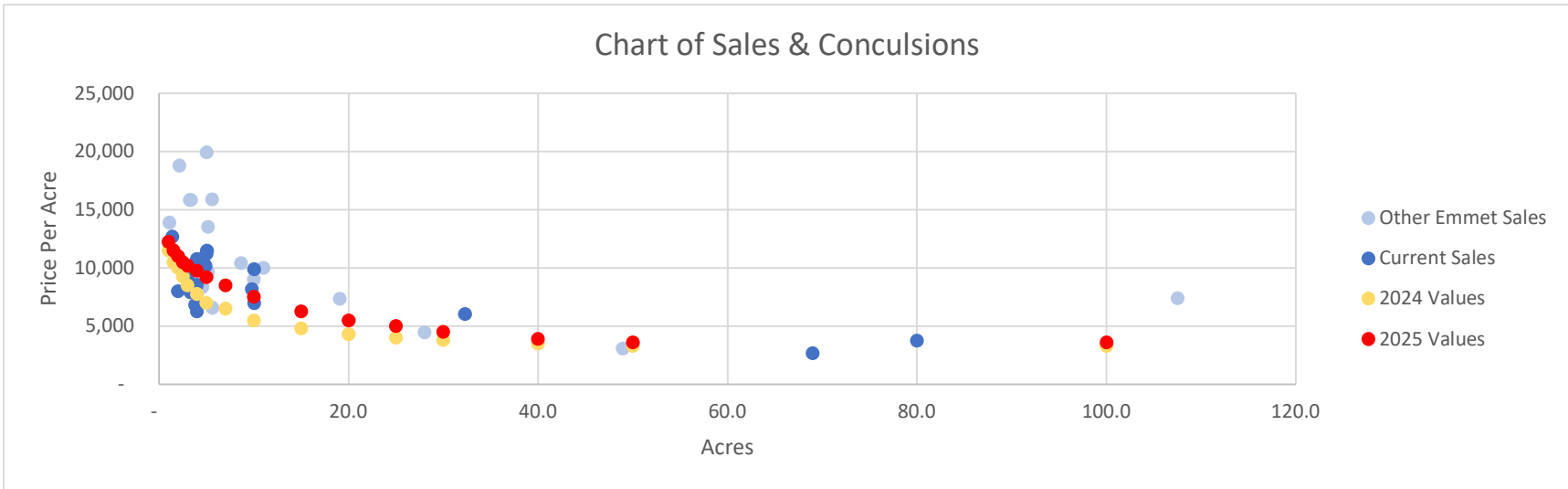


2025 Rural Acreage Land Valuation

Study Period Sales in Springvale Township

PIN	CLASS	ADDRESS	SALE DATE	DOCUMENT	LIBER/PAGE	SALES PRICE	ACRES	\$/AC
14-20-04-200-011	402	447 N SILVER CREEK RD	3/17/2023	WD	1251/034	17,500	1.4	12,681
14-20-20-200-009	401	3135 JOY LN	5/26/2023	WD	1252/591	16,000	2.0	8,000
14-20-30-300-015	402	4715 JOHNSON RD	5/31/2022	WD	1244/720	28,000	3.0	9,241
14-20-30-300-016	402	4729 JOHNSON RD	8/22/2022	LC	1246/722	26,000	3.3	7,903
14-20-04-200-015	402	387 N SILVER CREEK RD	4/29/2022	WD	1243/688	37,500	3.8	9,921
14-20-11-400-040	402	TWILDO RD	2/9/2023	WD	1250/244	26,000	3.8	6,824
14-20-20-400-012	402	JOY LN	10/31/2022	WD	1248/322	40,000	4.0	10,000
14-20-06-300-017	402	6091 E MITCHELL RD	4/14/2023	WD	1251/642	34,200	4.0	8,550
14-20-03-400-030	402	9231 SHEAFFER'S CROSSING	10/28/2023	WD	1255/835	25,000	4.0	6,250
14-20-12-200-012	402	WILDWOOD RD	12/20/2023	QC	1256/745	43,000	4.0	10,750
14-20-17-200-017	402	MAXWELL RD	5/6/2022	WD	1243/842	49,000	4.7	10,381
14-20-09-100-028	402	7904 THUNDER TR	6/30/2023	WD	1253/524	49,900	4.9	10,163
14-20-16-300-019	402	7910 TIMBERWOOD TR	6/7/2023	WD	1253/622	56,000	5.0	11,200
14-20-16-300-018	402	TIMBERWOOD TR	6/7/2023	WD	1253/427	58,000	5.1	11,485
14-20-20-400-013	402	3539 MAXWELL RD	9/11/2023	CD	1254/683	80,000	9.8	8,163
14-20-16-300-009	402	8190 TIMBERWOOD TR	10/3/2023	WD	1255/209	99,000	10.0	9,870
14-20-16-300-012	402	7910 TIMBERWOOD TR	8/2/2022	WD	1246/171	69,900	10.1	6,955
14-20-03-100-015	402	PICKEREL LAKE RD	12/8/2023	MLC	1256/585	195,000	32.3	6,041
14-20-22-400-001	401	3782 HOPPER RD	9/20/2023	WD	1255/051	299,000	80.0	3,738
14-20-24-300-003	402	E MITCHELL RD	8/25/2022	WD	1246/770	182,850	69.0	2,650



Rural Acreage Land Value Conclusions:

	2024		2025	
	Value	\$/AC	Value	\$/AC
1	11,500	11,500	12,250	12,250
1.5	15,750	10,500	17,250	11,500
2	20,000	10,000	22,000	11,000
2.5	23,125	9,250	26,250	10,500
3	25,500	8,500	30,600	10,200
4	31,000	7,750	39,000	9,750
5	35,000	7,000	46,000	9,200
7	45,500	6,500	59,500	8,500
10	55,000	5,500	75,000	7,500
15	72,000	4,800	93,750	6,250
20	86,000	4,300	110,000	5,500
25	100,000	4,000	125,000	5,000
30	114,000	3,800	135,000	4,500
40	140,000	3,500	156,000	3,900
50	165,000	3,300	180,000	3,600
100	330,000	3,300	360,000	3,600

Supporting Sales from Emmet County:

PIN	ADDRESS	SALE DATE	DOCUMENT	SALE PRICE	ACRES	\$/AC
08-16-13-200-013		10/20/2022	WD	15,000	1.1	13,889
01-19-27-400-019	4724 MINDEL RD	7/22/2022	WD	40,000	2.1	18,779
01-19-22-300-041	3712 CEDAR VALLE	6/12/2023	WD	51,000	3.2	15,839
01-19-26-400-012	4456 MOUNTAINV	3/15/2024	WD	53,000	3.3	15,845
08-16-15-200-037	8160 RIGHT WAY	7/8/2022	WD	100,000	5.0	19,916
08-16-01-100-011	2160 EDWARD RD	9/15/2022	WD	37,000	5.6	6,573
01-16-36-100-027	4892 PICKEREL LAK	2/13/2024	WD	38,000	4.6	8,352
16-12-32-100-024		9/29/2023	WD	70,000	5.2	13,529
01-19-10-200-014		1/13/2023	WD	89,000	5.6	15,893
16-12-32-100-024		4/18/2022	WD	50,000	5.2	9,664
01-19-18-200-045		2/16/2023	WD	90,000	8.7	10,405
01-19-14-400-006	4622 BRUBAKER RI	12/15/2023	WD	90,000	10.0	9,000
01-19-27-200-017		1/5/2024	WD	99,000	10.0	9,900
01-19-15-200-006		4/28/2023	WD	110,000	11.0	10,000
01-19-14-400-017	2915 KRAUSE RD	4/21/2023	WD	140,000	19.1	7,334
08-16-01-100-010		9/20/2022	WD	125,000	28.0	4,461
01-19-13-300-008		7/25/2023	WD	150,000	48.9	3,065
01-19-03-200-022		4/19/2022	WD	795,000	107.5	7,395

2025 Platted Lot & Site Condo Land Valuations:

Silver Creek - Creekside Units

PIN	CLASS	ADDRESS	SALE DATE	DOCUMENT	LIBER/PAGE	SALE PRICE	UNITS	\$/UNIT	
14-20-03-150-202	402	8887 SPRINGRIDGE DR	9/25/2023	PTA		14,000	1	14,000	CREEK SIDE
14-20-04-225-115	402	8652 CEDAR CREEK DR	8/4/2023	WD	1253/919	15,000	1	15,000	CREEK SIDE
						AGGRIGATE MEAN	2	14,500	
Conclusion: \$14,500 per unit							Average	14,500	

General Platted Lots

Inculdes Franklin Estates, Silver Creek (non-creekside), Ridgewood Meadows, Ambush Plains, or Forest Haven subdivisions

PIN	CLASS	ADDRESS	SALE DATE	DOCUMENT	LIBER/PAGE	SALE PRICE	UNITS	\$/UNIT	
14-20-04-225-170	402	8365 RIDGEWAY RD	6/6/2023	WD	1252/778	13,900	1	13,900	STANDARD
14-20-04-225-155	402	8294 RIDGEWAY RD	12/1/2022	WD	1248/951	11,500	1	11,500	STANDARD
14-17-33-451-109	402	624 FRANKLIN ESTATES DR	3/22/2024	WD	1258/708	13,000	1	13,000	FRANKLIN ESTATE
14-17-33-451-105	402	576 FRANKLIN ESTATES DR	2/9/2024	WD	1257/686	15,000	1	15,000	FRANKLIN ESTATE
14-17-33-451-130	402	520 FRANKLIN ESTATES DR	7/31/2023	WD	1253/764	18,500	1	18,500	FRANKLIN ESTATE
14-17-33-451-103	402	552 FRANKLIN ESTATES DR	6/12/2023	WD	1252/746	13,000	1	13,000	FRANKLIN ESTATE
14-17-33-451-105	402	576 FRANKLIN ESTATES DR	5/12/2023	WD	1252/148	12,000	1	12,000	FRANKLIN ESTATE
14-17-33-451-127	402	559 FRANKLIN ESTATES DR	4/17/2023	WD	1251/690	23,000	2	11,500	FRANKLIN ESTATE
14-17-33-451-121	402	FRANKLIN ESTATES	3/23/2023	WD	1251/543	12,250	1	12,250	FRANKLIN ESTATE
14-17-33-451-130	402	520 FRANKLIN ESTATES DR	3/13/2023	WD	1250/884	12,250	1	12,250	FRANKLIN ESTATE
14-17-33-451-126	402	605 FRANKLIN ESTATES DR	11/10/2022	WD	1248/508	9,000	1	9,000	FRANKLIN ESTATE
14-17-33-451-125	402	617 FRANKLIN ESTATES DR	10/11/2022	WD	1247/842	9,000	1	9,000	FRANKLIN ESTATE
14-17-33-451-118	402	732 FRANKLIN ESTATES DR	9/30/2022	WD	1247/615	11,000	1	11,000	FRANKLIN ESTATE
						173,400	14	12,386	
Conclusion: \$12,500 per unit							Average	12,409	
							Median	12,250	

Berry Creek Valley

PIN	CLASS	ADDRESS	SALE DATE	DOCUMENT	LIBER/PAGE	SALE PRICE	UNITS	\$/UNIT	
14-20-24-260-121	402	BERRY CREEK VALLEY RD	3/1/2024	MLC	1258/303	35,000	2	17,500	ADJ TO STATE
14-20-24-260-125	401	11575 BERRY CREEK VALLEY RI	7/12/2022	MLC	1245/588	25,000	1	25,000	REGULAR LOT
14-20-24-260-118	402	11300 BERRY CREEK VALLEY RI	10/25/2023	WD	1255/712	23,500	1	23,500	ADJ TO STATE
14-20-24-260-103	402	11630 BERRY CREEK VALLEY RI	4/19/2023	WD	1251/702	22,000	1	22,000	REGULAR LOT
						105,500	5	21,100	
Conclusion: \$21,000 per unit for all units							Average	22,000	
							Median	22,750	

2025 Pickerel and Crooked Lake Land Valuations

Small Lots: typically >75 FF

PIN	CLASS	ADDRESS	SALE DATE	DOC	LIBER/PAG	CONFIDEN'	SALES PRICE	FRONT FT	BUILD VALUE	LAND IMPROVEME	LAND RESIDUAL	PRICE/FF
08-16-24-100-021	401	3042 N HWY US 31	06/28/23	WD	1253/189		475,000	50	262,876		212,124	4,242
OLDER SALES												
14-17-27-476-043	401	9447 TRAILS END RD	10/14/2021	WD	1238/114		500,000	50	168,092	-	331,908	6,638
14-17-35-100-005	401	1436 N ELLSWORTH RD	9/13/2021	WD	1237/406		515,000	46	279,920	-	235,080	5,110
											AVERAGE	5,440

Conclusion: \$4,500 per front foot

Average Lots: typically 100-175 FF

PIN	CLASS	ADDRESS	SALE DATE	DOC	LIBER/PAG	CONFIDEN'	SALES PRICE	FRONT FT	BUILD VALUE	LAND IMPROVEME	LAND RESIDUAL	PRICE/FF
14-17-29-200-019	401	7365 CHANNEL RD	2/15/2024	WD	1257/696	Yes	CONF.	120	239,108	-	460,772	CONF.
14-17-21-300-003	401	8121 CHANNEL RD	6/20/2023	WD	1252/927	No	600,000	110	242,552	500	356,838	3,244
14-17-21-300-013	401	8025 CHANNEL RD	8/1/2022	WD	1246/349	No	690,000	100	335,022	6,468	348,410	3,484
											1,166,020	3,533

Conclusion: \$3,500 per front foot

Average 3,523
Median 3,484

Large Lots: typically 200+ FF

PIN	CLASS	ADDRESS	SALE DATE	DOC	LIBER/PAG	CONFIDEN'	SALES PRICE	FRONT FT	BUILD VALUE	LAND IMPROVEME	LAND RESIDUAL	PRICE/FF
14-17-19-301-034	401	5923 CINCINNATI PT TRA	9/11/2023	WD	1255/101	Yes	CONF.	304	376,506	8,229	715,265	CONF.

Conclusion: \$2,500 per front foot

2024 Back Lot Land Valuation

PIN	CLASS	ADDRESS	SALE DATE	DOCUMENT	LIBER/PAGE	SALES PRICE	FRONT FEET	\$/FF
14-17-29-300-021	402	CHANNEL F	3/9/2023	WD	1250/846	45,000	150	300

Conclusion: \$200 per front foot (held at prior rate due to lack of sales)

Older sales:

14-17-19-300-032	402	CINCINNAT	11/10/2021	WD	1239/031	CONFIDENTIAL	138	CONFIDENTIAL
14-17-19-300-031	402	5790 CINCI	11/5/2021	WD	1238/825	CONFIDENTIAL	195	CONFIDENTIAL
14-17-19-300-029	402	5774 CINCI	11/5/2021	WD	1238/826	CONFIDENTIAL	124	CONFIDENTIAL
14-17-27-477-022	402	ARTESIAN I	1/28/2022	WD	1241/962	26,000	150	173
14-17-19-300-030	402	5776 CINCI	2/25/2022	WD	1242/059	CONFIDENTIAL	139	CONFIDENTIAL
14-17-19-300-035	402	CINCINNAT	3/25/2022	WD	1242/838	CONFIDENTIAL	187	CONFIDENTIAL
14-17-19-300-036	402	CINCINNAT	3/25/2022	WD	1242/837	CONFIDENTIAL	233	CONFIDENTIAL
14-17-19-300-037	402	CINCINNAT	3/16/2022	WD	1242/423	CONFIDENTIAL	280	CONFIDENTIAL
14-17-19-300-033	401	5881 CINCI	11/10/2021	WD	1240/039	30,000	158	190

Springvale Township

2025 ECF Analysis

Rural Neighborhood (excludes mobile homes, manufactured homes, and commercial/industrial structures):

PIN	CLASS	ADDRESS	SALE DATE	DOCUMENT	LIBER/PAGE	SALE PRICE	LAND VALUE	LAND IMP.	RES BUILD	AG BUILD	MANUAL VALUE	RESIDUAL	ECF
14-20-12-300-006		401 11110 WILDWOOD	8/11/2023	WD	1254/037	499,900	282,960	6,270	210,430	16,851	227,280	210,670	0.927
14-20-18-400-001		401 6215 GREENWOOD	6/30/2023	WD	1253/192	414,900	110,156	11,499	311,534	-	311,534	293,245	0.941
14-20-04-400-006		401 8686 E MITCHELL	6/17/2022	WD	1245/195	390,000	69,833	1,000	291,517	-	291,517	319,167	1.095
14-17-33-451-111		401 648 FRANKLIN E	6/30/2022	WD	1245/267	310,000	12,250	-	257,594	-	257,594	297,750	1.156
14-20-09-100-018		401 7858 THUNDER T	6/21/2023	WD	1253/027	679,000	42,990	3,560	432,990	-	432,990	632,450	1.461
14-17-33-400-007		401 8597 PICKEREL L	5/11/2022	WD	1243/950	300,000	69,833	2,360	186,109	-	186,109	227,807	1.224
14-20-03-150-210		401 8806 SPRINGRID	8/15/2022	WD	1246/504	392,000	12,250	10,316	299,290	-	299,290	369,434	1.234
14-20-04-225-101		401 8681 TALL TIMBER	4/27/2022	WD	1243/779	265,000	12,250	5,192	199,577	-	199,577	247,558	1.240
14-20-04-400-026		401 8530 PENNY LN	9/12/2023	WD	1254/710	95,000	68,542	-	21,181	-	21,181	26,458	1.249
14-20-03-150-200		401 8839 SPRINGRID	6/23/2023	MLC	1252/983	949,000	34,500	20,026	688,335	-	688,335	894,474	1.299
14-20-02-200-020		401 10400 PICKEREL	7/12/2023	WD	1253/395	350,000	22,935	-	247,617	-	247,617	327,065	1.321
14-20-04-225-107		401 8526 CEDAR CRE	8/24/2023	WD	1254/481	437,500	12,250	2,650	316,515	-	316,515	422,600	1.335
14-20-04-400-022		401 8616 PENNY LN	9/8/2023	WD	1254/713	470,000	52,278	-	293,348	18,362	311,710	417,722	1.340
14-20-05-300-016		401 570 S BLANCHARD	1/23/2024	WD	1257/403	150,000	17,820	-	97,831	-	97,831	132,180	1.351
14-20-04-225-124		401 8660 TALL TIMBER	10/11/2022	WD	1247/917	428,000	12,250	8,906	296,793	-	296,793	406,844	1.371
14-20-04-225-116		401 8670 CEDAR CRE	8/4/2023	WD	1253/936	436,923	14,500	34,090	283,031	-	283,031	388,333	1.372
14-20-02-200-018		401 10352 PICKEREL	5/25/2022	WD	1244/259	CONFIDENTIAL	CONFIDENTIAL	CONFIDENTIAL	CONFIDENTIAL	CONFIDENTIAL	CONFIDENTIAL	CONFIDENTIAL	1.382
14-20-17-200-018		401 2137 MAXWELL	7/6/2022	WD	1245/624	949,900	51,725	36,905	591,268	30,632	621,900	861,270	1.385
14-20-05-126-001		401 467 N BLANCHARD	6/17/2022	WD	1245/199	225,000	12,500	400	152,769	-	152,769	212,100	1.388
14-20-04-225-148		401 8382 RIDGEWAY	6/9/2023	WD	1253/080	442,000	22,250	10,495	294,356	-	294,356	409,255	1.390
14-20-08-200-003		401 1061 MAXWELL	9/26/2023	WD	1255/213	200,000	12,250	5,684	130,191	-	130,191	182,066	1.398
14-20-04-225-117		401 8688 CEDAR CRE	9/28/2023	WD	1255/074	395,000	24,500	4,212	260,639	-	260,639	366,288	1.405
14-20-04-200-025		401 387 N SILVER CREEK	3/14/2023	WD	1251/040	359,900	12,480	7,105	241,890	-	241,890	340,315	1.407
14-20-10-200-014		401 9094 E MITCHELL	1/6/2023	WD	1249/483	355,000	25,655	568	232,949	-	232,949	328,777	1.411
14-20-09-130-102		401 1032 OWEN DR	9/19/2022	WD	1247/258	286,000	12,500	-	193,591	-	193,591	273,500	1.413
14-20-04-225-129		401 8618 RIDGEWAY	4/8/2022	WD	1243/140	369,000	14,500	2,339	244,752	-	244,752	352,161	1.439
14-20-17-200-005		401 2181 MAXWELL	9/20/2022	WD	1247/487	450,000	31,148	18,247	277,502	-	277,502	400,605	1.444
14-20-04-225-132		401 8576 RIDGEWAY	9/18/2023	WD	1254/903	409,500	14,500	4,913	253,781	-	253,781	390,087	1.537
14-17-35-200-022		401 1025 BOTSFORD	7/22/2022	WD	1245/885	680,000	31,020	15,200	375,103	25,137	400,240	633,780	1.583
14-17-34-400-029		401 9421 PICKEREL L	5/27/2022	WD	1244/561	600,000	43,830	2,555	342,021	7,126	349,146	553,615	1.586
14-20-05-100-004		401 260 S BLANCHARD	6/29/2023	WD	1253/241	260,000	11,760	4,714	153,434	-	153,434	243,526	1.587
14-20-01-100-006		401 331 N SELDON RD	10/2/2023	WD	1255/153	419,000	43,690	8,966	226,842	-	226,842	366,344	1.615
14-20-09-130-104		401 1064 OWEN DR	5/17/2022	WD	1244/067	325,000	12,500	991	192,215	-	192,215	311,509	1.621
14-17-34-300-003		401 8729 PICKEREL L	11/9/2023	WD	1256/126	300,000	11,638	981	176,436	-	176,436	287,381	1.629
14-20-20-300-010		401 7014 KING RD	9/15/2023	WD	1254/873	1,225,000	110,000	79,338	584,065	50,213	634,277	1,035,662	1.633
14-17-30-400-013		401 6109 PICKEREL L	8/3/2022	WD	1246/167	690,000	110,420	3,616	325,546	25,569	351,114	575,964	1.640
14-20-04-200-011		401 447 N SILVER CREEK	1/11/2024	WD	1257/079	305,000	16,050	-	174,900	-	174,900	288,950	1.652
14-20-02-100-036		401 289 S ELLSWORTH	8/28/2023	WD	1254/560	439,900	63,788	2,424	206,347	-	206,347	373,688	1.811
14-20-04-225-126		402 8355 PINE FOREST	2/9/2024	WD	1257/693	540,000	34,500	1,972	275,522	-	275,522	503,528	1.828
14-20-04-225-127		402 8369 PINE FOREST	2/9/2024	WD	1257/693	540,000	34,500	1,972	275,522	-	275,522	503,528	1.828
14-20-04-225-128		401 8632 RIDGEWAY	2/9/2024	WD	1257/693	540,000	34,500	1,972	275,522	-	275,522	503,528	1.828
14-20-08-200-001		401 7198 E MITCHELL	6/15/2023	WD	1253/029	211,000	12,250	-	105,864	-	105,864	198,750	1.877
14-17-31-100-012		401 5760 PICKEREL L	3/24/2023	WD	1251/145	167,000	22,000	-	77,154	-	77,154	145,000	1.879
14-17-34-400-030		401 573 N ELLSWORTH	9/20/2023	WD	1255/226	230,000	26,080	-	97,254	-	97,254	203,920	2.097
14-20-10-100-003		402 8908 E MITCHELL	4/27/2022	WD	1243/536	380,000	197,700	4,328	13,230	71,595	84,824	177,972	2.098
14-20-03-400-004		401 331 S ELLSWORTH	8/21/2023	WD	1254/297	325,000	16,050	6,695	106,628	30,793	137,421	302,255	2.199
										ECF:	11,898,001	17,396,024	1.462

Conclusion: 1.462

Springvale Township

Mobile Homes Rural Neighborhood:

PIN	CLASS	ADDRESS	SALE DATE	DOCUMENT	LIBER/PAGE	SALE PRICE	LAND VALUE	LAND IMP.	RES BUILD	AG BUILD	MANUAL VALUE	RESIDUAL	ECF
14-20-05-300-007		401 736 S BLANCHAR	6/6/2023	WD	1252/856	70,000	22,000	1,338	40,042	-	40,042	46,662	1.17
14-17-34-400-018		401 9541 PICKEREL L	8/17/2023	MLC	1254/269	120,000	13,785	3,908	55,869	-	55,869	102,307	1.83
14-20-05-300-007		401 736 S BLANCHAR	3/25/2024	MLC	1258/603	99,000	22,000	1,338	40,042	-	40,042	75,662	1.89
											135,953	224,631	1.65

Conclusion: 1.65

Manufactured Homes Rural Neighborhood:

PIN	CLASS	ADDRESS	SALE DATE	DOCUMENT	LIBER/PAGE	SALE PRICE	LAND VALUE	LAND IMP.	RES BUILD	AG BUILD	MANUAL VALUE	RESIDUAL	ECF
14-20-18-400-033		401 2808 BERGER RD	4/12/2022	WD	1243/284	164,000	13,050	-	131,070	-	131,070	150,950	1.15

Conclusion: 1.15

Commercial & Industrial Rural Structures:

PIN	CLASS	ADDRESS	SALE DATE	DOCUMENT	LIBER/PAGE	SALE PRICE	LAND VALUE	LAND IMP.	RES & AG BUILD	COM BUILD VAL	MANUAL VALUE	RESIDUAL	ECF	
002-011-019-20	Charlevoix	4740 SKOP RD	4/9/2022	WD	1342/890	CONF.	CONF.	CONF.	CONF.	CONF.	CONF.	CONF.	0.630	
69-045-100-000-016-00	Otsego	7993 MILL ST	11/17/2022	WD		149,900	24,311	13,128		221,692	221,692	112,461	0.507	
69-045-130-005-004-00	Otsego	534 EAST MAIN S	12/21/2023	WD	1647/573	90,000	4,945			124,579	124,579	85,055	0.683	
69-061-100-000-029-00	Otsego	8869 M-32 WEST	3/8/2024	WD	1651/35	100,000	4,045	4,740		168,137	168,137	91,215	0.543	
24-01-19-08-250-007	Emmet	1480 MCDUGA	13/30/2022	LC	1249/408	325,000	80,330	1,760		251,832	251,832	242,910	0.965	
24-10-10-03-101-024	Emmet	5912 ROBINSON	7/7/2022	WD	1246/427	122,000	4,299	5,401		140,135	140,135	112,300	0.801	
											Totals:	1,827,658	1,224,277	0.670

Conclusion: 0.67

Pickerel & Crooked Lakes:

PIN	CLASS	ADDRESS	SALE DATE	DOCUMENT	LIBER/PAGE	SALE PRICE	LAND VALUE	LAND IMP.	RES BUILD	AG BUILD	MANUAL VALUE	RESIDUAL	ECF
14-17-21-300-013		401 8025 CHANNEL F	8/1/2022	WD	1246/349	690,000	350,000	6,423	166,323	-	166,323	333,577	2.01
14-17-35-100-025		401 10165 TOWNSHI	5/24/2023	WD	1252/650	749,000	469,000	9,959	228,846	-	228,846	270,041	1.18
14-17-19-301-008		401 5901 CINCINNAT	5/31/2023	WD	1253/70	2,370,641	405,166	20,502	909,707	-	909,707	1,944,973	2.14
14-17-19-301-034		401 5923 CINCINNAT	9/11/2023	WD	1255/101	CONF.	CONF.	CONF.	CONF.	CONF.	CONF.	CONF.	1.93
14-17-29-200-019		401 7365 CHANNEL F	2/15/2024	WD	1257/696	CONF.	CONF.	CONF.	CONF.	CONF.	CONF.	CONF.	2.28
											1,852,567	3,649,640	1.97

Conclusion: 1.97