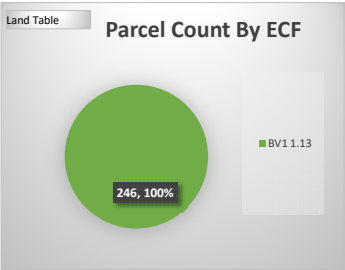


City of South Lyon
Land Table BV1

BSA DATABASE		SALES DATA	
Parcel Count	246	# of Sales	14
ECF Nbhd	BV1	Sales Ratio	46.35%
Min ECF	1.130	(Land Resid.-Est. Land Value)/Est. LV	39.20%
Max ECF	1.130	% Change	40.00%
Land Table LtoB	20.27%	Projected Land Table LtoB	28.37%
CVT LtoB	14.93%	Sales Sample Size	5.69%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



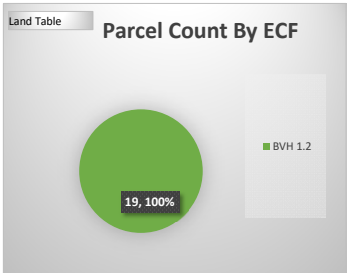
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$31,403	\$43,713	\$43,964
MINIMUM	\$31,403	\$43,713	\$43,964
MAXIMUM	\$31,403	\$43,713	\$43,964

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-29-229-122	212 OAKBROOKE DR	05/11/23	\$200,000	\$155,429	\$75,974	\$31,403	1.00	\$75,974		Land Table BV1	20.20%
80-21-29-229-076	229 BROOKWOOD DR	09/13/23	\$191,000	\$155,429	\$66,974	\$31,403	1.00	\$66,974		Land Table BV1	20.20%
80-21-29-229-024	205 MAPLEWOOD CT	11/17/23	\$185,000	\$159,299	\$57,104	\$31,403	1.00	\$57,104		Land Table BV1	19.71%
80-21-29-229-046	209 MAPLEWOOD CT	03/02/23	\$213,500	\$189,740	\$55,163	\$31,403	1.00	\$55,163		Land Table BV1	16.55%
80-21-29-229-121	212 OAKBROOKE DR	07/28/23	\$136,000	\$121,385	\$46,018	\$31,403	1.00	\$46,018		Land Table BV1	25.87%
80-21-29-229-059	225 BROOKWOOD DR	06/21/22	\$172,500	\$160,372	\$43,531	\$31,403	1.00	\$43,531		Land Table BV1	19.58%
80-21-29-229-057	225 BROOKWOOD DR	06/17/22	\$172,000	\$160,372	\$43,031	\$31,403	1.00	\$43,031		Land Table BV1	19.58%
80-21-29-229-050	209 MAPLEWOOD CT	09/14/22	\$130,000	\$121,849	\$39,554	\$31,403	1.00	\$39,554		Land Table BV1	25.77%
80-21-29-229-157	228 BROOKWOOD DR	08/09/23	\$166,500	\$159,745	\$38,158	\$31,403	1.00	\$38,158		Land Table BV1	19.66%
80-21-29-229-118	208 OAKBROOKE DR	12/02/22	\$181,250	\$174,314	\$38,339	\$31,403	1.00	\$38,339		Land Table BV1	18.02%
80-21-29-229-033	204 MAPLEWOOD CT	06/28/23	\$125,000	\$121,385	\$35,018	\$31,403	1.00	\$35,018		Land Table BV1	25.87%
80-21-29-229-029	205 MAPLEWOOD CT	03/08/22	\$172,500	\$177,728	\$26,175	\$31,403	1.00	\$26,175		Land Table BV1	17.67%
80-21-29-229-062	225 BROOKWOOD DR	12/01/22	\$147,500	\$153,714	\$25,189	\$31,403	1.00	\$25,189		Land Table BV1	20.43%
80-21-29-229-143	220 OAKBROOKE DR	09/09/22	\$167,000	\$176,653	\$21,750	\$31,403	1.00	\$21,750		Land Table BV1	17.78%

City of South Lyon
Land Table BVH

BSA DATABASE		SALES DATA	
Parcel Count	19	# of Sales	1
ECF Nbhd	BVH	Sales Ratio	38.34%
Min ECF	1.200	(Land Resid.-Est. Land Value)/Est. LV	246.88%
Max ECF	1.200	% Change	100.00%
Land Table LtoB	13.22%	Projected Land Table LtoB	26.44%
CVT LtoB	14.93%	Sales Sample Size	5.26%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



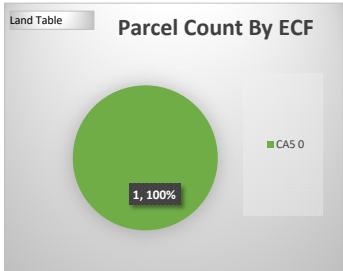
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$32,130	\$111,454	\$64,260
MINIMUM	\$32,130	\$111,454	\$64,260
MAXIMUM	\$32,130	\$111,454	\$64,260

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-29-229-012	105 ASPEN WAY	07/24/23	\$340,000	\$260,676	\$111,454	\$32,130	0.06	\$1,857,567		Land Table BVH	12.33%

City of South Lyon
Land Table CA5

BSA DATABASE		SALES DATA	
Parcel Count	1	# of Sales	0
ECF Nbhd	CA5	Sales Ratio	#DIV/0!
Min ECF	0.000	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.000	% Change	0.00%
Land Table LtoB	0.00%	Projected Land Table LtoB	0.00%
CVT LtoB	14.93%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



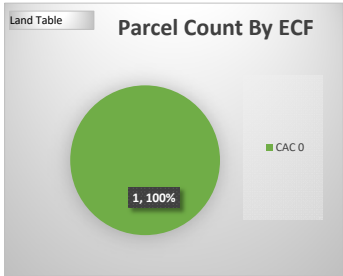
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$3,787,175	#DIV/0!	\$3,787,175
MINIMUM	\$16,150	#DIV/0!	\$16,150
MAXIMUM	\$7,558,200	#DIV/0!	\$7,558,200

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building

City of South Lyon
Land Table CAC

BSA DATABASE		SALES DATA	
Parcel Count	1	# of Sales	0
ECF Nbhd	CAC	Sales Ratio	#DIV/0!
Min ECF	0.000	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.000	% Change	0.00%
Land Table LtoB	0.00%	Projected Land Table LtoB	0.00%
CVT LtoB	14.93%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



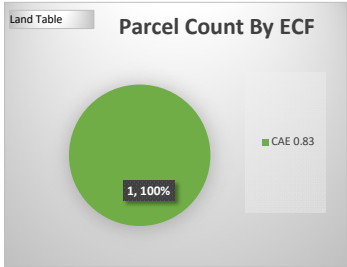
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,808,575	#DIV/0!	\$1,808,575
MINIMUM	\$9,910	#DIV/0!	\$9,910
MAXIMUM	\$3,607,240	#DIV/0!	\$3,607,240

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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City of South Lyon
Land Table CAE

BSA DATABASE		SALES DATA	
Parcel Count	1	# of Sales	0
ECF Nbhd	CAE	Sales Ratio	#DIV/0!
Min ECF	0.830	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.830	% Change	0.00%
Land Table LtoB	8.15%	Projected Land Table LtoB	8.15%
CVT LtoB	14.93%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



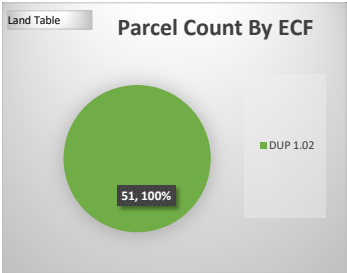
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$43,470	#DIV/0!	\$43,470
MINIMUM	\$6,210	#DIV/0!	\$6,210
MAXIMUM	\$80,730	#DIV/0!	\$80,730

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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City of South Lyon
Land Table DUP

BSA DATABASE		SALES DATA	
Parcel Count	51	# of Sales	2
ECF Nbhd	DUP	Sales Ratio	36.33%
Min ECF	1.020	(Land Resid.-Est. Land Value)/Est. LV	205.45%
Max ECF	1.020	% Change	50.00%
Land Table LtoB	16.80%	Projected Land Table LtoB	25.20%
CVT LtoB	14.93%	Sales Sample Size	3.92%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



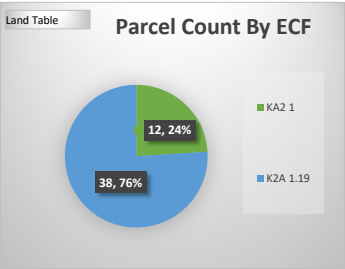
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$13,864	\$42,346	\$20,796
MINIMUM	\$357	\$1,090	\$536
MAXIMUM	\$57,170	\$174,628	\$85,755

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-20-352-008	430 PETTIBONE ST	10/03/23	\$740,000	\$524,208	\$292,234	\$76,442	0.18	\$823,194	80-21-20-352-009	Land Table DUP	14.58%
80-21-30-230-001	329 MCMUNN ST	10/27/23	\$263,000	\$204,506	\$115,555	\$57,061	0.25	\$471,653		Land Table DUP	27.90%

City of South Lyon
Land Table K2A

BSA DATABASE		SALES DATA	
Parcel Count	50	# of Sales	6
ECF Nbhd	KA2, K2A	Sales Ratio	47.55%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	55.04%
Max ECF	1.190	% Change	35.00%
Land Table LtoB	9.82%	Projected Land Table LtoB	13.25%
CVT LtoB	14.93%	Sales Sample Size	12.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



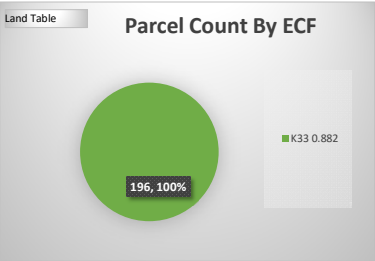
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$34,754	\$53,883	\$47,237
MINIMUM	\$32,626	\$50,584	\$39,151
MAXIMUM	\$36,881	\$57,181	\$55,322

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-17-311-077	1078 PADDOCK DR	12/15/23	\$410,000	\$360,026	\$86,855	\$36,881	1.00	\$86,855		Land Table K2A	10.24%
80-21-17-311-087	1190 PADDOCK CT	07/26/22	\$429,000	\$400,566	\$65,315	\$36,881	1.00	\$65,315		Land Table K2A	9.21%
80-21-17-311-060	1045 PADDOCK DR	06/28/23	\$405,000	\$368,914	\$68,712	\$32,626	1.00	\$68,712		Land Table K2A	8.84%
80-21-17-311-059	1041 PADDOCK DR	07/08/22	\$365,000	\$350,222	\$47,404	\$32,626	1.00	\$47,404		Land Table K2A	9.32%
80-21-17-311-058	1037 PADDOCK DR	03/11/22	\$355,000	\$354,070	\$33,556	\$32,626	1.00	\$33,556		Land Table K2A	9.21%
80-21-17-311-004	1022 PADDOCK DR	05/31/23	\$330,000	\$347,769	\$14,857	\$32,626	1.00	\$14,857		Land Table K2A	9.38%

City of South Lyon
Land Table K33

BSA DATABASE		SALES DATA	
Parcel Count	196	# of Sales	14
ECF Nbhd	K33	Sales Ratio	48.13%
Min ECF	0.882	(Land Resid.-Est. Land Value)/Est. LV	47.25%
Max ECF	0.882	% Change	10.00%
Land Table LtoB	8.59%	Projected Land Table LtoB	9.45%
CVT LtoB	14.93%	Sales Sample Size	7.14%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



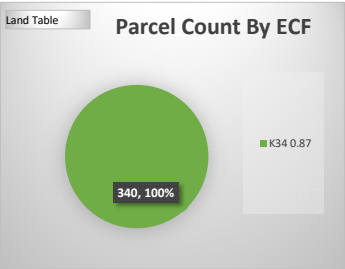
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$43,936	\$64,696	\$48,330
MINIMUM	\$43,936	\$64,696	\$48,330
MAXIMUM	\$43,936	\$64,696	\$48,330

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-17-302-011	1090 SURREY LN	06/30/22	\$561,000	\$473,900	\$131,036	\$43,936	0.28	\$467,986		Land Table K33	9.27%
80-21-17-302-008	1264 BUCKBOARD CIR	09/18/23	\$688,000	\$587,576	\$144,360	\$43,936	0.32	\$451,125		Land Table K33	7.48%
80-21-17-304-004	1136 SURREY LN	07/14/23	\$517,000	\$477,024	\$83,912	\$43,936	0.28	\$299,686		Land Table K33	9.21%
80-21-17-303-021	1105 GENTRY DR	07/08/22	\$570,000	\$533,245	\$80,691	\$43,936	1.00	\$80,691		Land Table K33	8.24%
80-21-17-305-016	1212 HACKNEY CT	12/14/22	\$505,000	\$488,201	\$60,735	\$43,936	0.36	\$168,708		Land Table K33	9.00%
80-21-17-306-023	1153 GENTRY DR	05/27/22	\$595,000	\$576,105	\$62,831	\$43,936	0.53	\$118,549		Land Table K33	7.63%
80-21-17-306-040	1339 CARTWRIGHT LN	06/08/23	\$561,000	\$547,442	\$57,494	\$43,936	0.30	\$191,647		Land Table K33	8.03%
80-21-17-306-024	1159 GENTRY DR	09/09/22	\$575,000	\$561,525	\$57,411	\$43,936	0.32	\$179,409		Land Table K33	7.82%
80-21-17-310-007	1269 COACH HOUSE LN	06/02/22	\$545,000	\$535,894	\$53,042	\$43,936	0.41	\$129,371		Land Table K33	8.20%
80-21-17-309-012	1216 GENTRY DR	09/25/23	\$565,000	\$559,462	\$49,474	\$43,936	0.39	\$126,856		Land Table K33	7.85%
80-21-17-305-011	1221 HACKNEY CT	08/24/23	\$583,000	\$578,684	\$48,252	\$43,936	0.35	\$137,863		Land Table K33	7.59%
80-21-17-306-004	1068 GENTRY DR	12/22/22	\$507,000	\$506,876	\$44,060	\$43,936	0.41	\$107,463		Land Table K33	8.67%
80-21-17-302-001	1001 CARRIAGE TRACE BLVD	01/21/22	\$495,000	\$495,554	\$43,382	\$43,936	0.38	\$114,163		Land Table K33	8.87%
80-21-17-303-010	1155 SURREY LN	12/02/22	\$515,000	\$569,872	(\$10,936)	\$43,936	0.37	(\$29,557)		Land Table K33	7.71%

City of South Lyon
Land Table K34

BSA DATABASE		SALES DATA	
Parcel Count	340	# of Sales	26
ECF Nbrhd	K34	Sales Ratio	45.74%
Min ECF	0.870	(Land Resid.-Est. Land Value)/Est. LV	90.33%
Max ECF	0.870	% Change	12.00%
Land Table LtoB	10.11%	Projected Land Table LtoB	11.32%
CVT LtoB	14.93%	Sales Sample Size	7.65%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



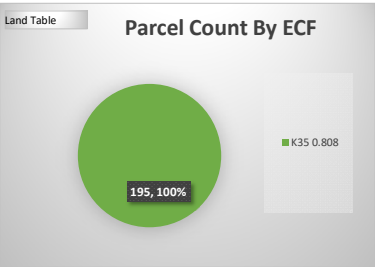
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$42,914	\$81,678	\$48,064
MINIMUM	\$42,914	\$81,678	\$48,064
MAXIMUM	\$42,914	\$81,678	\$48,064

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-18-401-002	1126 CANTOR LN	11/15/23	\$450,000	\$351,595	\$141,319	\$42,914	0.22	\$642,359		Land Table K34	12.21%
80-21-18-454-008	1182 ARABIAN CT	10/10/23	\$490,000	\$387,175	\$145,739	\$42,914	0.35	\$416,397		Land Table K34	11.08%
80-21-18-402-005	1174 HORSESHOE DR	06/09/23	\$500,000	\$409,946	\$132,968	\$42,914	0.22	\$604,400		Land Table K34	10.47%
80-21-18-476-018	1090 APPALOOSA CT	07/11/23	\$435,000	\$358,724	\$119,190	\$42,914	0.21	\$567,571		Land Table K34	11.96%
80-21-18-451-073	1068 CHESTNUT LN	06/24/22	\$440,000	\$375,822	\$107,092	\$42,914	0.26	\$411,892		Land Table K34	11.42%
80-21-18-451-036	1096 SHETLAND DR	09/01/23	\$406,500	\$347,304	\$102,110	\$42,914	0.21	\$486,238		Land Table K34	12.36%
80-21-18-451-088	1101 EQUESTRIAN DR	03/03/23	\$550,000	\$476,983	\$115,931	\$42,914	0.23	\$504,048		Land Table K34	9.00%
80-21-18-454-021	1152 CHESTNUT LN	10/06/23	\$450,000	\$392,043	\$100,871	\$42,914	0.37	\$272,624		Land Table K34	10.95%
80-21-18-455-017	1057 STABLE LN	06/07/22	\$445,000	\$389,226	\$98,688	\$42,914	0.31	\$318,348		Land Table K34	11.03%
80-21-18-454-015	1059 CHESTNUT LN	07/15/22	\$440,000	\$386,886	\$96,028	\$42,914	0.33	\$290,994		Land Table K34	11.09%
80-21-18-453-006	1030 COLT LN	07/11/22	\$332,800	\$292,834	\$82,880	\$42,914	0.24	\$345,333		Land Table K34	14.65%
80-21-18-454-009	1023 CHESTNUT LN	09/22/22	\$397,000	\$352,679	\$87,235	\$42,914	0.27	\$323,093		Land Table K34	12.17%
80-21-18-451-056	1113 CHESTNUT LN	07/07/23	\$485,000	\$432,887	\$95,027	\$42,914	0.26	\$365,488		Land Table K34	9.91%
80-21-18-403-002	1191 SHETLAND DR	06/05/23	\$495,000	\$442,705	\$95,209	\$42,914	0.20	\$476,045		Land Table K34	9.69%
80-21-18-477-011	1041 SADDLE DR	05/11/23	\$500,000	\$456,412	\$86,502	\$42,914	0.23	\$376,096		Land Table K34	9.40%
80-21-18-451-072	1074 CHESTNUT LN	11/13/23	\$500,000	\$456,846	\$86,068	\$42,914	0.24	\$358,617		Land Table K34	9.39%
80-21-18-404-009	1090 POLO DR	06/08/23	\$468,400	\$449,449	\$61,865	\$42,914	0.23	\$268,978		Land Table K34	9.55%
80-21-18-476-010	1101 APPALOOSA CT	07/25/23	\$580,000	\$561,656	\$61,258	\$42,914	0.30	\$204,193		Land Table K34	7.64%
80-21-18-404-012	1108 POLO DR	11/14/23	\$532,500	\$516,940	\$58,474	\$42,914	0.23	\$254,235		Land Table K34	8.30%
80-21-18-477-019	1054 EQUESTRIAN DR	08/29/22	\$370,000	\$360,066	\$52,848	\$42,914	0.21	\$251,657		Land Table K34	11.92%
80-21-18-451-042	1054 SHETLAND DR	01/03/23	\$390,000	\$379,617	\$53,297	\$42,914	0.25	\$213,188		Land Table K34	11.30%
80-21-18-455-005	1129 COLT DR	01/06/23	\$405,000	\$411,120	\$36,794	\$42,914	0.21	\$175,210		Land Table K34	10.44%
80-21-18-451-078	1035 EQUESTRIAN DR	08/26/22	\$450,000	\$457,008	\$35,906	\$42,914	0.24	\$149,608		Land Table K34	9.39%
80-21-18-454-023	1164 CHESTNUT LN	02/01/23	\$400,000	\$415,917	\$26,997	\$42,914	0.24	\$112,488		Land Table K34	10.32%
80-21-18-451-005	1143 EQUESTRIAN DR	08/23/22	\$476,000	\$496,135	\$22,779	\$42,914	0.23	\$99,039		Land Table K34	8.65%
80-21-18-477-002	1108 GALLOP LN	12/14/22	\$440,000	\$462,366	\$20,548	\$42,914	0.36	\$57,078		Land Table K34	9.28%

City of South Lyon
Land Table K35

BSA DATABASE		SALES DATA	
Parcel Count	195	# of Sales	48
ECF Nbhd	K35	Sales Ratio	47.58%
Min ECF	0.808	(Land Resid.-Est. Land Value)/Est. LV	49.60%
Max ECF	0.808	% Change	0.00%
Land Table LtoB	10.39%	Projected Land Table LtoB	10.39%
CVT LtoB	14.93%	Sales Sample Size	24.62%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$55,000	\$82,282	\$55,000
MINIMUM	\$55,000	\$82,282	\$55,000
MAXIMUM	\$55,000	\$82,282	\$55,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-19-377-008	154 SINGH BLVD	07/21/22	\$575,000	\$479,240	\$150,760	\$55,000	0.20	\$753,800		land Table K35	11.48%
80-21-19-178-082	511 HUDSON CIR	05/08/23	\$572,401	\$479,053	\$148,348	\$55,000	0.33	\$449,539		land Table K35	11.48%
80-21-19-327-039	214 SINGH BLVD	06/07/23	\$595,000	\$503,213	\$146,787	\$55,000	0.20	\$733,935		land Table K35	10.93%
80-21-19-178-014	647 ALLEGHENY DR	06/16/23	\$626,060	\$532,887	\$148,173	\$55,000	0.23	\$644,230		land Table K35	10.32%
80-21-19-178-023	640 ALLEGHENY DR	06/09/23	\$690,581	\$592,703	\$152,878	\$55,000	0.26	\$587,992		land Table K35	9.28%
80-21-19-178-071	366 AMELIA CIR	04/28/23	\$590,200	\$512,218	\$132,982	\$55,000	0.23	\$578,183		land Table K35	10.74%
80-21-19-178-016	655 ALLEGHENY DR	09/21/23	\$533,930	\$464,515	\$124,415	\$55,000	0.20	\$622,075		land Table K35	11.84%
80-21-19-178-024	636 ALLEGHENY DR	12/15/23	\$610,000	\$532,453	\$132,547	\$55,000	0.24	\$552,279		land Table K35	10.33%
80-21-19-178-006	615 ALLEGHENY DR	09/14/23	\$620,110	\$543,516	\$131,594	\$55,000	0.22	\$598,155		land Table K35	10.12%
80-21-19-178-041	395 AMELIA CIR	05/12/23	\$603,245	\$534,866	\$123,379	\$55,000	0.22	\$560,814		land Table K35	10.28%
80-21-19-178-030	335 AMELIA CIR	03/28/23	\$602,650	\$536,127	\$121,523	\$55,000	0.24	\$506,346		land Table K35	10.26%
80-21-19-377-011	142 SINGH BLVD	05/13/22	\$580,000	\$518,962	\$116,038	\$55,000	0.23	\$504,513		land Table K35	10.60%
80-21-19-178-070	370 AMELIA CIR	03/08/23	\$606,980	\$546,947	\$115,033	\$55,000	0.23	\$500,143		land Table K35	10.06%
80-21-19-327-037	222 SINGH BLVD	05/27/22	\$575,000	\$519,211	\$110,789	\$55,000	0.20	\$553,945		land Table K35	10.59%
80-21-19-178-083	515 HUDSON CIR	03/15/23	\$599,895	\$543,084	\$111,811	\$55,000	0.24	\$465,879		land Table K35	10.13%
80-21-19-329-002	232 CUYAHOCA CT	03/09/23	\$515,000	\$470,669	\$99,331	\$55,000	0.20	\$496,655		land Table K35	11.69%
80-21-19-326-044	125 SHANNON PARTIN BLVD	06/14/23	\$597,000	\$547,682	\$104,318	\$55,000	0.24	\$434,658		land Table K35	10.04%
80-21-19-377-014	130 SINGH BLVD	07/21/23	\$555,000	\$509,830	\$100,170	\$55,000	0.24	\$417,375		land Table K35	10.79%
80-21-19-377-015	126 SINGH BLVD	05/13/22	\$445,000	\$409,258	\$90,742	\$55,000	0.22	\$412,464		land Table K35	13.44%
80-21-19-329-006	216 CUYAHOCA CT	09/12/23	\$635,000	\$584,423	\$105,577	\$55,000	0.27	\$391,026		land Table K35	9.41%
80-21-19-178-009	627 ALLEGHENY DR	12/15/23	\$569,375	\$527,782	\$96,593	\$55,000	0.20	\$482,965		land Table K35	10.42%
80-21-19-178-093	318 AMELIA CIR	05/05/23	\$529,760	\$491,105	\$93,655	\$55,000	0.23	\$407,196		land Table K35	11.20%
80-21-19-178-021	648 ALLEGHENY DR	10/16/23	\$610,075	\$566,218	\$98,857	\$55,000	0.23	\$429,813		land Table K35	9.71%
80-21-19-177-005	398 AMELIA CIR	06/28/22	\$532,000	\$495,101	\$91,899	\$55,000	0.25	\$367,596		land Table K35	11.11%
80-21-19-178-094	314 AMELIA CIR	04/05/23	\$579,464	\$541,984	\$92,480	\$55,000	0.24	\$385,333		land Table K35	10.15%
80-21-19-178-077	531 HUDSON CIR	03/17/23	\$625,000	\$589,369	\$90,631	\$55,000	0.33	\$274,639		land Table K35	9.33%
80-21-19-178-029	331 AMELIA CIR	02/24/23	\$574,940	\$544,773	\$85,167	\$55,000	0.21	\$405,557		land Table K35	10.10%
80-21-19-176-006	419 AMELIA CIR	02/25/22	\$485,000	\$459,737	\$80,263	\$55,000	0.22	\$364,832		land Table K35	11.96%
80-21-19-178-079	539 HUDSON CIR	03/27/23	\$611,844	\$581,216	\$85,628	\$55,000	0.25	\$342,512		land Table K35	9.46%
80-21-19-178-085	523 HUDSON CIR	03/29/22	\$566,135	\$541,225	\$79,910	\$55,000	0.25	\$319,640		land Table K35	10.16%
80-21-19-178-039	379 AMELIA CIR	08/17/22	\$554,115	\$531,327	\$77,788	\$55,000	0.22	\$353,582		land Table K35	10.35%
80-21-19-178-091	326 AMELIA CIR	10/28/22	\$524,045	\$504,146	\$74,899	\$55,000	0.24	\$312,079		land Table K35	10.91%
80-21-19-178-034	351 AMELIA CIR	09/02/22	\$568,122	\$557,368	\$65,754	\$55,000	0.24	\$273,975		land Table K35	9.87%
80-21-19-178-032	343 AMELIA CIR	03/28/23	\$592,167	\$581,367	\$65,800	\$55,000	0.25	\$263,200		land Table K35	9.46%
80-21-19-178-031	339 AMELIA CIR	12/23/22	\$531,200	\$522,402	\$63,798	\$55,000	0.29	\$219,993		land Table K35	10.53%
80-21-19-178-081	547 HUDSON CIR	01/09/23	\$530,981	\$522,549	\$63,432	\$55,000	0.32	\$198,225		land Table K35	10.53%
80-21-19-329-004	224 CUYAHOCA CT	06/23/23	\$599,900	\$597,922	\$56,978	\$55,000	0.23	\$247,730		land Table K35	9.20%
80-21-19-178-068	378 AMELIA CIR	08/18/22	\$580,509	\$593,856	\$41,653	\$55,000	0.29	\$143,631		land Table K35	9.26%
80-21-19-178-037	371 AMELIA CIR	10/28/22	\$524,225	\$537,558	\$41,667	\$55,000	0.22	\$189,395		land Table K35	10.23%
80-21-19-178-073	358 AMELIA CIR	08/03/22	\$523,040	\$539,370	\$38,670	\$55,000	0.23	\$168,130		land Table K35	10.20%
80-21-19-178-001	311 AMELIA CIR	06/24/22	\$547,956	\$567,867	\$35,089	\$55,000	0.27	\$129,959		land Table K35	9.69%
80-21-19-178-040	391 AMELIA CIR	01/18/22	\$473,010	\$492,498	\$35,512	\$55,000	0.22	\$161,418		land Table K35	11.17%

City of South Lyon

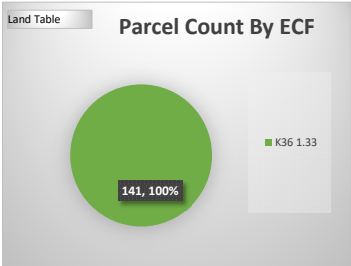
Land Table K35

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-19-178-090	330 AMELIA CIR	12/21/22	\$579,991	\$611,231	\$23,760	\$55,000	0.23	\$103,304		land Table K35	9.00%
80-21-19-178-074	354 AMELIA CIR	07/29/22	\$505,219	\$535,703	\$24,516	\$55,000	0.23	\$106,591		land Table K35	10.27%
80-21-19-178-075	350 AMELIA CIR	04/27/22	\$470,777	\$541,718	(\$15,941)	\$55,000	0.24	(\$66,421)		land Table K35	10.15%
80-21-19-178-095	310 AMELIA CIR	10/11/22	\$543,213	\$633,951	(\$35,738)	\$55,000	0.29	(\$123,234)		land Table K35	8.68%
80-21-19-178-004	323 AMELIA CIR	02/11/22	\$516,453	\$606,786	(\$35,333)	\$55,000	0.34	(\$103,921)		land Table K35	9.06%
80-21-19-329-011	219 SINGH BLVD	09/21/22	\$482,630	\$572,657	(\$35,027)	\$55,000	0.21	(\$166,795)		land Table K35	9.60%

City of South Lyon
Land Table K36

BSA DATABASE		SALES DATA	
Parcel Count	141	# of Sales	12
ECF Nbhd	K36	Sales Ratio	46.41%
Min ECF	1.330	(Land Resid.-Est. Land Value)/Est. LV	54.70%
Max ECF	1.330	% Change	30.50%
Land Table LtoB	13.89%	Projected Land Table LtoB	18.13%
CVT LtoB	14.93%	Sales Sample Size	8.51%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



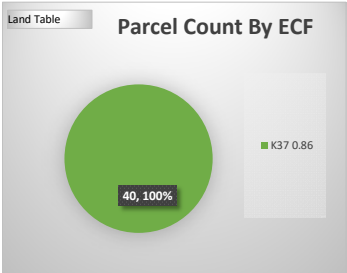
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$46,146	\$71,387	\$60,221
MINIMUM	\$46,146	\$71,387	\$60,221
MAXIMUM	\$46,146	\$71,387	\$60,221

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-20-251-033	708 EAGLE HEIGHTS DR	07/18/22	\$362,500	\$306,315	\$102,331	\$46,146	0.21	\$487,290		Land Table K36	15.06%
80-21-20-251-021	825 PEPPER DR	11/27/23	\$425,000	\$363,024	\$108,122	\$46,146	0.21	\$514,867		Land Table K36	12.71%
80-21-20-251-012	777 STONEY DR	06/15/23	\$336,000	\$302,649	\$79,497	\$46,146	0.31	\$256,442		Land Table K36	15.25%
80-21-20-251-002	780 STONEY DR	06/30/23	\$333,000	\$301,123	\$78,023	\$46,146	0.21	\$371,538		Land Table K36	15.32%
80-21-20-251-079	813 BRICK LN	10/13/23	\$345,500	\$312,694	\$78,952	\$46,146	0.27	\$292,415		Land Table K36	14.76%
80-21-20-251-006	748 STONEY DR	06/08/22	\$315,000	\$291,121	\$70,025	\$46,146	0.25	\$280,100		Land Table K36	15.85%
80-21-20-251-009	753 STONEY DR	09/22/23	\$403,000	\$375,845	\$73,301	\$46,146	0.37	\$198,111		Land Table K36	12.28%
80-21-20-251-133	841 STONEY DR	04/14/22	\$348,000	\$331,102	\$63,044	\$46,146	0.28	\$225,157		Land Table K36	13.94%
80-21-20-251-076	777 BRICK LN	10/31/22	\$345,000	\$333,205	\$57,941	\$46,146	0.26	\$222,850		Land Table K36	13.85%
80-21-20-251-089	809 EAGLE HEIGHTS DR	10/14/22	\$340,000	\$329,675	\$56,471	\$46,146	0.29	\$194,728		Land Table K36	14.00%
80-21-20-251-102	801 CHALLENGING TRL	08/31/23	\$355,000	\$351,550	\$49,596	\$46,146	0.30	\$165,320		Land Table K36	13.13%
80-21-20-251-025	774 PEPPER DR	02/22/22	\$306,500	\$313,303	\$39,343	\$46,146	0.24	\$163,929		Land Table K36	14.73%

City of South Lyon
Land Table K37

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	5
ECF Nbhd	K37	Sales Ratio	49.80%
Min ECF	0.860	(Land Resid.-Est. Land Value)/Est. LV	4.59%
Max ECF	0.860	% Change	0.00%
Land Table LtoB	9.04%	Projected Land Table LtoB	9.04%
CVT LtoB	14.93%	Sales Sample Size	12.50%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



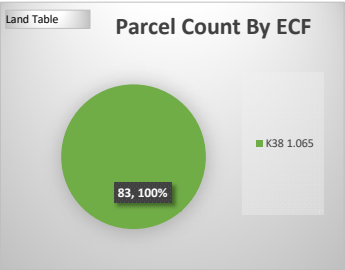
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$30,274	\$31,664	\$30,274
MINIMUM	\$30,274	\$31,664	\$30,274
MAXIMUM	\$30,274	\$31,664	\$30,274

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-20-301-031	610 MAPLE DR	05/26/22	\$365,000	\$334,125	\$61,149	\$30,274	1.00	\$61,149		Land Table K37	9.06%
80-21-20-301-036	345 ASH CT	04/21/22	\$365,000	\$335,766	\$59,508	\$30,274	1.00	\$59,508		Land Table K37	9.02%
80-21-20-301-047	560 WILLOW DR	06/17/22	\$290,000	\$297,737	\$22,537	\$30,274	1.00	\$22,537		Land Table K37	10.17%
80-21-20-301-065	390 MAPLE DR	03/27/23	\$355,000	\$376,496	\$8,778	\$30,274	1.00	\$8,778		Land Table K37	8.04%
80-21-20-301-057	531 WILLOW DR	07/21/23	\$335,000	\$358,926	\$6,348	\$30,274	1.00	\$6,348		Land Table K37	8.43%

City of South Lyon
Land Table K38

BSA DATABASE		SALES DATA	
Parcel Count	83	# of Sales	4
ECF Nbhd	K38	Sales Ratio	47.50%
Min ECF	1.065	(Land Resid.-Est. Land Value)/Est. LV	38.07%
Max ECF	1.065	% Change	22.00%
Land Table LtoB	14.12%	Projected Land Table LtoB	17.23%
CVT LtoB	14.93%	Sales Sample Size	4.82%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



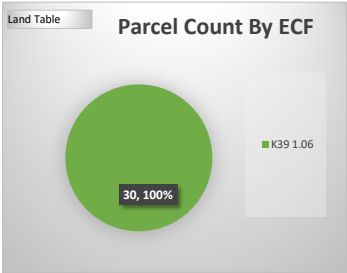
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$45,113	\$62,286	\$55,038
MINIMUM	\$45,113	\$62,286	\$55,038
MAXIMUM	\$45,113	\$62,286	\$55,038

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-20-454-042	825 TALON CT	08/30/22	\$350,000	\$313,330	\$81,783	\$45,113	0.23	\$355,578		Land Table K38	14.40%
80-21-20-454-068	176 EAGLE CREST DR	06/21/22	\$347,000	\$324,407	\$67,706	\$45,113	0.20	\$338,530		Land Table K38	13.91%
80-21-20-454-044	853 TALON CT	09/27/22	\$365,000	\$344,440	\$65,673	\$45,113	0.25	\$262,692		Land Table K38	13.10%
80-21-20-454-017	255 EAGLE WAY	05/10/22	\$310,000	\$321,132	\$33,981	\$45,113	0.19	\$178,847		Land Table K38	14.05%

City of South Lyon
Land Table K39

BSA DATABASE		SALES DATA	
Parcel Count	30	# of Sales	3
ECF Nbhd	K39	Sales Ratio	47.02%
Min ECF	1.060	(Land Resid.-Est. Land Value)/Est. LV	40.62%
Max ECF	1.060	% Change	27.00%
Land Table LtoB	16.55%	Projected Land Table LtoB	21.01%
CVT LtoB	14.93%	Sales Sample Size	10.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



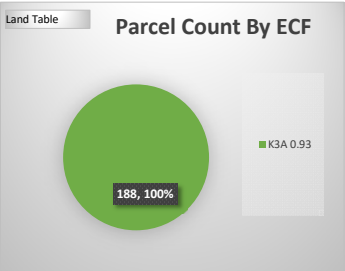
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$47,304	\$66,519	\$60,076
MINIMUM	\$47,304	\$66,519	\$60,076
MAXIMUM	\$47,304	\$66,519	\$60,076

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-30-430-013	322 PRINCETON DR	05/26/23	\$340,000	\$297,505	\$89,799	\$47,304	0.15	\$598,660		Land Table K39	15.90%
80-21-30-452-002	397 PRINCETON DR	02/18/22	\$316,000	\$302,023	\$61,281	\$47,304	0.16	\$383,006		Land Table K39	15.66%
80-21-30-477-004	327 PRINCETON DR	11/23/22	\$310,000	\$308,827	\$48,477	\$47,304	0.16	\$302,981		Land Table K39	15.32%

City of South Lyon
Land Table K3A

BSA DATABASE		SALES DATA	
Parcel Count	188	# of Sales	29
ECF Nbh	K3A	Sales Ratio	44.85%
Min ECF	0.930	(Land Resid.-Est. Land Value)/Est. LV	83.12%
Max ECF	0.930	% Change	25.00%
Land Table LtoB	13.78%	Projected Land Table LtoB	17.23%
CVT LtoB	14.93%	Sales Sample Size	15.43%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



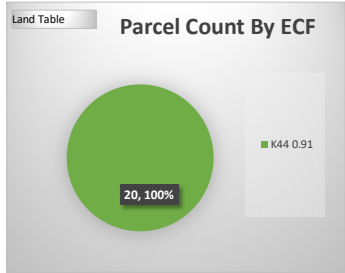
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$20,279	\$37,136	\$25,349
MINIMUM	\$20,279	\$37,136	\$25,349
MAXIMUM	\$20,279	\$37,136	\$25,349

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-19-227-173	61025 GREENWOOD DR	04/24/23	\$180,000	\$143,520	\$56,759	\$20,279	1.00	\$56,759		Land Table K3A	14.13%
80-21-19-227-175	61027 GREENWOOD DR	08/25/22	\$180,000	\$143,520	\$56,759	\$20,279	1.00	\$56,759		Land Table K3A	14.13%
80-21-19-227-186	61021 GREENWOOD DR	04/27/23	\$185,000	\$150,421	\$54,858	\$20,279	1.00	\$54,858		Land Table K3A	13.48%
80-21-19-227-082	61268 GREENWOOD DR	09/08/23	\$184,900	\$150,421	\$54,758	\$20,279	1.00	\$54,758		Land Table K3A	13.48%
80-21-19-227-071	61246 GREENWOOD DR	08/14/23	\$175,000	\$143,520	\$51,759	\$20,279	1.00	\$51,759		Land Table K3A	14.13%
80-21-19-227-120	61141 GREENWOOD DR	06/16/22	\$180,000	\$150,029	\$50,250	\$20,279	1.00	\$50,250		Land Table K3A	13.52%
80-21-19-227-119	61139 GREENWOOD DR	10/23/23	\$170,000	\$143,520	\$46,759	\$20,279	1.00	\$46,759		Land Table K3A	14.13%
80-21-19-227-135	61107 GREENWOOD DR	06/16/23	\$170,000	\$143,520	\$46,759	\$20,279	1.00	\$46,759		Land Table K3A	14.13%
80-21-19-227-143	61091 GREENWOOD DR	10/31/22	\$170,000	\$143,520	\$46,759	\$20,279	1.00	\$46,759		Land Table K3A	14.13%
80-21-19-227-067	61240 GREENWOOD DR	07/13/22	\$169,100	\$143,520	\$45,859	\$20,279	1.00	\$45,859		Land Table K3A	14.13%
80-21-19-227-126	61119 GREENWOOD DR	04/29/22	\$175,000	\$150,421	\$44,858	\$20,279	1.00	\$44,858		Land Table K3A	13.48%
80-21-19-227-019	61126 GREENWOOD DR	01/23/23	\$166,900	\$143,520	\$43,659	\$20,279	1.00	\$43,659		Land Table K3A	14.13%
80-21-19-227-125	61121 GREENWOOD DR	06/02/22	\$166,000	\$143,520	\$42,759	\$20,279	1.00	\$42,759		Land Table K3A	14.13%
80-21-19-227-167	61043 GREENWOOD DR	06/22/23	\$165,500	\$143,520	\$42,259	\$20,279	1.00	\$42,259		Land Table K3A	14.13%
80-21-19-227-118	61135 GREENWOOD DR	06/16/23	\$172,000	\$150,421	\$41,858	\$20,279	1.00	\$41,858		Land Table K3A	13.48%
80-21-19-227-025	61164 GREENWOOD DR	03/24/23	\$163,000	\$143,520	\$39,759	\$20,279	1.00	\$39,759		Land Table K3A	14.13%
80-21-19-227-141	61089 GREENWOOD DR	12/09/22	\$158,000	\$143,520	\$34,759	\$20,279	1.00	\$34,759		Land Table K3A	14.13%
80-21-19-227-022	61130 GREENWOOD DR	04/14/23	\$175,000	\$161,423	\$33,856	\$20,279	1.00	\$33,856		Land Table K3A	12.56%
80-21-19-227-077	61264 GREENWOOD DR	11/21/23	\$155,000	\$143,520	\$31,759	\$20,279	1.00	\$31,759		Land Table K3A	14.13%
80-21-19-227-088	61276 GREENWOOD DR	10/06/22	\$161,000	\$150,421	\$30,858	\$20,279	1.00	\$30,858		Land Table K3A	13.48%
80-21-19-227-153	61083 GREENWOOD DR	02/01/23	\$153,350	\$143,520	\$30,109	\$20,279	1.00	\$30,109		Land Table K3A	14.13%
80-21-19-227-072	61244 GREENWOOD DR	09/08/22	\$154,500	\$150,421	\$24,358	\$20,279	1.00	\$24,358		Land Table K3A	13.48%
80-21-19-227-004	61112 GREENWOOD DR	03/10/22	\$155,000	\$151,389	\$23,890	\$20,279	1.00	\$23,890		Land Table K3A	13.40%
80-21-19-227-159	61059 GREENWOOD DR	04/29/22	\$144,900	\$143,520	\$21,659	\$20,279	1.00	\$21,659		Land Table K3A	14.13%
80-21-19-227-110	61151 GREENWOOD DR	05/27/22	\$150,000	\$150,421	\$19,858	\$20,279	1.00	\$19,858		Land Table K3A	13.48%
80-21-19-227-035	61184 GREENWOOD DR	11/16/23	\$141,000	\$143,520	\$17,759	\$20,279	1.00	\$17,759		Land Table K3A	14.13%
80-21-19-227-027	61166 GREENWOOD DR	02/16/22	\$140,000	\$143,520	\$16,759	\$20,279	1.00	\$16,759		Land Table K3A	14.13%
80-21-19-227-106	61173 GREENWOOD DR	12/27/23	\$145,000	\$150,155	\$15,124	\$20,279	1.00	\$15,124		Land Table K3A	13.51%
80-21-19-227-180	61031 GREENWOOD DR	02/15/22	\$139,900	\$150,421	\$9,758	\$20,279	1.00	\$9,758		Land Table K3A	13.48%

City of South Lyon
Land Table K44

BSA DATABASE		SALES DATA	
Parcel Count	20	# of Sales	3
ECF Nbhd	K44	Sales Ratio	48.54%
Min ECF	0.910	(Land Resid.-Est. Land Value)/Est. LV	35.62%
Max ECF	0.910	% Change	32.50%
Land Table LtoB	8.43%	Projected Land Table LtoB	11.17%
CVT LtoB	14.93%	Sales Sample Size	15.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



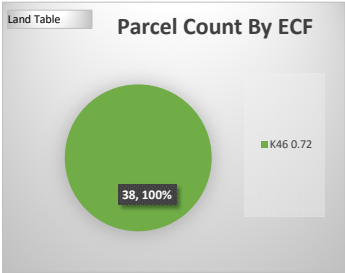
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$45,408	\$61,581	\$60,166
MINIMUM	\$45,408	\$61,581	\$60,166
MAXIMUM	\$45,408	\$61,581	\$60,166

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-20-251-159	824 GLEN MEADOWS DR	07/15/22	\$560,000	\$501,599	\$103,809	\$45,408	0.23	\$451,343		Land Table K44	9.05%
80-21-20-251-158	816 GLEN MEADOWS DR	05/31/23	\$610,000	\$612,379	\$43,029	\$45,408	0.24	\$179,288		Land Table K44	7.42%
80-21-20-251-152	791 GLEN MEADOWS DR	09/01/22	\$489,000	\$496,503	\$37,905	\$45,408	0.27	\$140,389		Land Table K44	9.15%

City of South Lyon
Land Table K46

BSA DATABASE		SALES DATA	
Parcel Count	38	# of Sales	1
ECF Nbhd	K46	Sales Ratio	39.02%
Min ECF	0.720	(Land Resid.-Est. Land Value)/Est. LV	189.66%
Max ECF	0.720	% Change	0.00%
Land Table LtoB	13.51%	Projected Land Table LtoB	13.51%
CVT LtoB	14.93%	Sales Sample Size	2.63%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



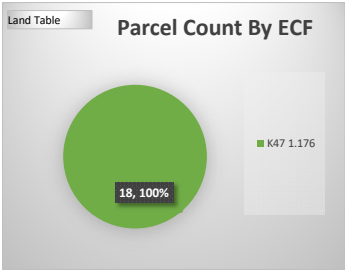
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$55,000	\$159,315	\$55,000
MINIMUM	\$55,000	\$159,315	\$55,000
MAXIMUM	\$55,000	\$159,315	\$55,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-31-101-001	880 TIMBER TRAIL CT	10/20/23	\$474,790	\$370,475	\$159,315	\$55,000	0.32	\$497,859		Land Table K46	14.85%

City of South Lyon
Land Table K47

BSA DATABASE		SALES DATA	
Parcel Count	18	# of Sales	2
ECF Nbhd	K47	Sales Ratio	49.20%
Min ECF	1.176	(Land Resid.-Est. Land Value)/Est. LV	12.62%
Max ECF	1.176	% Change	12.62%
Land Table LtoB	12.18%	Projected Land Table LtoB	13.72%
CVT LtoB	14.93%	Sales Sample Size	11.11%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



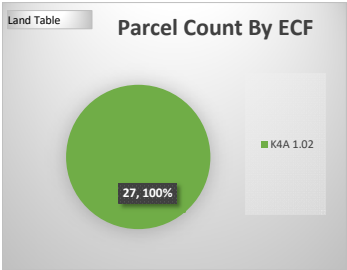
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$50,998	\$57,432	\$57,434
MINIMUM	\$48,470	\$54,586	\$54,587
MAXIMUM	\$53,525	\$60,279	\$60,280

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-20-401-025	24619 MARTINDALE RD	03/11/22	\$376,500	\$356,234	\$68,736	\$48,470	0.27	\$254,578		Land Table K47	13.61%
80-21-20-401-027	24539 MARTINDALE RD	09/19/22	\$390,500	\$398,534	\$40,436	\$48,470	0.29	\$139,434		Land Table K47	12.16%

City of South Lyon
Land Table K4A

BSA DATABASE		SALES DATA	
Parcel Count	27	# of Sales	3
ECF Nbhd	K4A	Sales Ratio	47.19%
Min ECF	1.020	(Land Resid.-Est. Land Value)/Est. LV	37.78%
Max ECF	1.020	% Change	16.50%
Land Table LtoB	14.93%	Projected Land Table LtoB	17.39%
CVT LtoB	14.93%	Sales Sample Size	11.11%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



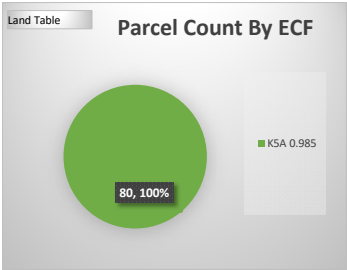
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$43,021	\$59,274	\$50,119
MINIMUM	\$43,021	\$59,274	\$50,119
MAXIMUM	\$43,021	\$59,274	\$50,119

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-19-228-005	61010 EVERGREEN CT	09/29/23	\$337,000	\$282,724	\$97,297	\$43,021	1.00	\$97,297		Land Table K4A	15.22%
80-21-19-228-008	61005 EVERGREEN CT	02/25/22	\$270,000	\$268,523	\$44,498	\$43,021	1.00	\$44,498		Land Table K4A	16.02%
80-21-19-228-001	61002 EVERGREEN CT	04/19/23	\$260,000	\$266,993	\$36,028	\$43,021	1.00	\$36,028		Land Table K4A	16.11%

City of South Lyon
Land Table K5A

BSA DATABASE		SALES DATA	
Parcel Count	80	# of Sales	7
ECF Nbhd	K5A	Sales Ratio	48.86%
Min ECF	0.985	(Land Resid.-Est. Land Value)/Est. LV	20.68%
Max ECF	0.985	% Change	0.00%
Land Table LtoB	11.49%	Projected Land Table LtoB	11.49%
CVT LtoB	14.93%	Sales Sample Size	8.75%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



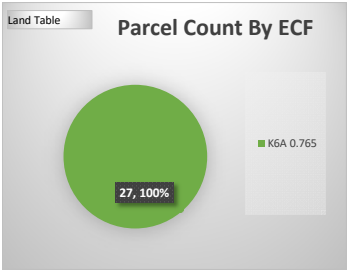
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$30,665	\$37,008	\$30,665
MINIMUM	\$30,665	\$37,008	\$30,665
MAXIMUM	\$30,665	\$37,008	\$30,665

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-20-201-080	733 KNOLLWOOD CIR	05/23/22	\$345,000	\$268,696	\$106,969	\$30,665	1.00	\$106,969		Land Table K5A	11.41%
80-21-20-201-011	860 KNOLLWOOD CIR	04/14/23	\$280,000	\$243,511	\$67,154	\$30,665	1.00	\$67,154		Land Table K5A	12.59%
80-21-20-201-072	885 KNOLLWOOD CIR	11/09/22	\$251,500	\$244,783	\$37,382	\$30,665	1.00	\$37,382		Land Table K5A	12.53%
80-21-20-201-045	773 CHALLENGING TRL	09/09/22	\$310,000	\$305,212	\$35,453	\$30,665	1.00	\$35,453		Land Table K5A	10.05%
80-21-20-201-067	840 KNOLLWOOD CIR	02/14/23	\$270,000	\$277,161	\$23,504	\$30,665	1.00	\$23,504		Land Table K5A	11.06%
80-21-20-201-021	880 VILLAGE WAY	02/10/23	\$255,000	\$281,910	\$3,755	\$30,665	1.00	\$3,755		Land Table K5A	10.88%
80-21-20-201-041	897 VILLAGE WAY	02/17/22	\$236,000	\$281,829	(\$15,164)	\$30,665	1.00	(\$15,164)		Land Table K5A	10.88%

City of South Lyon
Land Table K6A

BSA DATABASE		SALES DATA	
Parcel Count	27	# of Sales	5
ECF Nbhd	K6A	Sales Ratio	46.20%
Min ECF	0.765	(Land Resid.-Est. Land Value)/Est. LV	62.28%
Max ECF	0.765	% Change	0.00%
Land Table LtoB	15.37%	Projected Land Table LtoB	15.37%
CVT LtoB	14.93%	Sales Sample Size	18.52%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



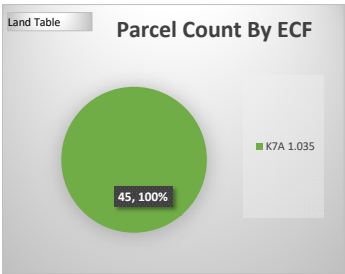
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$31,503	\$51,124	\$31,503
MINIMUM	\$31,503	\$51,124	\$31,503
MAXIMUM	\$31,503	\$51,124	\$31,503

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-20-302-011	521 N REESE ST	05/12/23	\$281,000	\$226,134	\$86,369	\$31,503	1.00	\$86,369		Land Table K6A	13.93%
80-21-20-302-001	501 N REESE ST	12/01/23	\$275,000	\$239,699	\$66,804	\$31,503	1.00	\$66,804		Land Table K6A	13.14%
80-21-20-302-008	515 N REESE ST	08/26/22	\$251,000	\$238,428	\$44,075	\$31,503	1.00	\$44,075		Land Table K6A	13.21%
80-21-20-302-013	520 N REESE ST	05/18/22	\$242,000	\$235,942	\$37,561	\$31,503	1.00	\$37,561		Land Table K6A	13.35%
80-21-20-302-019	508 N REESE ST	03/22/22	\$242,000	\$252,694	\$20,809	\$31,503	1.00	\$20,809		Land Table K6A	12.47%

City of South Lyon
Land Table K7A

BSA DATABASE		SALES DATA	
Parcel Count	45	# of Sales	5
ECF Nbhd	K7A	Sales Ratio	46.64%
Min ECF	1.035	(Land Resid.-Est. Land Value)/Est. LV	38.75%
Max ECF	1.035	% Change	15.00%
Land Table LtoB	18.63%	Projected Land Table LtoB	21.43%
CVT LtoB	14.93%	Sales Sample Size	11.11%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



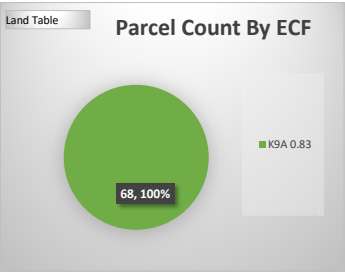
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$30,804	\$42,742	\$35,425
MINIMUM	\$30,804	\$42,742	\$35,425
MAXIMUM	\$30,804	\$42,742	\$35,425

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-30-278-037	326 HAMPTON CT	07/31/23	\$193,000	\$166,784	\$57,020	\$30,804	1.00	\$57,020		Land Table K7A	18.47%
80-21-30-278-033	317 HAMPTON CT	10/03/22	\$185,000	\$168,614	\$47,190	\$30,804	1.00	\$47,190		Land Table K7A	18.27%
80-21-30-278-045	302 HAMPTON CT	04/06/23	\$170,000	\$161,257	\$39,547	\$30,804	0.10	\$395,470		Land Table K7A	19.10%
80-21-30-278-031	321 HAMPTON CT	11/22/23	\$177,000	\$168,403	\$39,401	\$30,804	1.00	\$39,401		Land Table K7A	18.29%
80-21-30-278-009	727 CAPE COD	07/27/22	\$162,500	\$162,753	\$30,551	\$30,804	1.00	\$30,551		Land Table K7A	18.93%

City of South Lyon
Land Table K9A

BSA DATABASE		SALES DATA	
Parcel Count	68	# of Sales	13
ECF Nbhd	K9A	Sales Ratio	45.01%
Min ECF	0.830	(Land Resid.-Est. Land Value)/Est. LV	74.52%
Max ECF	0.830	% Change	0.00%
Land Table LtoB	14.86%	Projected Land Table LtoB	14.86%
CVT LtoB	14.93%	Sales Sample Size	19.12%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



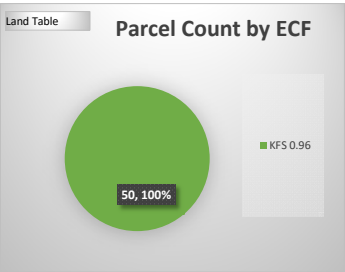
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$32,756	\$57,166	\$32,756
MINIMUM	\$32,756	\$57,166	\$32,756
MAXIMUM	\$32,756	\$57,166	\$32,756

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-31-276-057	22185 QUAIL RUN CIR	08/18/23	\$272,000	\$214,724	\$90,032	\$32,756	1.00	\$90,032		Land Table K9A	9.55%
80-21-31-276-062	22205 QUAIL RUN CIR	10/13/23	\$257,000	\$211,142	\$78,614	\$32,756	1.00	\$78,614		Land Table K9A	8.30%
80-21-31-276-007	22215 QUAIL RUN CIR	09/28/23	\$277,000	\$229,151	\$80,605	\$32,756	1.00	\$80,605		Land Table K9A	8.65%
80-21-31-276-004	22290 QUAIL RUN CIR	07/21/23	\$226,000	\$188,935	\$69,821	\$32,756	1.00	\$69,821		Land Table K9A	12.36%
80-21-31-276-014	22180 QUAIL RUN CIR	04/24/23	\$266,000	\$228,387	\$70,369	\$32,756	1.00	\$70,369		Land Table K9A	11.30%
80-21-31-276-013	22190 QUAIL RUN CIR	06/02/23	\$252,000	\$225,419	\$59,337	\$32,756	1.00	\$59,337		Land Table K9A	9.91%
80-21-31-276-037	22230 QUAIL RUN CIR	11/08/22	\$239,000	\$214,451	\$57,305	\$32,756	1.00	\$57,305		Land Table K9A	9.39%
80-21-31-276-010	22215 QUAIL RUN CIR	06/23/22	\$228,000	\$211,734	\$49,022	\$32,756	1.00	\$49,022		Land Table K9A	11.42%
80-21-31-276-052	22200 QUAIL RUN CIR	11/01/22	\$250,000	\$236,401	\$46,355	\$32,756	1.00	\$46,355		Land Table K9A	9.39%
80-21-31-276-068	22195 QUAIL RUN CIR	01/09/23	\$220,000	\$209,404	\$43,352	\$32,756	1.00	\$43,352		Land Table K9A	9.00%
80-21-31-276-035	22240 QUAIL RUN CIR	11/16/22	\$241,000	\$234,126	\$39,630	\$32,756	1.00	\$39,630		Land Table K9A	10.69%
80-21-31-276-043	22220 QUAIL RUN CIR	09/09/22	\$225,000	\$227,584	\$30,172	\$32,756	1.00	\$30,172		Land Table K9A	14.65%
80-21-31-276-063	22205 QUAIL RUN CIR	08/09/22	\$225,000	\$229,218	\$28,538	\$32,756	1.00	\$28,538		Land Table K9A	11.08%

City of South Lyon
Land Table KFS

BSA DATABASE		SALES DATA	
Parcel Count	50	# of Sales	50
ECF Nbrhd	KFS	Sales Ratio	49.50%
Min ECF	0.960	(Land Resid.-Est. Land Value)/Est. LV	10.73%
Max ECF	0.960	% Change	0.00%
Land Table LtoB	9.45%	Projected Land Table LtoB	9.45%
CVT LtoB	14.93%	Sales Sample Size	100.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$45,000	\$49,829	\$45,000
MINIMUM	\$45,000	\$49,829	\$45,000
MAXIMUM	\$45,000	\$49,829	\$45,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-19-127-034	6040 FIELDSTONE CIR	10/14/22	\$564,290	\$485,781	\$123,509	\$45,000	0.12	\$1,029,242		Land Table KFS	9.26%
80-21-19-127-050	6093 FIELDSTONE CIR	11/14/22	\$529,290	\$461,279	\$113,011	\$45,000	0.16	\$706,319		Land Table KFS	9.76%
80-21-19-127-010	6057 FIELDSTONE CIR	02/17/23	\$499,015	\$452,857	\$91,158	\$45,000	0.12	\$759,650		Land Table KFS	9.94%
80-21-19-127-046	6119 FIELDSTONE CIR	08/15/22	\$539,000	\$494,225	\$89,775	\$45,000	0.19	\$472,500		Land Table KFS	9.11%
80-21-19-127-007	6025 FIELDSTONE CIR	07/14/23	\$495,115	\$455,914	\$84,201	\$45,000	0.19	\$443,163		Land Table KFS	9.87%
80-21-19-127-022	6126 FIELDSTONE CIR	04/24/23	\$444,750	\$413,296	\$76,454	\$45,000	0.10	\$764,540		Land Table KFS	10.89%
80-21-19-127-033	6036 FIELDSTONE CIR	11/11/22	\$481,715	\$447,705	\$79,010	\$45,000	0.14	\$564,357		Land Table KFS	10.05%
80-21-19-127-042	6137 FIELDSTONE CIR	04/28/23	\$460,000	\$428,369	\$76,631	\$45,000	0.12	\$638,592		Land Table KFS	10.50%
80-21-19-127-043	6131 FIELDSTONE CIR	10/21/22	\$467,015	\$435,104	\$76,911	\$45,000	0.11	\$699,191		Land Table KFS	10.34%
80-21-19-127-030	6010 LEXINGTON DR	12/22/22	\$493,490	\$462,982	\$75,508	\$45,000	0.12	\$629,233		Land Table KFS	9.72%
80-21-19-127-004	6013 LEXINGTON DR	02/24/23	\$510,740	\$481,551	\$74,189	\$45,000	0.13	\$570,685		Land Table KFS	9.34%
80-21-19-127-027	6033 FIELDSTONE CIR	11/16/22	\$490,665	\$463,007	\$72,658	\$45,000	0.14	\$518,986		Land Table KFS	9.72%
80-21-19-127-020	6134 FIELDSTONE CIR	05/19/23	\$471,215	\$446,654	\$69,561	\$45,000	0.10	\$695,610		Land Table KFS	10.07%
80-21-19-127-021	6130 FIELDSTONE CIR	04/10/23	\$494,665	\$471,108	\$68,557	\$45,000	0.11	\$623,245		Land Table KFS	9.55%
80-21-19-127-001	6001 LEXINGTON DR	02/08/23	\$519,990	\$495,813	\$69,177	\$45,000	0.13	\$532,131		Land Table KFS	9.08%
80-21-19-127-026	6037 FIELDSTONE CIR	08/11/23	\$498,740	\$477,338	\$66,402	\$45,000	0.12	\$553,350		Land Table KFS	9.43%
80-21-19-127-008	6029 FIELDSTONE CIR	03/22/23	\$487,640	\$470,744	\$61,896	\$45,000	0.12	\$515,800		Land Table KFS	9.56%
80-21-19-127-028	6018 LEXINGTON DR	11/23/22	\$499,440	\$482,871	\$61,569	\$45,000	0.13	\$473,608		Land Table KFS	9.32%
80-21-19-127-024	6045 FIELDSTONE CIR	03/16/23	\$481,190	\$469,481	\$56,709	\$45,000	0.13	\$436,223		Land Table KFS	9.59%
80-21-19-127-029	6014 LEXINGTON DR	12/15/22	\$521,215	\$508,603	\$57,612	\$45,000	0.12	\$480,100		Land Table KFS	8.85%
80-21-19-127-041	6143 FIELDSTONE CIR	07/14/22	\$485,955	\$478,511	\$52,444	\$45,000	0.18	\$291,356		Land Table KFS	9.40%
80-21-19-127-006	6021 LEXINGTON DR	12/15/22	\$554,615	\$546,298	\$53,317	\$45,000	0.18	\$296,206		Land Table KFS	8.24%
80-21-19-127-003	6009 LEXINGTON DR	03/03/23	\$489,440	\$482,137	\$52,303	\$45,000	0.13	\$402,331		Land Table KFS	9.33%
80-21-19-127-047	6115 FIELDSTONE CIR	09/09/22	\$493,455	\$486,219	\$52,236	\$45,000	0.13	\$401,815		Land Table KFS	9.26%
80-21-19-127-048	6111 FIELDSTONE CIR	09/09/22	\$458,215	\$452,003	\$51,212	\$45,000	0.13	\$393,938		Land Table KFS	9.96%
80-21-19-127-031	6008 LEXINGTON DR	03/24/23	\$480,340	\$475,567	\$49,773	\$45,000	0.11	\$452,482		Land Table KFS	9.46%
80-21-19-127-018	6142 FIELDSTONE CIR	12/19/22	\$460,715	\$457,293	\$48,422	\$45,000	0.11	\$440,200		Land Table KFS	9.84%
80-21-19-127-049	6097 FIELDSTONE CIR	10/27/22	\$539,925	\$537,052	\$47,873	\$45,000	0.13	\$368,254		Land Table KFS	8.38%
80-21-19-127-025	6041 FIELDSTONE CIR	06/28/23	\$458,890	\$457,405	\$46,485	\$45,000	0.12	\$387,375		Land Table KFS	9.84%
80-21-19-127-011	6061 FIELDSTONE CIR	10/24/22	\$435,040	\$437,026	\$43,014	\$45,000	0.12	\$358,450		Land Table KFS	10.30%
80-21-19-127-005	6017 LEXINGTON DR	12/21/22	\$526,315	\$529,909	\$41,406	\$45,000	0.13	\$318,508		Land Table KFS	8.49%
80-21-19-127-037	6052 FIELDSTONE CIR	09/19/22	\$484,330	\$489,533	\$39,797	\$45,000	0.20	\$198,985		Land Table KFS	9.19%
80-21-19-127-038	6056 FIELDSTONE CIR	06/29/22	\$425,055	\$431,175	\$38,880	\$45,000	0.18	\$216,000		Land Table KFS	10.44%
80-21-19-127-016	6081 FIELDSTONE CIR	07/15/22	\$437,755	\$446,060	\$36,695	\$45,000	0.12	\$305,792		Land Table KFS	10.09%
80-21-19-127-013	6069 FIELDSTONE CIR	11/21/22	\$495,690	\$506,140	\$34,550	\$45,000	0.12	\$287,917		Land Table KFS	8.89%
80-21-19-127-035	6044 FIELDSTONE CIR	09/27/22	\$473,215	\$483,657	\$34,558	\$45,000	0.12	\$287,983		Land Table KFS	9.30%
80-21-19-127-036	6048 FIELDSTONE CIR	09/22/22	\$499,790	\$513,831	\$30,959	\$45,000	0.12	\$257,992		Land Table KFS	8.76%
80-21-19-127-040	6064 FIELDSTONE CIR	08/10/22	\$440,785	\$453,568	\$32,217	\$45,000	0.16	\$201,356		Land Table KFS	9.92%
80-21-19-127-044	6127 FIELDSTONE CIR	10/26/22	\$434,590	\$447,796	\$31,794	\$45,000	0.11	\$289,036		Land Table KFS	10.05%
80-21-19-127-032	6002 LEXINGTON DR	04/21/23	\$494,740	\$511,893	\$27,847	\$45,000	0.12	\$232,058		Land Table KFS	8.79%
80-21-19-127-019	6138 FIELDSTONE CIR	12/14/22	\$483,590	\$500,688	\$27,902	\$45,000	0.11	\$253,655		Land Table KFS	8.99%

City of South Lyon

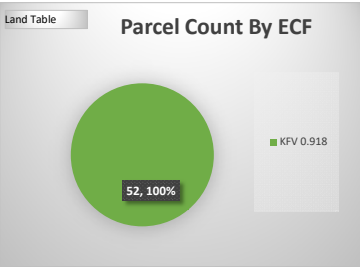
Land Table KFS

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-19-127-023	6049 FIELDSTONE CIR	05/19/23	\$397,340	\$413,344	\$28,996	\$45,000	0.15	\$193,307		Land Table KFS	10.89%
80-21-19-127-017	6085 FIELDSTONE CIR	08/12/22	\$519,990	\$543,818	\$21,172	\$45,000	0.14	\$151,229		Land Table KFS	8.27%
80-21-19-127-009	6053 FIELDSTONE CIR	02/21/23	\$464,450	\$496,885	\$12,565	\$45,000	0.15	\$83,767		Land Table KFS	9.06%
80-21-19-127-039	6060 FIELDSTONE CIR	08/08/22	\$418,220	\$447,776	\$15,444	\$45,000	0.12	\$128,700		Land Table KFS	10.05%
80-21-19-127-014	6073 FIELDSTONE CIR	07/21/22	\$436,305	\$474,180	\$7,125	\$45,000	0.14	\$50,893		Land Table KFS	9.49%
80-21-19-127-012	6065 FIELDSTONE CIR	10/26/22	\$448,165	\$488,613	\$4,552	\$45,000	0.12	\$37,933		Land Table KFS	9.21%
80-21-19-127-002	6005 LEXINGTON DR	06/23/23	\$449,165	\$490,381	\$3,784	\$45,000	0.13	\$29,108		Land Table KFS	9.18%
80-21-19-127-045	6123 FIELDSTONE CIR	07/20/22	\$475,520	\$527,016	(\$6,496)	\$45,000	0.14	(\$46,400)		Land Table KFS	8.54%
80-21-19-127-015	6077 FIELDSTONE CIR	09/20/22	\$444,040	\$502,922	(\$13,882)	\$45,000	0.14	(\$99,157)		Land Table KFS	8.95%

City of South Lyon
Land Table KfV

BSA DATABASE		SALES DATA	
Parcel Count	52	# of Sales	10
ECF Nbhd	KfV	Sales Ratio	41.68%
Min ECF	0.918	(Land Resid.-Est. Land Value)/Est. LV	158.65%
Max ECF	0.918	% Change	45.00%
Land Table LtoB	12.52%	Projected Land Table LtoB	18.15%
CVT LtoB	14.93%	Sales Sample Size	19.23%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



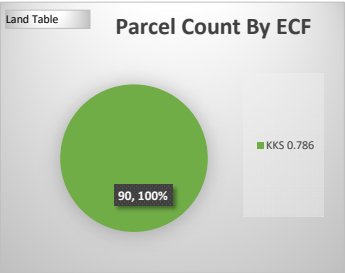
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$26,421	\$68,338	\$38,310
MINIMUM	\$26,421	\$68,338	\$38,310
MAXIMUM	\$26,421	\$68,338	\$38,310

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-31-206-026	1196 FOUNTAIN VIEW CIR	12/18/23	\$269,000	\$197,770	\$97,651	\$26,421	0.10	\$976,510		Land Table KfV	13.36%
80-21-31-206-022	1172 FOUNTAIN VIEW CIR	09/06/23	\$290,000	\$227,273	\$89,148	\$26,421	0.10	\$891,480		Land Table KfV	11.63%
80-21-31-206-023	1178 FOUNTAIN VIEW CIR	04/28/23	\$280,000	\$227,273	\$79,148	\$26,421	0.10	\$791,480		Land Table KfV	11.63%
80-21-31-206-043	1099 FOUNTAIN VIEW CIR	06/20/23	\$275,000	\$224,840	\$76,581	\$26,421	0.10	\$765,810		Land Table KfV	11.75%
80-21-31-206-050	1015 FOUNTAIN VIEW CIR	03/10/23	\$235,000	\$193,603	\$67,818	\$26,421	0.10	\$678,180		Land Table KfV	13.65%
80-21-31-206-024	1184 FOUNTAIN VIEW CIR	04/22/22	\$235,000	\$200,415	\$61,006	\$26,421	1.00	\$61,006		Land Table KfV	13.18%
80-21-31-206-021	1166 FOUNTAIN VIEW CIR	07/15/22	\$235,000	\$202,108	\$59,313	\$26,421	0.10	\$593,130		Land Table KfV	13.07%
80-21-31-206-036	1141 FOUNTAIN VIEW CIR	03/31/23	\$225,000	\$199,759	\$51,662	\$26,421	0.10	\$516,620		Land Table KfV	13.23%
80-21-31-206-039	1123 FOUNTAIN VIEW CIR	12/08/22	\$224,000	\$200,949	\$49,472	\$26,421	0.10	\$494,720		Land Table KfV	13.15%
80-21-31-206-040	1117 FOUNTAIN VIEW CIR	08/08/23	\$250,000	\$224,840	\$51,581	\$26,421	0.10	\$515,810		Land Table KfV	11.75%

City of South Lyon
Land Table KKS

BSA DATABASE		SALES DATA	
Parcel Count	90	# of Sales	9
ECF Nbhd	KKS	Sales Ratio	41.81%
Min ECF	0.786	(Land Resid.-Est. Land Value)/Est. LV	161.97%
Max ECF	0.786	% Change	0.00%
Land Table LtoB	12.73%	Projected Land Table LtoB	12.73%
CVT LtoB	14.93%	Sales Sample Size	10.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



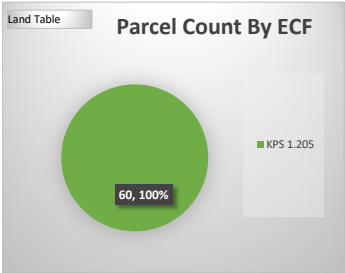
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$56,630	\$148,355	\$56,630
MINIMUM	\$47,689	\$124,932	\$47,689
MAXIMUM	\$62,591	\$163,971	\$62,591

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-20-177-041	740 N MILL ST	10/30/23	\$548,400	\$347,155	\$248,934	\$47,689	0.17	\$1,464,318		Land Table KKS	13.74%
80-21-20-177-030	846 JENNIFER LN	08/14/23	\$545,000	\$422,879	\$169,810	\$47,689	0.18	\$943,389		Land Table KKS	11.28%
80-21-20-177-029	854 JENNIFER LN	06/12/23	\$512,000	\$405,501	\$154,188	\$47,689	0.19	\$811,516		Land Table KKS	11.76%
80-21-20-177-054	869 N MILL ST	05/31/23	\$531,000	\$427,568	\$151,121	\$47,689	0.18	\$839,561		Land Table KKS	11.15%
80-21-20-177-002	709 N MILL ST	08/30/23	\$535,000	\$432,245	\$150,444	\$47,689	0.19	\$791,811		Land Table KKS	11.03%
80-21-20-177-021	761 KESTREL CT	05/11/22	\$470,000	\$389,270	\$132,889	\$52,159	0.22	\$604,041		Land Table KKS	13.40%
80-21-20-177-008	805 N MILL ST	03/14/22	\$392,745	\$385,315	\$55,119	\$47,689	0.17	\$324,229		Land Table KKS	12.38%
80-21-20-177-007	773 N MILL ST	03/04/22	\$387,660	\$383,165	\$52,184	\$47,689	0.17	\$306,965		Land Table KKS	12.45%
80-21-20-177-057	893 N MILL ST	03/23/22	\$408,300	\$427,341	\$33,118	\$52,159	0.20	\$165,590		Land Table KKS	12.21%

City of South Lyon
Land Table KPS

BSA DATABASE		SALES DATA	
Parcel Count	60	# of Sales	5
ECF Nbhd	KPS	Sales Ratio	46.31%
Min ECF	1.205	(Land Resid.-Est. Land Value)/Est. LV	20.96%
Max ECF	1.205	% Change	10.00%
Land Table LtoB	38.29%	Projected Land Table LtoB	42.12%
CVT LtoB	14.93%	Sales Sample Size	8.33%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



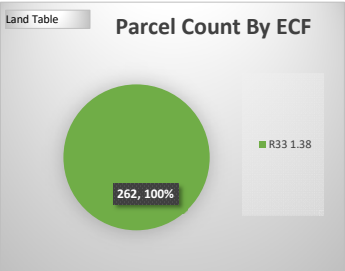
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$36,166	\$43,746	\$39,783
MINIMUM	\$36,166	\$43,746	\$39,783
MAXIMUM	\$36,166	\$43,746	\$39,783

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-30-478-045	200 PRINCETON DR	10/18/23	\$115,000	\$94,130	\$57,036	\$36,166	1.00	\$57,036		Land Table KPS	38.42%
80-21-30-478-013	138 PRINCETON DR	07/10/23	\$103,000	\$96,568	\$42,598	\$36,166	1.00	\$42,598		Land Table KPS	37.45%
80-21-30-478-057	240 PRINCETON DR	06/16/23	\$95,500	\$90,795	\$40,871	\$36,166	1.00	\$40,871		Land Table KPS	39.83%
80-21-30-478-026	158 PRINCETON DR	02/10/23	\$100,500	\$97,303	\$39,363	\$36,166	1.00	\$39,363		Land Table KPS	37.17%
80-21-30-478-020	126 PRINCETON DR	11/30/22	\$100,000	\$97,303	\$38,863	\$36,166	1.00	\$38,863		Land Table KPS	37.17%

City of South Lyon
Land Table R33

BSA DATABASE		SALES DATA	
Parcel Count	262	# of Sales	15
ECF Nbrhd	R33	Sales Ratio	46.96%
Min ECF	1.380	(Land Resid.-Est. Land Value)/Est. LV	28.27%
Max ECF	1.380	% Change	20.00%
Land Table LtoB	22.96%	Projected Land Table LtoB	27.55%
CVT LtoB	14.93%	Sales Sample Size	5.73%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



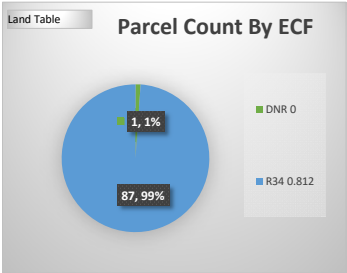
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$742	\$951	\$890
MINIMUM	\$494	\$634	\$593
MAXIMUM	\$989	\$1,269	\$1,187

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-20-452-015	372 WELLINGTON DR	07/31/23	\$362,000	\$299,953	\$124,899	\$62,852	0.18	\$682,508		Land Table R33	20.95%
80-21-20-377-010	438 LYON CT	03/18/22	\$260,000	\$229,404	\$93,206	\$62,610	0.18	\$506,554		Land Table R33	27.29%
80-21-20-329-006	715 NORCHESTER ST	05/31/22	\$289,000	\$256,518	\$92,220	\$59,738	0.17	\$533,064		Land Table R33	23.29%
80-21-20-376-024	213 LYON BLVD	06/16/23	\$258,500	\$230,627	\$95,208	\$67,335	0.23	\$415,755		Land Table R33	29.20%
80-21-20-376-021	249 LYON BLVD	05/12/23	\$295,000	\$266,156	\$90,942	\$62,098	0.20	\$463,990		Land Table R33	23.33%
80-21-20-377-023	302 LYON BLVD	09/28/22	\$265,000	\$241,666	\$84,424	\$61,090	0.19	\$444,337		Land Table R33	25.28%
80-21-20-406-004	836 HEARTHSIDE ST	03/30/22	\$365,000	\$336,027	\$100,577	\$71,604	0.24	\$427,987		Land Table R33	21.31%
80-21-20-453-005	380 WINCHESTER ST	07/20/22	\$310,000	\$286,579	\$86,128	\$62,707	0.19	\$448,583		Land Table R33	21.88%
80-21-20-328-010	569 LYON BLVD	09/07/23	\$278,500	\$261,708	\$82,405	\$65,613	0.21	\$401,976		Land Table R33	25.07%
80-21-20-453-029	130 WELLINGTON DR	01/20/22	\$280,000	\$263,604	\$74,584	\$58,188	0.17	\$433,628		Land Table R33	22.07%
80-21-20-331-004	610 COVINGTON ST	03/06/23	\$270,345	\$269,979	\$64,326	\$63,960	0.19	\$335,031		Land Table R33	23.69%
80-21-20-328-013	531 LYON BLVD	07/31/23	\$300,000	\$300,195	\$65,418	\$65,613	0.21	\$319,112		Land Table R33	21.86%
80-21-20-453-016	288 WINCHESTER ST	02/13/23	\$330,000	\$335,237	\$56,594	\$61,831	0.19	\$301,032		Land Table R33	18.44%
80-21-20-404-004	615 WELLINGTON DR	09/02/22	\$299,000	\$308,054	\$49,134	\$58,188	0.17	\$285,663		Land Table R33	18.89%
80-21-20-377-024	270 LYON BLVD	09/28/22	\$230,000	\$239,590	\$51,597	\$61,187	0.19	\$271,563		Land Table R33	25.54%

City of South Lyon
Land Table R34

BSA DATABASE		SALES DATA	
Parcel Count	88	# of Sales	4
ECF Nbhd	DNR, R34	Sales Ratio	45.62%
Min ECF	0.812	(Land Resid.-Est. Land Value)/Est. LV	74.15%
Max ECF	0.812	% Change	0.00%
Land Table LtoB	13.10%	Projected Land Table LtoB	13.10%
CVT LtoB	14.93%	Sales Sample Size	4.55%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



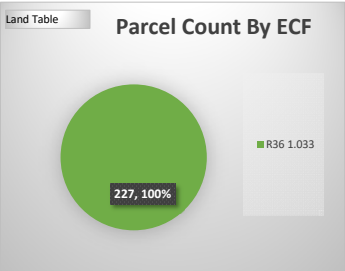
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$471	\$820	\$471
MINIMUM	\$314	\$547	\$314
MAXIMUM	\$628	\$1,094	\$628

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-29-227-016	170 EASTON DR	09/29/23	\$440,000	\$386,387	\$104,907	\$51,294	0.26	\$406,616		Land Table R34	13.28%
80-21-29-227-068	143 EASTON DR	09/06/23	\$485,000	\$433,081	\$104,703	\$52,784	0.27	\$383,527		Land Table R34	12.19%
80-21-29-227-050	189 COLUMBIA DR	08/31/22	\$480,000	\$437,478	\$100,410	\$57,888	0.33	\$305,198		Land Table R34	13.23%
80-21-29-227-069	139 EASTON DR	07/11/22	\$452,000	\$437,438	\$71,913	\$57,351	0.39	\$186,787		Land Table R34	13.11%

City of South Lyon
Land Table R36

BSA DATABASE		SALES DATA	
Parcel Count	227	# of Sales	12
ECF Nbhd	R36	Sales Ratio	49.98%
Min ECF	1.033	(Land Resid.-Est. Land Value)/Est. LV	0.25%
Max ECF	1.033	% Change	0.00%
Land Table LtoB	14.96%	Projected Land Table LtoB	14.96%
CVT LtoB	14.93%	Sales Sample Size	5.29%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



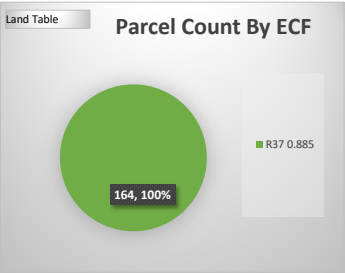
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$550	\$551	\$550
MINIMUM	\$366	\$367	\$366
MAXIMUM	\$733	\$735	\$733

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-29-326-028	799 WESTBROOK DR	12/20/23	\$390,000	\$431,963	\$7,345	\$49,308	0.19	\$38,057		Land Table R36	11.41%
80-21-29-326-034	775 WESTBROOK DR	05/31/23	\$467,000	\$457,951	\$66,302	\$57,253	0.26	\$255,008		Land Table R36	12.50%
80-21-29-377-042	923 WESTBROOK DR	11/30/22	\$420,000	\$446,779	\$22,749	\$49,528	0.20	\$116,662		Land Table R36	11.09%
80-21-29-377-044	931 WESTBROOK DR	04/19/23	\$375,000	\$323,739	\$100,556	\$49,295	0.19	\$521,016		Land Table R36	15.23%
80-21-29-379-003	971 WESTBROOK DR	12/12/23	\$420,000	\$381,127	\$99,646	\$60,773	0.41	\$245,433		Land Table R36	15.95%
80-21-29-451-024	908 OAK CREEK DR	06/08/22	\$414,000	\$414,195	\$51,115	\$51,310	0.21	\$244,569		Land Table R36	12.39%
80-21-29-452-003	967 S PARKWOOD DR	04/27/23	\$360,000	\$338,720	\$79,243	\$57,963	0.27	\$296,790		Land Table R36	17.11%
80-21-29-452-008	987 S PARKWOOD DR	06/14/23	\$440,000	\$378,256	\$111,360	\$49,616	0.20	\$571,077		Land Table R36	13.12%
80-21-29-453-019	952 S PARKWOOD DR	09/08/23	\$425,000	\$407,355	\$66,270	\$48,625	0.19	\$350,635		Land Table R36	11.94%
80-21-31-251-004	22109 BROOKFIELD CT	08/24/22	\$413,000	\$440,128	\$26,709	\$53,837	0.23	\$116,126		Land Table R36	12.23%
80-21-31-251-011	22098 BROOKFIELD CT	09/22/22	\$445,000	\$459,729	\$50,654	\$65,383	0.47	\$107,774		Land Table R36	14.22%
80-21-31-251-014	22134 BROOKFIELD CT	05/31/22	\$373,000	\$460,385	(\$15,274)	\$72,111	0.57	(\$26,750)		Land Table R36	15.66%

City of South Lyon
Land Table R37

BSA DATABASE		SALES DATA	
Parcel Count	164	# of Sales	9
ECF Nbhd	R37	Sales Ratio	47.07%
Min ECF	0.885	(Land Resid.-Est. Land Value)/Est. LV	49.32%
Max ECF	0.885	% Change	0.00%
Land Table LtoB	13.31%	Projected Land Table LtoB	13.31%
CVT LtoB	14.93%	Sales Sample Size	5.49%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



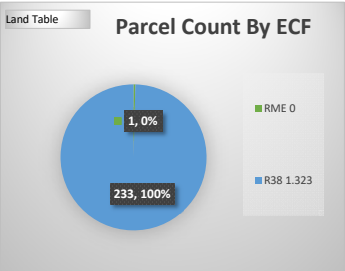
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$552	\$824	\$552
MINIMUM	\$368	\$550	\$368
MAXIMUM	\$735	\$1,098	\$735

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-30-326-014	748 HIDDEN CREEK DR	08/29/22	\$407,500	\$385,924	\$75,042	\$53,466	0.22	\$345,816		Land Table R37	13.85%
80-21-30-327-007	782 HUNTINGTON DR	06/21/22	\$505,000	\$426,470	\$131,814	\$53,284	0.22	\$613,088		Land Table R37	12.49%
80-21-30-327-013	746 HUNTINGTON DR	11/08/23	\$435,000	\$413,146	\$73,804	\$51,950	0.21	\$360,020		Land Table R37	12.57%
80-21-30-327-015	734 HUNTINGTON DR	06/20/23	\$495,000	\$443,564	\$102,933	\$51,497	0.20	\$512,104		Land Table R37	11.61%
80-21-30-351-037	777 WESTHILLS DR	11/28/22	\$459,800	\$430,100	\$84,628	\$54,928	0.23	\$372,811		Land Table R37	12.77%
80-21-30-376-039	893 HUNTINGTON DR	03/16/23	\$465,000	\$471,153	\$49,050	\$55,203	0.23	\$212,338		Land Table R37	11.72%
80-21-30-377-002	778 HIDDEN CREEK DR	06/09/22	\$480,000	\$397,957	\$135,511	\$53,468	0.22	\$624,475		Land Table R37	13.44%
80-21-30-377-007	808 HIDDEN CREEK DR	08/16/23	\$491,000	\$433,897	\$110,571	\$53,468	0.22	\$509,544		Land Table R37	12.32%
80-21-30-377-011	832 WOOD RUN	04/20/22	\$360,000	\$456,116	(\$36,838)	\$59,278	0.27	(\$138,489)		Land Table R37	13.00%

City of South Lyon
Land Table R38

BSA DATABASE		SALES DATA	
Parcel Count	234	# of Sales	14
ECF Nbh	R38, RME	Sales Ratio	47.65%
Min ECF	1.323	(Land Resid.-Est. Land Value)/Est. LV	25.42%
Max ECF	1.323	% Change	20.00%
Land Table LtoB	18.81%	Projected Land Table LtoB	22.57%
CVT LtoB	14.93%	Sales Sample Size	5.98%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



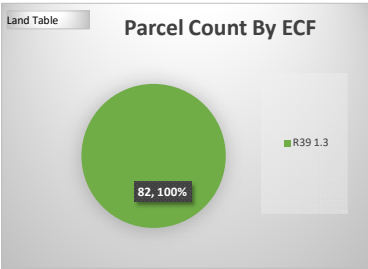
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$617	\$774	\$741
MINIMUM	\$411	\$515	\$493
MAXIMUM	\$823	\$1,032	\$988

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-30-429-014	264 UNIVERSITY AVE	10/05/23	\$252,000	\$199,992	\$103,653	\$51,645	0.20	\$531,554		Land Table R38	25.82%
80-21-30-428-021	230 HARVARD AVE	10/06/23	\$280,000	\$223,427	\$104,994	\$48,421	0.17	\$610,430		Land Table R38	21.67%
80-21-30-429-003	241 HARVARD AVE	11/27/23	\$250,000	\$207,149	\$91,272	\$48,421	0.17	\$530,651		Land Table R38	23.37%
80-21-30-431-005	169 UNIVERSITY AVE	08/09/22	\$280,000	\$244,150	\$84,271	\$48,421	0.17	\$489,948		Land Table R38	19.83%
80-21-30-401-001	514 CAMBRIDGE AVE	09/01/22	\$260,000	\$229,028	\$83,362	\$52,390	0.20	\$414,736		Land Table R38	22.87%
80-21-30-429-012	123 HARVARD AVE	03/23/22	\$270,000	\$238,116	\$80,305	\$48,421	0.17	\$466,890		Land Table R38	20.34%
80-21-30-427-006	321 HARVARD AVE	04/21/23	\$285,000	\$271,033	\$62,388	\$48,421	0.17	\$362,721		Land Table R38	17.87%
80-21-30-427-002	320 UNIVERSITY AVE	08/09/22	\$265,000	\$257,312	\$59,333	\$51,645	0.20	\$304,272		Land Table R38	20.07%
80-21-30-407-015	348 UNIVERSITY AVE	09/19/22	\$266,000	\$259,333	\$58,192	\$51,525	0.20	\$298,421		Land Table R38	19.87%
80-21-30-426-008	334 HARVARD AVE	08/15/23	\$282,000	\$275,281	\$55,201	\$48,482	0.17	\$319,081		Land Table R38	17.61%
80-21-30-408-026	461 PRINCETON DR	05/02/22	\$420,000	\$416,427	\$66,542	\$62,969	0.29	\$232,664		Land Table R38	15.12%
80-21-30-430-002	307 UNIVERSITY AVE	01/31/23	\$171,000	\$186,442	\$32,979	\$48,421	0.17	\$191,738		Land Table R38	25.97%
80-21-30-408-017	571 CLARKS CT	01/11/23	\$450,000	\$491,141	\$53,595	\$94,736	0.60	\$89,325		Land Table R38	19.29%
80-21-30-408-002	424 PRINCETON DR	09/27/22	\$378,000	\$417,258	\$15,698	\$54,956	0.22	\$71,355		Land Table R38	13.17%

City of South Lyon
Land Table R39

BSA DATABASE		SALES DATA	
Parcel Count	82	# of Sales	6
ECF Nbhd	R39	Sales Ratio	48.24%
Min ECF	1.300	(Land Resid.- Est. Land Value)/Est. LV	19.86%
Max ECF	1.300	% Change	5.00%
Land Table LtoB	19.30%	Projected Land Table LtoB	20.26%
CVT LtoB	14.93%	Sales Sample Size	7.32%

Color Key
Vacant Sales
Demo Sales or New Build after sale



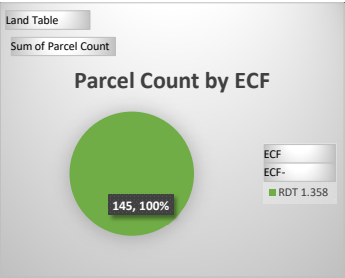
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$608	\$728	\$638
MINIMUM	\$405	\$485	\$425
MAXIMUM	\$810	\$971	\$851

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-31-205-002	61365 CREEKVIEW DR	10/24/22	\$338,000	\$310,905	\$90,628	\$63,533	0.24	\$376,050		Land Table R39	9.55%
80-21-31-204-003	22344 BROOKFIELD DR	04/12/22	\$355,617	\$330,210	\$84,057	\$58,650	0.21	\$408,044		Land Table R39	8.30%
80-21-31-201-014	61343 DEAN DR	03/07/22	\$343,000	\$326,669	\$76,378	\$60,047	0.22	\$353,602		Land Table R39	8.65%
80-21-31-201-021	61433 ROARING BROOK DR	03/06/23	\$325,000	\$320,186	\$64,082	\$59,268	0.21	\$303,706		Land Table R39	12.36%
80-21-31-201-009	61383 DEAN DR	03/31/23	\$327,000	\$326,358	\$59,191	\$58,549	0.21	\$287,335		Land Table R39	11.30%
80-21-31-201-032	61386 CREEKVIEW DR	10/19/22	\$327,000	\$330,384	\$53,589	\$56,973	0.20	\$274,815		Land Table R39	9.91%

City of South Lyon
Land Table RDT

BSA DATABASE		SALES DATA	
Parcel Count	145	# of Sales	14
ECF Nbhd	RDT	Sales Ratio	48.36%
Min ECF	1.358	(Land Resid.-Est. Land Value)/Est. LV	10.95%
Max ECF	1.358	% Change	5.50%
Land Table LtoB	27.35%	Projected Land Table LtoB	28.86%
CVT LtoB	14.93%	Sales Sample Size	9.66%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



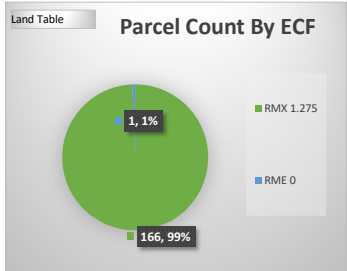
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$20,808	\$23,086	\$21,953
MINIMUM	\$533	\$591	\$562
MAXIMUM	\$171,583	\$190,370	\$181,020

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-19-456-023	400 W LAKE ST	09/14/23	\$300,000	\$241,246	\$129,107	\$70,353	0.20	\$645,535		Land Table RDT	29.16%
80-21-20-363-004	318 GODFREY ST	04/14/22	\$185,000	\$152,433	\$85,170	\$52,603	0.13	\$655,154		Land Table RDT	34.51%
80-21-19-456-021	412 W LAKE ST	04/06/22	\$434,000	\$363,397	\$149,754	\$79,151	0.25	\$599,016		Land Table RDT	21.78%
80-21-30-202-012	450 W LIBERTY ST	07/29/22	\$277,000	\$239,098	\$109,291	\$71,389	0.20	\$551,975		Land Table RDT	29.86%
80-21-30-231-002	225 W LIBERTY ST	02/11/22	\$261,000	\$237,581	\$95,137	\$71,718	0.21	\$457,389		Land Table RDT	30.19%
80-21-30-226-004	313 W LAKE ST	11/30/22	\$420,000	\$391,328	\$106,897	\$78,225	0.50	\$215,085		Land Table RDT	19.99%
80-21-30-226-009	304 W LIBERTY ST	04/07/23	\$235,000	\$224,104	\$87,284	\$76,388	0.24	\$371,421		Land Table RDT	34.09%
80-21-30-202-016	416 W LIBERTY ST	08/31/22	\$295,000	\$286,167	\$96,880	\$88,047	0.31	\$313,528		Land Table RDT	30.77%
80-21-30-226-006	334 W LIBERTY ST	01/03/22	\$369,000	\$366,164	\$111,253	\$108,417	0.40	\$276,062		Land Table RDT	29.61%
80-21-20-361-025	223 E LAKE ST	11/15/22	\$360,000	\$364,083	\$172,039	\$176,122	0.30	\$282,031	80-21-20-361-026	Land Table RDT	48.37%
80-21-20-327-017	515 E LAKE ST	02/16/22	\$375,000	\$390,795	\$94,386	\$110,181	0.44	\$216,482		Land Table RDT	28.19%
80-21-20-363-008	331 E LAKE ST	06/17/22	\$295,000	\$314,042	\$90,306	\$109,348	0.43	\$210,503		Land Table RDT	34.82%
80-21-30-227-011	210 W LIBERTY ST	10/14/22	\$245,000	\$283,915	\$32,160	\$71,075	0.20	\$157,647		Land Table RDT	25.03%
80-21-30-231-003	221 W LIBERTY ST	12/13/23	\$210,000	\$267,060	\$54,778	\$111,838	0.21	\$120,391	80-21-30-231-006	Land Table RDT	41.88%

City of South Lyon
Land Table RMX

BSA DATABASE		SALES DATA	
Parcel Count	167	# of Sales	11
ECF Nbhd	RMX, RME	Sales Ratio	46.30%
Min ECF	1.275	(Land Resid.-Est. Land Value)/Est. LV	32.11%
Max ECF	1.275	% Change	10.00%
Land Table LtoB	24.14%	Projected Land Table LtoB	26.55%
CVT LtoB	14.93%	Sales Sample Size	6.59%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



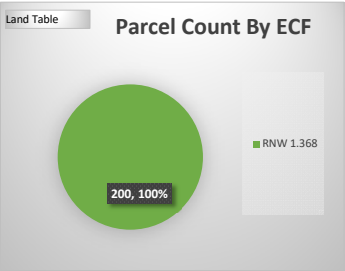
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$85,625	\$113,119	\$94,188
MINIMUM	\$143	\$189	\$157
MAXIMUM	\$331,132	\$437,460	\$364,245

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-20-353-003	432 N REESE ST	04/18/22	\$250,000	\$167,172	\$125,385	\$42,557	0.16	\$803,750		Land Table RMX	25.46%
80-21-29-103-011	339 E LIBERTY ST	12/19/22	\$250,000	\$189,902	\$104,130	\$44,032	0.20	\$520,650		Land Table RMX	23.19%
80-21-29-105-015	320 SCOTT ST	01/23/23	\$240,000	\$185,085	\$96,751	\$41,836	0.17	\$569,124		Land Table RMX	22.60%
80-21-20-356-011	310 DONOVAN ST	12/01/23	\$170,000	\$152,520	\$76,284	\$58,804	0.36	\$213,084		Land Table RMX	38.55%
80-21-30-253-006	409 ADA ST	10/06/23	\$203,000	\$188,680	\$58,314	\$43,994	0.20	\$291,570		Land Table RMX	23.32%
80-21-30-252-002	500 MCMUNN ST	11/16/23	\$226,000	\$211,997	\$59,976	\$45,973	0.38	\$157,005		Land Table RMX	21.69%
80-21-30-252-013	470 ADA ST	04/13/22	\$270,000	\$264,491	\$49,679	\$44,170	0.20	\$247,159		Land Table RMX	16.70%
80-21-29-176-004	409 STRYKER ST	12/29/22	\$212,500	\$211,797	\$54,390	\$53,687	0.31	\$174,887		Land Table RMX	25.35%
80-21-17-301-045	60742 11 MILE RD	12/22/22	\$250,000	\$263,728	\$73,801	\$87,529	1.65	\$44,864		Land Table RMX	33.19%
80-21-17-301-032	26650 PONTIAC TRL	02/21/23	\$345,000	\$371,385	\$57,336	\$83,721	1.00	\$57,279		Land Table RMX	22.54%
80-21-20-353-008	436 N REESE ST	10/06/23	\$175,600	\$193,380	\$33,740	\$51,520	0.29	\$115,548		Land Table RMX	26.64%

City of South Lyon
Land Table RNW

BSA DATABASE		SALES DATA	
Parcel Count	200	# of Sales	13
ECF Nbhd	RNW	Sales Ratio	47.13%
Min ECF	1.368	(Land Resid.-Est. Land Value)/Est. LV	28.76%
Max ECF	1.368	% Change	10.00%
Land Table LtoB	22.01%	Projected Land Table LtoB	24.21%
CVT LtoB	14.93%	Sales Sample Size	6.50%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$746	\$961	\$821
MINIMUM	\$337	\$434	\$371
MAXIMUM	\$137,865	\$177,520	\$151,652

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-19-453-014	121 N HAGADORN ST	07/12/22	\$195,000	\$131,652	\$102,326	\$38,978	0.13	\$818,608		Land Table RNW	29.61%
80-21-19-403-010	631 N HAGADORN ST	08/29/22	\$250,000	\$184,056	\$110,512	\$44,568	0.20	\$566,728		Land Table RNW	24.21%
80-21-19-455-012	325 2ND ST	10/05/23	\$65,000				0.21	\$315,534		Land Table RNW	#DIV/0!
80-21-19-452-028	512 WHIPPLE ST	08/22/22	\$252,000	\$195,559	\$114,026	\$57,585	0.32	\$356,331		Land Table RNW	29.45%
80-21-19-454-005	428 2ND ST	08/01/22	\$186,000	\$162,411	\$72,583	\$48,994	0.21	\$352,345		Land Table RNW	30.17%
80-21-19-454-011	380 2ND ST	12/29/23	\$279,900	\$252,490	\$76,406	\$48,996	0.21	\$370,903		Land Table RNW	19.41%
80-21-19-452-026	169 N HAGADORN ST	05/12/23	\$385,000	\$358,777	\$109,916	\$83,693	0.61	\$179,601		Land Table RNW	23.33%
80-21-19-405-001	698 CENTER RIDGE RD	02/17/22	\$250,900	\$240,712	\$56,210	\$46,022	0.22	\$250,938		Land Table RNW	19.12%
80-21-19-403-006	667 N HAGADORN ST	08/29/22	\$310,000	\$300,148	\$80,699	\$70,847	0.54	\$149,166		Land Table RNW	23.60%
80-21-19-455-017	452 WHIPPLE ST	03/11/22	\$306,000	\$313,547	\$44,092	\$51,639	0.20	\$220,460		Land Table RNW	16.47%
80-21-19-328-008	660 WOODLAND DR	03/28/23	\$384,000	\$400,378	\$54,523	\$70,901	0.55	\$99,133		Land Table RNW	17.71%
80-21-19-406-005	525 ORCHARD RIDGE RD	05/06/22	\$325,000	\$346,220	\$53,613	\$74,833	0.44	\$122,125		Land Table RNW	21.61%
80-21-19-328-007	500 WOODLAND DR	05/01/23	\$460,000	\$491,892	\$47,091	\$78,983	0.60	\$77,965		Land Table RNW	16.06%