	1.153	1.603	69826.68	8.79
All 17-025-030-00	1320 M-89 HWY	201 Com	OTS-C		2/28/2022	03-ARM'S I	582,000	0.842	0.97	42253.2	4.36
All 17-022-012-00	552 M-89 HWY	201 Com	OTS-C		2/15/2022	03-ARM'S I	930,500	0.723	0.723	31493.88	4.82
All 17-024-043-00	1369 E M-89 HWY	201 Com	OTS-C		12/7/2021	03-ARM'S I	2,000,000	1.601	1.601	69739.56	5.04
All 51-205-031-00	138 WATER ST	201 Com	XAL-C		6/23/2022	03-ARM'S I	70,000	0.159	0.159	6926.04	5.18
All 51-105-217-00	121 LOCUST ST	201 Com	XAL-C		5/26/2022	03-ARM'S I	200,000	0.074	0.07	3049.2	4.59
All 51-105-224-00	101 LOCUST ST	201 Com	XAL-C		4/15/2022	03-ARM'S I	440,000	0.122	0.122	5314.32	4.49
All 51-105-197-00	204 TROWBRIDGE ST	201 Com	XAL-C		4/7/2022	03-ARM'S I	90,000	0.13	0.13	5662.8	2.14
All 51-205-025-00	118 BRADY ST	201 Com	XAL-C		3/31/2022	03-ARM'S I	205,000	0.161	0.161	7013.16	4.36
All 51-105-202-00	208 TROWBRIDGE ST	201 Com	XAL-C		3/30/2022	03-ARM'S I	80,000	0.072	0.072	3136.32	3.38
All 51-105-215-00	119 LOCUST ST	201 Com	XAL-C		2/3/2022	03-ARM'S I	100,000	0.047	0.047	2047.32	4.22
All 51-105-218-00	115 LOCUST ST	201 Com	XAL-C		2/3/2022	03-ARM'S I	200,000	0.055	0.055	2395.8	5.71
Va 51-305-001-00	101 BRADY ST	202 Com	XAL-C		12/28/2021	03-ARM'S I	10,000	0.415	0.425	18513	0.54
All 51-105-204-00	224 TROWBRIDGE ST	201 Com	XAL-C		10/29/2021	03-ARM'S I	240,000	0.112	0.112	4878.72	4.22
All 51-305-041-00	239 HUBBARD ST	201 Com	XAL-C		8/25/2021	03-ARM'S I	298,000	0.04	0.04	1742.4	7.53
All 56-006-054-10	1180 W SUPERIOR ST	201 Com	XWA-C		10/20/2022	03-ARM'S I	1,200,000	1.703	1.703	74182.68	4.72
										348175.1	5.00

Unit: 13 - LEIGHTON TWP
Rates/Values for Neighborhood 2COMM.2 COMMERCIAL PROPERTY, Last Edited: 11/29/2022

Rates for Rate Table 'RATE TABLE 13', (Acres)

5.00 SQ FT	: 217,800
2.85 SQ FT	: 124,146
.85 SQ FT	: 37,026
1.05 SQ FT	: 45,738
1.30 SQ FT	: 56,628
1.55 SQ FT	: 67,518

ROW	: 0
.50 COMM	: 21,780

INDUSTRIAL LAND STUDY

Va PPN	Address	Class	Clas	Land Sale Date	Sale Terms	Sale Price	Acreage	Land Descr	Net Acres	Land Sq Ft	\$/Sq Ft
All 55-206-020-10	951 INDUSTRIAL	301	Indi XPL-I	10/11/2022	03-ARM'S L	1395000	2.38	INDUSTRIA	2.342	102017.5	0.91
All 55-029-078-00	701 ACORN ST	301	Indi XPL-I	12/7/2021	03-ARM'S L	125000	0.757	INDUSTRIA	0.757	32974.92	0.87
All 55-205-011-00	931 INDUSTRIAL	201	Cor XPL-I	4/15/2022	03-ARM'S L	600000	1.41	INDUSTRIA	1.41	61419.6	0.87
All 05-280-012-00	1840 142ND AVI	301	Indi DOR-	8/25/2022	03-ARM'S L	400000	1.309	INDUSTRIA	1.309	57020.04	0.82
Va 05-160-015-00	WALNUT DALE C	302	Indi DOR-	7/6/2021	03-ARM'S L	106000	3.16	INDUSTRIA	3.16	137649.6	0.77
Va 05-160-011-00	1300 WALNUT C	302	Indi DOR-	4/16/2021	03-ARM'S L	206500	5.93	INDUSTRIA	5.93	258310.8	0.8
										649392.5	0.80

Va 05-160-009-01	WALNUT DALE C	302	Indi DOR-	4/29/2022	03-ARM'S L	142500	6.538	INDUSTRIA	6.538	284795.3	0.50
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Va PPN	Address	Class	Clas	Land Sale Date	Sale Terms	Sale Price	Acreage	Land Descr	Net Acres	Land Sq Ft	\$/Sq Ft
All 53-02-03-100-027	832 PRODUCTIO	301	Indi XHO-	8/13/2021	03-ARM'S L	700000	3.76	INDUSTRIA	3.76	163785.6	0.66
All 53-02-09-100-047	1373 LINCOLN A	301	Indi XHO-	4/12/2022	03-ARM'S L	2400000	7.5	INDUSTRIA	7.5	326700	0.81
All 53-02-17-100-010	1761 AIRPORT C	301	Indi XHO-	8/24/2021	03-ARM'S L	4900000	9.08	INDUSTRIA	9.08	395524.8	1.05
All 53-02-17-100-034	60 W 64TH ST	301	Indi XHO-	4/1/2022	03-ARM'S L	509500	3.903	INDUSTRIA	3.903	170014.7	0.97
All 53-02-17-200-023	40 E 64TH ST	301	Indi XHO-	4/1/2021	03-ARM'S L	3755000	9.85	INDUSTRIA	9.85	429066	0.93
All 13-265-004-00	4217 MORREN S	302	Indi LEI-I	2/3/2023	03-ARM'S L	675000	1.6	MORREN L	1.6	69696	1.07
Va 13-265-018-00	4204 MORREN S	302	Indi LEI-I	11/21/2022	03-ARM'S L	79900	1.4	MORREN L	1.4	60984	1.31
Va 13-265-012-00	1129 MORREN C	302	Indi LEI-I	1/13/2022	03-ARM'S L	79500	1.95	MORREN L	1.95	84942	0.94
Va 13-265-002-00	4209 MORREN S	302	Indi LEI-I	4/16/2021	03-ARM'S L	50000	0.93	MORREN L	0.93	40510.8	1.23
										3924756	0.85

Va PPN	Address	Class	Clas	Land Sale Date	Sale Terms	Sale Price	Acreage	Land Descr	Prior LV	LV used for Land	Sq Ft
Va 16-029-001-00	2772 32ND ST	302	Indi MON	9/3/2021	03-ARM'S L	975000	77.03	GRAVEL	947019	975000	77.025
Va 08-023-001-10	35 106TH AVE	102	Agr GUN-	5/5/2021	03-ARM'S L	1000000	76.56	GRAVEL	838998	1000000	76.56
Va 09-026-007-00	126TH AVE	302	Indi HEA-	7/28/2020	03-ARM'S L	240000	38.35	GRAVEL	293378	240000	38.35
All 13-024-004-00	43 141ST AVE	301	Indi LEI-A	1/2/2018	19-MULTI F	2150000	124.9	GRAVEL	1299376	1951065	122.92
Va 41-21-07-200-001	4260 68TH ST SV	1	Ref BYR-	7/14/2017	03-ARM'S L	900000	77.7	GRAVEL	1111110	1198962	77.7
										5365027	392.555
											13,500

PP Address	Class	Class 1	Lan Ecf T	Sale Terms	Sale Price	Adj Sale Pri	Land Dr	Land Size 1	Land Descr	LV(Imp Rer	Total Acres	Net Acres	\$/Acre
04 120TH AVE	102	Agricu	CLY CLY-	03-ARM'S LEN	190000	190000	TILLABI	23.712	DRAIN	219632.4	40.25	23.712	7,519

23 1212 N 16TH ST	101 Agricu WA WAT 03-ARM'S LEN	350000	350000 TILLABI	66.525	346926	80	66.525	4,768
01 2724 122ND AVE	101 Agricu ALL ALL-/03-ARM'S LEN	449000	449000 TILLABI	30.123	323666	37.5	30.123	9,241
01 28TH ST	102 Agricu ALL ALL-/03-ARM'S LEN	165792	165792 TILLABI	24.26	197707	34.07	24.26	7,074
01 120TH AVE	102 Agricu ALL ALL-/03-ARM'S LEN	180000	180000 TILLABI	30.71	207820.8	35	30.71	6,425
01 114TH AVE	102 Agricu ALL ALL-/03-ARM'S LEN	175000	175000 TILLABI	34.036	175000	36.646	34.036	4,971
01 118TH AVE	102 Agricu ALL ALL-/03-ARM'S LEN	260000	260000 TILLABI	37.57	310268.4	40	37.57	8,220
01 116TH AVE	102 Agricu ALL ALL-/03-ARM'S LEN	227664	227664 TILLABI	35.83	228078.3	49.59	35.83	5,526
01 2036 30TH ST	101 Agricu ALL ALL-/03-ARM'S LEN	250000	250000 TILLABI	24.17	294695	44	24.17	7,017
							59400	6,600

Unit: 13 - LEIGHTON TWP

Rates/Values for Neighborhood 3INP.3 INDUSTRIAL/PARK, Last Edited: 12/06/2022

Rates for Rate Table 'RATE TABLE 30', (Acres)

ELECTRIC .85 : 37,026
ROW/DRAIN : 0
MORREN .80 : 34,848
.80 : 34,848
.50 : 21,780

Unit: 13 - LEIGHTON TWP

Rates/Values for Neighborhood 3GRAV.3 -UTILITY & GRAVEL, Last Edited: 12/06/2022

Rates for Rate Table 'RATE TABLE 8', (Acres)

GRAVEL UN 20 : 32,000
GRAVEL OVR 20 A: 13,500
PROCESS AREA : 6,000
TILLABLE : 6,600
SCRUB/WOOD/POND: 2,500
ROW/WET : 0

NE,NW,SE,SW

Parcels.pnum	Parcels.ne	ParcelMas	Sales.saledate	Sales.saleprice	\$/acre
13-031-001-00	4 SW	11.62	11/22/2022	98,345	8,463
13-031-001-30	4 SW	4.09	11/22/2022	34,765	8,500
13-008-017-26	4 SW	10.36	3/17/2020	124,900	12,056
13-008-017-24	4 SW	10.27	5/21/2020	124,900	12,162
13-005-031-00	4 NW	30	9/8/2022	410,000	13,667
13-017-013-12	4 NW	2.15	5/10/2022	30,000	13,953
13-008-017-28	4 SW	3.49	8/29/2022	50,000	14,327
13-015-006-25	4 NE	7	1/28/2020	110,000	15,714
13-021-002-73	4 SW	11.74	11/18/2020	185,000	15,758
13-022-007-31	4 SE	3.13	10/29/2021	72,000	23,003
13-004-009-76	4 NW	5.3	3/8/2021	130,000	24,528
13-022-007-32	4 SE	2.43	7/22/2020	62,620	25,770
13-008-017-22	4 SW	2.38	1/24/2020	67,500	28,361
13-004-009-76	4 NW	5.3	4/25/2022	169,900	32,057
13-032-010-30	4 SW	2.01	7/10/2023	65,000	32,338
13-012-001-01	4 NE	2.12	5/5/2021	84,900	40,047
13-008-018-10	4 NW	2.16	9/21/2021	90,000	41,667
13-003-013-03	4 NE	2.38	4/1/2021	110,000	46,218

Values for Acreage Table 1: **'RURAL RES ACREAGE'**

1 Acre: 29,000	3 Acre: 42,000	10 Acre: 85,000	30 Acre: 150,000
1.5 Acre: 33,000	4 Acre: 47,000	15 Acre: 90,000	40 Acre: 195,000
2 Acre: 36,000	5 Acre: 51,000	20 Acre: 110,000	50 Acre: 235,000
2.5 Acre: 39,000	7 Acre: 61,000	25 Acre: 130,000	100 Acre: 0

Rates for Rate Table 'RATE TABLE 1', (Acres)

BUILDING SITE	: 30,000
DEVELOPING	: 12,000
WOODS/TILLABLE/	: 6,000
ROW	: 0

ARNOLD

Parcels.pnum	Sales.saleDate	Sales.sale	Parcel	Parcel	Parcels	Parcel	Parcel	Parcel	Master	Sales.users	20% OF SALE PRICE
13-031-025-00	7/30/2021	215,000	401 WAY	4ARN	0.4	3617	GARDEN ST				43,000
13-060-039-00	2/7/2020	224,450	401 WAY	4ARN	0.22	3635	GARDEN ST				44,890
13-060-045-00	4/12/2021	230,000	401 WAY	4ARN	0.42	1058	ASTER ST				46,000
13-060-018-00	9/23/2022	240,000	401 WAY	4ARN	0.25	3632	LILAC ST				48,000

Unit: 13 - LEIGHTON TWP

Rates/Values for Neighborhood 4ARN.4 ARNOLD'S PLAT, Last Edited: 11/01/2022

Values for Square Footage Table: ''

2,500 Sq Ft: 8,000	25,000 Sq Ft: 45,000	174,240 Sq Ft: 0
5,000 Sq Ft: 10,000	30,000 Sq Ft: 50,000	217,800 Sq Ft: 0
7,500 Sq Ft: 20,000	40,000 Sq Ft: 55,000	435,600 Sq Ft: 0
10,000 Sq Ft: 25,000	50,000 Sq Ft: 60,000	653,400 Sq Ft: 0
12,500 Sq Ft: 30,000	60,000 Sq Ft: 65,000	871,200 Sq Ft: 0
15,000 Sq Ft: 35,000	87,120 Sq Ft: 0	1,089,000 Sq Ft: 0
20,000 Sq Ft: 40,000	130,680 Sq Ft: 0	

CONDOS-APT STYLE

Parcels.pnum	Sales.saleda	Sales.sale	Parc	Parcels.e	Parcels.n	Parc	Parc	Parcel	Master.pr	Sales.users	5% OF SALE PRICE
13-205-021-00	4/13/2023	92,100	401	CONDO	4COND	0.1	611	TRINITY DR #3			4,605
13-205-017-00	9/18/2020	95,000	401	CONDO	4COND	0.1	615	TRINITY DR #3			4,750
13-205-022-00	4/3/2020	115,000	401	CONDO	4COND	0.1	611	TRINITY DR #1			5,750
13-205-022-00	4/1/2020	115,000	401	CONDO	4COND	0.1	611	TRINITY DR #1			5,750
13-205-017-00	12/4/2020	122,000	401	CONDO	4COND	0.1	615	TRINITY DR #3			6,100
13-205-020-00	1/21/2022	135,500	401	CONDO	4COND	0.1	615	TRINITY DR #2			6,775
13-205-013-00	4/27/2023	140,000	401	CONDO	4COND	0.1	613	TRINITY DR #3			7,000
13-205-001-00	4/19/2023	152,500	401	CONDO	4COND	0.1	607	TRINITY DR #3			7,625
13-205-018-00	7/6/2023	159,900	401	CONDO	4COND	0.1	615	TRINITY DR #1			7,995
13-205-009-00	6/17/2022	165,000	401	CONDO	4COND	0.1	609	TRINITY DR #3			8,250
13-205-022-00	7/8/2022	170,000	401	CONDO	4COND	0.1	611	TRINITY DR #1			8,500

Unit: 13 - LEIGHTON TWP

Rates/Values for Neighborhood 4COND.4 CONDOS - APT STYLE, Last Edited: 05/16/2023

Sites:

Site 'A': Description: 'UNIT LAND % ' Value: 6,000

RESIDENTIAL ESTATES

Parcels.pnum	Sales.saledate	Sales.saleprice	Parcels.propcl:	Parcels	Parcels	ParcelM	ParcelMz	ParcelMaster.ç	Sales.userstr	20% OF SALE PRICE
13-011-003-20	6/22/2021	120,000	402 RESES	4ESTA	6.29	370 RAYNES DR	VACANT SALE			24,000
13-021-005-40	3/31/2020	330,000	401 RESES	4ESTA	3.01	4048 ROLLING RIDGE DR				66,000
13-011-004-00	12/9/2021	350,000	401 RESES	4ESTA	3.42	358 CARDINAL POINTS DR				70,000
13-019-018-80	9/17/2020	371,000	401 RESES	4ESTA	3.73	4043 HIDDEN MEADOWS				74,200
13-011-003-10	8/2/2021	390,000	401 RESES	4ESTA	3.62	380 RAYNES DR				78,000
13-019-018-40	3/23/2021	400,000	401 RESES	4ESTA	3.9	4040 HIDDEN MEADOWS				80,000
13-011-003-40	7/12/2021	430,000	401 RESES	4ESTA	2.84	350 RAYNES DR				86,000
13-019-018-80	11/15/2022	432,000	401 RESES	4ESTA	3.73	4043 HIDDEN MEADOWS				86,400
13-315-001-00	10/31/2022	575,000	401 RESES	4ESTA	2.1	4792 STANTON COURT				115,000
13-011-003-30	5/8/2023	590,000	401 RESES	4ESTA	4.53	360 RAYNES DR				118,000
13-011-012-11	5/5/2021	594,900	401 RESES	4ESTA	3.28	4408 CASTLE RIDGE DR				118,980
13-317-005-00	7/14/2023	599,900	401 RESES	4ESTA	3.41	4433 SUMMIT POINTE CT				119,980
13-317-003-00	4/14/2023	600,000	401 RESES	4ESTA	2.02	4428 SUMMIT POINTE CT				120,000

Unit: 13 - LEIGHTON TWP
 Rates/Values for Neighborhood 4ESTA.4 RESIDENTIAL ESTATES, Last Edited: 09/06/2022

Sites:

Site 'A':	Description: 'EXEC SITE	Value: 50,000
Site 'B':	Description: 'PREMIUM	Value: 65,000
Site 'C':	Description: 'AVALON STANDARD'	Value: 70,000
Site 'D':	Description: 'AVANLEA-PREMIUM'	Value: 82,000
Site 'E':	Description: 'SUNSET MEADOWS	Value: 48,000
Site 'F':	Description: 'STANTON CT	Value: 46,000
Site 'G':	Description: 'STANTON CT PRIM'	Value: 60,000
Site 'H':	Description: 'SUMMIT PT CT	Value: 70,000
Site 'I':	Description: 'SUMMIT PT PREM	Value: 80,000
Site 'J':	Description: 'RAYNES DR	Value: 90,000

Values for Acreage Table 1: 'ESTATE ACREAGE'

1 Acre: 40,000	3 Acre: 55,000	10 Acre: 88,000	30 Acre: 182,500
1.5 Acre: 43,000	4 Acre: 60,000	15 Acre: 112,000	40 Acre: 232,500
2 Acre: 46,000	5 Acre: 65,000	20 Acre: 132,500	50 Acre: 282,500
2.5 Acre: 50,000	7 Acre: 75,000	25 Acre: 157,500	100 Acre: 525,000

Rates for Rate Table '', (Acres)
 WOOD EXTRA ACRE: 2,500
 ROW : 0
 ACREAGE : 0

Leighton Express

Parcels.pnum	Sales.saleda	Sales.sale	Parc	Parcel	Parcel	Parcel	Parcel	Parcel	Master.propst	Sales.users	20% OF SALE PRICE
13-212-018-00	5/27/2020	224,900	401	WAY	4EXP	0.7	3625	URBAN DEPOT CT			44,980
13-212-014-00	2/14/2020	234,700	401	WAY	4EXP	0.61	3639	URBAN DEPOT CT			46,940
13-212-013-00	4/1/2020	260,000	401	WAY	4EXP	0.6	3645	URBAN DEPOT CT			52,000
13-212-005-00	7/25/2023	335,000	401	WAY	4EXP	0.88	3622	URBAN DEPOT CT			67,000
13-212-011-00	5/11/2022	340,000	401	WAY	4EXP	1	3650	URBAN DEPOT CT			68,000
13-212-020-00	8/22/2023	345,000	401	WAY	4EXP	0.97	3617	URBAN DEPOT CT			69,000
13-212-013-00	4/6/2022	350,000	401	WAY	4EXP	0.6	3645	URBAN DEPOT CT			70,000

Unit: 13 - LEIGHTON TWP

Rates/Values for Neighborhood 4EXP.4 LEIGHTON EXPRESS , Last Edited: 11/01/2022

Values for Square Footage Table: ''

2,500 Sq Ft: 8,000	25,000 Sq Ft: 45,000	174,240 Sq Ft: 0
5,000 Sq Ft: 10,000	30,000 Sq Ft: 50,000	217,800 Sq Ft: 0
7,500 Sq Ft: 20,000	40,000 Sq Ft: 55,000	435,600 Sq Ft: 0
10,000 Sq Ft: 25,000	50,000 Sq Ft: 60,000	653,400 Sq Ft: 0
12,500 Sq Ft: 30,000	60,000 Sq Ft: 65,000	871,200 Sq Ft: 0
15,000 Sq Ft: 35,000	87,120 Sq Ft: 0	1,089,000 Sq Ft: 0
20,000 Sq Ft: 40,000	130,680 Sq Ft: 0	

GREEN LAKE RIDGE

Parcels.pnum	Parcels.Parcel#	Sales.sale	date	Sales.sale	PER SW FT
13-278-090-00	4GLR1	0.37	7/8/2021	40,000	16,117 2.48
13-278-089-00	4GLR1	0.37	6/10/2021	40,000	16,117 2.48
13-279-119-00	4GLR1	0.657	5/26/2021	85,000	28,619 2.97
13-278-097-00	4GLR1	0.48	10/13/2020	67,500	20,909 3.23
13-281-168-00	4GLR1	0.46	8/22/2023	76,500	20,038 3.82
13-278-094-00	4GLR1	0.38	12/7/2021	67,500	16,553 4.08
13-278-095-00	4GLR1	0.38	12/18/2020	67,500	16,553 4.08
13-278-096-00	4GLR1	0.37	4/5/2021	67,500	16,117 4.19
13-278-098-00	4GLR1	0.33	1/29/2021	67,500	14,375 4.70
13-279-138-00	4GLR1	0.581	5/22/2023	125,000	25,308 4.94
13-278-101-00	4GLR1	0.27	5/26/2021	70,000	11,761 5.95
13-278-099-00	4GLR1	0.27	12/23/2020	70,000	11,761 5.95
13-278-100-00	4GLR1	0.27	12/17/2020	70,000	11,761 5.95
13-279-129-00	4GLR1	0.293	6/6/2022	90,000	12,763 7.05
13-279-121-00	4GLR1	0.293	11/1/2021	90,000	12,763 7.05
13-279-123-00	4GLR1	0.293	7/21/2021	90,000	12,763 7.05
13-279-122-00	4GLR1	0.293	7/12/2021	90,000	12,763 7.05
13-279-120-00	4GLR1	0.293	6/14/2021	90,000	12,763 7.05

Rates/Values for Neighborhood 4GLR1.4 GREEN LAKE RIDGE, Last Edited: 01/17/2023

Values for Square Footage Table: 'GR LAKE RIDGE SQ FT'

2,500 Sq Ft: 10,000	25,000 Sq Ft: 65,000	174,240 Sq Ft: 120,000
5,000 Sq Ft: 20,000	30,000 Sq Ft: 70,000	217,800 Sq Ft: 125,000
7,500 Sq Ft: 30,000	40,000 Sq Ft: 75,000	435,600 Sq Ft: 125,000
10,000 Sq Ft: 40,000	50,000 Sq Ft: 80,000	653,400 Sq Ft: 125,000
12,500 Sq Ft: 50,000	60,000 Sq Ft: 90,000	871,200 Sq Ft: 125,000
15,000 Sq Ft: 55,000	87,120 Sq Ft: 100,000	1,089,000 Sq Ft: 125,000
20,000 Sq Ft: 60,000	130,680 Sq Ft: 100,000	

HARVEST MEADOWS

Parcels.pnum	Sales.saledat	Sales.sal	Sales.terms	Parc	Parcels.	Parcels.n	Parcel	Parcel	ParcelMaster	propstreetname	
13-197-079-00	4/8/2022	78,000	03-ARM'S LENGTH	401	RPLAT	4HARM	0.46	4217	BUTTERNUT DR	20037.6	3.89
13-197-111-00	8/22/2023	67,500	03-ARM'S LENGTH	402	RPLAT	4HARM	0.29	4254	BUTTERNUT DR	12632.4	5.34
13-197-102-00	5/19/2023	75,000	03-ARM'S LENGTH	401	RPLAT	4HARM	0.32	4225	BUTTERNUT DR	13939.2	5.38
13-197-095-00	6/14/2023	67,500	03-ARM'S LENGTH	402	RPLAT	4HARM	0.28	4248	OLD FARM DR	12196.8	5.53
13-197-089-00	6/17/2022	79,000	03-ARM'S LENGTH	401	RPLAT	4HARM	0.27	4245	OLD FARM DR	11761.2	6.72

Unit: 13 - LEIGHTON TWP
 Rates/Values for Neighborhood 4HARM.4 HARVEST MEADOWS PLAT, Last Edited: 05/16/2023

Values for Square Footage Table: 'HARVEST MEADOWS PLAT'

2,500 Sq Ft: 8,000	25,000 Sq Ft: 60,000	174,240 Sq Ft: 0
5,000 Sq Ft: 10,000	30,000 Sq Ft: 60,000	217,800 Sq Ft: 0
7,500 Sq Ft: 25,000	40,000 Sq Ft: 60,000	435,600 Sq Ft: 0
10,000 Sq Ft: 45,000	50,000 Sq Ft: 60,000	653,400 Sq Ft: 0
12,500 Sq Ft: 50,000	60,000 Sq Ft: 65,000	871,200 Sq Ft: 0
15,000 Sq Ft: 55,000	87,120 Sq Ft: 0	1,089,000 Sq Ft: 0
20,000 Sq Ft: 60,000	130,680 Sq Ft: 0	

HARVEST MEADOWS CONDOS

Parcels.pnum	Sales.saledat	Sales.sale	Parcel	Parcels.	Parcels.n	Parcel	Parcel	Master.prop	Sales.users	8% OF SALE PRICE
13-199-019-00	2/26/2021	175,000	407 RPLAT	4HMCO	0.1	4293	CIDERMILL DR			14,000
13-199-014-00	2/28/2020	199,900	407 RPLAT	4HMCO	0.1	4281	CIDERMILL DR			15,992
13-199-041-00	7/20/2020	214,900	407 RPLAT	4HMCO	0.1	4272	CIDERMILL DR			17,192
13-199-019-00	6/3/2022	216,500	407 RPLAT	4HMCO	0.1	4293	CIDERMILL DR			17,320
13-199-012-00	5/14/2021	234,900	407 RPLAT	4HMCO	0.1	4275	CIDERMILL DR			18,792
13-199-002-00	11/2/2021	239,900	407 RPLAT	4HMCO	0.1	1094	COUNTRYAIR DR			19,192
13-199-004-00	4/21/2021	240,000	407 RPLAT	4HMCO	0.1	1090	COUNTRYAIR DR			19,200
13-199-006-00	12/12/2022	249,000	407 RPLAT	4HMCO	0.1	1084	COUNTRYAIR DR			19,920
13-199-013-00	9/21/2022	255,000	407 RPLAT	4HMCO	0.1	4279	CIDERMILL DR			20,400
13-199-039-00	7/11/2022	274,900	407 RPLAT	4HMCO	0.1	4278	CIDERMILL DR			21,992

Unit: 13 - LEIGHTON TWP

Rates/Values for Neighborhood 4HMCO.4 HARVEST MEADOWS CONDOS, Last Edited: 11/01/2022

Sites:

Site 'A': Description: 'CONDO SITE ' Value: 16,000

HAVEMAN PLAT

Parcels.pnum	Sales.saleda	Sales.sale	Parc.Parcel	Parcels.i	Parcel	Parcel	ParcelMast	Sales.users	20% OF SALE PRICE
13-200-018-00	8/21/2020	205,000	401 WAY	4HAVE	0.35	1116	JANICE ST		41,000
13-200-030-00	8/1/2022	275,000	401 WAY	4HAVE	0.31	1121	SUSAN ST		55,000

Unit: 13 - LEIGHTON TWP
 Rates/Values for Neighborhood 4HAVE.4 HAVEMAN PLAT, Last Edited: 11/01/2022

Values for Square Footage Table: 'HAVEMAN PLAT SQ FT'

2,500 Sq Ft: 8,000	25,000 Sq Ft: 45,000	174,240 Sq Ft: 0
5,000 Sq Ft: 10,000	30,000 Sq Ft: 50,000	217,800 Sq Ft: 0
7,500 Sq Ft: 20,000	40,000 Sq Ft: 55,000	435,600 Sq Ft: 0
10,000 Sq Ft: 25,000	50,000 Sq Ft: 60,000	653,400 Sq Ft: 0
12,500 Sq Ft: 30,000	60,000 Sq Ft: 65,000	871,200 Sq Ft: 0
15,000 Sq Ft: 35,000	87,120 Sq Ft: 0	1,089,000 Sq Ft: 0
20,000 Sq Ft: 40,000	130,680 Sq Ft: 0	

HORSESHOE ESTATES

Parcels.pnum	Sales.saledat	Sales.sale	Parcel	Parcels.	Parcels.i	ParcelM	Par	Parcel	Master.pro	Sales.users	20% OF SALE PRICE
13-190-011-00	11/29/2022	362,500	401 RPLAT	4HORS	0.923	32	ANVIL LANE				72,500
13-190-010-00	4/26/2021	340,000	401 RPLAT	4HORS	0.962	28	ANVIL LANE				68,000
13-190-026-00	7/8/2020	247,000	401 RPLAT	4HORS	0.925	25	HORSESHOE CT				49,400

Unit: 13 - LEIGHTON TWP

Rates/Values for Neighborhood 4HORS.4 HORSESHOE ESTATES, Last Edited: 08/29/2023

Values for Acreage Table 1: ''

1 Acre: 30,000	3 Acre: 40,000	10 Acre: 0	30 Acre: 0
1.5 Acre: 32,500	4 Acre: 45,000	15 Acre: 0	40 Acre: 0
2 Acre: 35,000	5 Acre: 50,000	20 Acre: 0	50 Acre: 0
2.5 Acre: 37,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Values for Square Footage Table: 'HORSESHOE ESTATES'

2,500 Sq Ft: 8,000	25,000 Sq Ft: 43,000	174,240 Sq Ft: 0
5,000 Sq Ft: 10,000	30,000 Sq Ft: 43,000	217,800 Sq Ft: 0
7,500 Sq Ft: 20,000	40,000 Sq Ft: 43,000	435,600 Sq Ft: 0
10,000 Sq Ft: 25,000	50,000 Sq Ft: 45,000	653,400 Sq Ft: 0
12,500 Sq Ft: 30,000	60,000 Sq Ft: 46,000	871,200 Sq Ft: 0
15,000 Sq Ft: 35,000	87,120 Sq Ft: 0	1,089,000 Sq Ft: 0
20,000 Sq Ft: 40,000	130,680 Sq Ft: 0	

LAKE ESTATES RURAL

Parcels.pnum	Sales.saledat	Sales.sak	Parcel	Parcels	Parcels	Parcel	Parcel	Parcel	Master.propstree	Sales.user	20% OF SALE PRICE
13-310-013-00	6/15/2020	115,000	401 LKEST	4LLAK	0.168	494 S SHORE DR				VACANT	
13-218-014-00	8/5/2022	220,000	402 LKEST	4LLAK	1.2	0 LEIGHTON LAKES DR				VACANT	
13-005-023-00	12/14/2021	115,000	401 LKEST	4LLAK	1.446	4625 10TH ST					23,000
13-005-011-00	8/20/2021	193,000	401 LKEST	4LLAK	3.673	935 146TH AVE					38,600
13-120-016-00	5/21/2021	200,000	401 LKEST	4LLAK	0.138	429 ROUND LAKE DR					40,000
13-310-016-00	7/13/2020	218,000	401 LKEST	4LLAK	0.146	500 S SHORE DR					43,600
13-255-009-00	6/11/2021	550,500	401 LKEST	4LLAK	1.277	4439 MAPLE LAKE DR					110,100
13-218-020-00	12/13/2021	565,000	401 LKEST	4LLAK	2.7	4627 INDIAN LAKE CT					113,000
13-310-013-00	6/17/2021	576,000	401 LKEST	4LLAK	0.168	494 S SHORE DR					115,200
13-255-016-00	12/3/2021	615,000	401 LKEST	4LLAK	1.557	4480 SUNRISE TRAIL					123,000
13-005-014-00	6/25/2021	675,000	401 LKEST	4LLAK	3.577	939 146TH AVE					135,000
13-255-015-00	3/15/2023	680,000	401 LKEST	4LLAK	0.935	4476 SUNRISE TRAIL					136,000
13-010-030-35	8/17/2023	780,000	401 LKEST	4LLAK	0	420 ROUND LAKE DR					156,000
13-218-013-00	9/7/2021	825,000	401 LKEST	4LLAK	1.3	4678 LEIGHTON LAKES DR					165,000

Unit: 13 - LEIGHTON TWP
 Rates/Values for Neighborhood 4LLAK.4 LAKE ESTATES RURAL, Last Edited: 10/31/2023

Frontages:
 Frontage 'H': Description: 'ROUND LK FRONT ' FF Rate: 1750
 Standard Frontage: 60 Standard Depth : 120
 Frontage 'I': Description: 'ROUND LK BK LOT' FF Rate: 375
 Standard Frontage: 0 Standard Depth : 125
 Frontage 'J': Description: 'MUD LK FRONT ' FF Rate: 500
 Standard Frontage: 0 Standard Depth : 0

Sites:
 Site 'A': Description: 'NON-LAKE SITE ' Value: 65,000
 Site 'B': Description: 'LAKE VIEW ' Value: 78,000
 Site 'C': Description: 'LAKE SITE ' Value: 110,000
 Site 'D': Description: 'INDIAN LAKE CT ' Value: 64,000
 Site 'E': Description: 'PRIME NON-LAKEF' Value: 80,000
 Site 'F': Description: 'MAPLE NON-LAKE ' Value: 55,000
 Site 'G': Description: 'MAPLE LAKEFR ' Value: 65,000
 Site 'H': Description: 'NON ROUND LK FR' Value: 45,000
 Site 'J': Description: 'MUD MIN LK VALU' Value: 60,000

Values for Acreage Table 1: 'HIDDEN LAKES ACREAGE'
 1 Acre: 0 3 Acre: 60,000 10 Acre: 102,000 30 Acre: 0
 1.5 Acre: 0 4 Acre: 70,000 15 Acre: 160,000 40 Acre: 0
 2 Acre: 0 5 Acre: 80,000 20 Acre: 200,000 50 Acre: 0
 2.5 Acre: 0 7 Acre: 100,000 25 Acre: 0 100 Acre: 0

Rates for Rate Table 'LLAKES-ACR', (Acres)
 RURAL ACREAGE : 6,500
 ACREAGE SITE : 10,000

MOLINE

Parcels.pnum	Sales.saledat	Sales.sale	Parcel	Parcel	Parcels.	Parcel	Parcel	Parcel	Maste	Sales.users	20% OF SALE PRICE
13-007-019-00	5/19/2022	140,000	401 WAY	4MOLI	0.62	4445	12TH ST				28,000
13-007-011-00	7/28/2020	155,000	401 WAY	4MOLI	0.26	4473	12TH ST				31,000
13-018-023-00	6/19/2020	167,000	401 WAY	4MOLI	0.66	4397	DIVISION				33,400
13-007-032-00	5/25/2022	170,950	401 WAY	4MOLI	0.4	4417	12TH ST				34,190
13-018-037-00	8/12/2022	179,000	401 WAY	4MOLI	0.4	1156	144TH AVE				35,800
13-018-042-00	5/7/2021	185,000	401 WAY	4MOLI	0.47	1170	144TH AVE				37,000
13-018-036-00	10/19/2020	185,000	401 WAY	4MOLI	0.81	1120	144TH AVE				37,000
13-007-027-00	12/18/2020	187,500	401 WAY	4MOLI	0.3	4431	12TH ST				37,500
13-018-036-00	11/20/2020	189,500	401 WAY	4MOLI	0.81	1120	144TH AVE				37,900
13-007-046-00	3/25/2020	198,600	401 WAY	4MOLI	0.97	1153	144TH AVE				39,720
13-018-023-00	9/9/2021	205,000	401 WAY	4MOLI	0.66	4397	DIVISION				41,000
13-007-011-00	10/5/2022	215,000	401 WAY	4MOLI	0.26	4473	12TH ST				43,000
13-018-031-00	3/11/2021	227,000	401 WAY	4MOLI	0.41	1140	144TH AVE				45,400
13-018-052-00	4/18/2023	261,500	401 WAY	4MOLI	0.52	4393	12TH ST				52,300
13-018-055-00	7/26/2022	280,000	401 WAY	4MOLI	1.08	4379	12TH ST				56,000
13-018-053-00	8/1/2022	285,000	401 WAY	4MOLI	1.08	4387	12TH ST				57,000

Unit: 13 - LEIGHTON TWP
 Rates/Values for Neighborhood 4MOLI.4 MOLINE, Last Edited: 01/10/2023

Values for Acreage Table 1: ''

1 Acre: 0	3 Acre: 0	10 Acre: 100,000	30 Acre: 0
1.5 Acre: 0	4 Acre: 40,000	15 Acre: 150,000	40 Acre: 0
2 Acre: 0	5 Acre: 50,000	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 70,000	25 Acre: 0	100 Acre: 0

Values for Square Footage Table: 'MOLINE'

2,500 Sq Ft: 12,000	25,000 Sq Ft: 45,000	174,240 Sq Ft: 85,000
5,000 Sq Ft: 12,000	30,000 Sq Ft: 50,000	217,800 Sq Ft: 90,000
7,500 Sq Ft: 20,000	40,000 Sq Ft: 55,000	435,600 Sq Ft: 95,000
10,000 Sq Ft: 25,000	50,000 Sq Ft: 60,000	653,400 Sq Ft: 100,000
12,500 Sq Ft: 30,000	60,000 Sq Ft: 65,000	871,200 Sq Ft: 105,000
15,000 Sq Ft: 35,000	87,120 Sq Ft: 70,000	1,089,000 Sq Ft: 110,000
20,000 Sq Ft: 40,000	130,680 Sq Ft: 80,000	

Rates for Rate Table 'RATE TABLE 1', (SqFt)
 WET LAND : 3200.00
 ROW : 0.00
 ACREAGE : 0.00

SERENITY RIDGE

13-312-006-00	1/28/2020	229,000	401 RPLAT	4SERE	0.383	1054	SERENITY RIDGE DR	45,800
13-312-008-00	7/31/2020	236,000	401 RPLAT	4SERE	0.383	1062	SERENITY RIDGE DR	47,200
13-312-019-00	5/29/2020	239,900	401 RPLAT	4SERE	0.455	1079	SERENITY RIDGE DR	47,980
13-312-003-00	9/2/2020	255,000	401 RPLAT	4SERE	0.424	1042	SERENITY RIDGE DR	51,000
13-312-019-00	8/5/2022	315,000	401 RPLAT	4SERE	0.455	1079	SERENITY RIDGE DR	63,000

Unit: 13 - LEIGHTON TWP
Rates/Values for Neighborhood 4SERE.4 SERENITY RIDGE, Last Edited: 10/25/2022

Values for Square Footage Table: ''

2,500 Sq Ft: 5,000	25,000 Sq Ft: 35,000	174,240 Sq Ft: 0
5,000 Sq Ft: 10,000	30,000 Sq Ft: 40,000	217,800 Sq Ft: 0
7,500 Sq Ft: 15,000	40,000 Sq Ft: 50,000	435,600 Sq Ft: 0
10,000 Sq Ft: 20,000	50,000 Sq Ft: 62,500	653,400 Sq Ft: 0
12,500 Sq Ft: 22,000	60,000 Sq Ft: 0	871,200 Sq Ft: 0
15,000 Sq Ft: 25,000	87,120 Sq Ft: 0	1,089,000 Sq Ft: 0
20,000 Sq Ft: 30,000	130,680 Sq Ft: 0	

SUMMERWYN ESTATES

Parcels.pnum	Sales.saledat	Sales.sale	Parc	Parcels	Parcels.n	Parcel	Par	ParcelMaster.props	Sales.userstr	20% OF SALE PRICE
13-001-011-02	12/30/2020	135,000	401	RPLAT	4SWYN	2.78	94	SUMMERWYN DR	VACANT SALE	27,000
13-001-012-13	7/8/2020	420,000	401	RPLAT	4SWYN	2.02	34	SUMMERWYN DR		84,000
13-001-011-40	8/12/2020	427,500	401	RPLAT	4SWYN	1.7	83	SUMMERWYN DR		85,500
13-001-011-65	2/25/2022	525,000	401	RPLAT	4SWYN	1.74	88	SUMMERWYN DR		105,000
13-001-011-40	12/3/2021	537,500	401	RPLAT	4SWYN	1.7	83	SUMMERWYN DR		107,500
13-001-011-65	6/23/2023	540,000	401	RPLAT	4SWYN	1.74	88	SUMMERWYN DR		108,000

Unit: 13 - LEIGHTON TWP
 Rates/Values for Neighborhood **4SWYN.4 SUMMERWYN ESTATES**, Last Edited: 05/30/2023

Values for Square Footage Table: ''

2,500 Sq Ft: 5,000	25,000 Sq Ft: 35,000	174,240 Sq Ft: 85,000
5,000 Sq Ft: 10,000	30,000 Sq Ft: 40,000	217,800 Sq Ft: 90,000
7,500 Sq Ft: 15,000	40,000 Sq Ft: 50,000	435,600 Sq Ft: 100,000
10,000 Sq Ft: 20,000	50,000 Sq Ft: 62,500	653,400 Sq Ft: 115,000
12,500 Sq Ft: 22,000	60,000 Sq Ft: 65,000	871,200 Sq Ft: 120,000
15,000 Sq Ft: 25,000	87,120 Sq Ft: 70,000	1,089,000 Sq Ft: 120,000
20,000 Sq Ft: 30,000	130,680 Sq Ft: 80,000	

WAYLAND BORDERS

Parcels.pnum	Sales.saledat	Sales.sale	Parcel	Parcel	Parcels.r	Parcel	Parcel	Parcel	Maste	Sales.users	20% OF SALE PRICE
13-031-043-00	11/15/2022	200,500	401 WAY	4WAYL	0.4	3618	MAIN ST				40,100
13-031-037-00	5/4/2023	240,000	401 WAY	4WAYL	0.4	1013	DAHLIA ST				48,000

Unit: 13 - LEIGHTON TWP
Rates/Values for Neighborhood 4WAYL.4 WAYLAND RES. BORDERS, Last Edited: 11/01/2022

Values for Square Footage Table: 'WAYLAND RES BORDER '

2,500 Sq Ft: 8,000	25,000 Sq Ft: 45,000	174,240 Sq Ft: 0
5,000 Sq Ft: 10,000	30,000 Sq Ft: 50,000	217,800 Sq Ft: 0
7,500 Sq Ft: 20,000	40,000 Sq Ft: 50,000	435,600 Sq Ft: 0
10,000 Sq Ft: 25,000	50,000 Sq Ft: 50,000	653,400 Sq Ft: 0
12,500 Sq Ft: 30,000	60,000 Sq Ft: 50,000	871,200 Sq Ft: 0
15,000 Sq Ft: 35,000	87,120 Sq Ft: 0	1,089,000 Sq Ft: 0
20,000 Sq Ft: 40,000	130,680 Sq Ft: 0	

WILLOW CREEK

Parcels.pnum	Sales.saledat	Sales.sale	Parcel	Parcels	Parcels	ParcelN	Parcel	ParcelMaster	Sales.users	120% OF SALE PRICE
13-435-022-00	12/29/2021	344,000	401 RPLAT	4WILL	0.655	4480	CHICORY CT			68,800
13-435-020-00	4/19/2021	345,900	401 RPLAT	4WILL	0.793	4483	CHICORY CT			69,180

Unit: 13 - LEIGHTON TWP

Rates/Values for Neighborhood 4WILL.4 WILLOW CREEK SITE CONDO, Last Edited: 06/06/2023

Values for Acreage Table 1: 'RURAL RES ACREAGE'

1 Acre: 28,500	3 Acre: 36,500	10 Acre: 64,500	30 Acre: 144,500
1.5 Acre: 30,500	4 Acre: 40,500	15 Acre: 84,500	40 Acre: 184,500
2 Acre: 32,500	5 Acre: 44,500	20 Acre: 104,500	50 Acre: 224,500
2.5 Acre: 34,500	7 Acre: 52,500	25 Acre: 124,500	100 Acre: 0

Values for Square Footage Table: ''

2,500 Sq Ft: 5,000	25,000 Sq Ft: 45,000	174,240 Sq Ft: 85,000
5,000 Sq Ft: 10,000	30,000 Sq Ft: 45,000	217,800 Sq Ft: 90,000
7,500 Sq Ft: 20,000	40,000 Sq Ft: 50,000	435,600 Sq Ft: 100,000
10,000 Sq Ft: 25,000	50,000 Sq Ft: 62,500	653,400 Sq Ft: 115,000
12,500 Sq Ft: 30,000	60,000 Sq Ft: 65,000	871,200 Sq Ft: 120,000
15,000 Sq Ft: 35,000	87,120 Sq Ft: 70,000	1,089,000 Sq Ft: 120,000
20,000 Sq Ft: 40,000	130,680 Sq Ft: 80,000	

Rates for Rate Table 'RATE TABLE 23', (Acres)
 ADDITIONAL ACRE: 5,000

GREEN LAKE AREA

Parcels.pnum	Parcels.n	ParcelIV	Sales.saledate	Sales.saleprice				
13-135-001-00	4COVE	0.273	7/30/2021	375,000		GR LAKE	121	3,099.17
13-130-073-01	4GLAR	0.575	5/10/2021	1,154,000		GR LAKE	350	3,297.14
13-260-003-00	4GLAR	0.549	11/22/2023	2,065,000	413,000	17.27 GR LAKE	74	5,581.08
13-140-038-00	4GLAR	0.142	1/25/2023	515,000		GR LAKE	49	10,510.20
13-080-024-00	4GLAR	0.136	6/5/2023	800,000	160,000	27.01 GR LAKE	74	10,810.81
13-240-002-00	4WSHO	0.121	10/25/2023	975,000	195,000	37.00 GR LAKE	66	14,772.73
13-010-022-00	4G145	0.267	10/18/2021	1,298,000	259,600	22.32 GR LAKE	65	19,969.23
13-130-075-00	4GLAR	0.11	5/10/2021	440,000	88,000	18.37 GL RBTW	51	8,627.45
13-320-005-00	4GLAR	0.104	12/28/2021	365,000	73,000	16.11 GL RBTW	31	11,774.19
13-320-015-00	4GLAR	0.298	10/31/2023	1,450,000	290,000	22.34 GL RBTW	100	14,500.00
13-120-016-00	4LLAK	0.138	5/21/2021	200,000	40,000	6.65 ROUND L	60	3,333.33
13-310-013-00	4LLAK	0.168	6/17/2021	576,000	115,200	15.74 ROUND L	92	6,260.87
13-310-016-00	4LLAK	0.146	1/31/2024	289,560	57,912	9.11 ROUND L	46	6,294.78
13-310-007-00	4LLAK	0.057	11/1/2023	345,000	69,000	27.79 ROUND L	46	7,500.00
13-218-014-00	4LLAK	1.2	8/5/2022	220,000	52272	4.21 VACANT		
13-340-056-00	4GLAR	0.109	8/19/2022	75,000	4748.04	15.80 VACANT		
					20% extrap \$/sq ft			
13-005-011-00	4LLAK	3.673	8/20/2021	193,000	38,600			0.24
13-005-014-00	4LLAK	3.577	6/25/2021	675,000	135,000			0.87
13-218-020-00	4LLAK	2.7	12/13/2021	565,000	113,000			0.96
13-255-016-00	4LLAK	1.557	12/3/2021	615,000	123,000			1.81
13-255-009-00	4LLAK	1.277	6/11/2021	550,500	110,100			1.98
13-152-111-00	4GLAR	2.58	11/17/2023	1,170,000	234,000			2.08
13-218-013-00	4LLAK	1.3	9/7/2021	825,000	165,000			2.91
13-255-015-00	4LLAK	0.935	3/15/2023	680,000	136,000			3.34
13-140-012-00	4GLAR	0.097	8/17/2021	139,900	27,980			6.62
13-010-079-00	4GLAR	0.207	10/6/2021	305,000	61,000			6.77
13-140-002-00	4GLAR	0.254	4/30/2021	405,000	81,000			7.32
13-220-008-00	4GLAR	0.172	5/6/2022	282,500	56,500			7.54
13-220-002-00	4GLAR	0.092	8/23/2021	180,000	36,000			8.98
13-300-010-00	4GLAR	0.224	7/22/2022	480,000	96,000			9.84
13-310-004-00	4LLAK	0.117	11/1/2023	345,000	69,000			13.54
13-300-028-00	4GLAR	0.057	12/22/2023	195,000	39,000			15.71
13-340-054-00	4GLAR	0.069	2/25/2022	243,600	48,720			16.21
13-140-014-00	4GLAR	0.097	6/5/2023	481,000	96,200			22.77

Front Foot

Green Lake Frontage

Green Lake w/ Road Between

Round Lake

Square foot

Around The Lake.

Rates/Values for Neighborhood 4GLAR.4 GREEN LAKE AREA, Last Edited: 10/31/2023

Frontages:
Frontage 'A': Description: 'LAKE FRONT' FF Rate: 3750
Standard Frontage: 50 Standard Depth: 0
Frontage 'B': Description: 'DEDED ACCESS' FF Rate: 600
Standard Frontage: 0 Standard Depth: 0
Frontage 'C': Description: 'LIMITED USE LOT' FF Rate: 500
Standard Frontage: 0 Standard Depth: 0
Frontage 'D': Description: 'BACK LOT' FF Rate: 600
Standard Frontage: 0 Standard Depth: 0
Frontage 'F': Description: 'TATE PL-LK ACRO' FF Rate: 3300
Standard Frontage: 50 Standard Depth: 100

Sites:
Site 'A': Description: 'BLDG SITE' Value: 40,000
Site 'B': Description: 'LAKE VIEW' Value: 45,000
Site 'C': Description: 'HI LAKE VIEW' Value: 55,000
Site 'E': Description: 'ASSESSORS PLAT' Value: 30,000
Site 'F': Description: 'STANDARD LOT' Value: 90,000

Values for Acreage Table 2: 'ACREAGE TABLE 'B''
1 Acre: 10,000 3 Acre: 0 10 Acre: 0 30 Acre: 0
1.5 Acre: 0 4 Acre: 0 15 Acre: 0 40 Acre: 0
2 Acre: 0 5 Acre: 0 20 Acre: 0 50 Acre: 0
2.5 Acre: 0 7 Acre: 0 25 Acre: 0 100 Acre: 0

Rates for Rate Table ' ', (Acres)

LAKE DVIIP ACRES: 15,000
ROM : 0
ACREAGE : 0

Unit: 13 - LEIGHTON TWP
Rates/Values for Neighborhood 4GI45.4 GR LAKE 145TH ST, Last Edited: 08/18/2021

Frontages:
Frontage 'A': Description: 'LAKE FRONT' FF Rate: 4000
Standard Frontage: 65 Standard Depth: 0
Frontage 'B': Description: 'DEDED ACCESS' FF Rate: 520
Standard Frontage: 0 Standard Depth: 0
Frontage 'C': Description: 'LIMITED USE LOT' FF Rate: 380
Standard Frontage: 0 Standard Depth: 0

Sites:
Site 'A': Description: 'BLDG SITE' Value: 36,000
Site 'B': Description: 'LAKE VIEW' Value: 42,000

Unit: 13 - LEIGHTON TWP
Rates/Values for Neighborhood 4HACK.4 HACKER PLAT, Last Edited: 08/03/2021

Sites:
Site 'A': Description: 'PLAT SITE' Value: 28,000
Site 'B': Description: 'DOUBLE LOT' Value: 33,000
Site 'C': Description: 'NON BLDABLE' Value: 11,000

Unit: 13 - LEIGHTON TWP
Rates/Values for Neighborhood 4WSHO.4 WEST SHORE SITES, Last Edited: 08/29/2023

Frontages:
Frontage 'A': Description: 'LAKE FRONT' FF Rate: 3750
Standard Frontage: 55 Standard Depth: 150
Frontage 'B': Description: 'BACK LOT' FF Rate: 550
Standard Frontage: 100 Standard Depth: 250
Frontage 'C': Description: 'WEST SHORE HILL' FF Rate: 765
Standard Frontage: 0 Standard Depth: 0

Sites:
Site 'D': Description: 'BACK LOT SITE' Value: 50,000

Unit: 13 - LEIGHTON TWP
Rates/Values for Neighborhood 4COVE.4 GREEN LAKE COVE CONDO, Last Edited: C

Frontages:
Frontage 'A': Description: 'LAKE FRONTAGE' FF Rate: 3650
Standard Frontage: 0 Standard Depth: 150
Frontage 'B': Description: 'CHANNEL FRONTAG' FF Rate: 1800
Standard Frontage: 0 Standard Depth: 155
Frontage 'C': Description: 'UPPER LAKE VIEW' FF Rate: 1650
Standard Frontage: 0 Standard Depth: 125

Sites:
Site 'A': Description: 'COVE DR-LK VIEW' Value: 52,000
Site 'B': Description: 'NON LAKE LOTS' Value: 50,000
Site 'C': Description: 'COURT LOTS' Value: 50,000