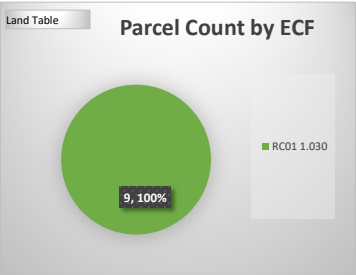


City of Farmington
Land Table RC01

BSA DATABASE		SALES DATA	
Parcel Count	9	# of Sales	1
ECF Nbhd	RC01	Sales Ratio	46.05%
Min ECF	1.030	(Land Resid.-Est. Land Value)/Est. LV	53.70%
Max ECF	1.030	% Change	25.00%
Land Table LtoB	15.79%	Projected Land Table LtoB	19.74%
CVT LtoB	25.24%	Sales Sample Size	11.11%

Color Key
Vacant Sales
Demo Sales or New Build after sale

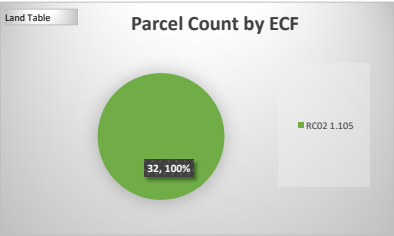


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$22,050	\$33,891	\$27,563
MINIMUM	\$22,050	\$33,891	\$27,563
MAXIMUM	\$22,050	\$33,891	\$27,563

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
20-23-26-326-066	23010 HAWTHORNE ST	10/13/23	\$150,000	\$33,891	\$22,050	1.00	\$33,891		Land Table *RC01 Camelot Condr	15.96%

BSA DATABASE		SALES DATA	
Parcel Count	32	# of Sales	3
ECF Nbhd	RC02	Sales Ratio	48.09%
Min ECF	1.105	(Land Resid.-Est. Land Value)/Est. LV	17.88%
Max ECF	1.105	% Change	7.00%
Land Table LtoB	20.75%	Projected Land Table LtoB	22.20%
CVT LtoB	25.24%	Sales Sample Size	9.38%

Color Key
Vacant Sales
Demo Sales or New Build after sale



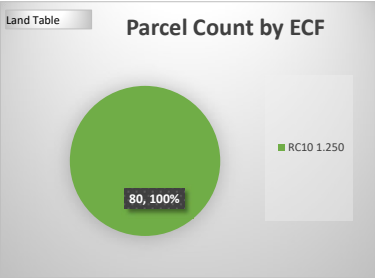
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$23,372	\$27,551	\$25,008
MINIMUM	\$23,372	\$27,551	\$25,008
MAXIMUM	\$23,372	\$27,551	\$25,008

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
20-23-26-376-040	30789 SHIAWASSEE RD	09/12/22	\$130,900	\$37,390	\$23,372	1.00	\$37,390		Land Table *RC02 Versailles Pl Cr	20.00%
20-23-26-376-023	30751 SHIAWASSEE RD	08/18/22	\$102,900	\$26,831	\$23,372	1.00	\$26,831		Land Table *RC02 Versailles Pl Cr	23.50%
20-23-26-376-019	30751 SHIAWASSEE RD	03/17/23	\$94,500	\$18,431	\$23,372	1.00	\$18,431		Land Table *RC02 Versailles Pl Cr	23.50%

City of Farmington
Land Table RC10

BSA DATABASE		SALES DATA	
Parcel Count	80	# of Sales	10
ECF Nbhd	RC10	Sales Ratio	45.67%
Min ECF	1.250	(Land Resid.-Est. Land Value)/Est. LV	43.53%
Max ECF	1.250	% Change	21.30%
Land Table LtoB	21.03%	Projected Land Table LtoB	25.51%
CVT LtoB	25.24%	Sales Sample Size	12.50%

Color Key
Vacant Sales
Demo Sales or New Build after sale



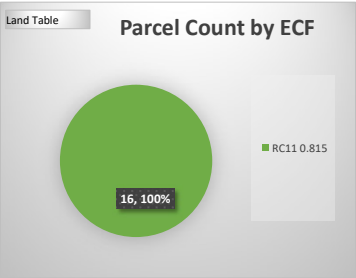
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$20,623	\$29,600	\$25,016
MINIMUM	\$20,623	\$29,600	\$25,016
MAXIMUM	\$20,623	\$29,600	\$25,016

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
20-23-27-177-030	32718 GRAND RIVER AVE	08/01/23	\$110,000	\$44,234	\$20,623	1.00	\$44,234		Land Table *RC10 River Glen Conc	23.87%
20-23-27-177-076	32718 GRAND RIVER AVE	07/27/22	\$120,000	\$36,647	\$20,623	1.00	\$36,647		Land Table *RC10 River Glen Conc	19.83%
20-23-27-177-091	32718 GRAND RIVER AVE	05/02/22	\$100,000	\$33,709	\$20,623	1.00	\$33,709		Land Table *RC10 River Glen Conc	23.73%
20-23-27-177-039	32718 GRAND RIVER AVE	05/03/22	\$130,000	\$37,335	\$20,623	1.00	\$37,335		Land Table *RC10 River Glen Conc	18.20%
20-23-27-177-034	32718 GRAND RIVER AVE	06/27/22	\$95,000	\$29,234	\$20,623	1.00	\$29,234		Land Table *RC10 River Glen Conc	23.87%
20-23-27-177-063	32718 GRAND RIVER AVE	04/08/22	\$96,000	\$28,549	\$20,623	1.00	\$28,549		Land Table *RC10 River Glen Conc	23.42%
20-23-27-177-086	32718 GRAND RIVER AVE	02/07/23	\$105,000	\$23,986	\$20,623	1.00	\$23,986		Land Table *RC10 River Glen Conc	20.29%
20-23-27-177-080	32718 GRAND RIVER AVE	10/24/22	\$89,500	\$23,209	\$20,623	1.00	\$23,209		Land Table *RC10 River Glen Conc	23.73%
20-23-27-177-029	32718 GRAND RIVER AVE	04/07/22	\$90,000	\$22,549	\$20,623	1.00	\$22,549		Land Table *RC10 River Glen Conc	23.42%
20-23-27-177-053	32718 GRAND RIVER AVE	06/22/22	\$99,900	\$16,547	\$20,623	1.00	\$16,547		Land Table *RC10 River Glen Conc	19.83%

City of Farmington
Land Table RC11

BSA DATABASE		SALES DATA	
Parcel Count	16	# of Sales	1
ECF Nbhd	RC11	Sales Ratio	45.22%
Min ECF	0.815	(Land Resid.-Est. Land Value)/Est. LV	92.35%
Max ECF	0.815	% Change	29.87%
Land Table LtoB	13.54%	Projected Land Table LtoB	17.59%
CVT LtoB	25.24%	Sales Sample Size	6.25%

Color Key
Vacant Sales
Demo Sales or New Build after sale



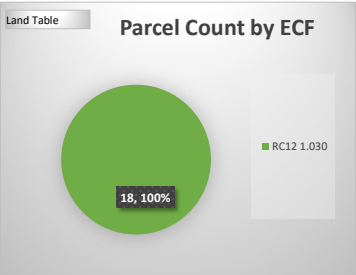
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$34,650	\$66,651	\$45,000
MINIMUM	\$34,650	\$66,651	\$45,000
MAXIMUM	\$34,650	\$66,651	\$45,000

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
20-23-27-301-051	33242 SLOCUM DR	06/03/22	\$335,000	\$66,651	\$34,650	1.00	\$66,651		Land Table *RC11 The Orchard Cor	11.44%

City of Farmington
Land Table RC12

BSA DATABASE		SALES DATA	
Parcel Count	18	# of Sales	0
ECF Nbhd	RC12	Sales Ratio	#DIV/0!
Min ECF	1.030	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.030	% Change	36.40%
Land Table LtoB	22.58%	Projected Land Table LtoB	30.80%
CVT LtoB	25.24%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New Build after sale



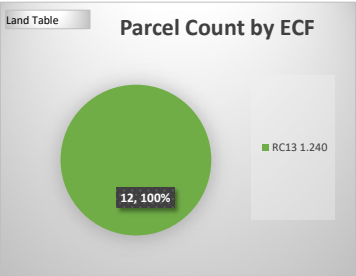
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$33,000	#DIV/0!	\$45,012
MINIMUM	\$33,000	#DIV/0!	\$45,012
MAXIMUM	\$33,000	#DIV/0!	\$45,012

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
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City of Farmington
Land Table RC13

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	1
ECF Nbhd	RC13	Sales Ratio	48.15%
Min ECF	1.240	(Land Resid.-Est. Land Value)/Est. LV	31.53%
Max ECF	1.240	% Change	12.00%
Land Table LtoB	15.55%	Projected Land Table LtoB	17.42%
CVT LtoB	25.24%	Sales Sample Size	8.33%

Color Key
Vacant Sales
Demo Sales or New Build after sale



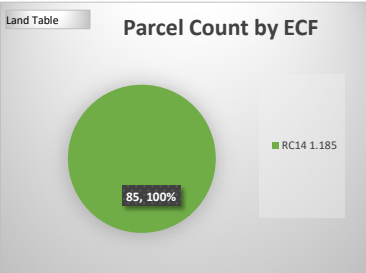
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$12,960	\$17,046	\$14,515
MINIMUM	\$12,960	\$17,046	\$14,515
MAXIMUM	\$12,960	\$17,046	\$14,515

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
20-23-27-351-033	33234 KINGSLANE CT	09/15/23	\$110,000	\$17,046	\$12,960	1.00	\$17,046		Land Table *RC13 Kingslane Crt Ct	12.24%

City of Farmington
Land Table RC14

BSA DATABASE		SALES DATA	
Parcel Count	85	# of Sales	12
ECF Nbhd	RC14	Sales Ratio	47.81%
Min ECF	1.185	(Land Resid.-Est. Land Value)/Est. LV	21.18%
Max ECF	1.185	% Change	11.40%
Land Table LtoB	20.81%	Projected Land Table LtoB	23.18%
CVT LtoB	25.24%	Sales Sample Size	14.12%

Color Key
Vacant Sales
Demo Sales or New Build after sale



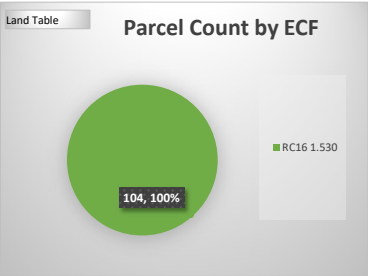
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$23,342	\$28,285	\$26,003
MINIMUM	\$23,342	\$28,285	\$26,003
MAXIMUM	\$23,342	\$28,285	\$26,003

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
20-23-27-403-078	32050 GRAND RIVER AVE	08/18/22	\$102,000	\$40,273	\$23,342	1.00	\$40,273		Land Table *RC14 Valley View Con	27.44%
20-23-27-403-055	32020 GRAND RIVER AVE	07/22/22	\$100,000	\$36,639	\$23,342	1.00	\$36,639		Land Table *RC14 Valley View Con	26.92%
20-23-27-403-092	32030 GRAND RIVER AVE	08/19/22	\$100,000	\$36,176	\$23,342	1.00	\$36,176		Land Table *RC14 Valley View Con	26.78%
20-23-27-403-113	32070 GRAND RIVER AVE	07/07/23	\$139,000	\$40,332	\$23,342	1.00	\$40,332		Land Table *RC14 Valley View Con	19.13%
20-23-27-403-051	32000 GRAND RIVER AVE	10/06/22	\$122,500	\$31,492	\$23,342	1.00	\$31,492		Land Table *RC14 Valley View Con	20.41%
20-23-27-403-083	32050 GRAND RIVER AVE	10/07/22	\$120,000	\$29,881	\$23,342	1.00	\$29,881		Land Table *RC14 Valley View Con	20.57%
20-23-27-403-096	32030 GRAND RIVER AVE	09/22/22	\$110,000	\$28,576	\$23,342	1.00	\$28,576		Land Table *RC14 Valley View Con	22.28%
20-23-27-403-079	32050 GRAND RIVER AVE	08/05/22	\$124,000	\$27,659	\$23,342	1.00	\$27,659		Land Table *RC14 Valley View Con	19.50%
20-23-27-403-057	32010 GRAND RIVER AVE	12/27/22	\$115,000	\$26,040	\$23,342	1.00	\$26,040		Land Table *RC14 Valley View Con	20.79%
20-23-27-403-061	32020 GRAND RIVER AVE	12/12/22	\$114,000	\$17,579	\$23,342	1.00	\$17,579		Land Table *RC14 Valley View Con	19.49%
20-23-27-403-094	32040 GRAND RIVER AVE	01/04/22	\$125,000	\$14,694	\$23,342	1.00	\$14,694		Land Table *RC14 Valley View Con	17.47%
20-23-27-403-074	32060 GRAND RIVER AVE	12/19/22	\$84,000	\$10,079	\$23,342	1.00	\$10,079		Land Table *RC14 Valley View Con	24.00%

City of Farmington
Land Table RC16

BSA DATABASE		SALES DATA	
Parcel Count	104	# of Sales	8
ECF Nbhd	RC16	Sales Ratio	45.23%
Min ECF	1.530	(Land Resid.-Est. Land Value)/Est. LV	43.00%
Max ECF	1.530	% Change	50.00%
Land Table LtoB	25.73%	Projected Land Table LtoB	38.59%
CVT LtoB	25.24%	Sales Sample Size	7.69%

Color Key
Vacant Sales
Demo Sales or New Build after sale



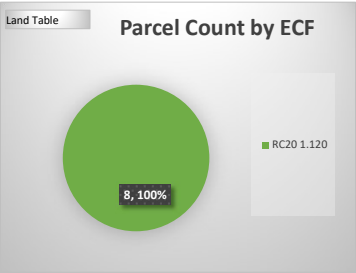
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$17,145	\$24,518	\$25,718
MINIMUM	\$17,145	\$24,518	\$25,718
MAXIMUM	\$17,145	\$24,518	\$25,718

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
20-23-27-453-070	31831 GRAND RIVER AVE	08/01/22	\$83,600	\$34,455	\$17,145	1.00	\$34,455		Land Table *RC16 Brookdale Conc	25.86%
20-23-27-453-047	31831 GRAND RIVER AVE	06/08/23	\$95,000	\$34,940	\$17,145	1.00	\$34,940		Land Table *RC16 Brookdale Conc	22.21%
20-23-27-453-052	31831 GRAND RIVER AVE	08/31/22	\$75,000	\$25,855	\$17,145	1.00	\$25,855		Land Table *RC16 Brookdale Conc	25.86%
20-23-27-453-004	31831 GRAND RIVER AVE	09/01/22	\$74,000	\$24,855	\$17,145	1.00	\$24,855		Land Table *RC16 Brookdale Conc	25.86%
20-23-27-453-067	31831 GRAND RIVER AVE	08/11/22	\$84,000	\$23,577	\$17,145	1.00	\$23,577		Land Table *RC16 Brookdale Conc	22.10%
20-23-27-453-097	31831 GRAND RIVER AVE	04/06/22	\$69,000	\$19,855	\$17,145	1.00	\$19,855		Land Table *RC16 Brookdale Conc	25.86%
20-23-27-453-036	31831 GRAND RIVER AVE	06/03/22	\$67,000	\$17,855	\$17,145	1.00	\$17,855		Land Table *RC16 Brookdale Conc	25.86%
20-23-27-453-103	31831 GRAND RIVER AVE	08/11/22	\$70,000	\$14,749	\$17,145	1.00	\$14,749		Land Table *RC16 Brookdale Conc	23.68%

City of Farmington
Land Table RC20

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	1
ECF Nbhd	RC20	Sales Ratio	49.56%
Min ECF	1.120	(Land Resid.-Est. Land Value)/Est. LV	7.08%
Max ECF	1.120	% Change	0.00%
Land Table LtoB	11.88%	Projected Land Table LtoB	11.88%
CVT LtoB	25.24%	Sales Sample Size	12.50%

Color Key
Vacant Sales
Demo Sales or New Build after sale



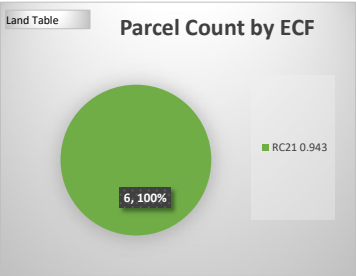
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$46,086	\$49,351	\$46,086
MINIMUM	\$44,550	\$47,706	\$44,550
MAXIMUM	\$47,622	\$50,996	\$47,622

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
20-23-28-179-018	23340 LONGACRE CT	05/31/23	\$355,500	\$47,706	\$44,550	0.19	\$249,770		Land Table *RC20 Longacre Cond	12.64%

City of Farmington
Land Table RC21

BSA DATABASE		SALES DATA	
Parcel Count	6	# of Sales	0
ECF Nbhd	RC21	Sales Ratio	#DIV/0!
Min ECF	0.943	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.943	% Change	0.00%
Land Table LtoB	13.36%	Projected Land Table LtoB	13.36%
CVT LtoB	25.24%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New Build after sale



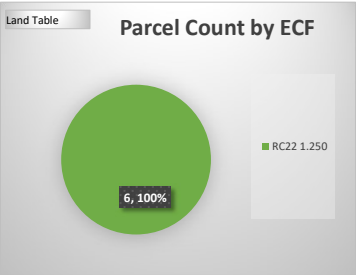
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$33,750	#DIV/0!	\$33,750
MINIMUM	\$33,750	#DIV/0!	\$33,750
MAXIMUM	\$33,750	#DIV/0!	\$33,750

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
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City of Farmington
Land Table RC22

BSA DATABASE		SALES DATA	
Parcel Count	6	# of Sales	1
ECF Nbhd	RC22	Sales Ratio	44.99%
Min ECF	1.250	(Land Resid.-Est. Land Value)/Est. LV	77.38%
Max ECF	1.250	% Change	15.00%
Land Table LtoB	13.82%	Projected Land Table LtoB	15.90%
CVT LtoB	25.24%	Sales Sample Size	16.67%

Color Key
Vacant Sales
Demo Sales or New Build after sale



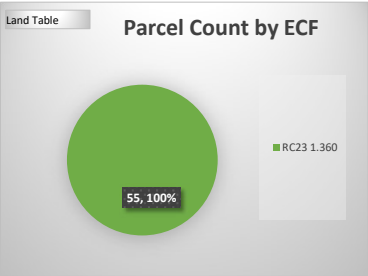
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$29,400	\$52,151	\$33,810
MINIMUM	\$29,400	\$52,151	\$33,810
MAXIMUM	\$29,400	\$52,151	\$33,810

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
20-23-28-231-034	33475 ADAMS ST	09/16/22	\$227,000	\$52,151	\$29,400	1.00	\$52,151		Land Table *RC22 Adams Manor Co	14.39%

City of Farmington
Land Table RC23

BSA DATABASE		SALES DATA	
Parcel Count	55	# of Sales	6
ECF Nbhd	RC23	Sales Ratio	49.40%
Min ECF	1.360	(Land Resid.-Est. Land Value)/Est. LV	6.49%
Max ECF	1.360	% Change	23.87%
Land Table LtoB	18.46%	Projected Land Table LtoB	22.86%
CVT LtoB	25.24%	Sales Sample Size	10.91%

Color Key
Vacant Sales
Demo Sales or New Build after sale



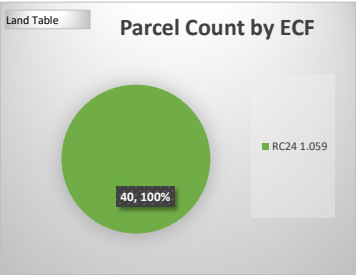
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$44,402	\$47,282	\$55,001
MINIMUM	\$44,402	\$47,282	\$55,001
MAXIMUM	\$44,402	\$47,282	\$55,001

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
20-23-28-428-091	23249 FARMINGTON RD	02/25/22	\$270,000	\$59,608	\$44,402	1.00	\$59,608		Land Table *RC23 Wynset Condc	17.43%
20-23-28-428-122	23171 FARMINGTON RD	05/18/22	\$280,000	\$59,066	\$44,402	1.00	\$59,066		Land Table *RC23 Wynset Condc	16.73%
20-23-28-428-098	23235 FARMINGTON RD	06/10/22	\$230,000	\$55,032	\$44,402	1.00	\$55,032		Land Table *RC23 Wynset Condc	20.24%
20-23-28-428-127	23161 FARMINGTON RD	02/28/23	\$255,000	\$53,413	\$44,402	1.00	\$53,413		Land Table *RC23 Wynset Condc	18.05%
20-23-28-428-128	23159 FARMINGTON RD	01/13/22	\$213,000	\$50,069	\$44,402	1.00	\$50,069		Land Table *RC23 Wynset Condc	21.42%
20-23-28-428-132	23151 FARMINGTON RD	05/31/22	\$200,000	\$6,502	\$44,402	1.00	\$6,502		Land Table *RC23 Wynset Condc	18.66%

City of Farmington
Land Table RC24

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	3
ECF Nbhd	RC24	Sales Ratio	48.91%
Min ECF	1.059	(Land Resid.-Est. Land Value)/Est. LV	14.37%
Max ECF	1.059	% Change	14.37%
Land Table LtoB	15.80%	Projected Land Table LtoB	18.07%
CVT LtoB	25.24%	Sales Sample Size	7.50%

Color Key
Vacant Sales
Demo Sales or New Build after sale



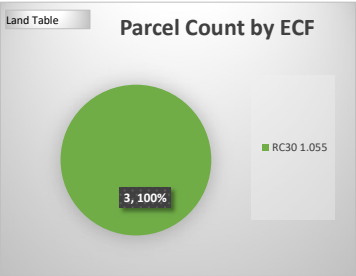
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$44,585	\$50,992	\$50,992
MINIMUM	\$44,585	\$50,992	\$50,992
MAXIMUM	\$44,585	\$50,992	\$50,992

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
20-23-28-429-009	23087 FARMINGTON RD	09/20/23	\$302,660	\$74,444	\$44,585	1.00	\$74,444		Land Table *RC24 Pinewood Cond	16.34%
20-23-28-429-010	23085 FARMINGTON RD	03/30/23	\$299,900	\$44,973	\$44,585	1.00	\$44,973		Land Table *RC24 Pinewood Cond	14.89%
20-23-28-429-019	23067 FARMINGTON RD	12/27/23	\$280,000	\$33,560	\$44,585	1.00	\$33,560		Land Table *RC24 Pinewood Cond	15.32%

City of Farmington
Land Table RC30

BSA DATABASE		SALES DATA	
Parcel Count	3	# of Sales	0
ECF Nbhd	RC30	Sales Ratio	#DIV/0!
Min ECF	1.055	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.055	% Change	0.00%
Land Table LtoB	10.45%	Projected Land Table LtoB	10.45%
CVT LtoB	25.24%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New Build after sale



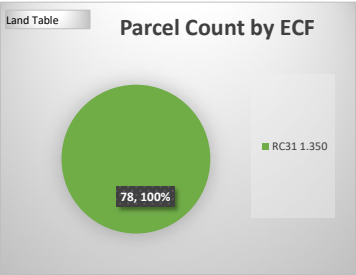
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$16,500	#DIV/0!	\$16,500
MINIMUM	\$16,500	#DIV/0!	\$16,500
MAXIMUM	\$16,500	#DIV/0!	\$16,500

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
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City of Farmington
Land Table RC31

BSA DATABASE		SALES DATA	
Parcel Count	78	# of Sales	12
ECF Nbhd	RC31	Sales Ratio	49.38%
Min ECF	1.350	(Land Resid.-Est. Land Value)/Est. LV	5.97%
Max ECF	1.350	% Change	5.97%
Land Table LtoB	22.78%	Projected Land Table LtoB	24.14%
CVT LtoB	25.24%	Sales Sample Size	15.38%

Color Key
Vacant Sales
Demo Sales or New Build after sale



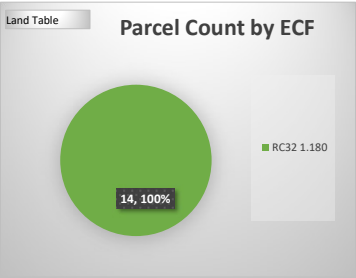
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$58,013	\$61,476	\$61,476
MINIMUM	\$58,013	\$61,476	\$61,476
MAXIMUM	\$58,013	\$61,476	\$61,476

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
20-23-29-276-010	35539 HERITAGE LN	05/12/22	\$330,000	\$127,146	\$58,013	1.00	\$127,146		Land Table *RC31 Heritage Vill Cc	22.24%
20-23-29-276-068	35630 HERITAGE LN	12/15/23	\$298,000	\$100,781	\$58,013	1.00	\$100,781		Land Table *RC31 Heritage Vill Cc	22.73%
20-23-29-276-052	35488 HERITAGE LN	07/28/22	\$350,000	\$87,875	\$58,013	1.00	\$87,875		Land Table *RC31 Heritage Vill Cc	18.12%
20-23-29-276-057	35568 HERITAGE LN	04/18/22	\$255,000	\$73,777	\$58,013	1.00	\$73,777		Land Table *RC31 Heritage Vill Cc	24.25%
20-23-29-276-008	35471 HERITAGE LN	10/31/23	\$275,000	\$65,944	\$58,013	1.00	\$65,944		Land Table *RC31 Heritage Vill Cc	21.72%
20-23-29-276-065	35620 HERITAGE LN	09/30/22	\$260,000	\$58,148	\$58,013	1.00	\$58,148		Land Table *RC31 Heritage Vill Cc	22.32%
20-23-29-276-019	35459 HERITAGE LN	09/15/23	\$275,000	\$51,080	\$58,013	1.00	\$51,080		Land Table *RC31 Heritage Vill Cc	20.58%
20-23-29-276-063	35612 HERITAGE LN	03/25/22	\$228,000	\$50,913	\$58,013	1.00	\$50,913		Land Table *RC31 Heritage Vill Cc	24.68%
20-23-29-276-049	35476 HERITAGE LN	01/10/23	\$309,000	\$43,940	\$58,013	1.00	\$43,940		Land Table *RC31 Heritage Vill Cc	17.96%
20-23-29-276-029	35559 HERITAGE LN	10/27/23	\$217,500	\$38,224	\$58,013	1.00	\$38,224		Land Table *RC31 Heritage Vill Cc	24.45%
20-23-29-276-054	35496 HERITAGE LN	05/02/22	\$339,000	\$21,860	\$58,013	1.00	\$21,860		Land Table *RC31 Heritage Vill Cc	15.46%
20-23-29-276-027	35551 HERITAGE LN	10/27/22	\$210,000	\$18,024	\$58,013	1.00	\$18,024		Land Table *RC31 Heritage Vill Cc	23.21%

City of Farmington
Land Table RC32

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	0
ECF Nbhd	RC32	Sales Ratio	#DIV/0!
Min ECF	1.180	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.180	% Change	15.00%
Land Table LtoB	14.13%	Projected Land Table LtoB	16.25%
CVT LtoB	25.24%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$35,333	#DIV/0!	\$40,633
MINIMUM	\$35,333	#DIV/0!	\$40,633
MAXIMUM	\$35,333	#DIV/0!	\$40,633

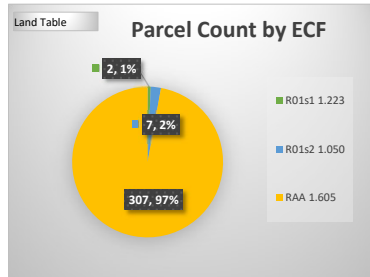
Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
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City of Farmington

Land Table RAA

BSA DATABASE		SALES DATA	
Parcel Count	316	# of Sales	29
ECF Nbhd	RAA, R01s1, R01s2	Sales Ratio	46.67%
Min ECF	1.050	(Land Resid.-Est. Land Value)/Est. LV	28.69%
Max ECF	1.605	% Change	44.00%
Land Table LtoB	26.62%	Projected Land Table LtoB	38.33%
CVT LtoB	25.24%	Sales Sample Size	9.18%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$53,539	\$68,896	\$77,096
MINIMUM	\$45,179	\$58,139	\$65,058
MAXIMUM	\$65,509	\$84,300	\$94,333

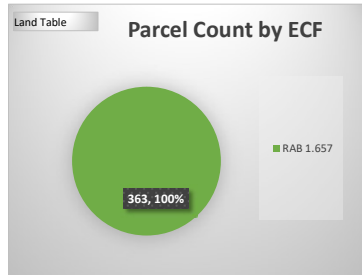
Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
20-23-26-302-031	23165 LILAC ST	04/28/23	\$263,500	\$118,198	\$51,734	0.19	\$622,095		Land Table RAA Floral Park	26.26%
20-23-26-302-019	23052 VIOLET ST	07/07/23	\$291,250	\$120,823	\$47,438	0.16	\$764,703		Land Table RAA Floral Park	21.77%
20-23-26-351-013	22845 VIOLET ST	11/13/23	\$169,000	\$82,924	\$47,438	0.15	\$560,297		Land Table RAA Floral Park	35.53%
20-23-26-303-008	23168 LILAC ST	11/28/23	\$202,000	\$91,677	\$51,734	0.18	\$523,869		Land Table RAA Floral Park	31.92%
20-23-26-352-005	22800 VIOLET ST	11/17/23	\$289,900	\$106,033	\$51,734	0.16	\$658,590		Land Table RAA Floral Park	21.96%
20-23-26-354-002	22820 FLORAL ST	05/19/23	\$255,000	\$95,569	\$51,734	0.18	\$546,109		Land Table RAA Floral Park	24.50%
20-23-26-357-015	22509 LILAC ST	03/25/22	\$189,900	\$83,712	\$51,734	0.18	\$478,354		Land Table RAA Floral Park	32.76%
20-23-26-301-035	23127 VIOLET ST	08/05/22	\$205,000	\$80,707	\$47,438	0.16	\$514,057		Land Table RAA Floral Park	27.62%
20-23-26-351-016	22809 VIOLET ST	07/26/23	\$185,000	\$74,913	\$47,438	0.15	\$496,113		Land Table RAA Floral Park	30.11%
20-23-26-358-002	22566 LILAC ST	03/23/22	\$280,000	\$86,599	\$51,734	0.18	\$494,851		Land Table RAA Floral Park	21.10%
20-23-26-303-028	23149 FLORAL ST	08/08/22	\$230,000	\$75,983	\$51,734	0.21	\$370,649		Land Table RAA Floral Park	25.14%
20-23-26-355-010	22475 VIOLET ST	09/12/22	\$179,900	\$65,544	\$47,438	0.12	\$550,790		Land Table RAA Floral Park	29.32%
20-23-26-326-005	23170 HAWTHORNE ST	10/11/22	\$259,900	\$78,570	\$55,343	0.24	\$324,669		Land Table RAA Floral Park	23.38%
20-23-26-302-033	23133 LILAC ST	02/18/22	\$210,000	\$65,468	\$51,734	0.19	\$344,568		Land Table RAA Floral Park	26.36%
20-23-26-359-008	22430 FLORAL ST	11/30/22	\$160,000	\$58,146	\$51,734	0.18	\$332,263		Land Table RAA Floral Park	33.68%
20-23-26-359-010	22408 FLORAL ST	05/04/22	\$210,000	\$56,814	\$51,734	0.18	\$324,651		Land Table RAA Floral Park	25.25%
20-23-26-354-009	22716 FLORAL ST	08/11/23	\$300,000	\$60,902	\$55,343	0.23	\$260,265		Land Table RAA Floral Park	18.80%
20-23-26-354-010	22839 HAWTHORNE ST	06/10/22	\$225,000	\$57,453	\$55,343	0.23	\$245,526		Land Table RAA Floral Park	24.83%
20-23-26-377-005	22440 HAWTHORNE ST	04/12/23	\$286,000	\$56,715	\$55,343	0.24	\$234,360		Land Table RAA Floral Park	19.44%
20-23-26-377-006	22430 HAWTHORNE ST	08/19/22	\$320,000	\$51,138	\$55,343	0.24	\$211,314		Land Table RAA Floral Park	17.07%
20-23-26-352-006	22788 VIOLET ST	08/01/22	\$155,000	\$49,430	\$51,734	0.16	\$301,402		Land Table RAA Floral Park	32.89%
20-23-26-302-038	23055 LILAC ST	04/19/22	\$192,500	\$48,553	\$51,734	0.18	\$277,446		Land Table RAA Floral Park	26.44%
20-23-26-357-004	22476 VIOLET ST	12/15/23	\$179,500	\$36,541	\$47,438	0.14	\$259,156		Land Table RAA Floral Park	24.92%
20-23-26-301-001	23272 ORCHARD LAKE RD	09/12/22	\$147,000	\$42,028	\$51,734	0.18	\$237,446		Land Table RAA Floral Park	33.01%
20-23-26-358-021	22449 FLORAL ST	09/01/22	\$225,000	\$36,782	\$51,734	0.18	\$210,183		Land Table RAA Floral Park	21.56%
20-23-26-303-007	23192 LILAC ST	01/20/23	\$224,500	\$36,489	\$51,734	0.18	\$208,509		Land Table RAA Floral Park	21.58%
20-23-26-302-022	23010 VIOLET ST	02/03/22	\$190,000	\$34,514	\$47,438	0.16	\$218,443		Land Table RAA Floral Park	23.38%
20-23-26-353-015	22785 FLORAL ST	06/27/22	\$197,000	\$32,788	\$51,734	0.18	\$187,360		Land Table RAA Floral Park	23.96%
20-23-26-304-024	23177 HAWTHORNE ST	04/01/22	\$187,500	\$30,157	\$51,734	0.18	\$172,326		Land Table RAA Floral Park	24.74%

City of Farmington

Land Table RAB

BSA DATABASE		SALES DATA	
Parcel Count	363	# of Sales	26
ECF Nbhd	RAB	Sales Ratio	47.54%
Min ECF	1.657	(Land Resid.-Est. Land Value)/Est. LV	19.62%
Max ECF	1.657	% Change	25.00%
Land Table LtoB	27.47%	Projected Land Table LtoB	34.34%
CVT LtoB	25.24%	Sales Sample Size	7.16%

Color Key
Vacant Sales
Demo Sales or New Build after sale



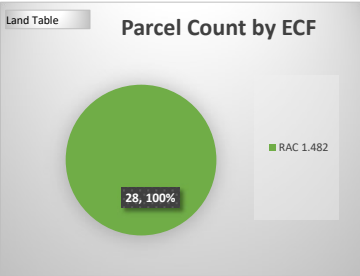
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$74,143	\$88,692	\$92,679
MINIMUM	\$66,199	\$79,190	\$82,749
MAXIMUM	\$82,087	\$98,196	\$102,609

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
20-23-27-227-005	31964 LAMAR DR	11/03/23	\$323,000	\$126,766	\$66,199	0.15	\$839,510		Land Table RAB Bel-Aire Hills	25.23%
20-23-27-226-019	31688 FOLKSTONE DR	09/01/22	\$285,000	\$121,595	\$71,494	0.20	\$617,234		Land Table RAB Bel-Aire Hills	30.44%
20-23-27-202-020	32115 LEELANE RD	01/07/22	\$288,000	\$121,592	\$71,494	0.21	\$584,577		Land Table RAB Bel-Aire Hills	30.05%
20-23-27-203-044	32204 LEELANE RD	06/01/22	\$295,000	\$115,492	\$66,199	0.15	\$759,816		Land Table RAB Bel-Aire Hills	26.94%
20-23-27-276-023	31621 LAMAR DR	09/14/22	\$277,000	\$109,307	\$66,199	0.15	\$714,425		Land Table RAB Bel-Aire Hills	28.30%
20-23-27-202-017	32157 LEELANE RD	09/29/23	\$285,000	\$107,783	\$66,199	0.15	\$723,376		Land Table RAB Bel-Aire Hills	27.20%
20-23-27-203-008	32227 MARBLEHEAD RD	04/20/23	\$290,000	\$106,735	\$71,494	0.20	\$528,391		Land Table RAB Bel-Aire Hills	28.06%
20-23-27-203-028	31915 LAMAR DR	05/19/22	\$230,000	\$89,127	\$66,199	0.15	\$590,245		Land Table RAB Bel-Aire Hills	31.97%
20-23-27-226-024	31648 FOLKSTONE DR	08/23/22	\$268,000	\$101,506	\$76,791	0.24	\$416,008		Land Table RAB Bel-Aire Hills	31.56%
20-23-27-227-017	31833 MARBLEHEAD RD	09/09/22	\$245,000	\$88,349	\$66,199	0.16	\$562,732		Land Table RAB Bel-Aire Hills	29.71%
20-23-27-276-025	31561 LAMAR DR	06/23/22	\$295,000	\$86,968	\$66,199	0.15	\$568,418		Land Table RAB Bel-Aire Hills	24.14%
20-23-27-226-014	31736 FOLKSTONE CT	10/14/22	\$235,000	\$81,984	\$66,199	0.12	\$661,161		Land Table RAB Bel-Aire Hills	30.20%
20-23-27-201-017	32040 MARBLEHEAD RD	07/29/22	\$280,000	\$87,670	\$71,494	0.16	\$534,573		Land Table RAB Bel-Aire Hills	27.10%
20-23-27-204-016	31987 LAMAR DR	02/28/22	\$285,000	\$87,098	\$71,494	0.19	\$470,800		Land Table RAB Bel-Aire Hills	26.54%
20-23-27-203-031	32354 LEELANE RD	09/12/23	\$305,000	\$86,748	\$71,494	0.19	\$456,568		Land Table RAB Bel-Aire Hills	24.67%
20-23-27-251-033	32133 LOOMIS DR	06/22/22	\$290,000	\$76,244	\$66,199	0.15	\$518,667		Land Table RAB Bel-Aire Hills	23.65%
20-23-27-226-002	24158 BROADVIEW DR	08/16/22	\$276,000	\$80,284	\$71,494	0.17	\$472,259		Land Table RAB Bel-Aire Hills	26.76%
20-23-27-201-007	32240 MARBLEHEAD RD	05/18/22	\$280,000	\$71,191	\$66,199	0.15	\$474,607		Land Table RAB Bel-Aire Hills	24.07%
20-23-27-204-004	24024 COLCHESTER DR	01/26/22	\$229,900	\$64,018	\$66,199	0.16	\$407,758		Land Table RAB Bel-Aire Hills	28.52%
20-23-27-227-024	31729 MARBLEHEAD RD	10/19/22	\$336,000	\$62,300	\$71,494	0.17	\$362,209		Land Table RAB Bel-Aire Hills	20.71%
20-23-27-202-019	32129 LEELANE RD	06/16/22	\$330,000	\$59,543	\$71,494	0.17	\$352,325		Land Table RAB Bel-Aire Hills	20.91%
20-23-27-276-014	31781 LAMAR DR	12/08/22	\$295,000	\$46,636	\$66,199	0.15	\$302,831		Land Table RAB Bel-Aire Hills	21.04%
20-23-27-203-021	23899 COLCHESTER DR	12/12/22	\$220,000	\$53,763	\$71,494	0.18	\$295,401		Land Table RAB Bel-Aire Hills	30.07%
20-23-27-203-017	23963 COLCHESTER DR	10/21/22	\$301,600	\$37,528	\$66,199	0.15	\$246,895		Land Table RAB Bel-Aire Hills	20.04%
20-23-27-251-025	23541 LOOMIS CT	05/13/22	\$210,000	\$36,789	\$66,199	0.15	\$250,265		Land Table RAB Bel-Aire Hills	27.65%
20-23-27-251-022	23630 BICKING CT	11/03/22	\$196,261	\$34,266	\$71,494	0.17	\$196,931		Land Table RAB Bel-Aire Hills	30.62%

City of Farmington
Land Table RAC

BSA DATABASE		SALES DATA	
Parcel Count	28	# of Sales	2
ECF Nbhd	RAC	Sales Ratio	47.81%
Min ECF	1.482	(Land Resid.-Est. Land Value)/Est. LV	16.70%
Max ECF	1.482	% Change	16.70%
Land Table LtoB	25.49%	Projected Land Table LtoB	29.75%
CVT LtoB	25.24%	Sales Sample Size	7.14%

Color Key
Vacant Sales
Demo Sales or New Build after sale

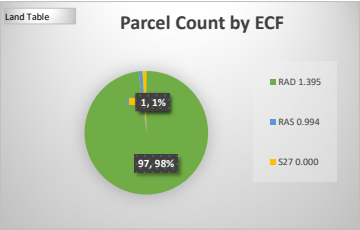


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$86,110	\$100,488	\$100,490
MINIMUM	\$72,092	\$84,130	\$84,131
MAXIMUM	\$98,126	\$114,511	\$114,513

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
20-23-27-252-014	32354 VALLEY VIEW CIR	05/04/22	\$315,000	\$122,469	\$86,110	0.35	\$352,937		Land Table RAC Scenic View	30.90%
20-23-27-253-006	32305 VALLEY VIEW CIR	05/23/22	\$289,000	\$62,149	\$72,092	0.21	\$297,364		Land Table RAC Scenic View	24.12%

BSA DATABASE		SALES DATA	
Parcel Count	99	# of Sales	6
ECF Nbhhd	RAD, RAS, S27	Sales Ratio	47.33%
Min ECF	0.994	(Land Resid.-Est. Land Value)/Est. LV	20.82%
Max ECF	1.395	% Change	0.00%
Land Table LtoB	28.53%	Projected Land Table LtoB	28.53%
CVT LtoB	25.24%	Sales Sample Size	6.06%

Color Key
Vacant Sales
Demo Sales or New Build after sale



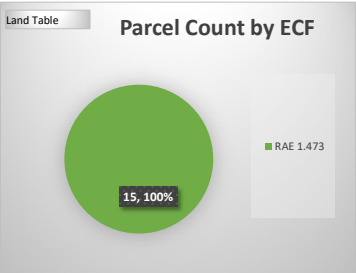
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$86,178	\$104,121	\$86,178
MINIMUM	\$64,018	\$77,347	\$64,018
MAXIMUM	\$113,261	\$136,843	\$113,261

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
20-23-27-403-012	32037 VALLEY VIEW ST	05/15/23	\$345,000	\$145,398	\$93,564	0.69	\$211,028		Land Table RAD Brookdale Resut	31.92%
20-23-27-402-006	32040 VALLEY VIEW ST	10/28/22	\$300,000	\$111,568	\$78,791	0.33	\$343,286		Land Table RAD Brookdale Resut	29.49%
20-23-27-402-012	32010 VALLEY VIEW ST	11/18/22	\$361,000	\$100,164	\$78,791	0.35	\$287,003		Land Table RAD Brookdale Resut	23.20%
20-23-27-252-002	23230 POWER RD	05/23/22	\$390,000	\$98,029	\$88,886	0.49	\$199,652		Land Table RAD Brookdale Resut	23.34%
20-23-27-427-001	23092 LAKE WAY ST	07/10/23	\$361,000	\$79,512	\$78,791	0.32	\$248,475		Land Table RAD Brookdale Resut	21.87%
20-23-27-403-015	32015 VALLEY VIEW ST	02/18/22	\$318,000	\$108,197	\$113,261	1.03	\$104,741		Land Table RAD Brookdale Resut	35.06%

City of Farmington
Land Table RAE

BSA DATABASE		SALES DATA	
Parcel Count	15	# of Sales	2
ECF Nbhd	RAE	Sales Ratio	43.53%
Min ECF	1.473	(Land Resid.-Est. Land Value)/Est. LV	64.43%
Max ECF	1.473	% Change	30.00%
Land Table LtoB	26.70%	Projected Land Table LtoB	34.71%
CVT LtoB	25.24%	Sales Sample Size	13.33%

Color Key
Vacant Sales
Demo Sales or New Build after sale



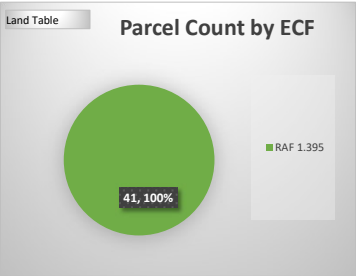
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$74,053	\$121,766	\$96,269
MINIMUM	\$56,100	\$92,246	\$72,930
MAXIMUM	\$92,004	\$151,284	\$119,605

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
20-23-27-477-018	31721 SHERWOOD AVE	06/30/23	\$415,000	\$141,707	\$78,764	1.15	\$123,546		Land Table RAE Goerse	22.37%
20-23-27-477-002	31731 SHERWOOD AVE	05/25/22	\$290,000	\$91,123	\$62,833	0.30	\$299,747		Land Table RAE Goerse	24.01%

City of Farmington
Land Table RAF

BSA DATABASE		SALES DATA	
Parcel Count	41	# of Sales	2
ECF Nbhd	RAF	Sales Ratio	45.24%
Min ECF	1.395	(Land Resid.-Est. Land Value)/Est. LV	32.39%
Max ECF	1.395	% Change	30.00%
Land Table LtoB	24.60%	Projected Land Table LtoB	31.98%
CVT LtoB	25.24%	Sales Sample Size	4.88%

Color Key
Vacant Sales
Demo Sales or New Build after sale



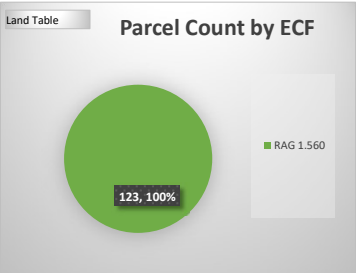
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$68,165	\$90,246	\$88,615
MINIMUM	\$46,552	\$61,632	\$60,518
MAXIMUM	\$84,792	\$112,259	\$110,230

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
20-23-27-452-004	22820 BROOKDALE ST	10/04/22	\$163,000	\$77,499	\$46,552	0.16	\$499,994		Land Table RAF Brookdale St	35.25%
20-23-27-451-039	22811 BROOKDALE ST	10/14/22	\$187,900	\$58,971	\$56,527	0.24	\$243,682		Land Table RAF Brookdale St	30.48%

City of Farmington
Land Table RAG

BSA DATABASE		SALES DATA	
Parcel Count	123	# of Sales	5
ECF Nbhd	RAG	Sales Ratio	46.09%
Min ECF	1.560	(Land Resid.-Est. Land Value)/Est. LV	29.19%
Max ECF	1.560	% Change	20.00%
Land Table LtoB	25.61%	Projected Land Table LtoB	30.73%
CVT LtoB	25.24%	Sales Sample Size	4.07%

Color Key
Vacant Sales
Demo Sales or New Build after sale



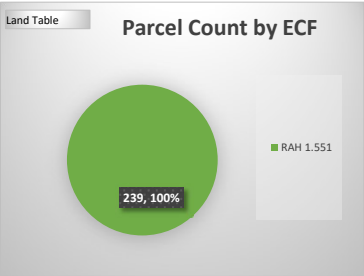
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$74,568	\$96,337	\$89,482
MINIMUM	\$58,161	\$75,141	\$69,793
MAXIMUM	\$90,385	\$116,772	\$108,462

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
20-23-27-451-021	22712 POWER RD	10/31/23	\$265,000	\$105,243	\$64,626	0.24	\$434,888		Land Table RAG Maple St Power f	28.80%
20-23-27-330-024	22780 MAPLE AVE	08/29/22	\$246,000	\$104,366	\$72,308	0.24	\$433,054		Land Table RAG Maple St Power f	33.80%
20-23-27-329-032	22849 MAPLE AVE	07/13/22	\$297,128	\$86,698	\$65,530	0.16	\$538,497		Land Table RAG Maple St Power f	23.75%
20-23-27-330-034	22903 POWER RD	06/03/22	\$177,000	\$50,509	\$79,704	0.48	\$104,790		Land Table RAG Maple St Power f	38.65%
20-23-27-451-058	32230 W 9 MILE RD	02/18/22	\$365,000	\$120,701	\$79,704	0.50	\$242,859		Land Table RAG Maple St Power f	24.60%

City of Farmington
Land Table RAH

BSA DATABASE		SALES DATA	
Parcel Count	239	# of Sales	18
ECF Nbhd	RAH	Sales Ratio	45.63%
Min ECF	1.551	(Land Resid.-Est. Land Value)/Est. LV	34.25%
Max ECF	1.551	% Change	35.00%
Land Table LtoB	27.97%	Projected Land Table LtoB	37.76%
CVT LtoB	25.24%	Sales Sample Size	7.53%

Color Key
Vacant Sales
Demo Sales or New Build after sale



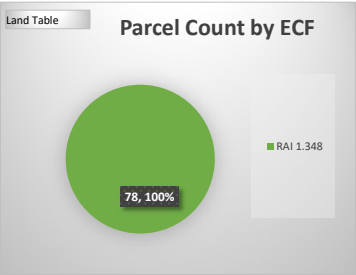
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$78,874	\$105,889	\$106,480
MINIMUM	\$63,100	\$84,713	\$85,185
MAXIMUM	\$86,764	\$116,482	\$117,131

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
20-23-27-302-014	22860 FARMINGTON RD	06/01/23	\$300,000	\$147,583	\$73,601	0.20	\$752,974		Land Table RAH Warner Farms1-	32.56%
20-23-27-305-013	22886 FREDERICK AVE	06/23/23	\$287,500	\$141,435	\$73,601	0.19	\$764,514		Land Table RAH Warner Farms1-	33.51%
20-23-27-304-011	22916 HAYDEN ST	06/10/22	\$340,000	\$135,111	\$73,601	0.18	\$746,470		Land Table RAH Warner Farms1-	26.43%
20-23-27-301-027	33054 SLOCUM DR	10/13/23	\$310,000	\$117,850	\$63,100	0.18	\$662,079		Land Table RAH Warner Farms1-	24.72%
20-23-27-303-005	23016 WARNER ST	06/01/22	\$310,000	\$125,463	\$73,601	0.18	\$693,166		Land Table RAH Warner Farms1-	28.51%
20-23-27-328-011	22860 MANNING ST	12/29/23	\$330,000	\$118,191	\$78,874	0.25	\$472,764		Land Table RAH Warner Farms1-	27.13%
20-23-27-301-028	33042 SLOCUM DR	11/30/22	\$275,000	\$92,063	\$63,100	0.18	\$514,318		Land Table RAH Warner Farms1-	25.65%
20-23-27-305-022	22750 FREDERICK AVE	10/24/23	\$260,000	\$97,627	\$73,601	0.21	\$467,115		Land Table RAH Warner Farms1-	31.19%
20-23-27-328-014	22808 MANNING ST	12/28/23	\$281,000	\$102,024	\$78,874	0.25	\$406,470		Land Table RAH Warner Farms1-	30.59%
20-23-27-329-007	22978 MAYFIELD AVE	11/27/23	\$300,000	\$95,763	\$78,874	0.27	\$353,369		Land Table RAH Warner Farms1-	27.86%
20-23-27-305-025	23025 MANNING ST	04/18/23	\$307,000	\$93,088	\$78,874	0.25	\$378,407		Land Table RAH Warner Farms1-	26.94%
20-23-27-303-030	22865 HAYDEN ST	11/21/22	\$268,000	\$85,984	\$73,601	0.18	\$475,050		Land Table RAH Warner Farms1-	28.79%
20-23-27-305-029	22945 MANNING ST	09/16/22	\$277,000	\$91,530	\$78,874	0.25	\$372,073		Land Table RAH Warner Farms1-	29.84%
20-23-27-351-008	22779 HAYDEN ST	10/26/22	\$330,000	\$87,266	\$73,601	0.22	\$405,888		Land Table RAH Warner Farms1-	23.27%
20-23-27-302-017	33325 SLOCUM DR	01/26/23	\$245,000	\$74,237	\$73,601	0.20	\$369,338		Land Table RAH Warner Farms1-	30.12%
20-23-27-305-020	22780 FREDERICK AVE	07/05/22	\$275,000	\$69,778	\$73,601	0.19	\$377,178		Land Table RAH Warner Farms1-	26.40%
20-23-27-302-005	23060 FARMINGTON RD	09/01/23	\$260,000	\$63,688	\$73,601	0.20	\$324,939		Land Table RAH Warner Farms1-	27.27%
20-23-27-328-032	22763 MAYFIELD AVE	06/13/22	\$280,000	\$54,184	\$78,874	0.25	\$220,260		Land Table RAH Warner Farms1-	25.89%

City of Farmington
Land Table RAI

BSA DATABASE		SALES DATA	
Parcel Count	78	# of Sales	8
ECF Nbhd	RAI	Sales Ratio	49.80%
Min ECF	1.348	(Land Resid.-Est. Land Value)/Est. LV	1.52%
Max ECF	1.348	% Change	6.00%
Land Table LtoB	30.01%	Projected Land Table LtoB	31.81%
CVT LtoB	25.24%	Sales Sample Size	10.26%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$97,987	\$99,478	\$103,866
MINIMUM	\$75,898	\$77,053	\$80,452
MAXIMUM	\$120,389	\$122,221	\$127,612

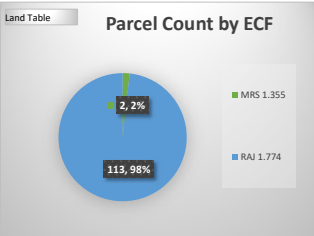
Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
20-23-27-101-007	24136 TWIN VALLEY CT	11/16/23	\$320,000	\$144,021	\$97,987	0.26	\$560,393		Land Table RAI Twin Valley	35.77%
20-23-27-102-038	24020 MERRILYN CT	10/12/22	\$320,000	\$95,856	\$83,748	0.19	\$515,355		Land Table RAI Twin Valley	27.20%
20-23-27-102-005	24167 SAINT MARY CT	05/27/22	\$367,000	\$87,347	\$81,131	0.17	\$504,896		Land Table RAI Twin Valley	22.49%
20-23-27-101-009	24185 FARMINGTON RD	02/07/23	\$355,000	\$92,112	\$88,188	0.25	\$366,980		Land Table RAI Twin Valley	25.12%
20-23-27-102-037	24034 MERRILYN CT	08/04/22	\$350,000	\$84,611	\$83,748	0.18	\$480,744		Land Table RAI Twin Valley	23.99%
20-23-27-102-039	24006 MERRILYN CT	07/14/22	\$379,000	\$92,640	\$97,987	0.26	\$359,070		Land Table RAI Twin Valley	25.49%
20-23-27-102-006	24155 SAINT MARY CT	03/04/22	\$330,000	\$75,866	\$81,131	0.17	\$438,532		Land Table RAI Twin Valley	24.20%
20-23-27-103-007	24157 TWIN VALLEY CT	12/01/23	\$400,000	\$67,714	\$115,155	0.34	\$197,417		Land Table RAI Twin Valley	25.74%

City of Farmington

Land Table RAJ

BSA DATABASE		SALES DATA	
Parcel Count	115	# of Sales	2
ECF Nbhd	RAJ, MRS	Sales Ratio	49.78%
Min ECF	1.355	(Land Resid.-Est. Land Value)/Est. LV	1.83%
Max ECF	1.774	% Change	20.00%
Land Table LtoB	24.28%	Projected Land Table LtoB	29.13%
CVT LtoB	25.24%	Sales Sample Size	1.74%

Color Key
Vacant Sales
Demo Sales or New Build after sale



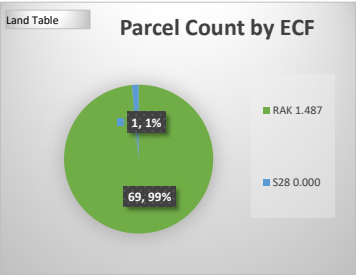
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$106,470	\$108,413	\$127,764
MINIMUM	\$79,853	\$81,310	\$95,824
MAXIMUM	\$135,750	\$138,227	\$162,900

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
20-23-27-106-025	33212 OAKLAND AVE	11/08/23	\$319,416	\$116,224	\$79,853	0.10	\$1,162,240		Land Table RAJ Central Dwtn	28.21%
20-23-28-231-017	23925 FARMINGTON RD	08/30/23	\$375,000	\$57,238	\$90,500	0.28	\$201,542		Land Table RAJ Central Dwtn	22.17%

City of Farmington
Land Table RAK

BSA DATABASE		SALES DATA	
Parcel Count	70	# of Sales	4
ECF Nbhd	RAK, S28	Sales Ratio	50.04%
Min ECF	1.487	(Land Resid.-Est. Land Value)/Est. LV	-0.33%
Max ECF	1.487	% Change	15.00%
Land Table LtoB	28.66%	Projected Land Table LtoB	32.96%
CVT LtoB	25.24%	Sales Sample Size	5.71%

Color Key
Vacant Sales
Demo Sales or New Build after sale



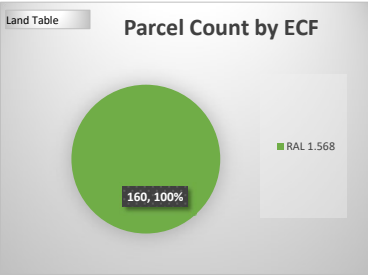
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$102,621	\$102,287	\$118,014
MINIMUM	\$78,316	\$78,061	\$90,063
MAXIMUM	\$137,729	\$137,281	\$158,388

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
20-23-28-202-003	34005 GLENVIEW DR	11/09/22	\$321,500	\$97,087	\$81,016	0.19	\$508,309		Land Table RAK Hillcrest Glenvie	26.53%
20-23-21-454-002	33935 GLENVIEW DR	06/30/22	\$355,000	\$93,431	\$86,418	0.22	\$420,860		Land Table RAK Hillcrest Glenvie	24.83%
20-23-28-227-001	33645 HILLCREST DR	07/05/22	\$383,000	\$93,003	\$97,219	0.38	\$242,195		Land Table RAK Hillcrest Glenvie	25.11%
20-23-28-227-002	33623 HILLCREST DR	11/03/22	\$383,500	\$77,174	\$97,219	0.42	\$185,070		Land Table RAK Hillcrest Glenvie	24.09%

City of Farmington
Land Table RAL

BSA DATABASE		SALES DATA	
Parcel Count	160	# of Sales	4
ECF Nbhd	RAL	Sales Ratio	49.15%
Min ECF	1.568	(Land Resid.-Est. Land Value)/Est. LV	6.29%
Max ECF	1.568	% Change	10.00%
Land Table LtoB	26.33%	Projected Land Table LtoB	28.96%
CVT LtoB	25.24%	Sales Sample Size	2.50%

Color Key
Vacant Sales
Demo Sales or New Build after sale



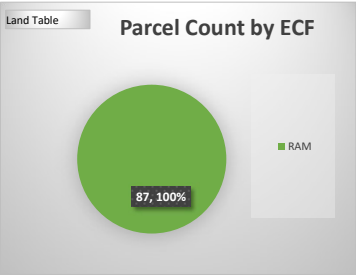
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$97,877	\$104,031	\$107,665
MINIMUM	\$76,814	\$81,644	\$84,495
MAXIMUM	\$126,372	\$134,318	\$139,009

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
20-23-28-279-002	33639 STATE ST	05/04/22	\$280,000	\$112,338	\$91,682	0.22	\$520,083		Land Table RAL Sw Dwtn	35.35%
20-23-28-254-017	33740 STATE ST	02/03/23	\$342,000	\$104,247	\$91,682	0.24	\$432,560		Land Table RAL Sw Dwtn	27.83%
20-23-28-256-002	33907 STATE ST	02/24/22	\$480,000	\$105,809	\$109,028	0.42	\$254,349		Land Table RAL Sw Dwtn	22.56%
20-23-28-279-001	33655 STATE ST	02/15/22	\$297,500	\$80,561	\$86,726	0.16	\$494,239		Land Table RAL Sw Dwtn	28.56%

City of Farmington
Land Table RAM

BSA DATABASE		SALES DATA	
Parcel Count	87	# of Sales	6
ECF Nbhd	RAM	Sales Ratio	49.41%
Min ECF	1.472	(Land Resid.-Est. Land Value)/Est. LV	5.43%
Max ECF	1.472	% Change	10.00%
Land Table LtoB	24.38%	Projected Land Table LtoB	26.82%
CVT LtoB	25.24%	Sales Sample Size	6.90%

Color Key
Vacant Sales
Demo Sales or New Build after sale



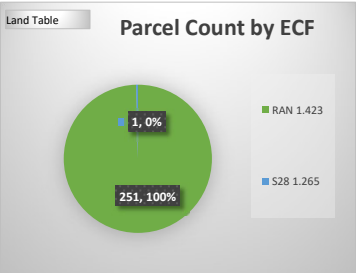
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$92,518	\$97,544	\$101,770
MINIMUM	\$82,779	\$87,276	\$91,057
MAXIMUM	\$111,996	\$118,081	\$123,196

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
20-23-28-203-004	24032 EARL CT	04/11/22	\$302,500	\$98,005	\$65,736	0.19	\$507,798		Land Table RAM Earlct Alta Loma	24.33%
20-23-28-255-013	34196 SCHULTE DR	09/26/23	\$465,000	\$119,318	\$90,083	0.24	\$495,095		Land Table RAM Earlct Alta Loma	20.67%
20-23-28-255-021	34056 SCHULTE DR	04/20/22	\$350,000	\$102,193	\$87,648	0.20	\$521,393		Land Table RAM Earlct Alta Loma	26.13%
20-23-28-253-002	34235 CORTLAND AVE	02/08/22	\$410,000	\$104,916	\$90,083	0.24	\$431,753		Land Table RAM Earlct Alta Loma	22.80%
20-23-28-257-002	34177 SCHULTE DR	09/13/23	\$425,000	\$93,905	\$90,083	0.24	\$389,647		Land Table RAM Earlct Alta Loma	21.39%
20-23-28-253-013	34182 STATE ST	02/13/23	\$385,000	\$20,721	\$87,648	0.21	\$99,144		Land Table RAM Earlct Alta Loma	19.39%

City of Farmington
Land Table RAN

BSA DATABASE		SALES DATA	
Parcel Count	252	# of Sales	14
ECF Nbhd	RAN, S28	Sales Ratio	46.52%
Min ECF	1.265	(Land Resid.-Est. Land Value)/Est. LV	27.68%
Max ECF	1.423	% Change	12.30%
Land Table LtoB	25.41%	Projected Land Table LtoB	28.54%
CVT LtoB	25.24%	Sales Sample Size	5.56%

Color Key
Vacant Sales
Demo Sales or New Build after sale



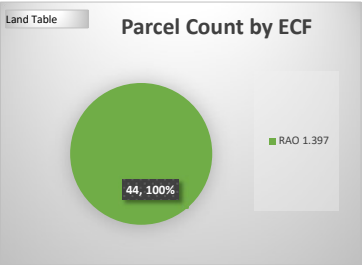
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$85,862	\$109,631	\$96,423
MINIMUM	\$74,855	\$95,577	\$84,062
MAXIMUM	\$110,080	\$140,554	\$123,620

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
20-23-28-428-016	23210 CASS AVE	08/21/23	\$430,000	\$181,590	\$83,661	0.44	\$409,910		Land Table RAN Alta Loma123,Woor	25.19%
20-23-28-428-040	33760 JAMES CT	10/31/22	\$350,000	\$120,021	\$77,057	0.32	\$376,241		Land Table RAN Alta Loma123,Woor	25.10%
20-23-28-428-041	33738 JAMES CT	01/14/22	\$355,000	\$120,481	\$77,057	0.31	\$391,172		Land Table RAN Alta Loma123,Woor	24.73%
20-23-28-402-006	34109 ALTA LOMA DR	06/29/22	\$289,000	\$109,009	\$77,057	0.31	\$349,388		Land Table RAN Alta Loma123,Woor	29.98%
20-23-28-428-043	33702 JAMES CT	06/07/23	\$350,500	\$119,292	\$83,661	0.45	\$264,506		Land Table RAN Alta Loma123,Woor	26.57%
20-23-28-403-026	34151 CASS CT	06/28/23	\$377,500	\$115,192	\$77,057	0.28	\$414,360		Land Table RAN Alta Loma123,Woor	22.71%
20-23-28-428-023	23080 FLEMING DR	07/06/23	\$334,000	\$103,038	\$77,057	0.29	\$356,533		Land Table RAN Alta Loma123,Woor	25.02%
20-23-28-129-017	23890 WESLEY DR	06/08/23	\$330,000	\$112,013	\$88,063	0.38	\$295,549		Land Table RAN Alta Loma123,Woor	28.77%
20-23-28-177-016	23595 WESLEY DR	09/07/22	\$315,000	\$105,055	\$88,063	0.34	\$305,392		Land Table RAN Alta Loma123,Woor	29.55%
20-23-28-402-022	23245 FLEMING DR	04/08/22	\$365,000	\$93,608	\$79,257	0.35	\$271,328		Land Table RAN Alta Loma123,Woor	22.60%
20-23-28-403-030	23031 FLEMING DR	03/08/22	\$260,000	\$74,489	\$77,057	0.30	\$247,472		Land Table RAN Alta Loma123,Woor	29.35%
20-23-28-129-006	23870 WESLEY DR	02/18/22	\$240,000	\$83,683	\$88,063	0.38	\$220,799		Land Table RAN Alta Loma123,Woor	36.04%
20-23-28-126-020	23551 LONGACRE ST	10/17/22	\$301,500	\$77,723	\$92,466	0.57	\$136,836		Land Table RAN Alta Loma123,Woor	29.24%
20-23-28-402-008	34069 ALTA LOMA DR	10/27/22	\$258,000	\$46,566	\$79,257	0.37	\$124,508		Land Table RAN Alta Loma123,Woor	27.27%

City of Farmington
Land Table RAO

BSA DATABASE		SALES DATA	
Parcel Count	44	# of Sales	4
ECF Nbhd	RAO	Sales Ratio	48.85%
Min ECF	1.397	(Land Resid.-Est. Land Value)/Est. LV	10.52%
Max ECF	1.397	% Change	5.00%
Land Table LtoB	25.41%	Projected Land Table LtoB	26.68%
CVT LtoB	25.24%	Sales Sample Size	9.09%

Color Key
Vacant Sales
Demo Sales or New Build after sale



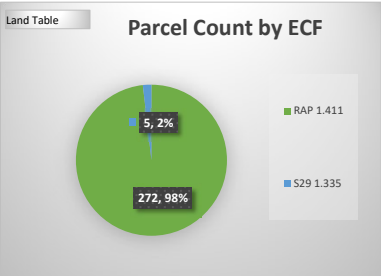
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$95,559	\$105,608	\$100,336
MINIMUM	\$93,228	\$103,032	\$97,889
MAXIMUM	\$97,889	\$108,183	\$102,783

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
20-23-28-152-015	35144 DRAKE HEIGHTS DR	06/21/22	\$430,000	\$127,737	\$93,228	0.34	\$372,411		Land Table RAO Drake Heights	23.57%
20-23-28-151-001	35250 OAKLAND RD	06/14/22	\$427,000	\$101,567	\$93,228	0.35	\$294,397		Land Table RAO Drake Heights	22.27%
20-23-28-152-006	35123 OAKLAND RD	03/17/23	\$425,000	\$99,383	\$93,228	0.34	\$289,746		Land Table RAO Drake Heights	22.26%
20-23-28-152-003	35205 OAKLAND RD	07/12/22	\$425,000	\$83,442	\$93,228	0.34	\$243,271		Land Table RAO Drake Heights	21.44%

City of Farmington
Land Table RAP

BSA DATABASE		SALES DATA	
Parcel Count	277	# of Sales	18
ECF Nbhd	RAP, \$29	Sales Ratio	47.44%
Min ECF	1.335	(Land Resid.-Est. Land Value)/Est. LV	24.69%
Max ECF	1.411	% Change	25.00%
Land Table LtoB	23.27%	Projected Land Table LtoB	29.08%
CVT LtoB	25.24%	Sales Sample Size	6.50%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$90,230	\$112,504	\$112,787
MINIMUM	\$75,038	\$93,563	\$93,798
MAXIMUM	\$109,515	\$136,551	\$136,894

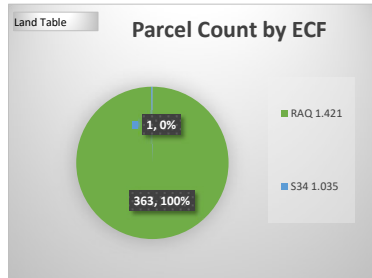
Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
20-23-29-176-003	36515 VICARY LN	05/12/23	\$440,000	\$167,854	\$77,068	0.29	\$570,932		Land Table RAP Chatham Hills	22.07%
20-23-29-252-007	23509 STONEHOUSE CT	04/25/22	\$522,000	\$164,026	\$87,169	0.46	\$355,035		Land Table RAP Chatham Hills	19.58%
20-23-29-154-017	36633 SAXONY RD	08/21/23	\$377,000	\$126,001	\$77,068	0.28	\$451,616		Land Table RAP Chatham Hills	23.49%
20-23-29-203-010	35810 SMITHFIELD RD	06/12/23	\$430,000	\$123,081	\$75,038	0.27	\$457,550		Land Table RAP Chatham Hills	19.65%
20-23-29-152-013	36835 HEATHERTON DR	12/14/23	\$339,786	\$115,008	\$77,068	0.30	\$387,232		Land Table RAP Chatham Hills	25.53%
20-23-29-178-005	36629 LANSBURY LN	06/30/23	\$355,000	\$105,476	\$77,068	0.28	\$375,359		Land Table RAP Chatham Hills	23.60%
20-23-29-152-002	36989 HEATHERTON DR	06/23/23	\$341,000	\$112,849	\$87,169	0.40	\$281,419		Land Table RAP Chatham Hills	27.64%
20-23-29-252-005	23545 STONEHOUSE CT	08/04/23	\$458,000	\$110,690	\$83,150	0.31	\$352,516		Land Table RAP Chatham Hills	19.32%
20-23-29-205-005	35807 SMITHFIELD RD	08/19/22	\$437,000	\$96,232	\$77,068	0.29	\$334,139		Land Table RAP Chatham Hills	18.44%
20-23-29-177-023	36681 HEATHERTON DR	06/12/23	\$347,500	\$90,696	\$77,068	0.30	\$305,374		Land Table RAP Chatham Hills	23.08%
20-23-29-252-021	35931 SMITHFIELD RD	04/19/22	\$424,400	\$107,702	\$93,290	0.61	\$175,984		Land Table RAP Chatham Hills	22.75%
20-23-29-153-020	36751 LANSBURY LN	10/13/23	\$328,000	\$85,271	\$77,068	0.28	\$302,379		Land Table RAP Chatham Hills	24.10%
20-23-29-128-004	36638 BRITTANY HILL CT	08/04/23	\$350,000	\$82,777	\$77,068	0.27	\$305,450		Land Table RAP Chatham Hills	22.38%
20-23-29-252-013	36029 SMITHFIELD RD	04/22/22	\$405,000	\$90,076	\$87,169	0.41	\$220,775		Land Table RAP Chatham Hills	21.68%
20-23-29-178-003	36653 LANSBURY LN	04/09/22	\$350,000	\$77,397	\$77,068	0.28	\$272,525		Land Table RAP Chatham Hills	22.04%
20-23-29-176-011	36502 SAXONY RD	07/25/23	\$400,000	\$72,596	\$77,068	0.28	\$260,201		Land Table RAP Chatham Hills	19.05%
20-23-29-252-010	23560 STONEHOUSE CT	08/25/23	\$432,000	\$69,771	\$83,150	0.34	\$203,414		Land Table RAP Chatham Hills	18.67%
20-23-29-226-024	35615 BRIAR RIDGE LN	03/03/23	\$308,000	\$23,056	\$93,290	0.61	\$37,550		Land Table RAP Chatham Hills	24.66%

City of Farmington

Land Table RAQ

BSA DATABASE		SALES DATA	
Parcel Count	364	# of Sales	24
ECF Nbhd	RAQ, S34	Sales Ratio	47.13%
Min ECF	1.035	(Land Resid.-Est. Land Value)/Est. LV	22.37%
Max ECF	1.421	% Change	12.00%
Land Table LtoB	28.16%	Projected Land Table LtoB	31.54%
CVT LtoB	25.24%	Sales Sample Size	6.59%

Color Key
Vacant Sales
Demo Sales or New Build after sale



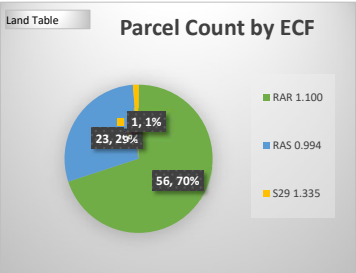
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$88,184	\$107,908	\$98,766
MINIMUM	\$72,624	\$88,868	\$81,339
MAXIMUM	\$108,933	\$133,298	\$122,005

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
20-23-34-351-007	33137 KIRBY ST	10/07/22	\$315,000	\$151,605	\$80,403	0.24	\$623,889		Land Table RAQ Oaks,Meadows 1	32.98%
20-23-34-354-016	33027 MEADOWLARK ST	04/14/23	\$297,500	\$134,065	\$80,403	0.22	\$609,386		Land Table RAQ Oaks,Meadows 1	32.97%
20-23-34-301-021	21117 LARKSPUR ST	04/28/23	\$295,000	\$116,075	\$80,403	0.19	\$601,425		Land Table RAQ Oaks,Meadows 1	31.00%
20-23-34-353-010	20940 BIRCHWOOD ST	08/31/23	\$290,000	\$106,643	\$72,624	0.17	\$616,434		Land Table RAQ Oaks,Meadows 1	28.37%
20-23-34-352-020	20927 BIRCHWOOD ST	02/24/22	\$376,000	\$116,344	\$72,624	0.18	\$653,618		Land Table RAQ Oaks,Meadows 1	21.86%
20-23-34-353-001	21080 BIRCHWOOD ST	04/20/23	\$325,000	\$117,318	\$80,403	0.23	\$510,078		Land Table RAQ Oaks,Meadows 1	27.91%
20-23-34-328-011	20942 ROBINWOOD ST	12/19/22	\$315,000	\$104,672	\$72,624	0.18	\$588,045		Land Table RAQ Oaks,Meadows 1	25.67%
20-23-34-352-015	21031 BIRCHWOOD ST	08/03/22	\$283,000	\$100,917	\$72,624	0.18	\$576,669		Land Table RAQ Oaks,Meadows 1	28.51%
20-23-34-326-010	21266 ROBINWOOD ST	09/30/22	\$310,000	\$103,474	\$80,403	0.20	\$517,370		Land Table RAQ Oaks,Meadows 1	28.02%
20-23-34-152-009	21494 CHESTNUT LN	08/12/23	\$276,000	\$92,619	\$72,624	0.18	\$517,425		Land Table RAQ Oaks,Meadows 1	28.37%
20-23-34-329-017	21051 MEADOWLARK ST	11/01/22	\$305,000	\$93,062	\$72,624	0.18	\$525,774		Land Table RAQ Oaks,Meadows 1	25.52%
20-23-34-152-003	21612 CHESTNUT LN	08/17/22	\$325,000	\$92,630	\$72,624	0.18	\$517,486		Land Table RAQ Oaks,Meadows 1	23.81%
20-23-34-301-014	21317 LARKSPUR ST	05/06/22	\$325,000	\$91,757	\$72,624	0.18	\$524,326		Land Table RAQ Oaks,Meadows 1	23.74%
20-23-34-329-020	21015 MEADOWLARK ST	05/03/23	\$282,500	\$88,777	\$72,624	0.16	\$544,644		Land Table RAQ Oaks,Meadows 1	27.27%
20-23-34-329-022	20963 MEADOWLARK ST	04/03/23	\$295,000	\$89,373	\$72,624	0.17	\$516,607		Land Table RAQ Oaks,Meadows 1	26.10%
20-23-34-353-020	21009 ROBINWOOD ST	06/16/23	\$310,000	\$97,391	\$80,403	0.20	\$489,402		Land Table RAQ Oaks,Meadows 1	27.44%
20-23-34-354-015	33041 MEADOWLARK ST	08/25/22	\$270,000	\$92,872	\$80,403	0.22	\$422,145		Land Table RAQ Oaks,Meadows 1	31.22%
20-23-34-329-015	21119 MEADOWLARK ST	06/10/22	\$286,000	\$82,322	\$72,624	0.18	\$470,411		Land Table RAQ Oaks,Meadows 1	26.28%
20-23-34-154-007	33053 TALL OAKS ST	03/29/22	\$351,900	\$81,384	\$72,624	0.17	\$470,428		Land Table RAQ Oaks,Meadows 1	21.16%
20-23-34-326-005	32818 ANNEWOOD ST	05/26/22	\$285,000	\$80,002	\$88,184	0.29	\$272,116		Land Table RAQ Oaks,Meadows 1	30.08%
20-23-34-354-005	20802 FARMINGTON RD	03/24/23	\$245,000	\$71,287	\$88,184	0.33	\$217,338		Land Table RAQ Oaks,Meadows 1	33.67%
20-23-34-351-003	33229 KIRBY ST	03/15/22	\$260,000	\$52,792	\$72,624	0.18	\$296,584		Land Table RAQ Oaks,Meadows 1	25.95%
20-23-34-151-017	33144 TALL OAKS ST	04/29/22	\$252,000	\$40,047	\$72,624	0.17	\$232,831		Land Table RAQ Oaks,Meadows 1	25.52%
20-23-34-153-007	21538 BIRCHWOOD ST	06/07/22	\$250,000	\$40,116	\$72,624	0.17	\$233,233		Land Table RAQ Oaks,Meadows 1	25.71%

City of Farmington
Land Table RAR

BSA DATABASE		SALES DATA	
Parcel Count	80	# of Sales	2
ECF Nbhd	RAR, RAS, S29	Sales Ratio	46.09%
Min ECF	0.994	(Land Resid.-Est. Land Value)/Est. LV	32.40%
Max ECF	1.335	% Change	10.00%
Land Table LtoB	20.47%	Projected Land Table LtoB	22.52%
CVT LtoB	25.24%	Sales Sample Size	2.50%

Color Key
Vacant Sales
Demo Sales or New Build after sale



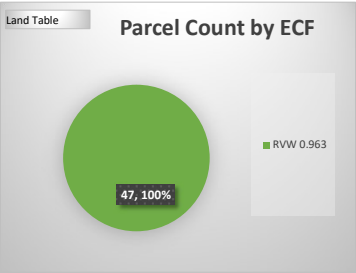
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$104,554	\$138,433	\$115,009
MINIMUM	\$79,841	\$105,713	\$87,825
MAXIMUM	\$121,663	\$161,086	\$133,829

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
20-23-29-226-049	23938 FAIRVIEW CT	09/19/22	\$362,000	\$131,699	\$93,149	0.30	\$433,220		Land Table RAR TP,HV,WW,MC	28.80%
20-23-29-177-039	23315 HILLVIEW CT	12/01/23	\$370,000	\$102,379	\$83,642	0.28	\$361,763		Land Table RAR TP,HV,WW,MC	23.81%

City of Farmington
Land Table RVW

BSA DATABASE		SALES DATA	
Parcel Count	47	# of Sales	10
ECF Nbhd	RVW	Sales Ratio	47.94%
Min ECF	0.963	(Land Resid.-Est. Land Value)/Est. LV	33.85%
Max ECF	0.963	% Change	0.00%
Land Table LtoB	16.39%	Projected Land Table LtoB	16.39%
CVT LtoB	25.24%	Sales Sample Size	21.28%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$80,143	\$107,268	\$80,143
MINIMUM	\$66,000	\$88,339	\$66,000
MAXIMUM	\$99,000	\$132,508	\$99,000

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
20-23-34-330-006	21273 LAURELWOOD CT	07/03/23	\$497,000	\$143,437	\$66,000	0.17	\$869,315		Land Table Riverwalk	15.73%
20-23-27-130-010	24130 LIBERTY HILL DR	08/07/23	\$545,081	\$101,573	\$66,000	0.15	\$663,876		Land Table Riverwalk	12.95%
20-23-27-130-007	24135 LIBERTY HILL DR	04/02/23	\$541,206	\$90,150	\$66,000	0.13	\$677,820		Land Table Riverwalk	12.76%
20-23-27-130-005	24145 LIBERTY HILL DR	10/17/23	\$569,405	\$86,324	\$66,000	0.16	\$539,525		Land Table Riverwalk	12.02%
20-23-27-130-009	24125 LIBERTY HILL DR	01/30/23	\$527,781	\$84,229	\$66,000	0.17	\$495,465		Land Table Riverwalk	12.95%
20-23-27-130-012	24160 LIBERTY HILL DR	06/09/23	\$569,755	\$62,913	\$66,000	0.12	\$524,275		Land Table Riverwalk	11.52%
20-23-27-130-003	24161 LIBERTY HILL DR	03/10/23	\$550,395	\$49,744	\$66,000	0.15	\$327,263		Land Table Riverwalk	11.65%
20-23-27-130-014	24180 LIBERTY HILL DR	04/07/23	\$180,000			0.14			Land Table Riverwalk	0.00%
20-23-27-130-008	24131 LIBERTY HILL DR	05/06/22	\$162,000			0.13			Land Table Riverwalk	0.00%
20-23-27-130-011	24140 LIBERTY HILL DR	01/19/22	\$145,000			0.12			Land Table Riverwalk	0.00%