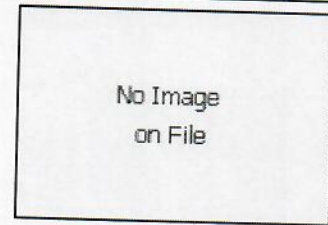


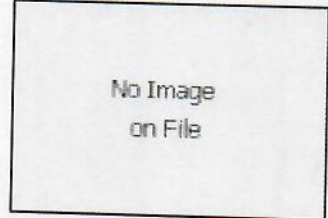
10

Neighborhoods Used: SWCH.SWEET CLOVER HILLS

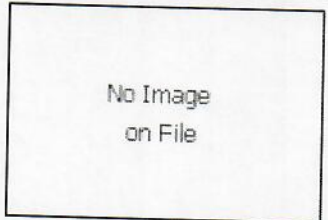
6536 SWEET CLOVER HILLS DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06 390 001 001 12/03/2021 SWCH 401 295,000 42,135
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 78 252,865 292,289 0.865
...MULTI-PARCEL SALE!!



1440 RED CLOVER HILLS DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06 385 001 009 05/14/2021 SWCH 401 285,000 16,898
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 76 268,102 243,402 1.101



6060 SWEET CLOVER HILLS DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06 395 001 010 02/19/2021 SWCH 401 385,000 39,106
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.75 STORY 84 345,894 304,483 1.136



1520 PRAIRIE CLOVER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06 395 001 021 12/11/2020 SWCH 401 304,000 10,863
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 96 293,137 316,991 0.925



1 SWEET CLOVER HILLS DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06 395 001 009 12/03/2020 SWCH 401 310,000 24,633
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.5 STORY 92 285,367 324,476 0.879



Neighborhoods Used: SWCH.SWEET CLOVER HILLS

Single Family Computed Costs by Manual

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1.25 STORY, 1.5 STORY, 1.75 STORY, 2 STORY, BI LEVEL, LOG, MOBILE, MODULAR, TRI LEVEL.

Total Single Family Costs by Manual : 1,481,640
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1.25 STORY, 1.5 STORY, 1.75 STORY, 2 STORY, BI LEVEL, LOG, MOBILE, MODULAR, TRI LEVEL.

Total Single Family Sale Residual Values : 1,445,365
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 4 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values include 5, 5, 8.42, 11.27, 4.33, 6.85, 1.006, 0.999.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1.25 STORY, 1.5 STORY, 1.75 STORY, 2 STORY, BI LEVEL, LOG, MOBILE, MODULAR, TRI LEVEL.

Single Family E.C.F. : 0.976 (5)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 2
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :

Neighborhoods Used: SWCH.SWEET CLOVER HILLS

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): SWCH - SWEET CLOVER HILLS

Max # of Res. Buildings: 300

Minimum E.C.F. (Residential): 0.30
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 300

Minimum E.C.F. (Agricultural): 0.30
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 300

Minimum E.C.F. (Commercial): 0.30
Maximum E.C.F. (Commercial): 3.00

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/16/2023 1:19 PM

Parcel:	06 385 001 009	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SPRECHER, JERI HONSON LIVING TRUST	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1440 RED CLOVER HILLS DR JONESVILLE, MI 49250	Taxable Status:	TAXABLE
Liber/Page:	1795/1059	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	06 FAYETTE TWP
Public Impr.:	None	MAP #:	21 N/A 05-20
Topography:	None	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	SWCH SWEET CLOVER HILLS

Mailing Address:

SPRECHER, JERI HONSON LIVING TRUST
SPRECHER, JERI HONSON TRUSTEE
1440 RED CLOVER HILLS DR
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 05/14/2021 for 285,000 by HAYNE, CHAD G & PAULA A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1795/1059

Most Recent Permit Information

Permit PB20-0018 on 01/09/2020 for \$10,000 category OTHER.

Physical Property Characteristics

2023 S.E.V.:	127,200	2023 Taxable:	82,411	Lot Dimensions:	
2022 S.E.V.:	103,700	2022 Taxable:	78,487	Acres:	0.97
Zoning:		Land Value:	14,841	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	2,057	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 76
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,704
Ground Area: 1,704
Garage Area: 624
Basement Area: 1,704
Basement Walls:
Estimated TCV: 237,560

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/16/2023 1:19 PM

Parcel: 06 390 001 001
Owner's Name: HENRY, MARK
Property Address: 6536 SWEET CLOVER HILLS DR
JONESVILLE, MI 49250

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 06 FAYETTE TWP
MAP #: 21 N/A 12-06
School: 30030 JONESVILLE COMMUNITY SCHOOLS
Neighborhood: SWCH SWEET CLOVER HILLS

Liber/Page: 1814/60
Split: / /
Created: / /
Active: Active

Public Impr.: Paved Road, Water, Electric
Topography: Rolling

Mailing Address:

HENRY, MARK
64 RIPPON AVE
HILLSDALE MI 49242

Most Recent Sale Information

Sold on 12/03/2021 for 295,000 by TERRY, CAROLYN SUE ESTATE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1814/60

Most Recent Permit Information

Permit 2022-0032 on 01/18/2022 for \$24,253 category WINDOWS/DOORS.

Physical Property Characteristics

2023 S.E.V.: 152,700	2023 Taxable: 130,515	Lot Dimensions:
2022 S.E.V.: 124,300	2022 Taxable: 124,300	Acreeage: 1.04
Zoning:	Land Value: 15,912	Frontage: 0.0
PRE: 100.000	Land Impr. Value: 4,173	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2000
Occupancy: Single Family
Class: C+5
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 78
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,985
Ground Area: 1,985
Garage Area: 546
Basement Area: 1,985
Basement Walls:
Estimated TCV: 285,274

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/16/2023 1:19 PM

Parcel: 06 390 001 002
Owner's Name: HENRY, MARK
Property Address: 6508 SWEET CLOVER HILLS DR
JONESVILLE, MI 49250

Current Class: 402.RESIDENTIAL-VACANT
Previous Class: 402.RESIDENTIAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 06 FAYETTE TWP
MAP #: 21 N/A 12-06
School: 30030 JONESVILLE COMMUNITY SCHOOLS
Neighborhood: SWCH SWEET CLOVER HILLS

Liber/Page: 1814/60
Split: / /
Created: / /
Active: Active

Public Impr.: Paved Road, Electric
Topography: Rolling

Mailing Address:

HENRY, MARK
64 RIPPON AVE
HILLSDALE MI 49242

Most Recent Sale Information

Sold on 12/03/2021 for 295,000 by TERRY, CAROLYN SUE ESTATE.

Terms of Sale: 08-ESTATE

Liber/Page: 1814/60

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.: 11,200

2023 Taxable: 11,200

Lot Dimensions:

2022 S.E.V.: 11,000

2022 Taxable: 11,000

Acreage: 1.47

Zoning:

Land Value: 22,491

Frontage: 0.0

PRE: 100.000

Land Impr. Value: 0

Average Depth: 0.0

Improvement Data

None

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/16/2023 1:19 PM

Parcel:	06 395 001 009	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MCKITTERICK, MARTY & HOLLY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6051 SWEET CLOVER HILLS DR JONESVILLE, MI 49250	Taxable Status	TAXABLE
Liber/Page:	1781/384	Prev. Taxable Stat	TAXABLE
Split:	11/16/2001	Gov. Unit:	06 FAYETTE TWP
Public Impr.:	Paved Road, Electric	MAP #	20 N/A 12-11
Topography:	Rolling	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	SWCH SWEET CLOVER HILLS

Mailing Address:

MCKITTERICK, MARTY & HOLLY
6051 SWEET CLOVER HILLS DR
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 12/03/2020 for 310,000 by SCHOLFIELD REVOCABLE TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1781/384

Most Recent Permit Information

Permit 2022-8852 on 06/14/2022 for \$20,000 category GARAGE.

Physical Property Characteristics

2023 S.E.V.:	170,700	2023 Taxable:	145,950	Lot Dimensions:	
2022 S.E.V.:	139,000	2022 Taxable:	139,000	Acreage:	1.61
Zoning:		Land Value:	24,633	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	0	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2014
Occupancy: Single Family
Class: C
Style: 1.5 STORY
Exterior:
% Good (Physical): 92
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 2,847
Ground Area: 1,898
Garage Area: 688
Basement Area: 1,898
Basement Walls:
Estimated TCV: 316,689

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/16/2023 1:19 PM

Parcel:	06 395 001 010	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	POSTELL, JOSEPH W & ALLISON A	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6060 SWEET CLOVER HILLS DR JONESVILLE, MI 49250	Taxable Status	TAXABLE
Liber/Page:	1787/310	Prev. Taxable Stat	TAXABLE
Split:	11/16/2001	Gov. Unit:	06 FAYETTE TWP
Public Impr.:	Paved Road, Electric, Gas	MAP #	21 N/A 02-22
Topography:	Rolling	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	SWCH SWEET CLOVER HILLS

Mailing Address:

POSTELL, JOSEPH W & ALLISON A
6060 SWEET CLOVER HILLS DR
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 02/19/2021 for 385,000 by GIMENEZ, MICHAEL L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1787/310

Most Recent Permit Information

Permit PE08-0072 on 03/10/2008 for \$0 category ELECTRICAL.

Physical Property Characteristics

2023 S.E.V.:	168,100	2023 Taxable:	145,005	Lot Dimensions:	
2022 S.E.V.:	138,100	2022 Taxable:	138,100	Acreage:	1.89
Zoning:		Land Value:	28,917	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	10,189	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2007
Occupancy: Single Family
Class: C+5
Style: 1.75 STORY
Exterior: Vinyl
% Good (Physical): 84
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 3,504
Ground Area: 1,296
Garage Area: 576
Basement Area: 1,296
Basement Walls:
Estimated TCV: 297,174

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/16/2023 1:19 PM

Parcel:	06 395 001 021	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CONANT, BONNIE SUE	Previous Class:	402.RESIDENTIAL-VACANT
Property Address:	1520 PRAIRIE CLOVER DR JONESVILLE, MI 49250	Taxable Status	TAXABLE
Liber/Page:	1793/447	Prev. Taxable Stat	TAXABLE
Split:	11/16/2001	Gov. Unit:	06 FAYETTE TWP
Public Impr.:	Paved Road, Electric	MAP #	21 N/A 04-22
Topography:	Rolling	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	SWCH SWEET CLOVER HILLS

Mailing Address:

CONANT, BONNIE SUE
HARRINGTON, JEREMY M & AMY S
1520 PRAIRIE CLOVER DR
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 04/07/2021 for 304,000 by TAIPALUS, JONATHAN BEN.

Terms of Sale: 16-LC PAYOFF

Liber/Page: 1793/447

Most Recent Permit Information

Permit PB19-0583 on 08/19/2019 for \$192,516 category NEW BUILDING.

Physical Property Characteristics

2023 S.E.V.:	160,100	2023 Taxable:	135,765	Lot Dimensions:	
2022 S.E.V.:	129,300	2022 Taxable:	129,300	Acreage:	0.71
Zoning:		Land Value:	10,863	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	0	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2019
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior:
% Good (Physical): 96
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 1
Floor Area: 1,755
Ground Area: 1,755
Garage Area: 528
Basement Area: 1,755
Basement Walls:
Estimated TCV: 309,383

Sweet Clover Hills ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale
06 385 001 009	1440 RED CLOVER HILLS DR	05/14/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$112,900	39.61
06 390 001 001	6536 SWEET CLOVER HILLS DR	12/03/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$146,400	49.63
06 395 001 009	6051 SWEET CLOVER HILLS DR	12/03/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$151,500	48.87
06 395 001 010	6060 SWEET CLOVER HILLS DR	02/19/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$150,200	39.01
06 395 001 021	1520 PRAIRIE CLOVER DR	12/11/20	\$304,000	LC	03-ARM'S LENGTH	\$304,000	\$141,400	46.51
Totals:			\$1,579,000			\$1,579,000	\$702,400	

Sale. Ratio => 44.48
 Std. Dev. => 5.08

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	EGF Area	Dev. by Mean (%)
\$225,737	\$16,898	\$268,102	\$243,402	1.101	1,704	\$157.34	SWCH	12.0113
\$292,919	\$42,135	\$252,865	\$292,289	0.865	1,985	\$127.39	SWCH	11.6245
\$303,033	\$24,633	\$285,367	\$324,476	0.879	2,847	\$100.23	SWCH	10.1893
\$300,352	\$39,106	\$345,894	\$304,483	1.136	3,504	\$98.71	SWCH	15.4641
\$282,841	\$10,863	\$293,137	\$316,991	0.925	1,755	\$167.03	SWCH	5.6615
\$1,404,882		\$1,445,365	\$1,481,640			\$130.14		0.5848
				E.C.F. =>	0.976	Std. Deviation=>		0.127908
				Ave. E.C.F. =>	0.981	Ave. Variance=>		10.9902
						Coefficient of Var=>		

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1 STORY	\$14,841		SWEET CLOVER HILLS	401	76
1 STORY	\$37,962	06 390 001 002	SWEET CLOVER HILLS	401	78
1.5 STORY	\$24,633		SWEET CLOVER HILLS	401	92
1.75 STORY	\$28,917		SWEET CLOVER HILLS	401	84
1 STORY	\$10,863		SWEET CLOVER HILLS	401	96

11.19885049

Sweet Clover Hills Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
06 385 001 006	6677 SWEET CLOVER HILLS DR	09/09/20	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$10,300	44.78
06 385 001 009	1440 RED CLOVER HILLS DR	05/14/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$112,700	39.54
06 390 001 001	6536 SWEET CLOVER HILLS DR	12/03/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$146,300	49.59
06 390 001 005	1436 WHITE CLOVER DR	07/02/20	\$21,000	WD	03-ARM'S LENGTH	\$21,000	\$5,600	26.67
06 395 001 009	6051 SWEET CLOVER HILLS DR	12/03/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$151,300	48.81
06 395 001 010	6060 SWEET CLOVER HILLS DR	02/19/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$149,900	38.94
06 395 001 021	1520 PRAIRIE CLOVER DR	12/11/20	\$304,000	LC	03-ARM'S LENGTH	\$304,000	\$141,300	46.48
Totals:						\$1,623,000	\$717,400	44.20
							Sale. Ratio =>	44.20
							Std. Dev. =>	7.98

Sweet Clover Hills Lake Front Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
06 390 001 021	6313 SWEET CLOVER HILLS DR	07/01/21	\$41,500	WD	03-ARM'S LENGTH	\$41,500	\$22,000	53.01
06 390 001 022	6285 SWEET CLOVER HILLS DR	07/08/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$21,000	42.00
06 395 001 003	6173 SWEET CLOVER HILLS DR	01/14/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$23,500	78.33
Totals:						\$121,500	\$66,500	54.73
							Sale. Ratio =>	54.73
							Std. Dev. =>	22.61

Rate Table

Description: SWEET CLOVER HILLS Units: Acres Adjustments...

Description	Rate	Don't Include in total Acreage
SWEET CLOVER	15,300.00	<input type="checkbox"/>
SWEET CLOVER LF	45,500.00	<input type="checkbox"/>
	0.00	<input type="checkbox"/>

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$20,550	\$23,000	\$20,550	1.37	1.37	\$16,788	\$0.39	SWCH	1772/725
\$225,446	\$74,104	\$14,550	0.97	0.97	\$76,396	\$1.75	SWCH	1795/1059
\$292,607	\$40,043	\$37,650	2.51	1.04	\$15,953	\$0.37	SWCH	1814/60
\$11,100	\$21,000	\$11,100	0.74	0.74	\$28,378	\$0.65	SWCH	1766/197
\$302,550	\$31,600	\$24,150	1.61	1.61	\$19,627	\$0.45	SWCH	1781/384
\$299,785	\$113,565	\$28,350	1.89	1.89	\$60,087	\$1.38	SWCH	1787/310
\$282,628	\$32,022	\$10,650	0.71	0.71	\$45,101	\$1.04	SWCH	1785/1113
\$1,434,666	\$335,334	\$147,000	9.80	8.33	Average	\$0.79		
			Average					
			per FF=>	34,217.76	per Net Acre=>			
					per SqFt=>			

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$44,000	\$41,500	\$44,000	0.88	0.88	\$47,159	\$1.08	SWCH	1800/640
\$42,000	\$50,000	\$42,000	0.84	0.84	\$59,524	\$1.37	SWCH	1800/622
\$47,000	\$30,000	\$47,000	0.94	0.94	\$31,915	\$0.73	SWCH	1786/45
\$133,000	\$121,500	\$133,000	2.66	2.66	Average	\$1.05		
			Average					
			per FF=>	45,676.69	per Net Acre=>			
					per SqFt=>			

Other Parcels in Sale

Land Table

Class

SWEET CLOVER HILLS 402

SWEET CLOVER HILLS 401

06 390 001 002 SWEET CLOVER HILLS 401

SWEET CLOVER HILLS 402

SWEET CLOVER HILLS 401

SWEET CLOVER HILLS 401

SWEET CLOVER HILLS 401

Other Parcels in Sale

Land Table

Class

SWEET CLOVER HILLS 402

SWEET CLOVER HILLS 402

SWEET CLOVER HILLS 402