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Inverness Woods & Reilly Farms ECF Analysis

| Parcel Number   | Street Address         | Sale Date | Sale Price         | Instr. | Terms of Sale    | Adj. Sale \$       | Asd. when Sold | Asd/Adj. Sale |
|-----------------|------------------------|-----------|--------------------|--------|------------------|--------------------|----------------|---------------|
| D-04-17-310-004 | 6786 REILLY DR         | 09/27/24  | \$329,200          | WD     | 03-ARMY'S LENGTH | \$329,200          | \$183,400      | 55.71         |
| D-04-19-110-002 | 6768 WOODVINE DR       | 09/09/24  | \$532,500          | WD     | 03-ARMY'S LENGTH | \$532,500          | \$244,400      | 45.90         |
| D-04-19-110-012 | 6654 WOODVINE DR       | 04/15/24  | \$565,000          | WD     | 03-ARMY'S LENGTH | \$565,000          | \$266,100      | 47.10         |
| D-04-19-110-015 | 6570 WOODVINE DR       | 02/01/24  | \$550,000          | WD     | 03-ARMY'S LENGTH | \$550,000          | \$248,900      | 45.25         |
| D-04-19-110-018 | 13478 REDMONDS HILL CT | 11/01/24  | \$585,000          | WD     | 03-ARMY'S LENGTH | \$585,000          | \$228,400      | 39.04         |
| D-04-19-110-051 | 6434 STILLWATER DR     | 12/13/24  | \$525,000          | WD     | 03-ARMY'S LENGTH | \$525,000          | \$239,700      | 45.66         |
| D-04-19-110-055 | 6419 STILLWATER DR     | 12/06/23  | \$655,000          | WD     | 03-ARMY'S LENGTH | \$655,000          | \$289,200      | 44.15         |
| D-04-19-110-072 | 13684 HIBBARD CT       | 11/06/23  | \$522,000          | WD     | 03-ARMY'S LENGTH | \$522,000          | \$235,100      | 45.04         |
| <b>Totals:</b>  |                        |           | <b>\$4,263,700</b> |        |                  | <b>\$4,263,700</b> |                |               |

Sale. Ratio => 45.39

Std. Dev. => 4.61

| Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F.                   | Floor Area   | \$/Sq.Ft.                  | ECF Area          | Dev. by Mean (%)               |
|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|----------------------------|-------------------|--------------------------------|
| \$388,841          | \$62,500    | \$266,700          | \$332,323          | 0.803                    | 1,768        | \$150.85                   | 00012             | 19.4732                        |
| \$499,759          | \$64,050    | \$468,450          | \$443,696          | 1.056                    | 2,024        | \$231.45                   | 00012             | 5.8527                         |
| \$547,871          | \$64,300    | \$500,700          | \$492,435          | 1.017                    | 2,780        | \$180.11                   | 00012             | 1.9520                         |
| \$586,192          | \$64,250    | \$485,750          | \$531,509          | 0.914                    | 2,762        | \$175.87                   | 00012             | 8.3358                         |
| \$467,666          | \$64,450    | \$520,550          | \$410,607          | 1.268                    | 2,259        | \$230.43                   | 00012             | 27.0493                        |
| \$492,389          | \$64,000    | \$461,000          | \$436,241          | 1.057                    | 2,408        | \$191.45                   | 00012             | 5.9490                         |
| \$672,566          | \$66,850    | \$588,150          | \$616,819          | 0.954                    | 3,560        | \$165.21                   | 00012             | 4.3743                         |
| \$557,658          | \$64,000    | \$458,000          | \$502,707          | 0.911                    | 2,952        | \$155.15                   | 00012             | 8.6197                         |
| <b>\$4,212,942</b> |             | <b>\$3,749,300</b> | <b>\$3,766,336</b> |                          |              | <b>\$185.06</b>            |                   | <b>0.1788</b>                  |
|                    |             |                    |                    | <b>E.C.F. =&gt;</b>      | <b>0.995</b> | <b>Std. Deviation=&gt;</b> | <b>0.13873101</b> |                                |
|                    |             |                    |                    | <b>Ave. E.C.F. =&gt;</b> | <b>0.997</b> | <b>Ave. Variance=&gt;</b>  | <b>10.2007</b>    | <b>Coefficient of Var=&gt;</b> |

| Building Style | Land Value | Land Table                   | Property Class | Building Depr. |
|----------------|------------|------------------------------|----------------|----------------|
| 1 STORY        | \$62,500   | INVERNESS WOODS/REILLY FARMS | 401            | 73             |
| 1 STORY        | \$62,550   | INVERNESS WOODS/REILLY FARMS | 407            | 82             |
| 2 STORY        | \$62,800   | INVERNESS WOODS/REILLY FARMS | 407            | 82             |
| 2 STORY        | \$62,750   | INVERNESS WOODS/REILLY FARMS | 407            | 81             |
| 1.75 STORY     | \$62,950   | INVERNESS WOODS/REILLY FARMS | 407            | 81             |
| 1.50 STORY     | \$62,500   | INVERNESS WOODS/REILLY FARMS | 407            | 81             |
| 2 STORY        | \$65,350   | INVERNESS WOODS/REILLY FARMS | 407            | 81             |
| 2 STORY        | \$62,500   | INVERNESS WOODS/REILLY FARMS | 407            | 83             |

10.22870694

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Totals: \$4,263,700 \$4,263,700 \$1,935,200

Sale. Ratio => 45.39  
 Std. Dev. => 4.61

| Cur Appraisal      | Land Residual    | Est. Land Value  | Net Acres   | Total Acres | Dollars/Acre   | Dollars/SqFt   | ECF Area             | Libert/Page |
|--------------------|------------------|------------------|-------------|-------------|----------------|----------------|----------------------|-------------|
| \$396,341          | \$2,859          | \$70,000         | 1.00        | 1.00        | \$2,859        | \$0.07         | 00012                | 5569/0924   |
| \$507,259          | \$95,291         | \$70,050         | 1.01        | 1.01        | \$94,348       | \$2.17         | 00012                | 5565/0076   |
| \$555,371          | \$79,929         | \$70,300         | 1.06        | 1.06        | \$75,405       | \$1.73         | 00012                | 5550/0853   |
| \$593,692          | \$26,558         | \$70,250         | 1.05        | 1.05        | \$25,293       | \$0.58         | 00012                | 5544/0289   |
| \$475,166          | \$180,284        | \$70,450         | 1.09        | 1.09        | \$165,398      | \$3.80         | 00012                | 5570/0043   |
| \$499,889          | \$95,111         | \$70,000         | 1.00        | 1.00        | \$95,111       | \$2.18         | 00012                | 5574/0329   |
| \$680,066          | \$47,784         | \$72,850         | 1.57        | 1.57        | \$30,436       | \$0.70         | 00012                | 5539/0899   |
| \$565,158          | \$26,842         | \$70,000         | 1.00        | 1.00        | \$26,842       | \$0.62         | 00012                | 5537/0440   |
| <b>\$4,272,942</b> | <b>\$554,658</b> | <b>\$563,900</b> | <b>8.78</b> | <b>8.78</b> | <b>Average</b> | <b>Average</b> |                      |             |
|                    |                  |                  | Average     |             | per Net Acre=> |                | 63,172.89 per SqFt=> |             |
|                    |                  |                  |             |             |                |                | \$1.45               |             |

| Land Table                   | Class |
|------------------------------|-------|
| INVERNESS WOODS/REILLY FARMS | 401   |
| INVERNESS WOODS/REILLY FARMS | 407   |
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