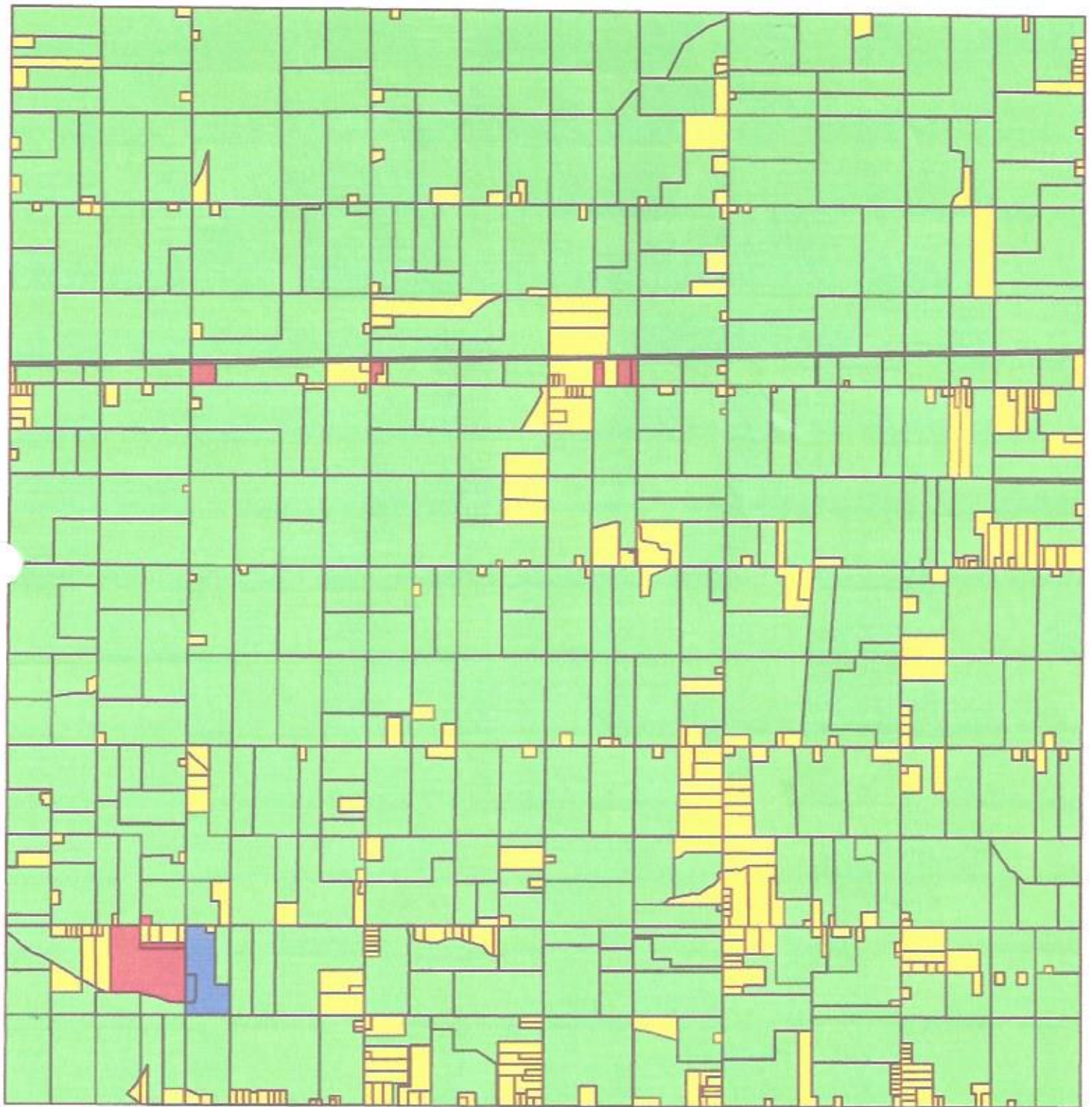


# BENGAL ECF AREAS



0 0.5  
Miles

Key:

Green = Agricultural

Yellow = Residential

Red = Commercial

Blue = Industrial

E.C.F.s for Neighborhood: 100      '101 AGRICULTURAL ECF'

Residential : 1.041  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.099  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 201      '201 COMMERCIAL ECF'

Residential : 1.000  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 0.863  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 301      '301 INDUSTRIAL ECF'

Residential : 1.000  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 0.920

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 401      '401 RESIDENTIAL ECF'

Residential : 1.041  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.099  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

12/14/2022

04:24 PM

ECF Analysis for: 020 - BENGAL TOWNSHIP

Page: 1/5

DB: Bengal-23

Neighborhoods Used: 100 - 101 AGRICULTURAL ECF, 401 - 401 RESIDENTIAL ECF

4740 S FRANCIS RD

| Parcel Number      | ** Valid Sale  | ** Class      | AdjSalePrice | LandValue |
|--------------------|----------------|---------------|--------------|-----------|
| 020-033-400-003-50 | 08/11/2022 401 | 401           | 375,000      | 65,129    |
| Occupancy          | %Good          | ResidualValue | CostByManual | E.C.F.    |
| Single Family RAN  | 76             | 309,871       | 229,216      | 1.352     |



4980 S FRANCIS RD

| Parcel Number      | ** Valid Sale  | ** Class      | AdjSalePrice | LandValue |
|--------------------|----------------|---------------|--------------|-----------|
| 020-033-400-021-00 | 06/29/2022 401 | 401           | 315,000      | 26,990    |
| Occupancy          | %Good          | ResidualValue | CostByManual | E.C.F.    |
| Single Family CAP  | 76             | 288,010       | 299,111      | 0.963     |



4810 W TAFT RD

| Parcel Number           | ** Valid Sale  | ** Class      | AdjSalePrice | LandValue |
|-------------------------|----------------|---------------|--------------|-----------|
| 020-036-200-020-00      | 06/28/2022 401 | 401           | 240,000      | 32,858    |
| Occupancy               | %Good          | ResidualValue | CostByManual | E.C.F.    |
| Single Family COL       | 70             | 169,269       | 115,042      | 1.471     |
| Agricultural Buildings: | ResidualValue  | CostByManual  | E.C.F.       |           |
|                         | 37873          | 25740         | 1.471        |           |



4753 W M-21

| Parcel Number           | ** Valid Sale  | ** Class      | AdjSalePrice | LandValue |
|-------------------------|----------------|---------------|--------------|-----------|
| 020-013-200-020-00      | 05/31/2022 401 | 401           | 249,900      | 35,335    |
| Occupancy               | %Good          | ResidualValue | CostByManual | E.C.F.    |
| Single Family COL       | 67             | 214,507       | 165,197      | 1.298     |
| Agricultural Buildings: | ResidualValue  | CostByManual  | E.C.F.       |           |
|                         | 58             | 45            | 1.298        |           |



9735 W TAFT RD

| Parcel Number      | ** Valid Sale  | ** Class      | AdjSalePrice | LandValue |
|--------------------|----------------|---------------|--------------|-----------|
| 020-031-200-015-00 | 05/31/2022 401 | 401           | 145,000      | 25,601    |
| Occupancy          | %Good          | ResidualValue | CostByManual | E.C.F.    |
| Single Family RAN  | 76             | 119,399       | 166,019      | 0.719     |



2403 S LOWELL RD

| Parcel Number      | ** Valid Sale  | ** Class      | AdjSalePrice | LandValue |
|--------------------|----------------|---------------|--------------|-----------|
| 020-023-200-020-50 | 05/03/2022 401 | 401           | 80,000       | 27,018    |
| Occupancy          | %Good          | ResidualValue | CostByManual | E.C.F.    |
| Single Family COL  | 60             | 52,982        | 110,043      | 0.481     |



2801 S FOREST HILL RD

| Parcel Number      | ** Valid Sale  | ** Class      | AdjSalePrice | LandValue |
|--------------------|----------------|---------------|--------------|-----------|
| 020-021-300-035-00 | 03/04/2022 401 | 401           | 320,000      | 56,358    |
| Occupancy          | %Good          | ResidualValue | CostByManual | E.C.F.    |
| Single Family RAN  | 73             | 263,642       | 229,493      | 1.149     |



3650 S WACOUSTA RD

| Parcel Number      | ** Valid Sale  | ** Class      | AdjSalePrice | LandValue |
|--------------------|----------------|---------------|--------------|-----------|
| 020-030-400-010-00 | 09/02/2021 401 | 401           | 220,000      | 22,418    |
| Occupancy          | %Good          | ResidualValue | CostByManual | E.C.F.    |
| Single Family COL  | 61             | 197,582       | 145,872      | 1.354     |



Neighborhoods Used: 100 - 101 AGRICULTURAL ECF, 401 - 401 RESIDENTIAL ECF

4659 W M-21  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 020-013-200-010-03 08/30/2021 401 401 80,000 18,480  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family RAN 45 61,520 81,403 0.756



4575 S FOREST HILL RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 020-033-300-014-00 08/25/2021 401 401 155,000 93,508  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family RAN 72 61,492 125,250 0.491



2785 N AIRPORT RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 020-001-100-015-00 07/09/2021 401 401 230,000 21,763  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family RAN 83 200,505 155,747 1.287  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 7732 6006 1.287



7600 W CENTERLINE RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 020-033-300-025-00 06/23/2021 401 401 179,000 32,470  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family RAN 66 146,530 119,757 1.224



6897 W M-21  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 020-015-200-006-50 06/16/2021 401 401 242,500 34,145  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family COL 71 207,567 166,547 1.246  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 788 632 1.246



5440 W TAFT RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 020-026-400-025-00 06/11/2021 401 401 395,000 42,375  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family COL 72 323,472 274,414 1.179  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 29153 24732 1.179



2808 N LOWELL RD  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 020-002-200-005-50 04/29/2021 401 401 63,050 27,490  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family COL 45 33,669 73,197 0.460  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 1891 4112 0.460



4551 W M-21  
 Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 020-013-200-005-00 03/25/2021 100 101 334,000 237,304  
 Occupancy Style %Good ResidualValue CostByManual E.C.F.  
 Single Family RAN 54 93,280 144,909 0.644  
 Agricultural Buildings: ResidualValue CostByManual E.C.F.  
 3416 5307 0.644



Neighborhoods Used: 100 - 101 AGRICULTURAL ECF, 401 - 401 RESIDENTIAL ECF

## 8301 W PARKS RD

| Parcel Number           | ** Valid Sale  | ** Class      | AdjSalePrice | LandValue |
|-------------------------|----------------|---------------|--------------|-----------|
| 020-029-100-015-50      | 02/09/2021 401 | 401           | 170,000      | 26,564    |
| Occupancy Style         | %Good          | ResidualValue | CostByManual | E.C.F.    |
| Single Family COL       | 61             | 142,164       | 176,405      | 0.806     |
| Agricultural Buildings: | ResidualValue  | CostByManual  | E.C.F.       |           |
|                         | 1272           | 1578          | 0.806        |           |



## 9029 W TAFT RD

| Parcel Number      | ** Valid Sale  | ** Class      | AdjSalePrice | LandValue |
|--------------------|----------------|---------------|--------------|-----------|
| 020-031-100-005-01 | 12/15/2020 401 | 401           | 240,000      | 28,084    |
| Occupancy Style    | %Good          | ResidualValue | CostByManual | E.C.F.    |
| Single Family COL  | 72             | 211,916       | 193,906      | 1.093     |



## 5233 W TAFT RD

| Parcel Number      | ** Valid Sale  | ** Class      | AdjSalePrice | LandValue |
|--------------------|----------------|---------------|--------------|-----------|
| 020-035-100-014-00 | 09/23/2020 401 | 401           | 320,000      | 36,166    |
| Occupancy Style    | %Good          | ResidualValue | CostByManual | E.C.F.    |
| Single Family CAP  | 78             | 283,834       | 237,435      | 1.195     |



## 3849 S BAUER RD

| Parcel Number      | ** Valid Sale  | ** Class      | AdjSalePrice | LandValue |
|--------------------|----------------|---------------|--------------|-----------|
| 020-030-300-035-01 | 08/19/2020 401 | 401           | 263,110      | 36,667    |
| Occupancy Style    | %Good          | ResidualValue | CostByManual | E.C.F.    |
| Single Family COL  | 80             | 226,443       | 224,662      | 1.008     |



## 2741 N AIRPORT RD

| Parcel Number      | ** Valid Sale  | ** Class      | AdjSalePrice | LandValue |
|--------------------|----------------|---------------|--------------|-----------|
| 020-001-100-017-00 | 07/31/2020 401 | 401           | 205,000      | 29,413    |
| Occupancy Style    | %Good          | ResidualValue | CostByManual | E.C.F.    |
| Single Family RAN  | 81             | 175,587       | 160,042      | 1.097     |



## 4950 S LOWELL RD

| Parcel Number      | ** Valid Sale  | ** Class      | AdjSalePrice | LandValue |
|--------------------|----------------|---------------|--------------|-----------|
| 020-034-400-033-00 | 07/24/2020 401 | 401           | 215,000      | 29,895    |
| Occupancy Style    | %Good          | ResidualValue | CostByManual | E.C.F.    |
| Single Family RAN  | 81             | 185,105       | 164,851      | 1.123     |



## 3310 S BAUER RD

| Parcel Number           | ** Valid Sale  | ** Class      | AdjSalePrice | LandValue |
|-------------------------|----------------|---------------|--------------|-----------|
| 020-030-200-010-50      | 07/21/2020 401 | 401           | 112,000      | 35,956    |
| Occupancy Style         | %Good          | ResidualValue | CostByManual | E.C.F.    |
| Single Family COL       | 45             | 61,704        | 94,077       | 0.656     |
| Agricultural Buildings: | ResidualValue  | CostByManual  | E.C.F.       |           |
|                         | 14340          | 21863         | 0.656        |           |



## 6200 W PARKS RD

| Parcel Number      | ** Valid Sale  | ** Class      | AdjSalePrice | LandValue |
|--------------------|----------------|---------------|--------------|-----------|
| 020-022-400-021-00 | 10/30/2019 401 | 401           | 358,900      | 63,620    |
| Occupancy Style    | %Good          | ResidualValue | CostByManual | E.C.F.    |
| Single Family COL  | 78             | 295,280       | 332,844      | 0.887     |



Neighborhoods Used: 100 - 101 AGRICULTURAL ECF, 401 - 401 RESIDENTIAL ECF

## 6775 W WALKER ROAD

| Parcel Number           | ** Valid Sale  | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|----------------|--------------|---------------|--------------|
| 020-010-200-010-50      | 10/30/2019 401 | 401          | 92,150        | 23,910       |
| Occupancy               | Style          | %Good        | ResidualValue | CostByManual |
| Single Family           | COL            | 45           | 64,595        | 59,613       |
| Agricultural Buildings: | ResidualValue  | CostByManual | E.C.F.        |              |
|                         | 3645           | 3364         | 1.084         |              |



## 9332 W WALKER ROAD

| Parcel Number           | ** Valid Sale  | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|----------------|--------------|---------------|--------------|
| 020-006-400-011-00      | 07/11/2019 100 | 401          | 170,500       | 35,785       |
| Occupancy               | Style          | %Good        | ResidualValue | CostByManual |
| Single Family           | COL            | 46           | 125,645       | 107,313      |
| Agricultural Buildings: | ResidualValue  | CostByManual | E.C.F.        |              |
|                         | 9070           | 7747         | 1.171         |              |



## 2866 N WACOUSTA RD

| Parcel Number           | ** Valid Sale  | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|----------------|--------------|---------------|--------------|
| 020-005-200-015-00      | 06/24/2019 401 | 401          | 150,000       | 20,690       |
| Occupancy               | Style          | %Good        | ResidualValue | CostByManual |
| Single Family           | COL            | 45           | 127,236       | 148,681      |
| Agricultural Buildings: | ResidualValue  | CostByManual | E.C.F.        |              |
|                         | 2074           | 2424         | 0.856         |              |



## 5535 W PARKS RD

| Parcel Number      | ** Valid Sale  | ** Class | AdjSalePrice  | LandValue    |
|--------------------|----------------|----------|---------------|--------------|
| 020-026-200-006-00 | 03/22/2019 100 | 401      | 185,000       | 26,923       |
| Occupancy          | Style          | %Good    | ResidualValue | CostByManual |
| Single Family      | RAN            | 71       | 158,077       | 144,155      |
|                    |                |          |               | 1.097        |



## 4562 S LOWELL RD

| Parcel Number           | ** Valid Sale  | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|----------------|--------------|---------------|--------------|
| 020-034-400-045-00      | 03/08/2019 401 | 401          | 225,000       | 23,615       |
| Occupancy               | Style          | %Good        | ResidualValue | CostByManual |
| Single Family           | COL            | 54           | 174,677       | 148,978      |
| Agricultural Buildings: | ResidualValue  | CostByManual | E.C.F.        |              |
|                         | 26708          | 22779        | 1.172         |              |



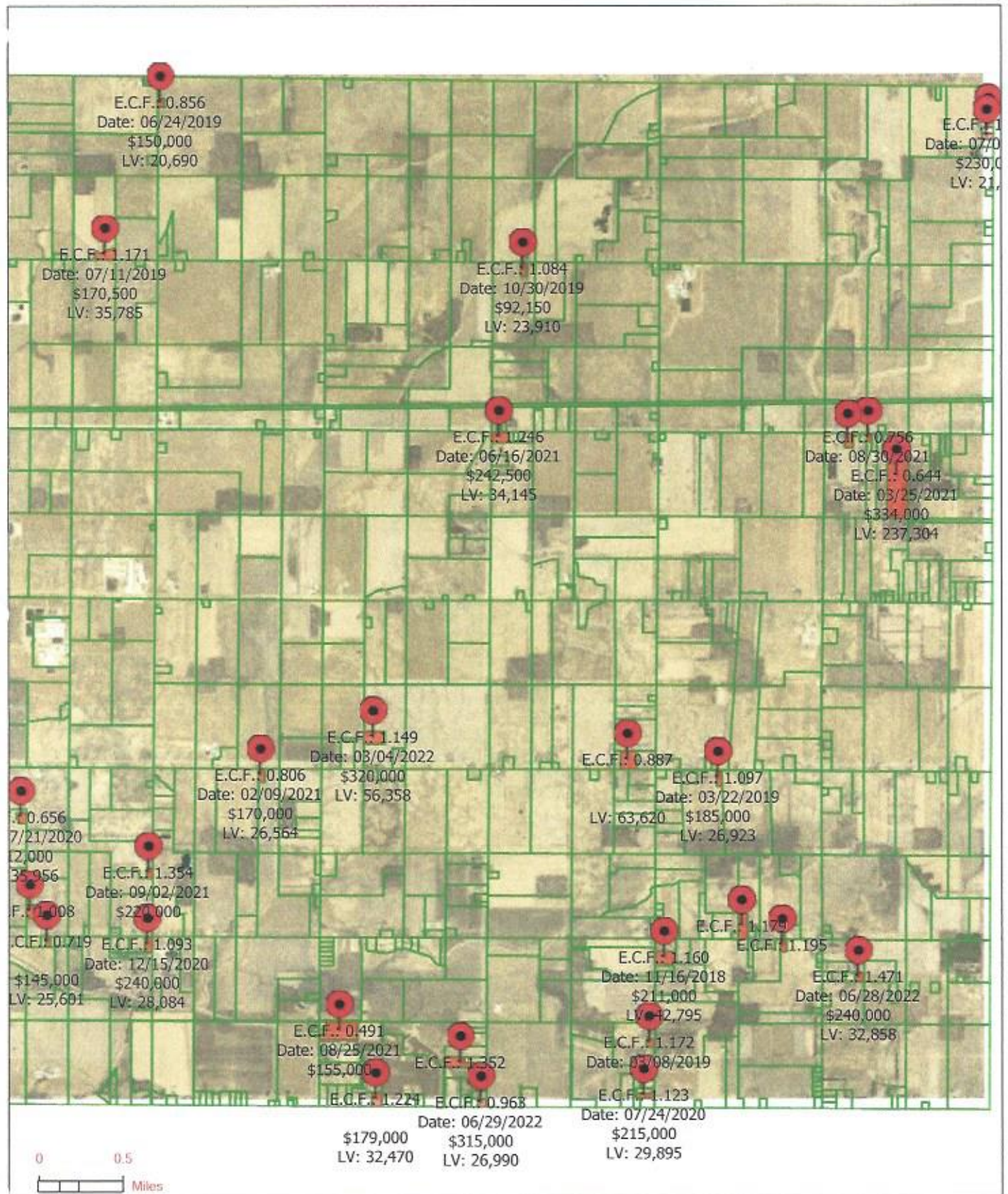
## 4141 S LOWELL RD

| Parcel Number           | ** Valid Sale  | ** Class     | AdjSalePrice  | LandValue    |
|-------------------------|----------------|--------------|---------------|--------------|
| 020-035-200-025-00      | 11/16/2018 401 | 401          | 211,000       | 42,795       |
| Occupancy               | Style          | %Good        | ResidualValue | CostByManual |
| Single Family           | RAN            | 67           | 153,911       | 132,690      |
| Agricultural Buildings: | ResidualValue  | CostByManual | E.C.F.        |              |
|                         | 14294          | 12323        | 1.160         |              |

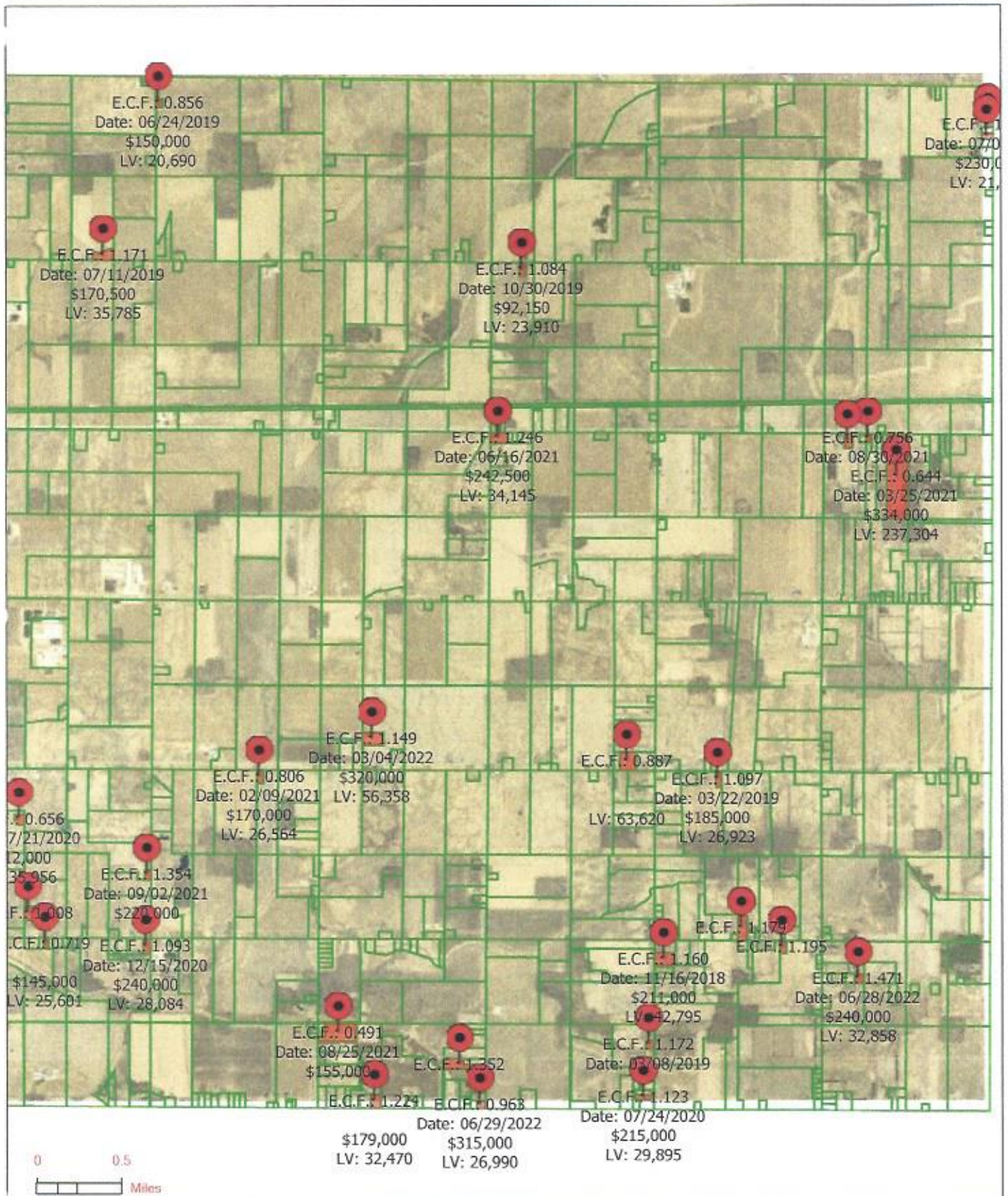


|                             |                                     |
|-----------------------------|-------------------------------------|
| Max # of Res. Buildings: 10 | Minimum E.C.F. (Residential): 0.10  |
|                             | Maximum E.C.F. (Residential): 3.00  |
| Max # of Ag. Buildings: 30  | Minimum E.C.F. (Agricultural): 0.10 |
|                             | Maximum E.C.F. (Agricultural): 3.00 |
| Max # of C/I Buildings: 30  | Minimum E.C.F. (Commercial): 0.10   |
|                             | Maximum E.C.F. (Commercial): 3.00   |

# BENGAL TWP AGRICULTURAL ECF



# BENGAL TWP RESIDENTIAL ECF

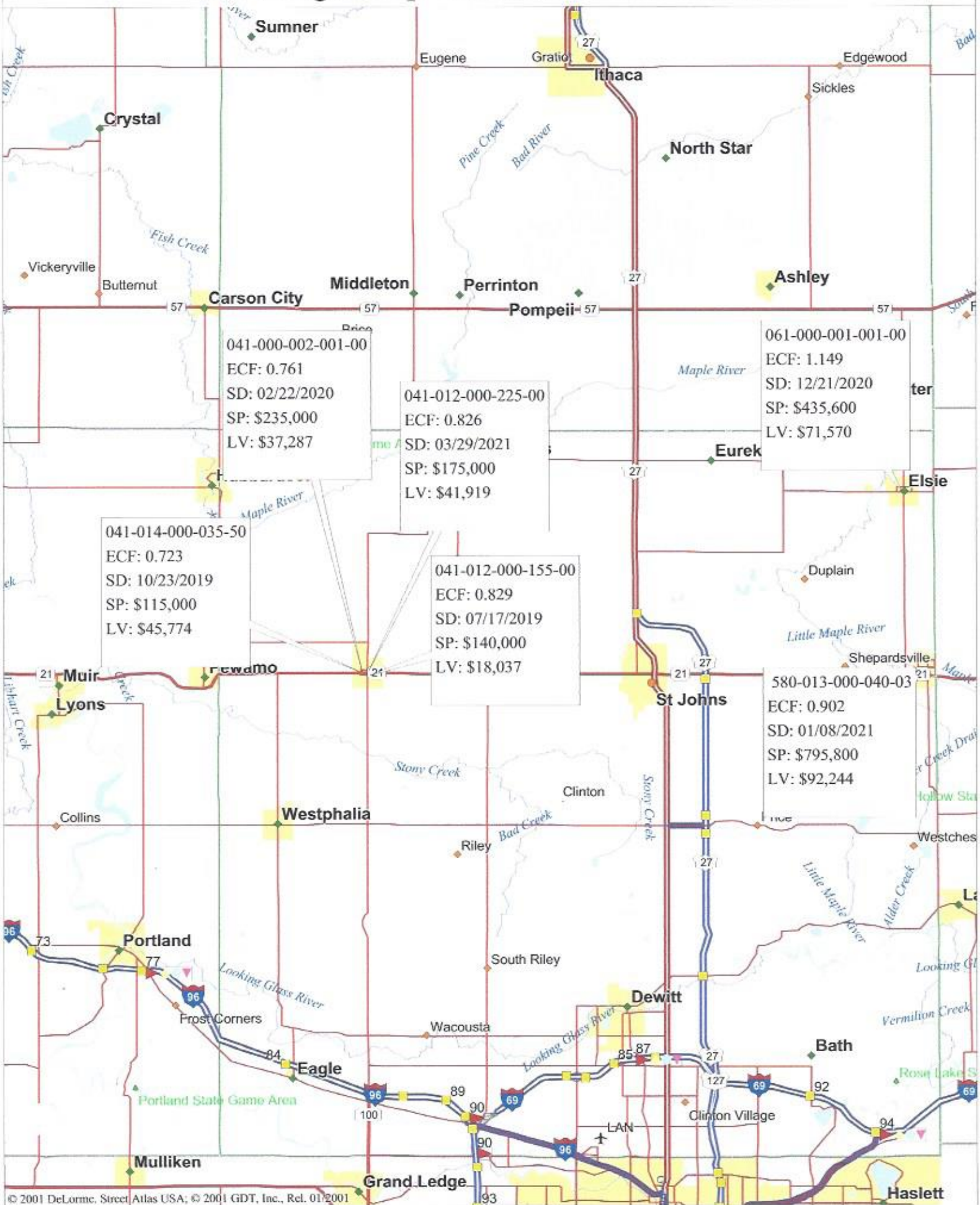


## 2023 Commercial ECF Analysis- Bengal Township - Based on Clinton County Study

| Parcel No.          | Sale Date  | Adj Sale Price | Time Adj | Adj Sale Price | Land Value | Bldg Residual | Manual Cost | ECF     |
|---------------------|------------|----------------|----------|----------------|------------|---------------|-------------|---------|
| 041-012-000-155-00  | 7/17/2019  | 140,000        | 1.00     | 140,000        | 18,037     | 121,963       | 147,180     | 0.829   |
| 041-014-000-035-50+ | 10/23/2019 | 115,000        | 1.00     | 115,000        | 45,774     | 69,226        | 95,755      | 0.723   |
| 041-000-002-001-00  | 6/22/2020  | 235,000        | 1.00     | 235,000        | 37,287     | 197,713       | 259,785     | 0.761   |
| 061-190-001-025-00  | 10/29/2020 | 175,000        | 1.00     | 175,000        | 29,642     | 145,358       | 171,638     | 0.847   |
| 061-000-001-001-00  | 12/21/2020 | 435,600        | 1.00     | 435,600        | 71,570     | 364,030       | 316,897     | 1.149   |
| 580-013-000-040-03+ | 1/8/2021   | 795,800        | 1.00     | 795,800        | 92,244     | 703,556       | 779,992     | 0.902   |
| 041-012-000-225-00  | 3/29/2021  | 175,000        | 1.00     | 175,000        | 41,919     | 133,081       | 161,169     | 0.826   |
|                     |            |                |          |                |            | 1,734,927     | 1,932,416   | 0.89780 |
|                     |            |                |          |                |            | Average       |             | 0.86229 |

Used: 0.863

# 2023 Bengel Twp Commercial ECF Analysis



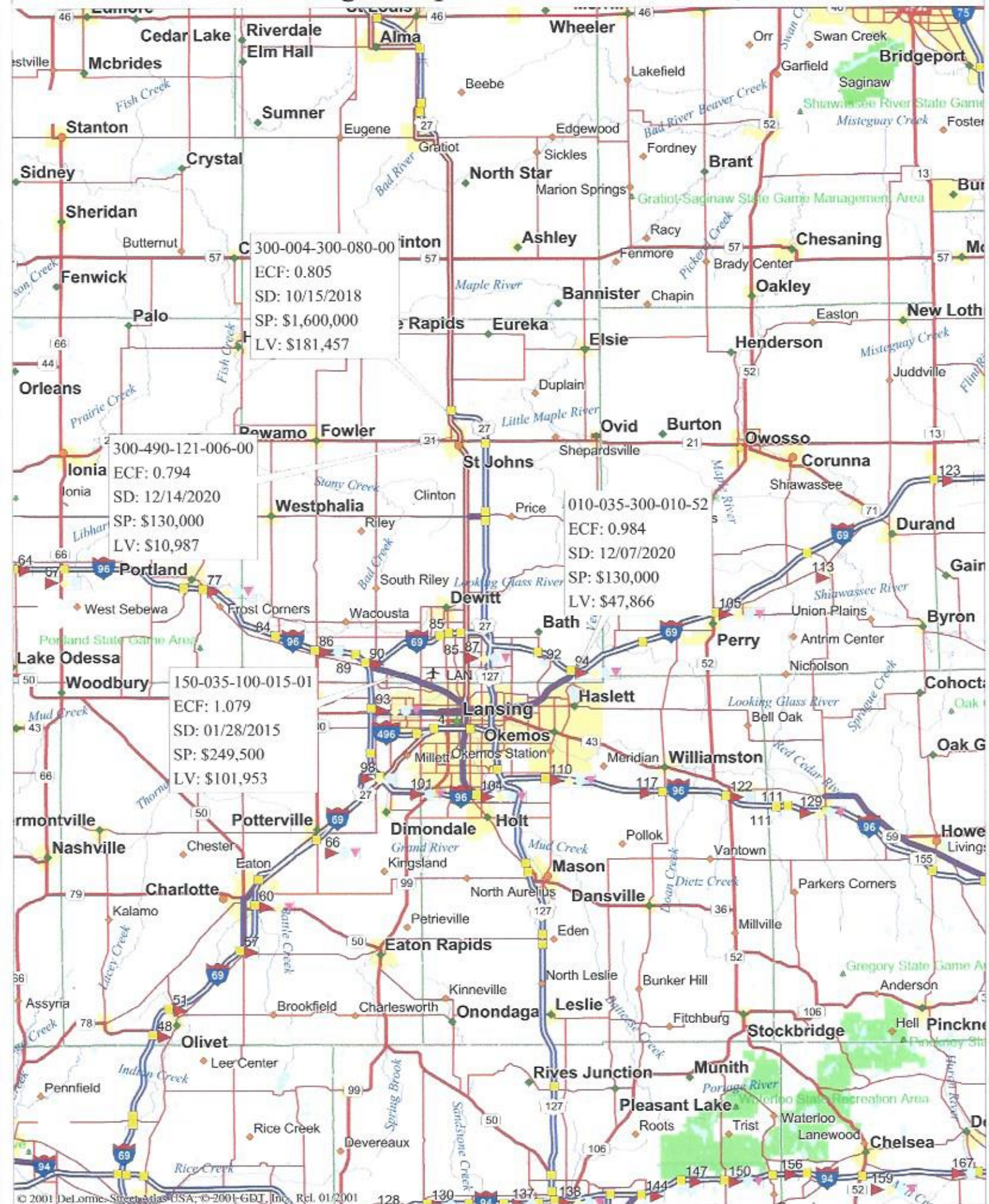
## 2023 Industrial ECF Analysis- Bengal Township - Based on Clinton County Study

| Parcel No.         | Sale Date  | Adj Sale Price | Time Adj | Adj Sale Price | Land Value | Bldg Residual | Manual Cost | ECF     |
|--------------------|------------|----------------|----------|----------------|------------|---------------|-------------|---------|
| 010-035-300-010-52 | 12/7/2020  | 175,000        | 1.000    | 175,000        | 47,866     | 127,134       | 129,178     | 0.984   |
| 300-490-121-006-00 | 12/14/2020 | 130,000        | 1.000    | 130,000        | 10,987     | 119,013       | 149,902     | 0.794   |
| 300-004-300-080-00 | 10/15/2018 | 1,600,000      | 1.040    | 1,664,000      | 181,457    | 1,482,543     | 1,840,764   | 0.805   |
| 150-035-100-015-01 | 1/28/2015  | 249,500        | 1.160    | 289,420        | 101,467    | 187,953       | 174,229     | 1.079   |
|                    |            |                |          |                |            | 1,916,643     | 2,294,073   | 0.83548 |
|                    |            |                |          |                |            | Avg           |             | 0.91557 |

Used:

0.92

# 2023 Bengel Twp Industrial ECF Analysis



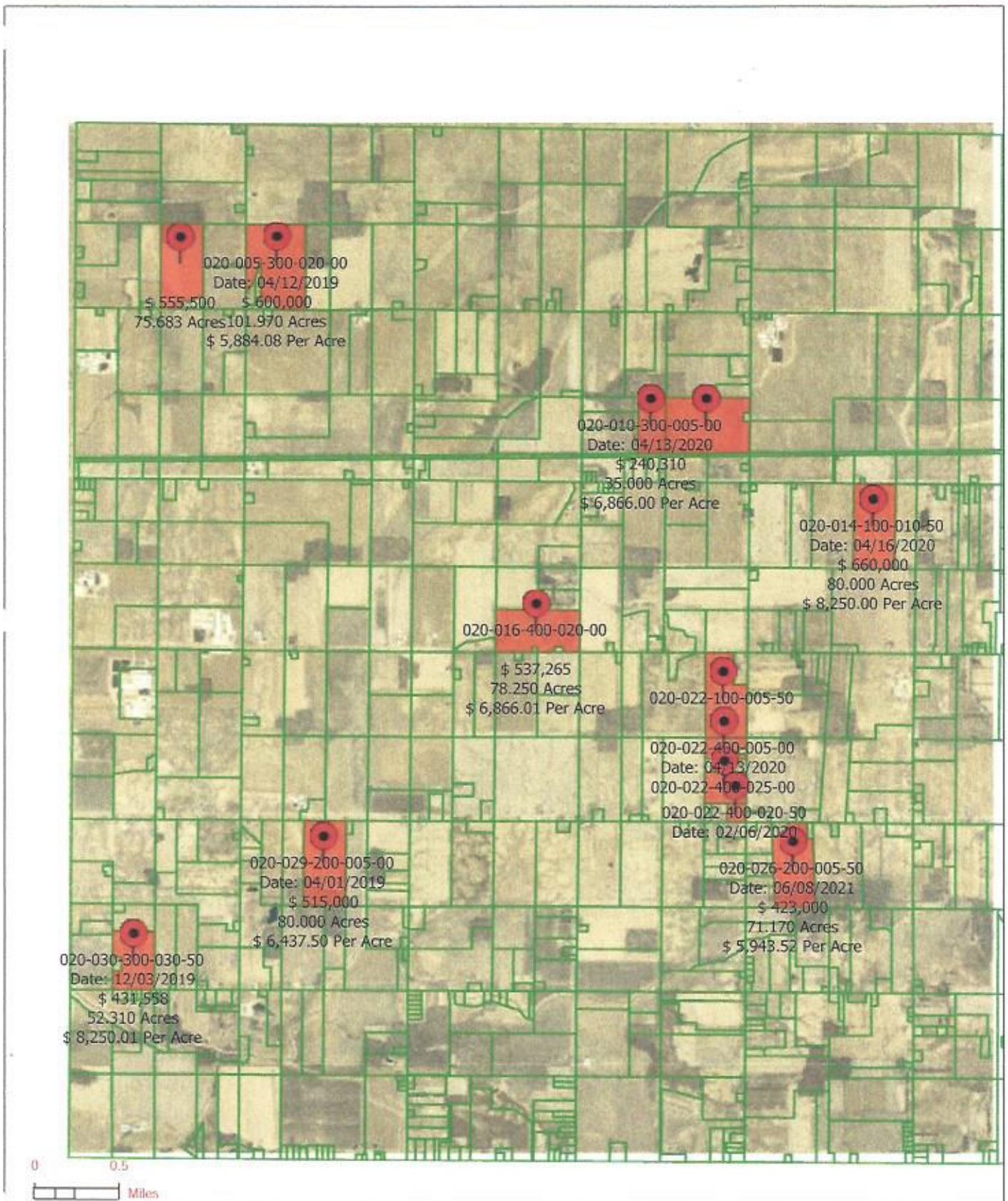
## 2023 Vacant Ag Land Sales Analysis- Bengal Township

| Parcel Number      | Street Address   | Sale Date | Sale Price          | Instr. | Terms of Sale   | Adj. Sale \$       | Dollars/Acre      | Liber/Page |
|--------------------|------------------|-----------|---------------------|--------|-----------------|--------------------|-------------------|------------|
| 020-005-300-020-00 | 8860 W WALKER RC | 04/12/19  | \$600,000           | WD     | 03-ARM'S LENGTH | \$600,000          | 101.97            | 5278168    |
| 020-006-400-010-50 | W WALKER ROAD    | 07/11/19  | \$555,500           | WD     | 03-ARM'S LENGTH | \$555,500          | 75.68             | 5281254    |
| 020-010-300-005-00 | N LOWELL RD      | 04/13/20  | \$2,300,000         | WD     | 03-ARM'S LENGTH | \$240,310          | 35.00             | 5291608    |
| 020-010-400-005-00 | N LOWELL RD      | 04/13/20  | \$2,300,000         | WD     | 03-ARM'S LENGTH | \$705,482          | 102.75            | 5291608    |
| 020-016-400-020-00 | W TOWNSEND RD    | 04/13/20  | \$2,300,000         | WD     | 03-ARM'S LENGTH | \$537,265          | 78.25             | 5291608    |
| 020-022-100-005-50 | S LOWELL RD      | 04/13/20  | \$2,300,000         | WD     | 03-ARM'S LENGTH | \$480,620          | 70.00             | 5291608    |
| 020-022-400-005-00 | S LOWELL RD      | 04/13/20  | \$2,300,000         | WD     | 03-ARM'S LENGTH | \$130,454          | 19.00             | 5291608    |
| 020-022-400-020-50 | 6008 W PARKS ROA | 02/06/20  | \$47,000            | WD     | 03-ARM'S LENGTH | \$47,000           | 7.94              | 5289264    |
| 020-022-400-025-00 | S LOWELL RD      | 04/13/20  | \$2,300,000         | WD     | 03-ARM'S LENGTH | \$205,980          | 30.00             | 5291608    |
| 020-026-200-005-50 | W PARKS RD V/L   | 06/08/21  | \$423,000           | WD     | 03-ARM'S LENGTH | \$423,000          | 71.17             | 5311099    |
| 020-029-200-005-00 | W PARKS ROAD     | 04/01/19  | \$515,000           | WD     | 03-ARM'S LENGTH | \$515,000          | 80.00             | 5277991    |
| <b>Totals:</b>     |                  |           | <b>\$15,940,500</b> |        |                 | <b>\$4,440,611</b> | <b>671.76</b>     |            |
|                    |                  |           |                     |        |                 | Average            |                   |            |
|                    |                  |           |                     |        |                 | per Net Acre=>     | <b>\$6,610.38</b> |            |

Used:

**\$6,600**

# BENGAL TWP VACANT AG LAND SALES



# 2023 Bengal Township Residential Site Study

## Vacant Land Residential Sales

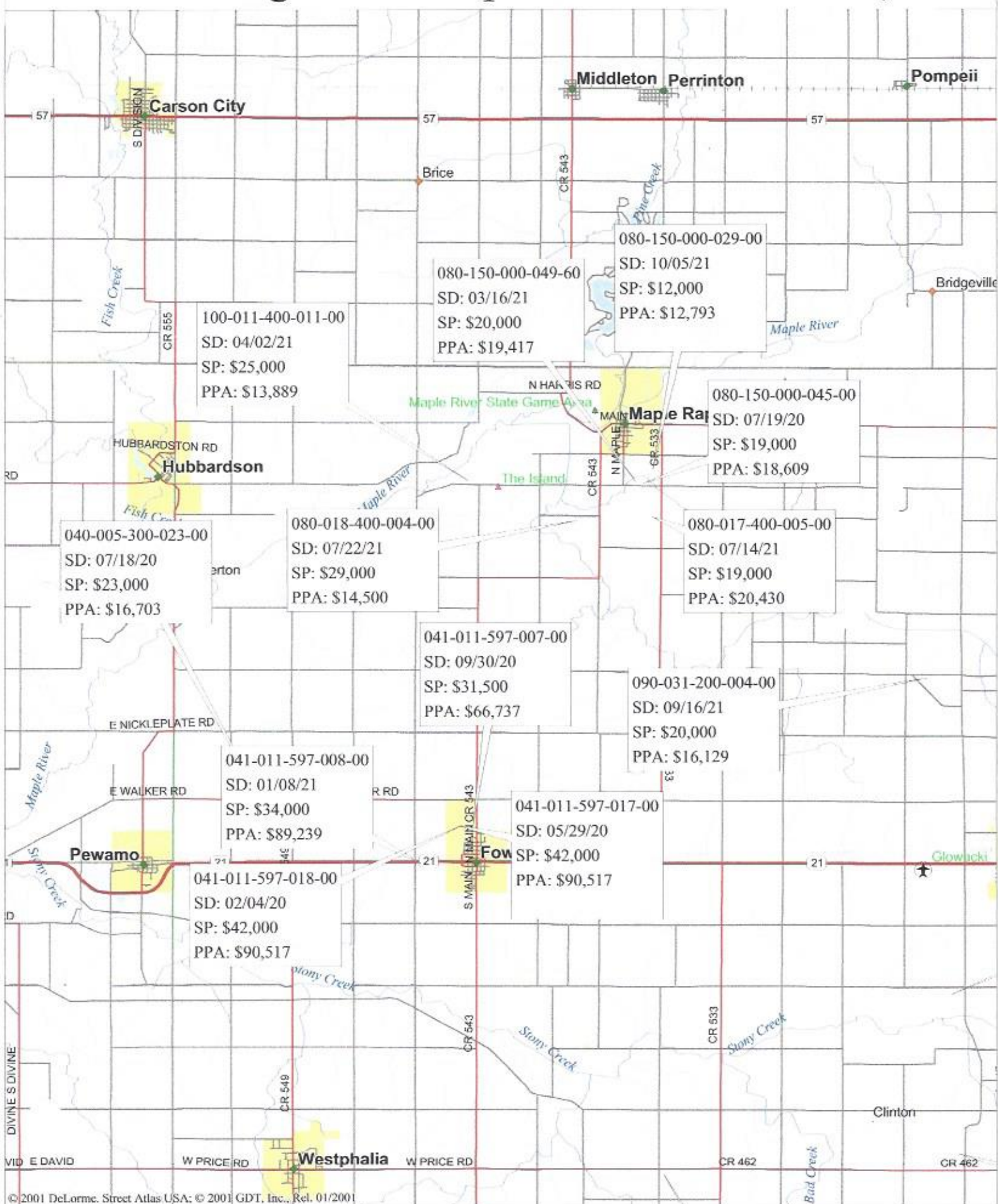
| Parcel Number      | Liber/Page  | Instr. | Sale Date | Net Acres | Sale Price | Dollars/Acre |
|--------------------|-------------|--------|-----------|-----------|------------|--------------|
| 010-005-100-050-03 | 5296237     | WD     | 07/22/20  | 3.51      | \$50,000   | \$14,245     |
| 010-008-300-010-50 | 5314911     | WD     | 08/30/21  | 5.35      | \$62,000   | \$11,589     |
| 030-001-300-004-00 | 5289891     | WD     | 02/28/20  | 1.04      | \$26,000   | \$24,976     |
| 030-003-200-022-04 | 5308100     | WD     | 04/02/21  | 2.99      | \$30,000   | \$10,033     |
| 030-004-300-051-00 | 5321871     | WD     | 02/16/22  | 3.19      | \$72,000   | \$22,571     |
| 030-013-200-040-25 | 5311640     | WD     | 06/18/21  | 1.79      | \$34,900   | \$19,497     |
| 030-030-100-100-00 | 5311278     | WD     | 06/11/21  | 1.33      | \$59,000   | \$44,361     |
| 030-030-100-105-00 | 5318031     | WD     | 10/28/21  | 1.34      | \$47,000   | \$35,075     |
| 030-032-200-020-01 | 5.32288E+11 | WD     | 03/16/22  | 1.14      | \$26,900   | \$23,596     |
| 030-032-200-020-01 | 5323795     | WD     | 03/16/22  | 1.14      | \$26,900   | \$23,596     |
| 030-105-000-085-00 | 5311913     | WD     | 06/24/21  | 0.50      | \$38,000   | \$76,000     |
| 040-005-300-023-00 | 5295394     | WD     | 07/18/20  | 1.38      | \$23,000   | \$16,703     |
| 041-011-597-007-00 | 5299558     | WD     | 09/30/20  | 0.47      | \$31,500   | \$66,737     |
| 041-011-597-008-00 | 5303632     | WD     | 01/08/21  | 0.38      | \$34,000   | \$89,239     |
| 041-011-597-017-00 | 5293233     | WD     | 05/29/20  | 0.46      | \$42,000   | \$90,517     |
| 041-011-597-018-00 | 5289159     | WD     | 02/04/20  | 0.46      | \$42,000   | \$90,517     |
| 080-018-400-004-00 | 5313414     | WD     | 07/22/21  | 2.00      | \$29,000   | \$14,500     |
| 080-150-000-001-00 | 5313082     | WD     | 07/14/21  | 0.93      | \$19,000   | \$20,430     |
| 080-150-000-029-00 | 5316208     | WD     | 10/05/21  | 0.94      | \$12,000   | \$12,793     |
| 080-150-000-045-00 | 5295618     | WD     | 07/19/20  | 1.02      | \$19,000   | \$18,609     |
| 080-150-000-049-00 | 5307335     | WD     | 03/16/21  | 1.03      | \$20,000   | \$19,417     |
| 090-010-200-006-00 | 5295708     | WD     | 07/23/20  | 2.02      | \$32,000   | \$15,842     |
| 090-027-400-023-00 | 5312245     | WD     | 06/16/21  | 1.03      | \$21,500   | \$20,874     |
| 090-031-200-004-00 | 5315514     | WD     | 09/16/21  | 1.24      | \$20,000   | \$16,129     |
| 090-200-000-028-00 | 5316204     | WD     | 10/04/21  | 1.84      | \$76,892   | \$41,789     |
| 100-011-400-016-00 | 5308112     | WD     | 04/02/21  | 1.80      | \$25,000   | \$13,889     |
| 110-006-400-006-00 | 5322165     | WD     | 02/25/22  | 1.59      | \$45,000   | \$28,302     |
| 130-009-200-017-01 | 5313507     | WD     | 07/29/21  | 1.42      | \$24,900   | \$17,535     |
| 130-013-400-045-00 | 5293935     | WD     | 06/11/20  | 2.01      | \$50,000   | \$24,876     |
| 130-013-400-050-00 | 5293933     | WD     | 06/09/20  | 1.95      | \$60,000   | \$30,769     |
| 130-015-400-033-00 | 5315510     | WD     | 09/16/21  | 2.00      | \$34,900   | \$17,450     |
| 130-016-100-012-00 | 5297425     | WD     | 08/27/20  | 1.98      | \$44,000   | \$22,256     |
| 130-016-100-013-00 | 5297425     | WD     | 08/27/20  | 1.98      | \$44,000   | \$22,256     |
| 130-016-200-001-00 | 5316096     | WD     | 10/01/21  | 2.29      | \$35,000   | \$15,284     |
| 130-026-300-060-00 | 5319968     | WD     | 12/22/21  | 3.34      | \$49,900   | \$14,940     |
| 130-030-200-036-00 | 5314592     | WD     | 08/17/21  | 2.00      | \$25,000   | \$12,500     |

Totals: 60.88 \$1,332,292

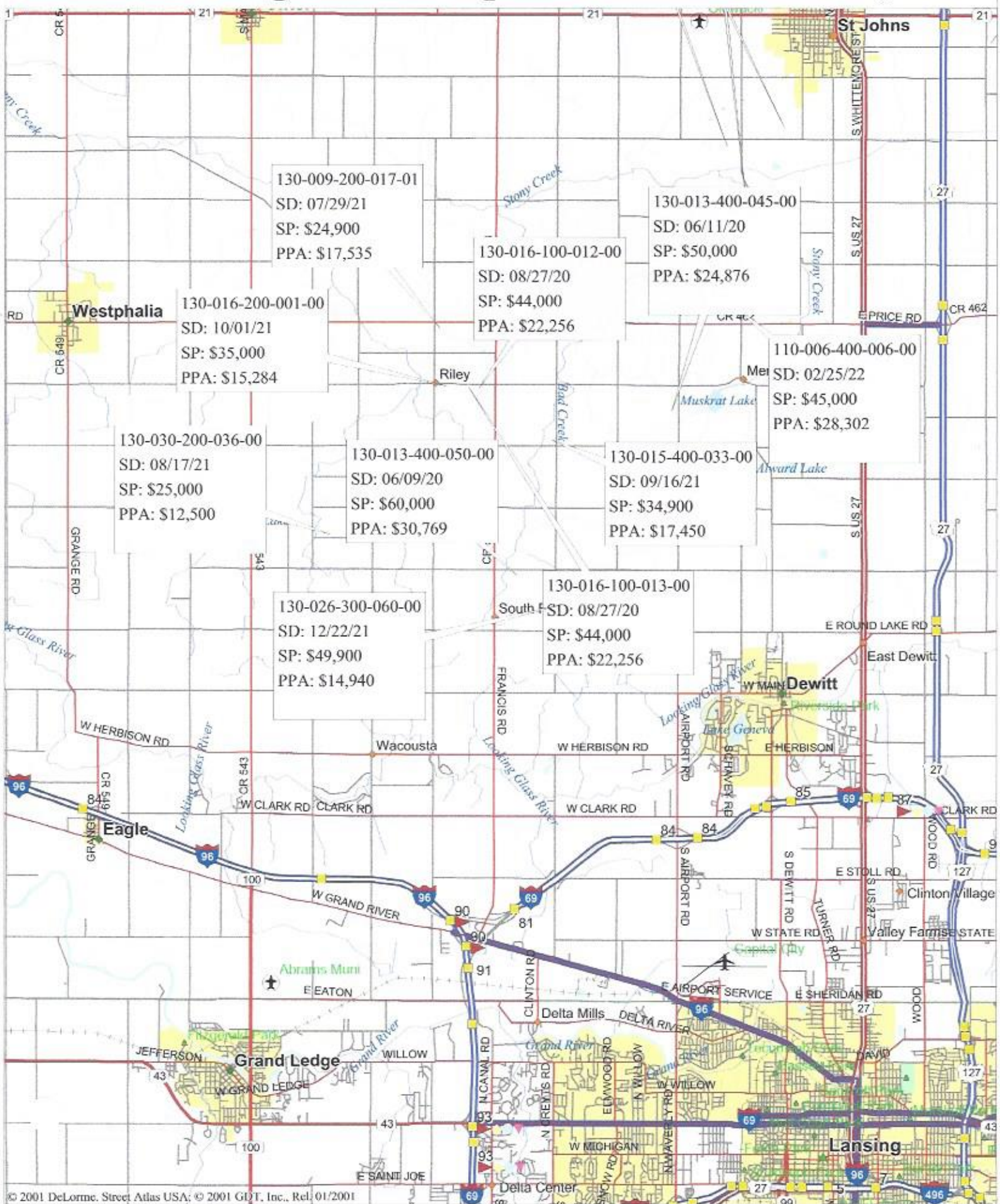
Average \$21,883

Used: \$22,000

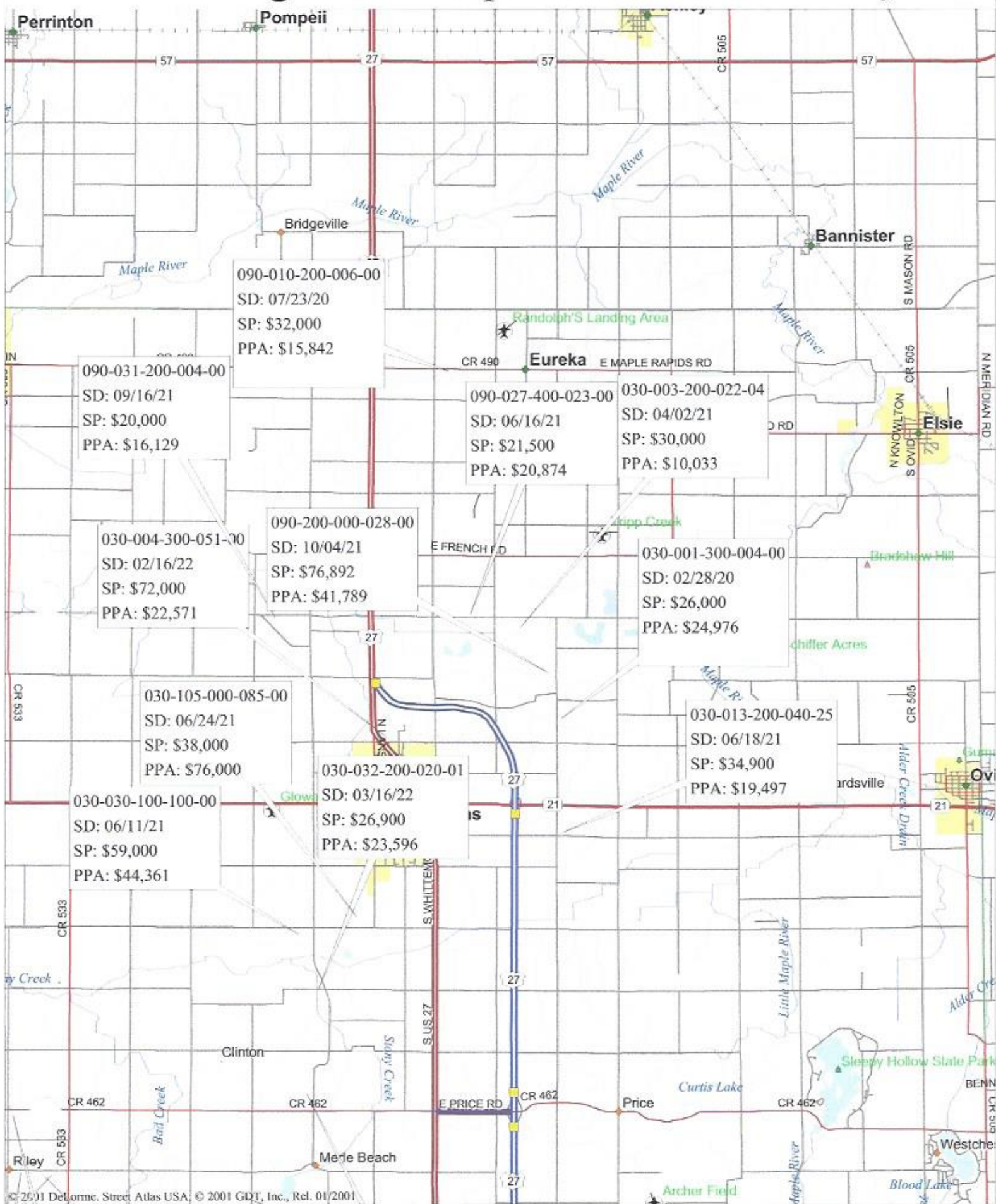
# 2023 Bengal Township Residential Site Study



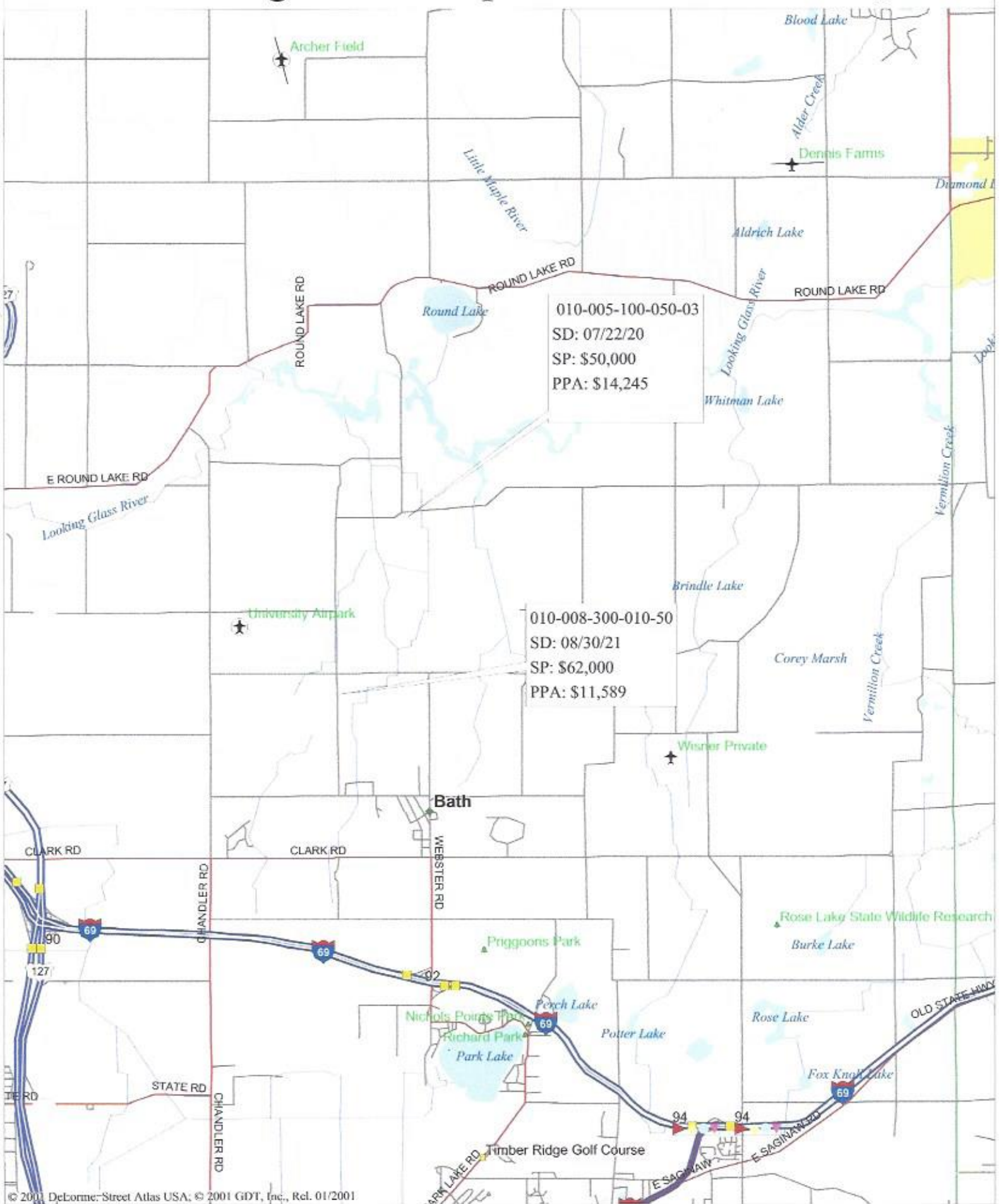
# 2023 Bengal Township Residential Site Study



# 2023 Bengal Township Residential Site Study



# 2023 Bengal Township Residential Site Study



# 2023 Bengal Township Commercial Land Study

## Vacant Land Commercial Sales

| Parcel Number      | Liber/ Page | Type of Instr | Date (Mo-Day-Yr) | Transfer of Ownership | Seller      | Buyer       | Class | Acres | Square Feet | Sale Price | Price per Acre | Price/ per SF |
|--------------------|-------------|---------------|------------------|-----------------------|-------------|-------------|-------|-------|-------------|------------|----------------|---------------|
| 070-021-100-030-00 | 5279758     | wd            | 20-May-19        | yes                   | stajos, J   | Klein, K    | 202   | 0.77  | 33,541      | 10,000     | 12,987         | 0.298         |
| 041-011-300-014-00 | 5222216     | lc            | 26-Nov-14        | yes                   | Central Mid | Henri Fin S | 202   | 9.52  | 414,691     | 154,620    | 16,242         | 0.373         |
| 041-011-300-012-00 | 5289719     | wd            | 25-Feb-20        | yes                   | m Roberts   | Central Mid | 202   | 3.82  | 166,399     | 68,000     | 17,801         | 0.409         |
| 161-000-005-006-01 | 5238652     | wd            | 15-Mar-16        | yes                   | S Larkins   | Pung Foun   | 201   | 2.50  | 108,900     | 50,000     | 20,000         | 0.459         |
| 071-000-013-003-00 | 5257366     | wd            | 18-Aug-17        | yes                   | Journey Fe  | Applebee C  | 202   | 2.39  | 104,108     | 50,000     | 20,921         | 0.480         |
| 120-013-200-110-00 | 5257366     | wd            | 18-Aug-17        | yes                   | Clinton FC  | Applebee C  | 202   | 2.39  | 104,108     | 50,000     | 20,921         | 0.480         |
| 061-000-002-008-00 | 5290444     | wd            | 11-Mar-20        | yes                   | Reha, K     | Sturgis, D  | 202   | 0.36  | 15,682      | 8,000      | 22,222         | 0.510         |
| 081-008-000-060-00 | 5226902     | wd            | 10-Apr-15        | yes                   | SFHP LLC    | Leiby, M &  | 202   | 0.284 | 12,371      | 7,500      | 26,408         | 0.606         |
| 070-025-100-021-00 | 5275645     | wd            | 29-Jan-19        | yes                   | just johnny | Cons Energ  | 202   | 4.90  | 213,444     | 280,000    | 57,143         | 1.312         |
| 061-013-200-187-50 | 5251791     | wd            | 15-Mar-17        | yes                   | Harvest R/I | United Prof | 201   | 1.66  | 72,310      | 165,000    | 99,398         | 2.282         |

Totals: 28.594 843,120

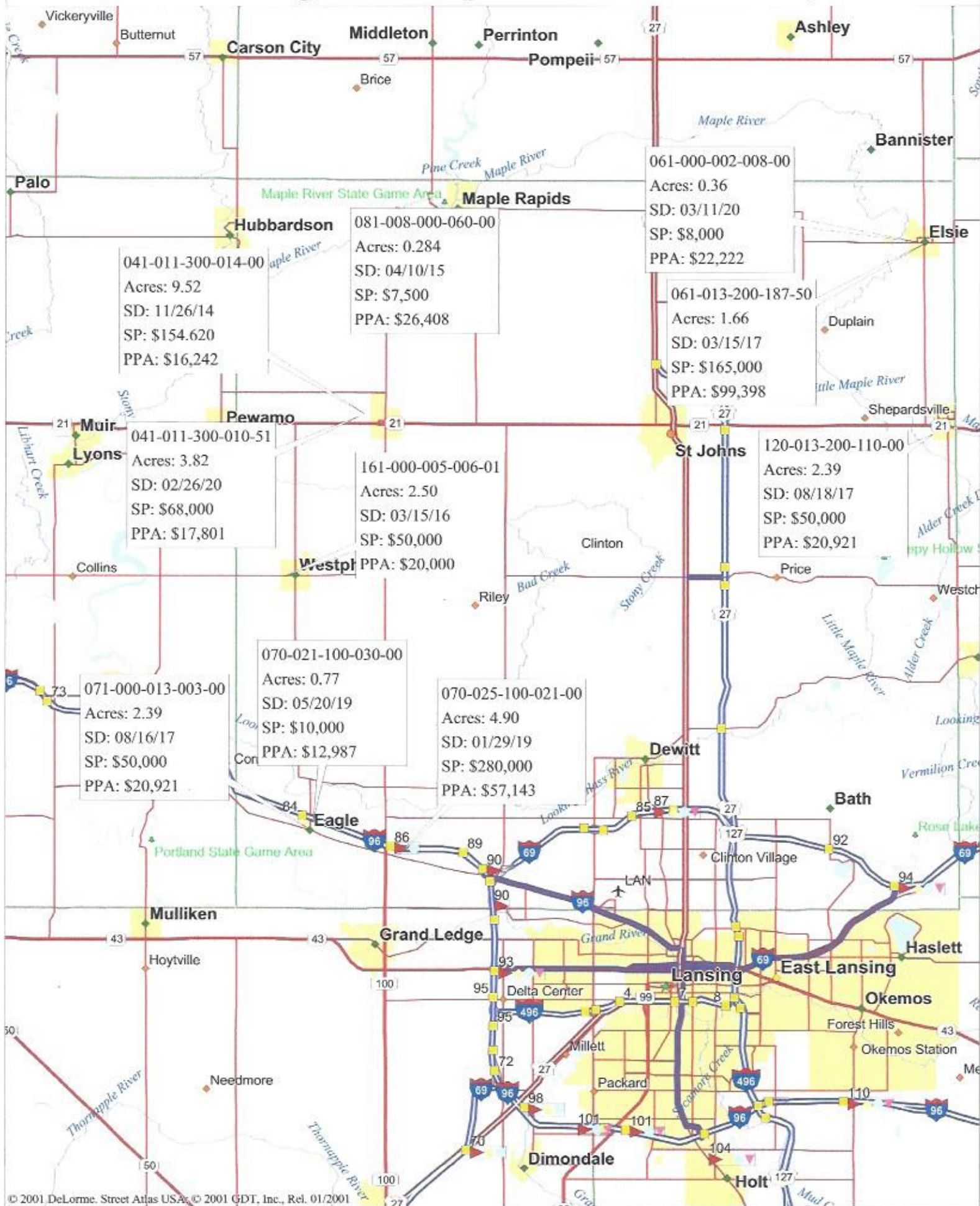
Price Per Acre:

\$29,486

Used:

\$29,500

# 2023 Bengal Township Commerical Land Study



# 2023 Bengal Township Rural Commercial Land Study

## Vacant Land Sales Rural Commercial

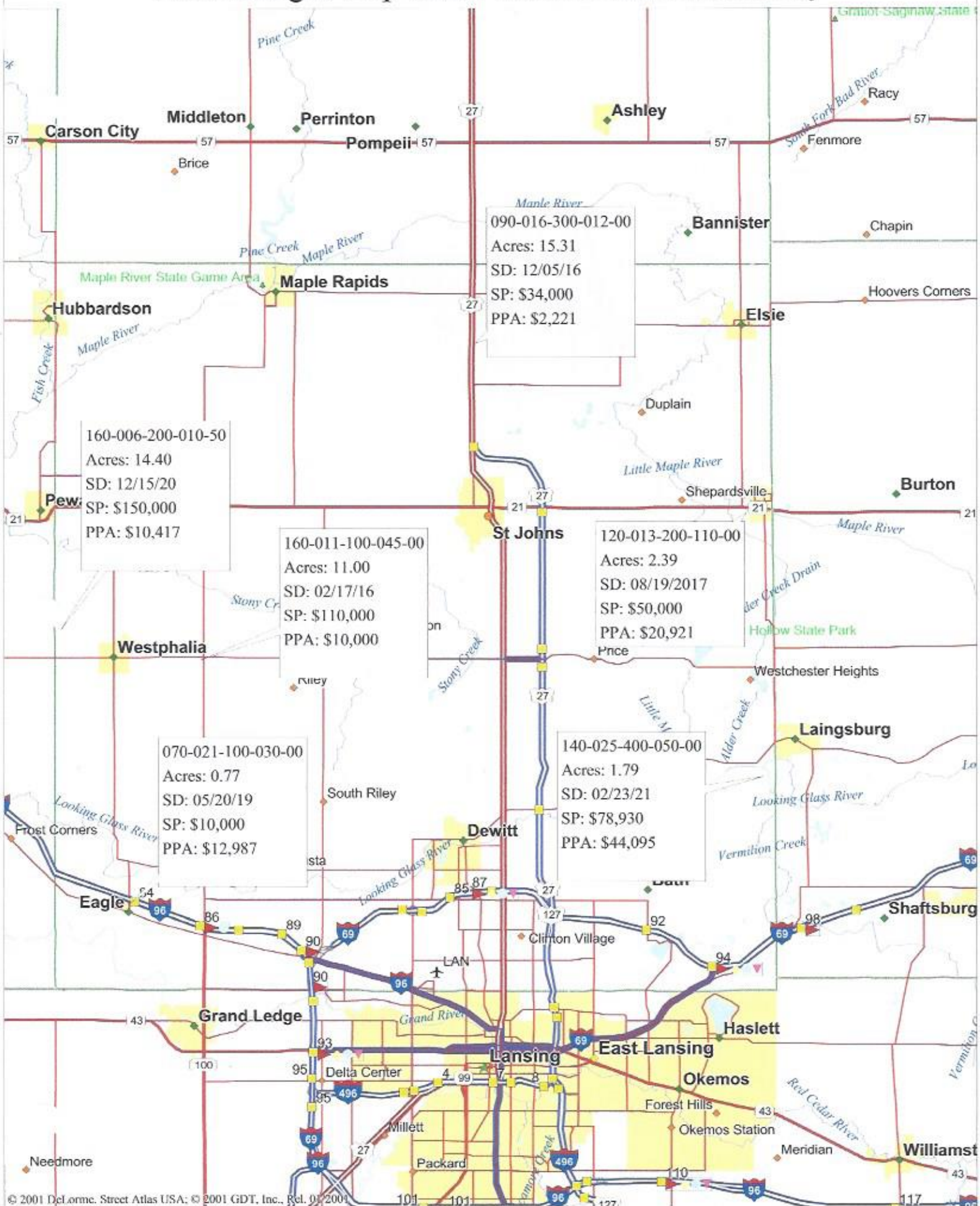
| Parcel Number      | Liber/ Page | Type of Instr | Date (Mo-Day-Yr) | Transfer of Ownership | Seller      | Buyer      | Class | Acres | Square Feet | Sale Price | Price per Acre | Price/ per SF |
|--------------------|-------------|---------------|------------------|-----------------------|-------------|------------|-------|-------|-------------|------------|----------------|---------------|
| 070-021-100-030-00 | 5279758     | wd            | 20-May-19        | yes                   | stajos, J   | Klein, K   | 202   | 0.77  | 33,541      | 10,000     | 12,987         | 0.298         |
| 120-013-200-110-00 | 5257366     | wd            | 18-Aug-17        | yes                   | Clinton FC  | Applebee C | 202   | 2.39  | 104,108     | 50,000     | 20,921         | 0.480         |
| 140-025-400-050-00 | 5306309     | wd            | 23-Feb-21        | yes                   | Eden        | Consumers  | 302   | 1.79  | 77,972      | 78,930     | 44,095         | 1.012         |
| 160-011-100-045-00 | 5237938     | wd            | 17-Feb-16        | yes                   | J & S Thele | JNT Real E | 201   | 11.00 | 479,160     | 110,000    | 10,000         | 0.230         |
| 160-006-200-010-50 | 5302669     | wd            | 15-Dec-20        | yes                   | Simon       | P-W Schod  | 202   | 14.40 | 627,264     | 150,000    | 10,417         | 0.239         |
| 090-016-300-012-00 | 5249069     | wd            | 5-Dec-16         | yes                   | Central Me  | Northwest  | 202   | 15.31 | 666,904     | 34,000     | 2,221          | 0.051         |

Totals: 45.66 432,930

Price Per Acre: \$9,482

Used: \$9,500

# 2023 Bengal Twp Rural Commercial Land Study



# 2023 Bengal Township Industrial Land Study

## Vacant Land Sales Industrial

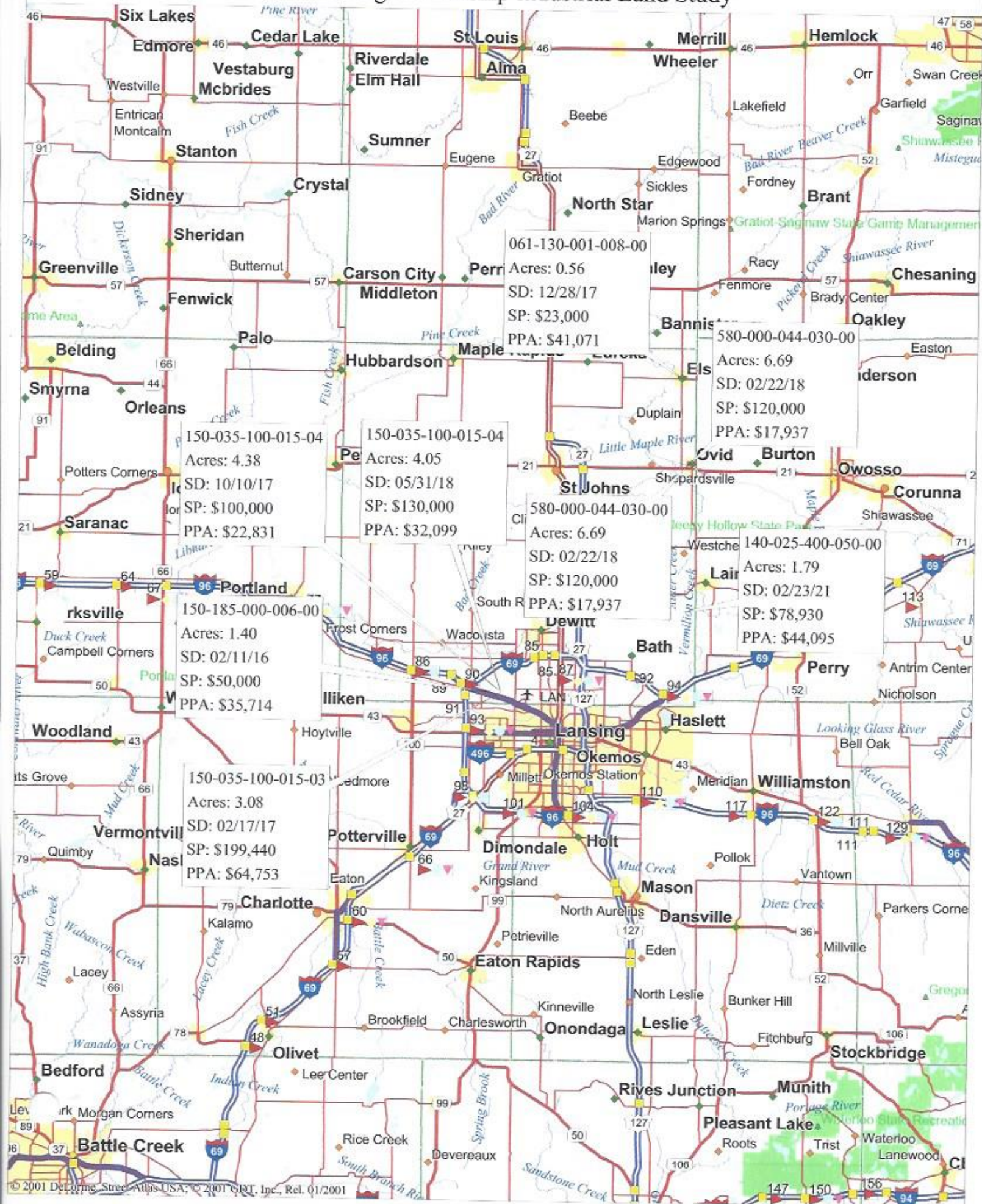
| Parcel Number      | Liber/ Page | Type of Instr | Date (Mo-Day-Yr) | Transfer of Ownership | Seller      | Buyer       | Class | Acres | Square Feet | Sale Price | Price per Acre | Price/ per SF |
|--------------------|-------------|---------------|------------------|-----------------------|-------------|-------------|-------|-------|-------------|------------|----------------|---------------|
| 061-130-001-008-00 | 5262200     | memo          | 28-Dec-17        | yes                   | Schoch, E   | Barrett, C  | 301   | 0.56  | 24,394      | 23,000     | 41,071         | 0.943         |
| 140-025-400-050-00 | 5306309     | wd            | 23-Feb-21        | yes                   | Eden        | Consumers   | 302   | 1.79  | 77,972      | 78,930     | 44,095         | 1.012         |
| 580-000-044-030-00 | 5264280     | wd            | 22-Feb-18        | yes                   | Niles Prop  | 7577 N Hol  | 301   | 6.69  | 291,416     | 120,000    | 17,937         | 0.412         |
| 140-025-400-050-00 | 5306309     | wd            | 23-Feb-21        | yes                   | Eden        | Consumers   | 302   | 1.79  | 77,972      | 78,930     | 44,095         | 1.012         |
| 150-035-100-015-03 | 5251041     | wd            | 17-Feb-17        | yes                   | ADOM Lan    | Mich Event  | 301   | 3.08  | 134,165     | 199,440    | 64,753         | 1.487         |
| 150-035-100-015-04 | 5259274     | wd            | 10-Oct-17        | yes                   | R Sanches   | Carter-Jone | 301   | 4.38  | 190,793     | 100,000    | 22,831         | 0.524         |
| 150-185-000-006-00 | 5237929     | wd            | 11-Feb-16        | yes                   | H Somervill | Leavitt & S | 302   | 1.40  | 60,984      | 50,000     | 35,714         | 0.820         |
| 150-035-100-015-04 | 5267588     | wd            | 31-May-18        | yes                   | Transmac    | AJ Properti | 302   | 4.05  | 160,159     | 130,000    | 32,099         | 0.812         |

Totals: 23.74 780,300

Price Per Acre: \$32,869

Used: \$32,900

# 2023 Bengal Township Industrial Land Study



# 2023 Gravel Pit Land Sales Analysis - Bengal Township

| Parcel #:          | Date:      | Price:    | Acres: | Liber/Page | Price Per Acre |
|--------------------|------------|-----------|--------|------------|----------------|
| 100-018-200-030-00 | 3/26/2017  | \$60,000  | 17.20  | 5252642    | \$3,488.37     |
| 060-032-400-015-00 | 10/16/2019 | \$440,000 | 80.00  | 5284978    | \$5,500.00     |
| 140-013-400-005-00 | 6/2/2020   | \$340,000 | 80.48  | 5300689    | \$4,224.65     |
|                    |            | \$840,000 | 177.68 |            | \$4,727.60     |
|                    |            |           | Used:  |            | \$4,700.00     |

# 2023 Bengal Twp Gravel Pit Land Sales Analysis



# 2023 Bengal Township Residential Site Study

## Vacant Land Residential Sales

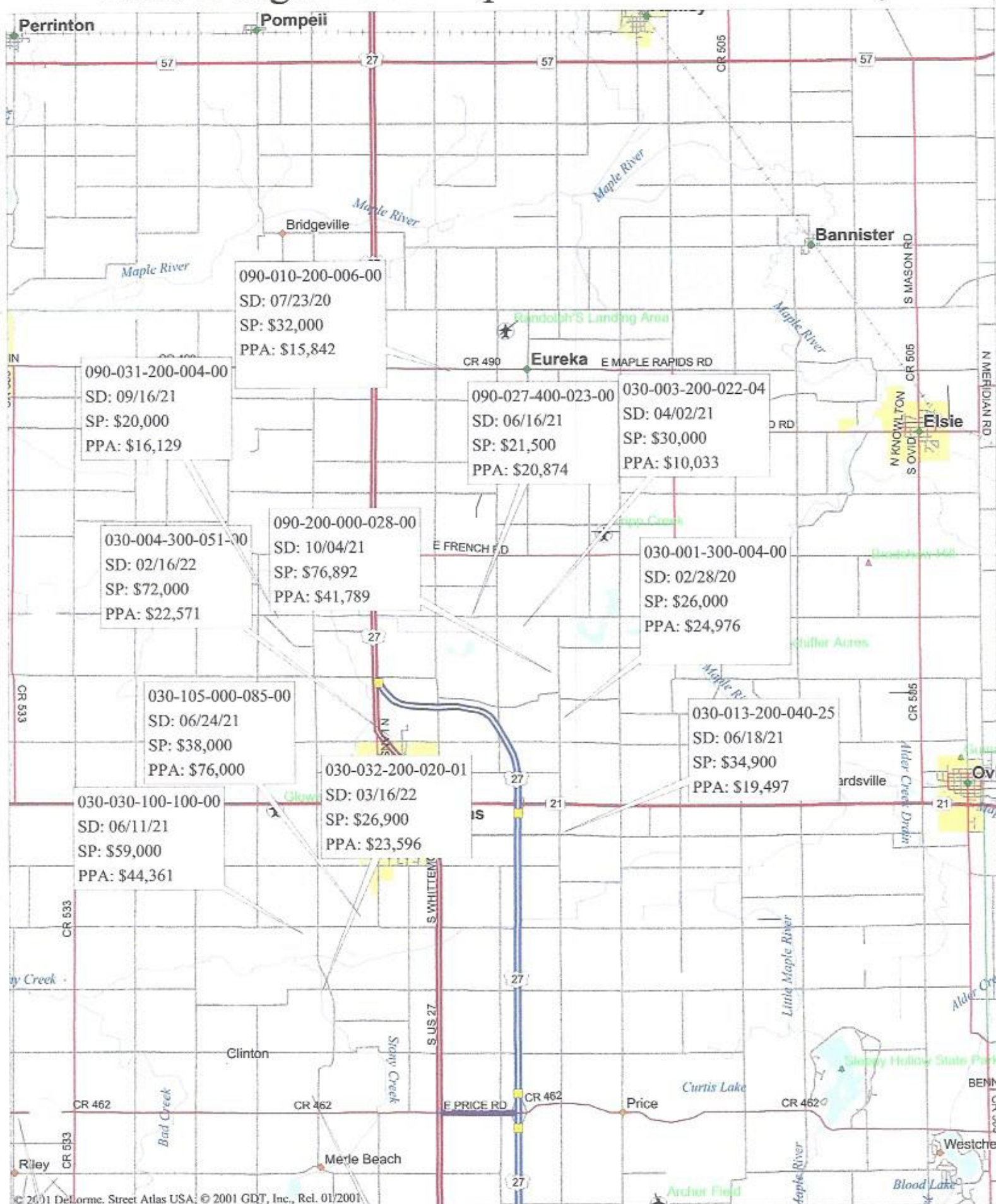
| Parcel Number      | Liber/Page  | Instr. | Sale Date | Net Acres | Sale Price | Dollars/Acre |
|--------------------|-------------|--------|-----------|-----------|------------|--------------|
| 010-005-100-050-03 | 5296237     | WD     | 07/22/20  | 3.51      | \$50,000   | \$14,245     |
| 010-008-300-010-50 | 5314911     | WD     | 08/30/21  | 5.35      | \$62,000   | \$11,589     |
| 030-001-300-004-00 | 5289891     | WD     | 02/28/20  | 1.04      | \$26,000   | \$24,976     |
| 030-003-200-022-04 | 5308100     | WD     | 04/02/21  | 2.99      | \$30,000   | \$10,033     |
| 030-004-300-051-00 | 5321871     | WD     | 02/16/22  | 3.19      | \$72,000   | \$22,571     |
| 030-013-200-040-25 | 5311640     | WD     | 06/18/21  | 1.79      | \$34,900   | \$19,497     |
| 030-030-100-100-00 | 5311278     | WD     | 06/11/21  | 1.33      | \$59,000   | \$44,361     |
| 030-030-100-105-00 | 5318031     | WD     | 10/28/21  | 1.34      | \$47,000   | \$35,075     |
| 030-032-200-020-01 | 5.32288E+11 | WD     | 03/16/22  | 1.14      | \$26,900   | \$23,596     |
| 030-032-200-020-01 | 5323795     | WD     | 03/16/22  | 1.14      | \$26,900   | \$23,596     |
| 030-105-000-085-00 | 5311913     | WD     | 06/24/21  | 0.50      | \$38,000   | \$76,000     |
| 040-005-300-023-00 | 5295394     | WD     | 07/18/20  | 1.38      | \$23,000   | \$16,703     |
| 041-011-597-007-00 | 5299558     | WD     | 09/30/20  | 0.47      | \$31,500   | \$66,737     |
| 041-011-597-008-00 | 5303632     | WD     | 01/08/21  | 0.38      | \$34,000   | \$89,239     |
| 041-011-597-017-00 | 5293233     | WD     | 05/29/20  | 0.46      | \$42,000   | \$90,517     |
| 041-011-597-018-00 | 5289159     | WD     | 02/04/20  | 0.46      | \$42,000   | \$90,517     |
| 080-018-400-004-00 | 5313414     | WD     | 07/22/21  | 2.00      | \$29,000   | \$14,500     |
| 080-150-000-001-00 | 5313082     | WD     | 07/14/21  | 0.93      | \$19,000   | \$20,430     |
| 080-150-000-029-00 | 5316208     | WD     | 10/05/21  | 0.94      | \$12,000   | \$12,793     |
| 080-150-000-045-00 | 5295618     | WD     | 07/19/20  | 1.02      | \$19,000   | \$18,609     |
| 080-150-000-049-00 | 5307335     | WD     | 03/16/21  | 1.03      | \$20,000   | \$19,417     |
| 090-010-200-006-00 | 5295708     | WD     | 07/23/20  | 2.02      | \$32,000   | \$15,842     |
| 090-027-400-023-00 | 5312245     | WD     | 06/16/21  | 1.03      | \$21,500   | \$20,874     |
| 090-031-200-004-00 | 5315514     | WD     | 09/16/21  | 1.24      | \$20,000   | \$16,129     |
| 090-200-000-028-00 | 5316204     | WD     | 10/04/21  | 1.84      | \$76,892   | \$41,789     |
| 100-011-400-016-00 | 5308112     | WD     | 04/02/21  | 1.80      | \$25,000   | \$13,889     |
| 110-006-400-006-00 | 5322165     | WD     | 02/25/22  | 1.59      | \$45,000   | \$28,302     |
| 130-009-200-017-01 | 5313507     | WD     | 07/29/21  | 1.42      | \$24,900   | \$17,535     |
| 130-013-400-045-00 | 5293935     | WD     | 06/11/20  | 2.01      | \$50,000   | \$24,876     |
| 130-013-400-050-00 | 5293933     | WD     | 06/09/20  | 1.95      | \$60,000   | \$30,769     |
| 130-015-400-033-00 | 5315510     | WD     | 09/16/21  | 2.00      | \$34,900   | \$17,450     |
| 130-016-100-012-00 | 5297425     | WD     | 08/27/20  | 1.98      | \$44,000   | \$22,256     |
| 130-016-100-013-00 | 5297425     | WD     | 08/27/20  | 1.98      | \$44,000   | \$22,256     |
| 130-016-200-001-00 | 5316096     | WD     | 10/01/21  | 2.29      | \$35,000   | \$15,284     |
| 130-026-300-060-00 | 5319968     | WD     | 12/22/21  | 3.34      | \$49,900   | \$14,940     |
| 130-030-200-036-00 | 5314592     | WD     | 08/17/21  | 2.00      | \$25,000   | \$12,500     |

Totals: 60.88 \$1,332,292

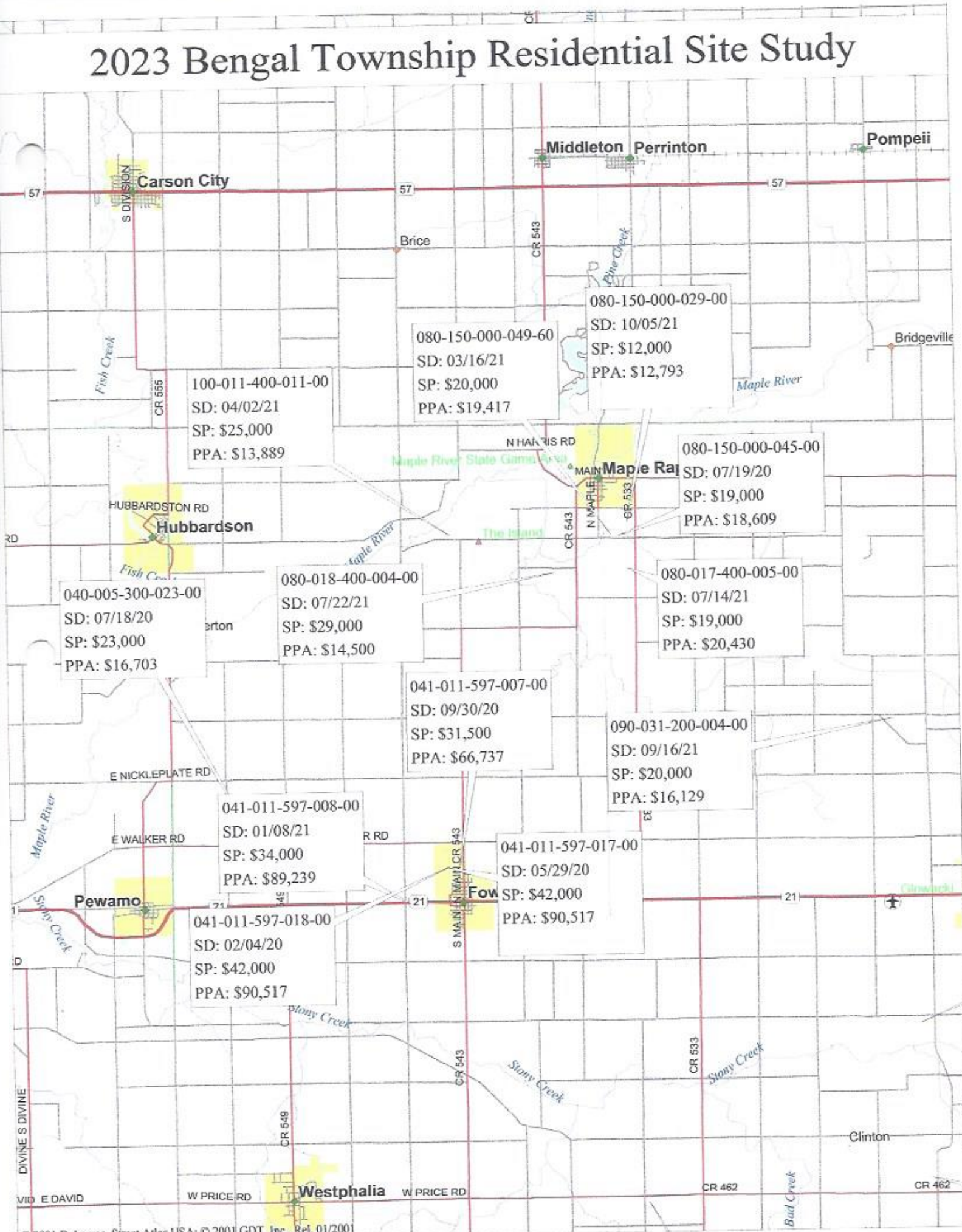
Average \$21,883

Used: \$22,000

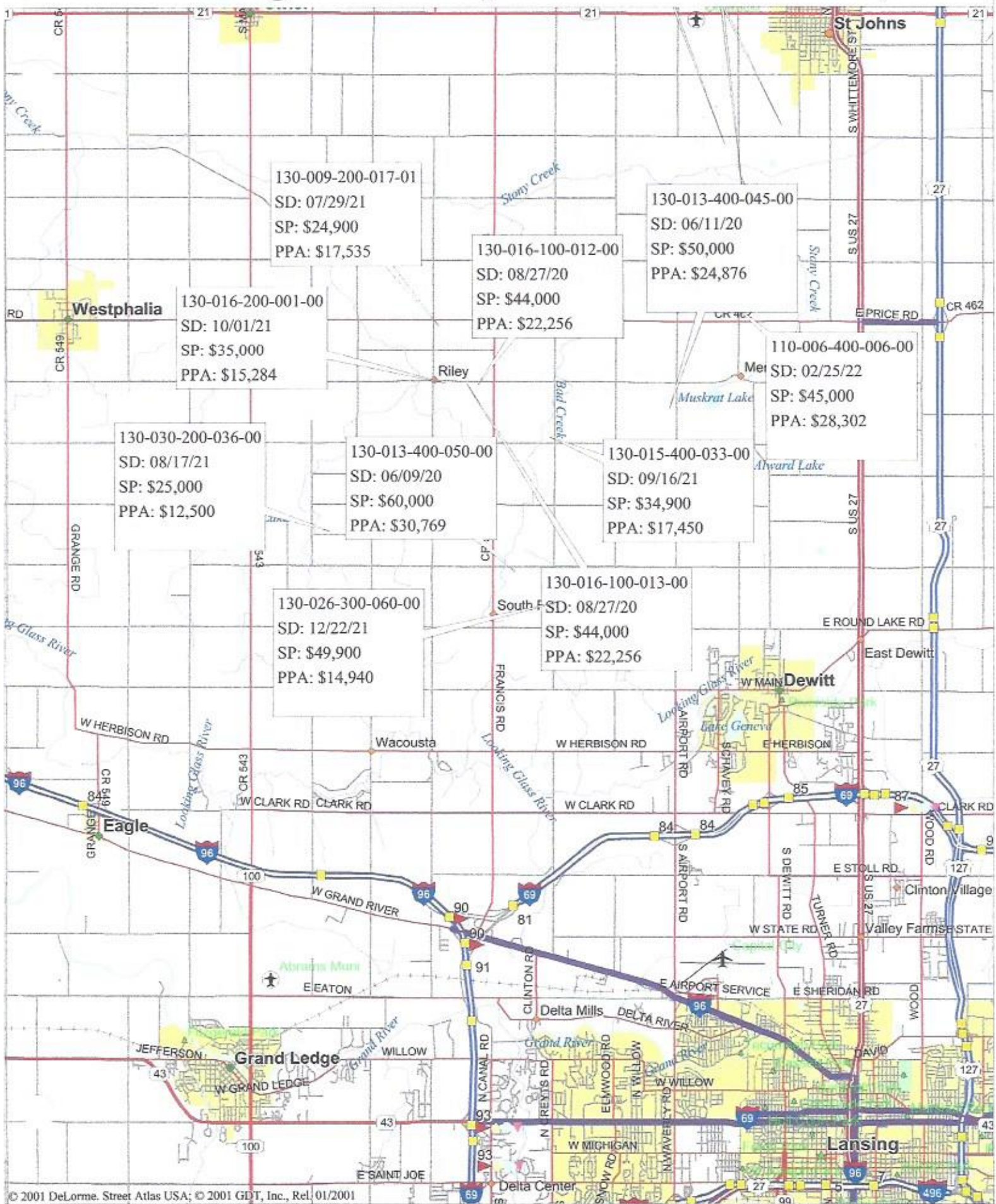
# 2023 Bengal Township Residential Site Study



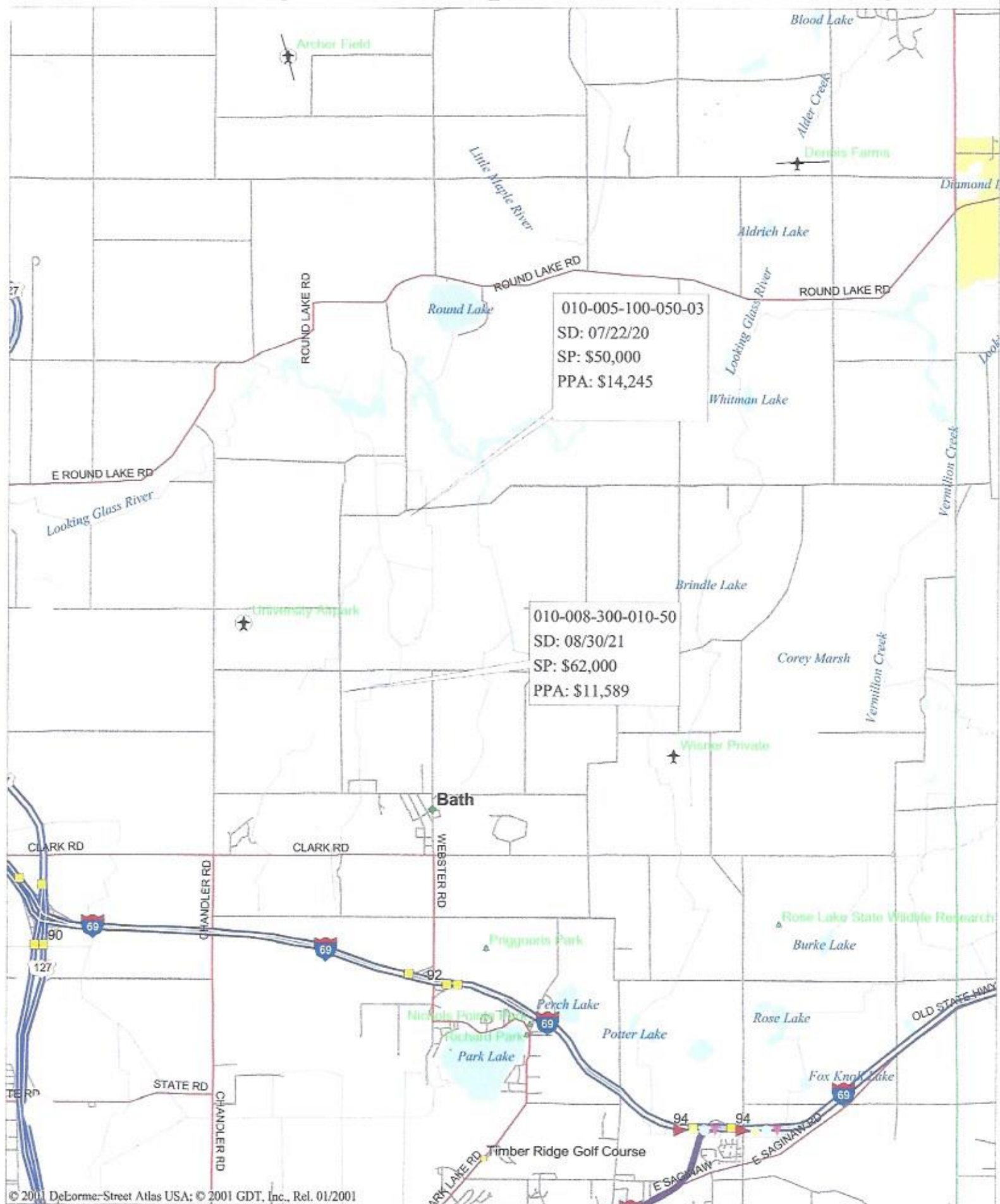
# 2023 Bengal Township Residential Site Study



# 2023 Bengal Township Residential Site Study



# 2023 Bengal Township Residential Site Study



## 2023 Vacant Ag Land Sales Analysis- Bengal Township

| Parcel Number          | Street Address   | Sale Date | Sale Price          | Instr. | Terms of Sale   | Adj. Sale \$       | Dollars/Acre      | Liber/Page |
|------------------------|------------------|-----------|---------------------|--------|-----------------|--------------------|-------------------|------------|
| 020-005-300-020-00     | 8860 W WALKER RC | 04/12/19  | \$600,000           | WD     | 03-ARM'S LENGTH | \$600,000          | 101.97            | 5278168    |
| 020-006-400-010-50     | W WALKER ROAD    | 07/11/19  | \$555,500           | WD     | 03-ARM'S LENGTH | \$555,500          | 75.68             | 5281254    |
| 020-010-300-005-00     | N LOWELL RD      | 04/13/20  | \$2,300,000         | WD     | 03-ARM'S LENGTH | \$240,310          | 35.00             | 5291608    |
| 020-010-400-005-00     | N LOWELL RD      | 04/13/20  | \$2,300,000         | WD     | 03-ARM'S LENGTH | \$705,482          | 102.75            | 5291608    |
| 020-016-400-020-00     | W TOWNSEND RD    | 04/13/20  | \$2,300,000         | WD     | 03-ARM'S LENGTH | \$537,265          | 78.25             | 5291608    |
| 020-022-100-005-50     | S LOWELL RD      | 04/13/20  | \$2,300,000         | WD     | 03-ARM'S LENGTH | \$480,620          | 70.00             | 5291608    |
| 020-022-400-005-00     | S LOWELL RD      | 04/13/20  | \$2,300,000         | WD     | 03-ARM'S LENGTH | \$130,454          | 19.00             | 5291608    |
| 020-022-400-020-50     | 6008 W PARKS ROA | 02/06/20  | \$47,000            | WD     | 03-ARM'S LENGTH | \$47,000           | 7.94              | 5289264    |
| 020-022-400-025-00     | S LOWELL RD      | 04/13/20  | \$2,300,000         | WD     | 03-ARM'S LENGTH | \$205,980          | 30.00             | 5291608    |
| 020-026-200-005-50     | W PARKS RD V/L   | 06/08/21  | \$423,000           | WD     | 03-ARM'S LENGTH | \$423,000          | 71.17             | 5311099    |
| 020-029-200-005-00     | W PARKS ROAD     | 04/01/19  | \$515,000           | WD     | 03-ARM'S LENGTH | \$515,000          | 80.00             | 5277991    |
| <b>Totals:</b>         |                  |           | <b>\$15,940,500</b> |        |                 | <b>\$4,440,611</b> | <b>671.76</b>     |            |
| Average per Net Acre=> |                  |           |                     |        |                 |                    | <b>\$6,610.38</b> |            |

Used: **\$6,600**

# BENGAL TWP VACANT AG LAND SALES

