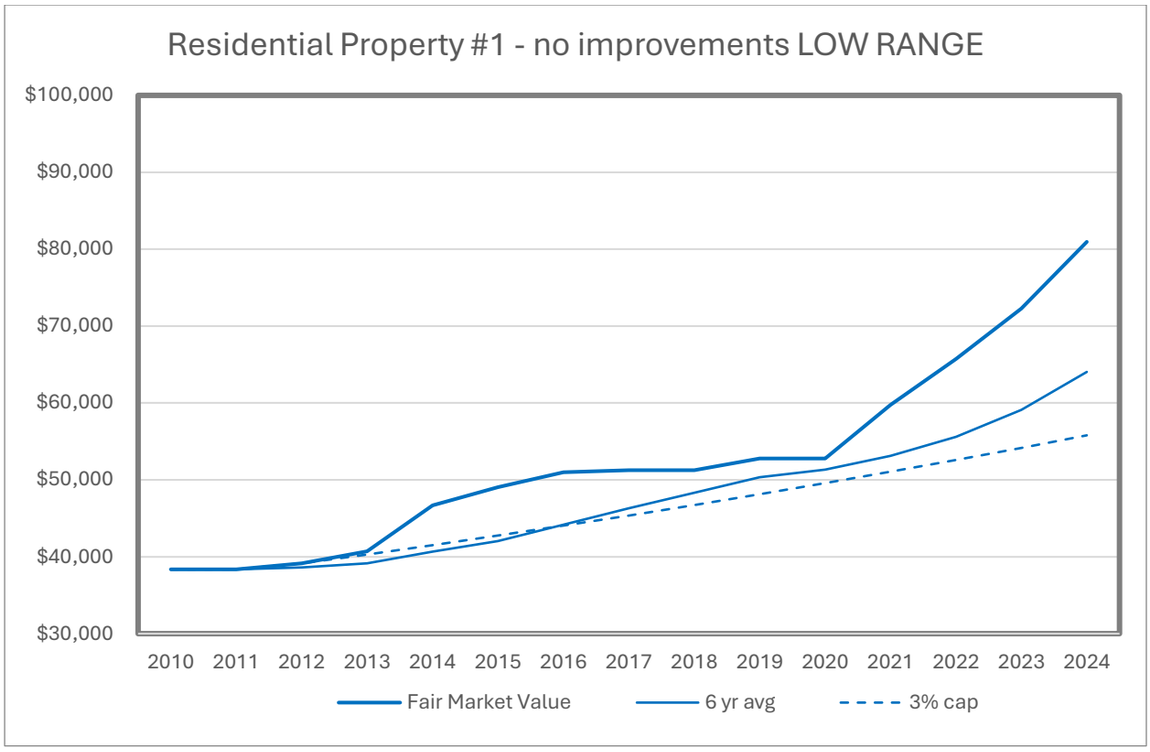
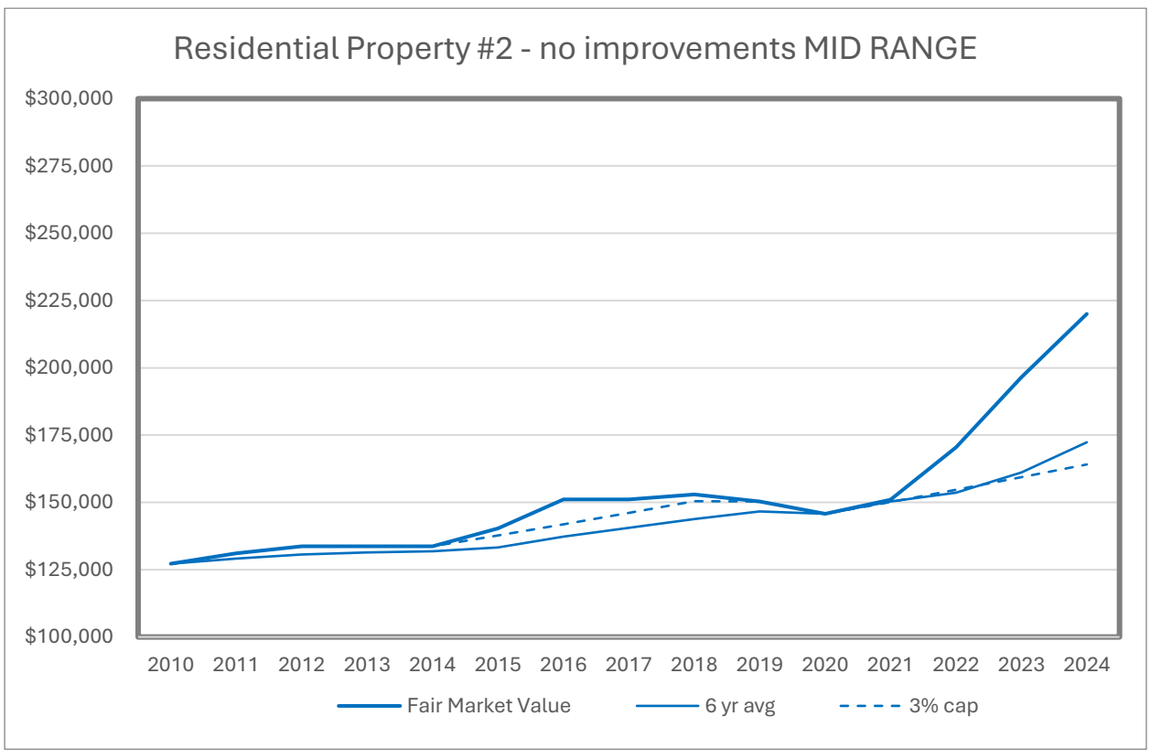
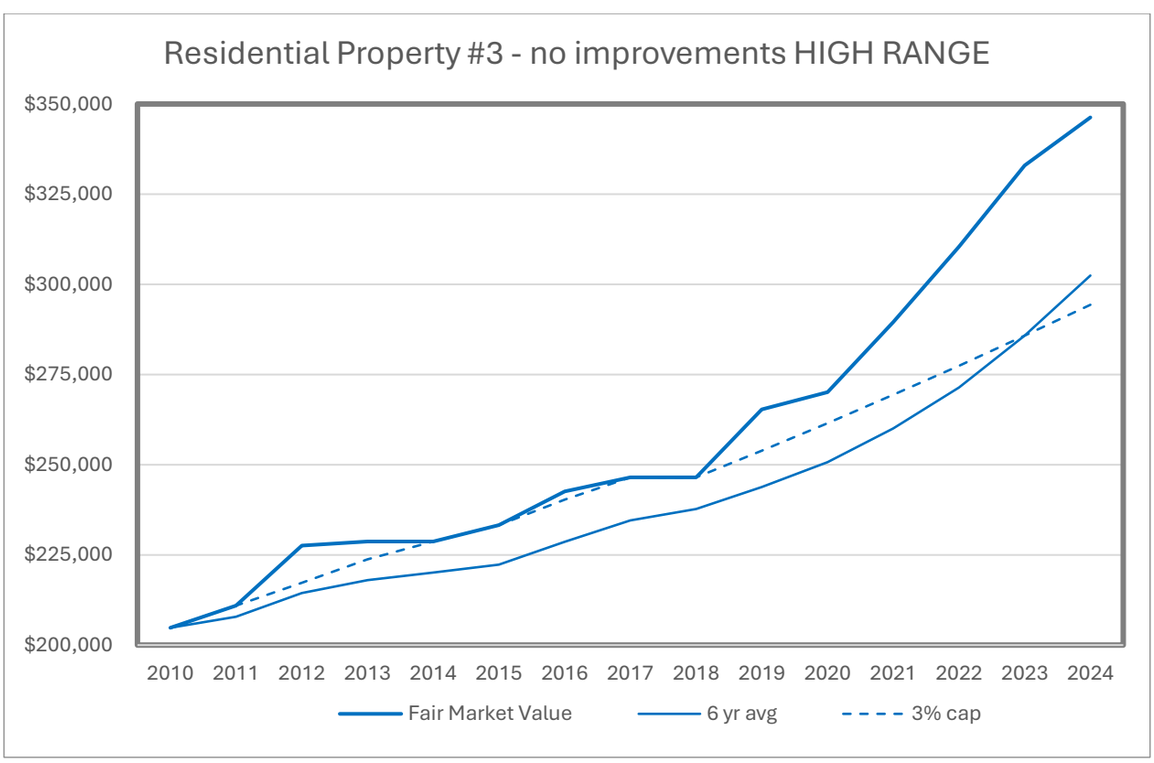
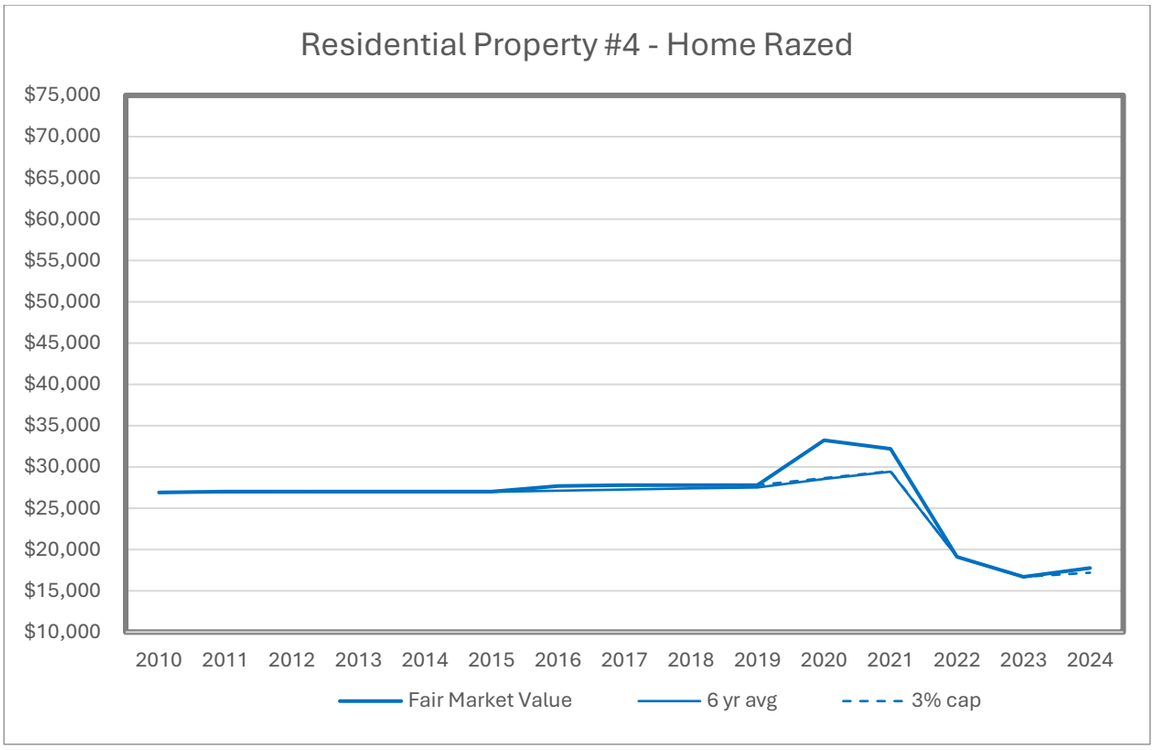
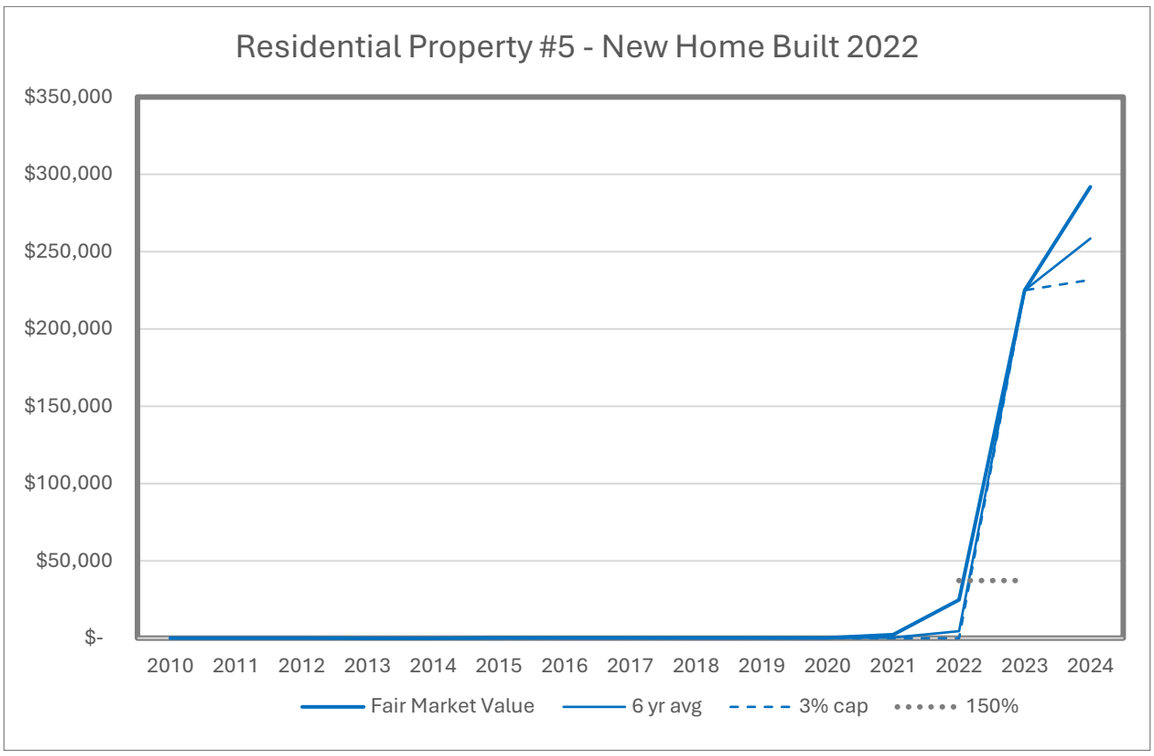
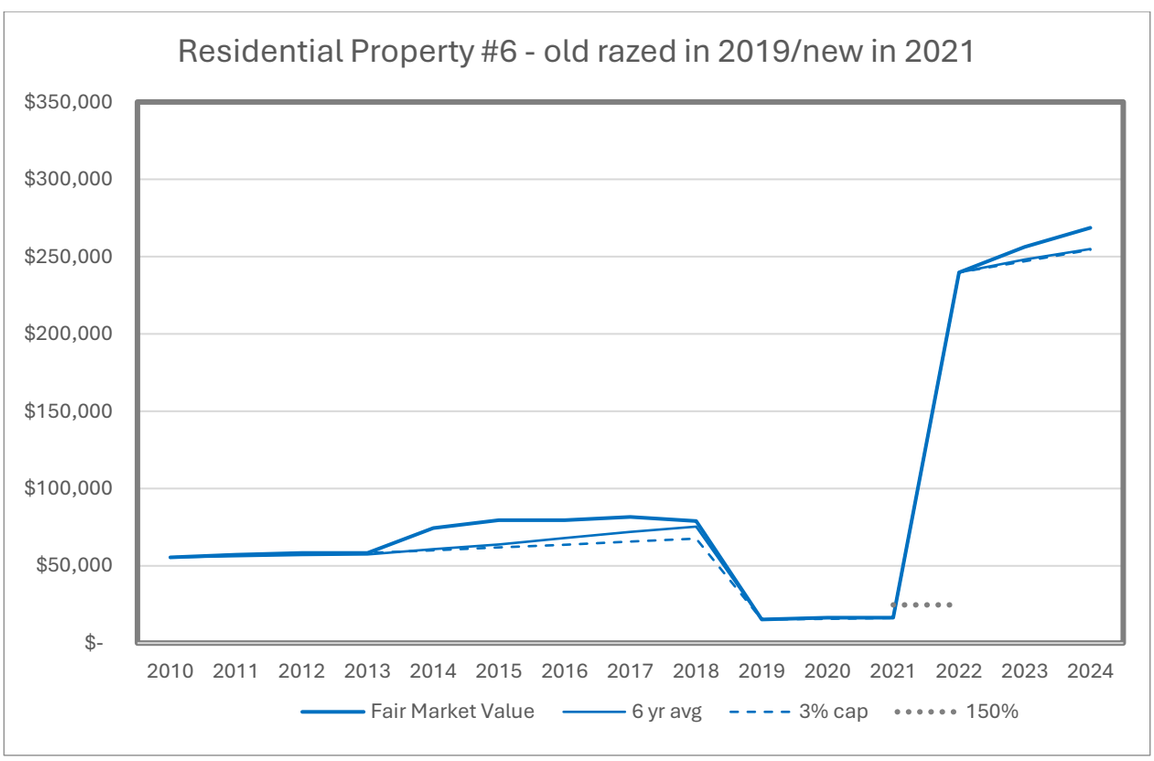

Residential Property #1 - no improvements LOW RANGE
$100,000
$90,000
$80,000
$70,000
$60,000
$50,000
$40,000
$30,000
2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024
Fair Market Value
6 yr avg
3% cap

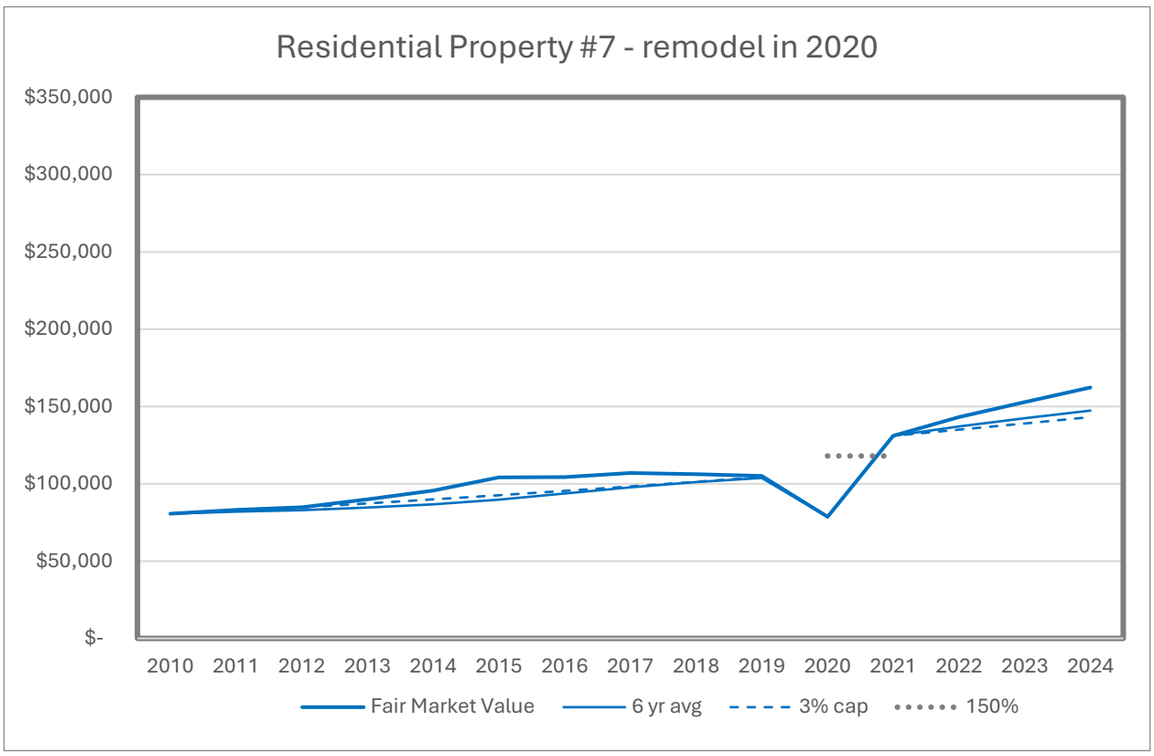

Residential Property #2 - no improvements MID RANGE
$300,000
$275,000
$250,000
$225,000
$200,000
$175,000
$150,000
$125,000
$100,000
2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024
Fair Market Value
6 yr avg
3% cap

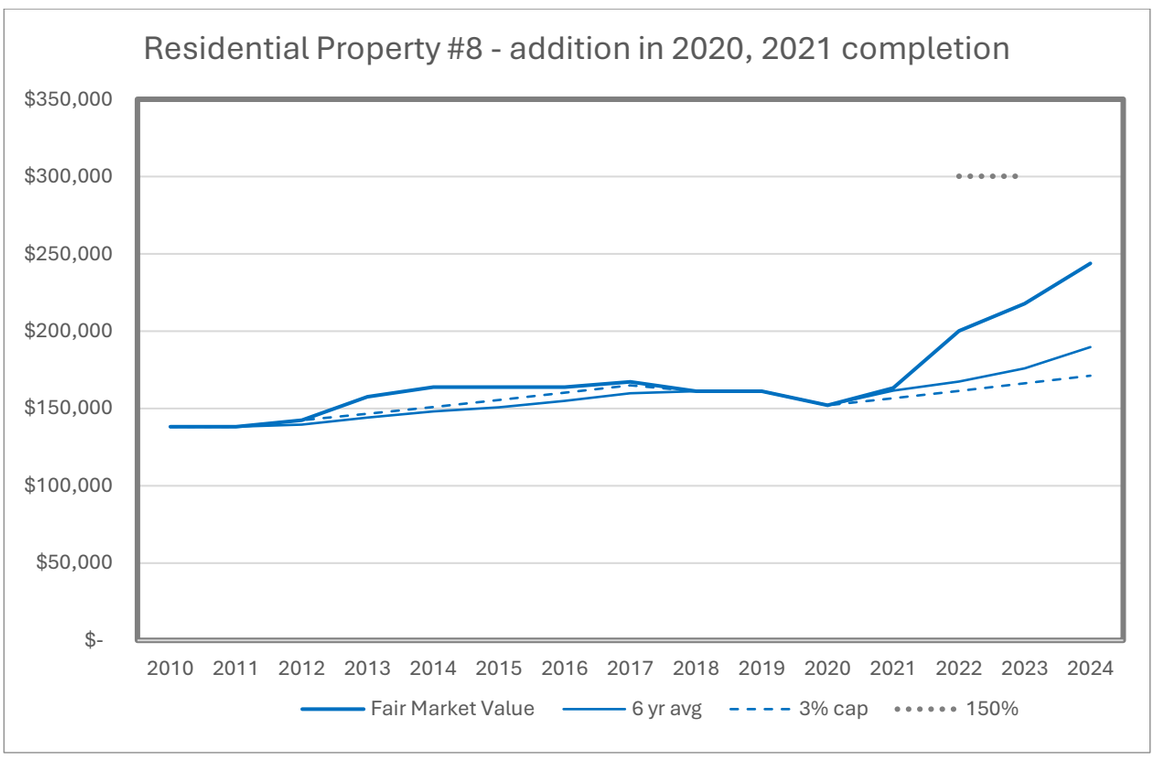

Residential Property #3 - no improvements HIGH RANGE
$350,000
$325,000
$300,000
$275,000
$250,000
$225,000
$200,000
2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024
Fair Market Value
6 yr avg
3% cap


Residential Property #4 - Home Razed
$75,000
$70,000
$65,000
$60,000
$55,000
$50,000
$45,000
$40,000
$35,000
$30,000
$25,000
$20,000
$15,000
$10,000
2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024
Fair Market Value
6 yr avg
3% cap


Residential Property #5 - New Home Built 2022
$350,000
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$-
2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024
Fair Market Value
6 yr avg
3% cap
150%


Residential Property #6 - old razed in 2019/new in 2021
$350,000
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$-
2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024
Fair Market Value
6 yr avg
3% cap
150%


Residential Property #7 - remodel in 2020
$350,000
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$-
2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024
Fair Market Value
6 yr avg
3% cap
150%


Residential Property #8 - addition in 2020, 2021 completion
$350,000
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$-
2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024
Fair Market Value
6 yr avg
3% cap
150%