

7

Gregory Farms ECF Analysis

| Parcel Number   | Street Address        | Sale Date | Sale Price         | Instr. | Terms of Sale   | Adj. Sale \$       | Asd. when Sold     | Asd/Adj. Sale          |             |
|-----------------|-----------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|------------------------|-------------|
| D-04-36-205-001 | 9017 SUNDANCE TRAIL   | 02/04/22  | \$540,000          | WD     | 03-ARM'S LENGTH | \$540,000          | \$226,600          | 41.96                  |             |
| D-04-36-310-001 | 3279 FIELDSTONE DRIVE | 03/29/22  | \$535,000          | WD     | 03-ARM'S LENGTH | \$535,000          | \$209,100          | 39.08                  |             |
| D-04-36-385-005 | 3029 FIELDSTONE DRIVE | 04/14/23  | \$560,000          | WD     | 03-ARM'S LENGTH | \$560,000          | \$267,700          | 47.80                  |             |
| D-04-36-385-007 | 3051 FIELDSTONE DRIVE | 12/04/24  | \$630,000          | WD     | 03-ARM'S LENGTH | \$630,000          | \$298,000          | 47.30                  |             |
| D-04-36-385-012 | 3121 FIELDSTONE DRIVE | 05/19/23  | \$580,000          | WD     | 03-ARM'S LENGTH | \$580,000          | \$270,400          | 46.62                  |             |
| D-04-36-410-022 | 8791 E STONEYFIELD DR | 06/17/24  | \$599,900          | WD     | 03-ARM'S LENGTH | \$599,900          | \$307,100          | 51.19                  |             |
| <b>Totals:</b>  |                       |           | <b>\$3,444,900</b> |        |                 | <b>\$3,444,900</b> | <b>\$1,578,900</b> | <b>45.83</b>           |             |
|                 |                       |           |                    |        |                 |                    |                    | <b>Std. Dev. =&gt;</b> | <b>4.38</b> |

Due to limited sales in Gregory Farms, Sales from Stoneyfield were incorporated into this analysis to develop the 2026 ECF.

| Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F.         | Floor Area | \$/Sq. Ft.       | ECF Area  | Dev. by Mean (%)     |
|--------------------|-------------|--------------------|--------------------|----------------|------------|------------------|-----------|----------------------|
| \$537,623          | \$76,025    | \$463,975          | \$373,461          | 1.242          | 2,568      | \$180.68         | 00008     | 0.1914               |
| \$577,595          | \$82,576    | \$452,424          | \$337,436          | 1.341          | 2,424      | \$186.64         | 00007     | 10.0318              |
| \$676,650          | \$77,980    | \$482,020          | \$422,193          | 1.142          | 3,083      | \$156.35         | 00007     | 9.8746               |
| \$674,550          | \$75,010    | \$554,990          | \$422,807          | 1.313          | 2,761      | \$201.01         | 00007     | 7.2181               |
| \$673,071          | \$75,055    | \$504,945          | \$421,732          | 1.197          | 3,200      | \$157.80         | 00007     | 4.3139               |
| \$690,098          | \$81,268    | \$518,632          | \$429,358          | 1.208          | 2,180      | \$237.90         | 00007     | 3.2528               |
| <b>\$3,829,587</b> |             | <b>\$2,976,986</b> | <b>\$2,406,988</b> |                |            | <b>\$186.73</b>  |           | <b>0.3641</b>        |
|                    |             |                    |                    | E.C.F. =>      | 1.237      | Std. Deviation=> | 0.0747627 |                      |
|                    |             |                    |                    | Ave. E.C.F. => | 1.240      | Ave. Variance=>  | 5.8138    | Coefficient of Var=> |

| Building Style | Land Value | Land Table    | Property Class | Building Dept. |
|----------------|------------|---------------|----------------|----------------|
| 2 STORY        | \$71,150   | GREGORY FARMS | 407            | 82             |
| 2 STORY        | \$81,550   | STONEFIELD    | 401            | 81             |
| 2 STORY        | \$75,075   | STONEFIELD    | 407            | 83             |
| 2 STORY        | \$75,010   | STONEFIELD    | 407            | 89             |
| 2 STORY        | \$75,055   | STONEFIELD    | 407            | 82             |
| 1 STORY        | \$75,200   | STONEFIELD    | 407            | 72             |

4.686808865

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|------------------|-----------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|---------------|
| D -04-36-205-001 | 9017 SUNDANCE TRAIL   | 02/04/22  | \$540,000          | WD     | 03-ARM'S LENGTH | \$540,000          | \$226,600          | 41.96         |
| D -04-36-310-001 | 3279 FIELDSTONE DRIVE | 03/29/22  | \$535,000          | WD     | 03-ARM'S LENGTH | \$535,000          | \$209,100          | 39.08         |
| D -04-36-380-002 | 9077 STONEYFIELD CT   | 10/25/24  | \$415,000          | WD     | 03-ARM'S LENGTH | \$415,000          | \$156,800          | 37.78         |
| D -04-36-380-006 | 9221 STONEYFIELD CT   | 09/21/23  | \$685,000          | WD     | 03-ARM'S LENGTH | \$685,000          | \$224,400          | 32.76         |
| D -04-36-385-007 | 3051 FIELDSTONE DRIVE | 12/04/24  | \$630,000          | WD     | 03-ARM'S LENGTH | \$630,000          | \$298,000          | 47.30         |
| D -04-36-400-028 | 8695 E STONEYFIELD DR | 08/31/23  | \$585,000          | WD     | 03-ARM'S LENGTH | \$585,000          | \$209,500          | 35.81         |
| <b>Totals:</b>   |                       |           | <b>\$3,390,000</b> |        |                 | <b>\$3,390,000</b> | <b>\$1,324,400</b> | <b>39.07</b>  |
|                  |                       |           |                    |        |                 |                    |                    | <b>5.06</b>   |

Due to limited sales in Gregory Farms, Sales from Stoneyfield were incorporated into this analysis to develop the 2026 land values.

| Cur. Appraisal     | Land Residual    | Est. Land Value  | Net Acres      | Total Acres | Dollars/Acre | Dollars/SqFt | Ecf Area | Libel/Page |
|--------------------|------------------|------------------|----------------|-------------|--------------|--------------|----------|------------|
| \$537,623          | \$73,527         | \$71,150         | 1.23           | 1.23        | \$59,778     | \$1.37       | 00008    | 5469/0549  |
| \$577,595          | \$38,955         | \$81,550         | 1.31           | 1.31        | \$29,737     | \$0.68       | 00007    | 5477/0739  |
| \$354,366          | \$136,899        | \$76,265         | 2.51           | 1.25        | \$54,628     | \$1.25       | 00007    | 5570/0112  |
| \$566,097          | \$195,408        | \$76,505         | 3.30           | 2.30        | \$59,197     | \$1.36       | 00007    | 5533/0488  |
| \$695,268          | \$9,742          | \$75,010         | 1.00           | 1.00        | \$9,723      | \$0.22       | 00007    | 5573/0310  |
| \$532,725          | \$128,025        | \$75,750         | 1.15           | 1.15        | \$111,326    | \$2.56       | 00007    | 5531/0440  |
| <b>\$3,263,674</b> | <b>\$582,556</b> | <b>\$456,230</b> | <b>10.50</b>   | <b>8.25</b> |              |              |          |            |
|                    |                  |                  | Average        |             | Average      |              |          |            |
|                    |                  |                  | per Net Acre=> |             | per SqFt=>   |              |          |            |
|                    |                  |                  | 55,486.81      |             |              |              | \$1.27   |            |

| Land Table    | Class |
|---------------|-------|
| GREGORY FARMS | 407   |
| STONEFIELD    | 401   |
| STONEFIELD    | 401   |
| STONEFIELD    | 401   |
| STONEFIELD    | 407   |
| STONEFIELD    | 407   |
| STONEFIELD    | 401   |

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