

TOWNSHIP OF GROVELAND

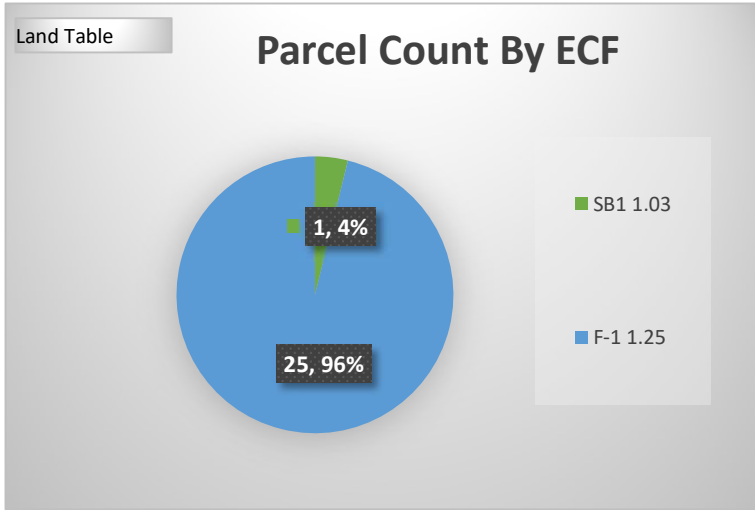
Land Table F-1

BSA DATABASE		SALES DATA	
Parcel Count	26	# of Sales	2
ECF Nbhd	F-1, SB1	Sales Ratio	35.12%
Min ECF	1.03	(Land Resid.-Est. Land Value)/Est. LV	101.65%
Max ECF	1.250	% Change	10.00%
Land Table LtoB	43.79%	Projected Land Table LtoB	44.02%
CVT LtoB	21.08%	Sales Sample	7.69%

Color Key

Vacant Sales

Demo Sales or
New Build after



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$49,673	\$100,167	\$54,640
MINIMUM	\$19,132	\$38,580	\$21,045
MAXIMUM	\$542,212	\$1,093,393	\$596,433

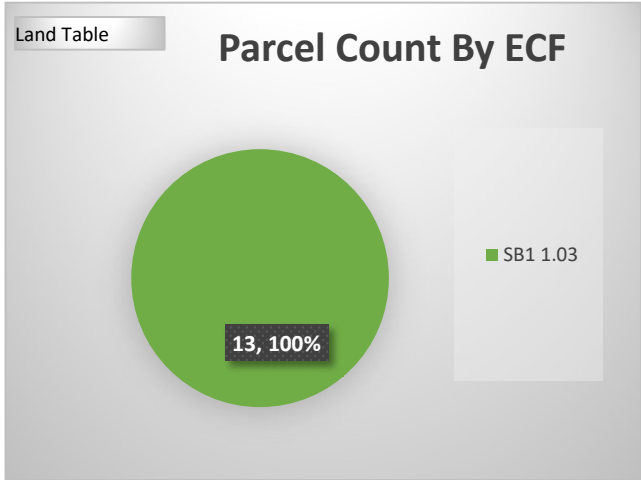
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
G -02-09-276-001		9/8/2023	\$350,000	\$185,001	\$346,106	\$181,107	37.2	\$9,303.92		Land Table F-1	97.90%
G -02-26-100-009	2453 JOSSMAN RD	05/20/22	\$575,000	\$464,678	\$200,056	\$89,734	12.03	\$16,630		Land Table F-1	19.31%

TOWNSHIP OF GROVELAND

Land Table K-1

BSA DATABASE		SALES DATA	
Parcel Count	13	# of Sales	5
ECF Nbhd	SB1	Sales Ratio	55.18%
Min ECF	1.03	(Land Resid.-Est. Land Value)/Est. LV	-82.82%
Max ECF	1.030	% Change	-20.00%
Land Table LtoB	11.84%	Projected Land Table LtoB	9.28%
CVT LtoB	21.08%	Sales Sample	38.46%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$66,000	\$11,336	\$52,800
MINIMUM	\$27,000	\$4,637	\$21,600
MAXIMUM	\$79,000	\$13,569	\$63,200

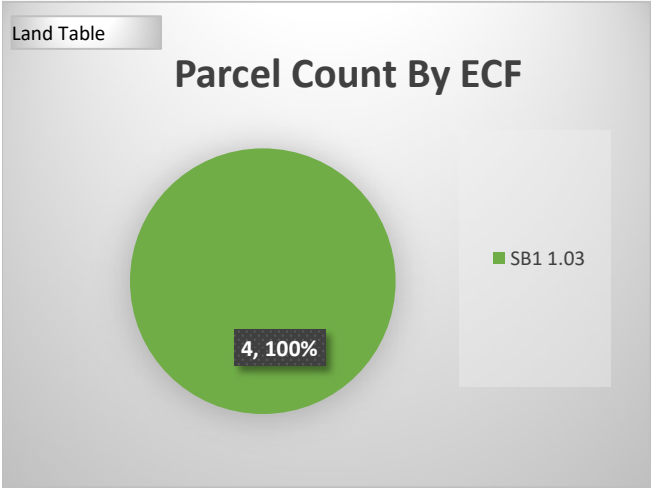
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
G -02-18-400-053	13484 CHATEAU COVE DR	06/21/22	\$497,900	\$508,603	\$48,798	\$59,501	1.57	\$31,082		Land Table K-1	11.70%
G -02-18-400-046	13530 CHATEAU COVE DR	08/14/23	\$540,000	\$556,900	\$45,895	\$62,795	3.14	\$14,616		Land Table K-1	11.28%
G -02-18-400-057	13445 CHATEAU COVE DR	10/27/22	\$460,000	\$474,690	\$46,390	\$61,080	1.59	\$29,176		Land Table K-1	12.87%
G -02-18-400-059	13485 CHATEAU COVE DR	03/03/23	\$467,000	\$568,047	(\$33,781)	\$67,266	3.20	(\$10,557)		Land Table K-1	11.84%
G -02-18-400-056	13448 CHATEAU COVE DR	05/22/23	\$520,000	\$634,147	(\$53,907)	\$60,240	1.52	(\$35,465)		Land Table K-1	9.50%

TOWNSHIP OF GROVELAND

Land Table K-2

BSA DATABASE		SALES DATA	
Parcel Count	4	# of Sales	0
ECF Nbhd	SB1	Sales Ratio	#DIV/0!
Min ECF	1.03	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.030	% Change	0.00%
Land Table LtoB	13.14%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	21.08%	Sales Sample	0.00%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$59,400	#DIV/0!	\$59,400
MINIMUM	\$59,400	#DIV/0!	\$59,400
MAXIMUM	\$59,400	#DIV/0!	\$59,400

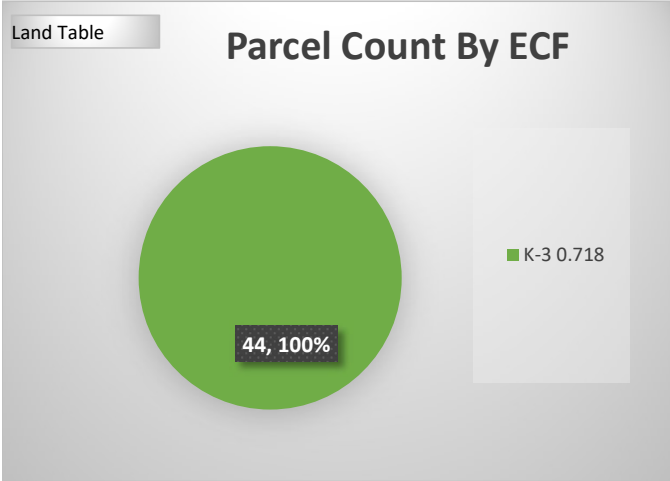
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB

TOWNSHIP OF GROVELAND

Land Table K-3

BSA DATABASE		SALES DATA	
Parcel Count	44	# of Sales	2
ECF Nbhd	K-3	Sales Ratio	44.40%
Min ECF	0.718	(Land Resid.-Est. Land Value)/Est. LV	92.34%
Max ECF	0.718	% Change	0.00%
Land Table LtoB	12.02%	Projected Land Table LtoB	13.66%
CVT LtoB	21.08%	Sales Sample	4.55%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$62,100	\$119,444	\$62,100
MINIMUM	\$62,100	\$119,444	\$62,100
MAXIMUM	\$62,100	\$119,444	\$62,100

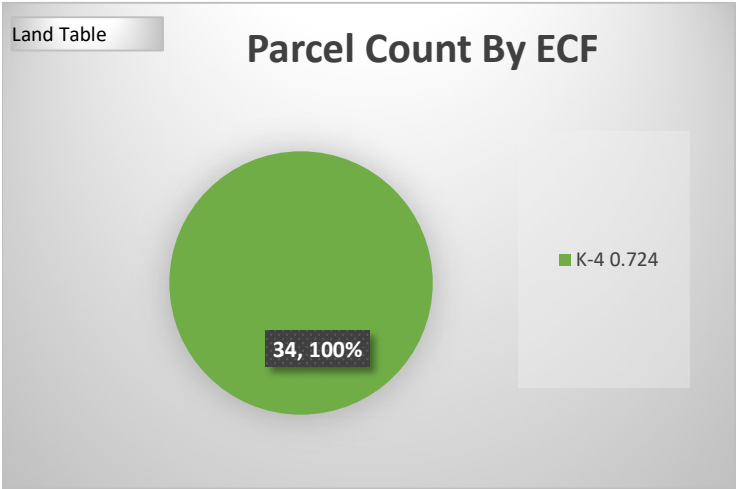
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
G -02-26-201-027	316 DOGWOOD LN	07/11/22	\$615,000	\$495,224	\$188,086	\$68,310	3.04	\$61,870		Land Table K-3	13.79%
G -02-26-201-007	202 ASTOR KNOLLS DR	10/04/22	\$460,000	\$459,354	\$62,746	\$62,100	2.50	\$25,098		Land Table K-3	13.52%

TOWNSHIP OF GROVELAND

Land Table K-4

BSA DATABASE		SALES DATA	
Parcel Count	34	# of Sales	2
ECF Nbhd	K-4	Sales Ratio	49.95%
Min ECF	0.724	(Land Resid.-Est. Land Value)/Est. LV	1.07%
Max ECF	0.724	% Change	0.00%
Land Table LtoB	12.27%	Projected Land Table LtoB	10.12%
CVT LtoB	21.08%	Sales Sample	5.88%

Color Key
Vacant Sales
Demo Sales or New Build after



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$58,800	\$59,427	\$58,800
MINIMUM	\$52,500	\$53,060	\$52,500
MAXIMUM	\$71,400	\$72,162	\$71,400

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
G -02-09-351-006	15317 OAK HOLLOW DR	05/13/22	\$550,000	\$520,723	\$83,877	\$54,600	1.01	\$83,047		Land Table K-4	10.49%
G -02-09-351-009	15349 OAK HOLLOW DR	09/06/22	\$530,000	\$558,112	\$26,488	\$54,600	1.15	\$23,033		Land Table K-4	9.78%

TOWNSHIP OF GROVELAND

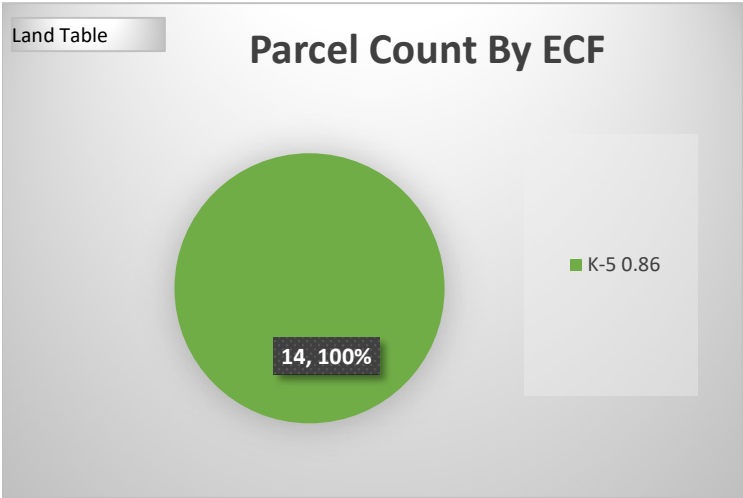
Land Table K-5

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	1
ECF Nbhd	K-5	Sales Ratio	48.19%
Min ECF	0.86	(Land Resid.-Est. Land Value)/Est. LV	54.92%
Max ECF	0.860	% Change	0.00%
Land Table LtoB	9.82%	Projected Land Table LtoB	6.83%
CVT LtoB	21.08%	Sales Sample	7.14%

Color Key

Vacant Sales

Demo Sales or
New Build after



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$42,491	\$65,827	\$42,491
MINIMUM	\$36,141	\$55,990	\$36,141
MAXIMUM	\$48,840	\$75,663	\$48,840

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
G -02-32-127-010	18292 BUCKELL SHORES DR	05/06/22	\$549,000	\$529,151	\$55,990	\$36,141	0.78	\$71,782		Land Table K-5	6.83%

TOWNSHIP OF GROVELAND

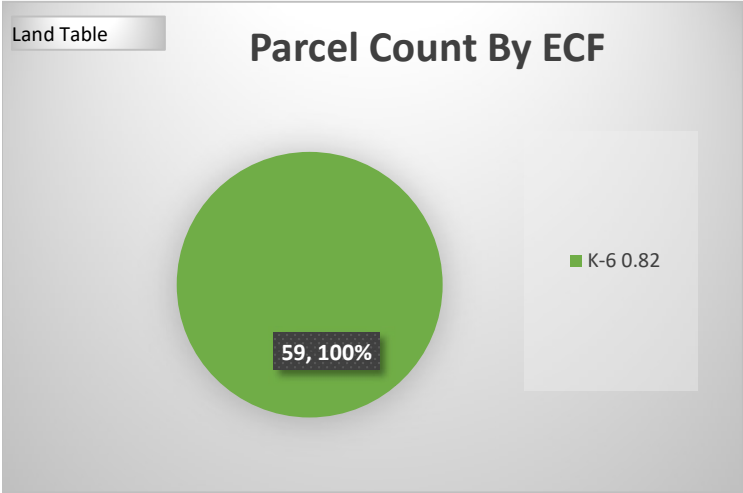
Land Table K-6

BSA DATABASE		SALES DATA	
Parcel Count	59	# of Sales	7
ECF Nbhd	K-6	Sales Ratio	46.85%
Min ECF	0.82	(Land Resid.-Est. Land Value)/Est. LV	74.48%
Max ECF	0.820	% Change	25.00%
Land Table LtoB	8.77%	Projected Land Table LtoB	11.05%
CVT LtoB	21.08%	Sales Sample	11.86%

Color Key

Vacant Sales

Demo Sales or
New Build after



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$65,000	\$113,411	\$81,250
MINIMUM	\$7,739	\$13,503	\$9,674
MAXIMUM	\$290,000	\$505,986	\$362,500

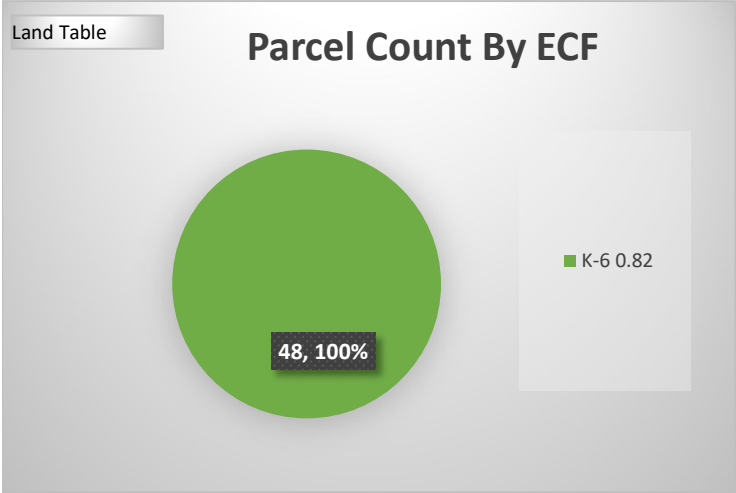
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
G -02-23-401-007		06/01/23	\$89,000				1.00	\$89,000		Land Table k-6	#DIV/0!
G -02-23-401-078		09/18/23	\$75,000				1.21	\$61,983		Land Table k-6	#DIV/0!
G -02-23-401-051		05/18/22	\$70,500				1.38	\$51,087		Land Table k-6	#DIV/0!
G -02-23-401-072		06/22/22	\$69,000				1.43	\$48,252		Land Table k-6	#DIV/0!
G -02-23-401-003	3320 ACORN GROVE CT	10/12/22	\$545,000	\$470,399	\$116,601	\$42,000	1.20	\$97,168		Land Table k-6	8.93%
G -02-23-401-052	3500 TREFOIL TRL	09/27/22	\$450,000	\$461,816	\$30,484	\$42,300	1.23	\$24,784		Land Table k-6	9.16%
G -02-23-401-059	3685 TREFOIL TRL	06/03/22	\$68,000				1.26			Land Table k-6	#DIV/0!

TOWNSHIP OF GROVELAND

Land Table K-7

BSA DATABASE		SALES DATA	
Parcel Count	48	# of Sales	9
ECF Nbhd	K-6	Sales Ratio	48.60%
Min ECF	0.82	(Land Resid.-Est. Land Value)/Est. LV	30.47%
Max ECF	0.820	% Change	15.00%
Land Table LtoB	8.69%	Projected Land Table LtoB	10.72%
CVT LtoB	21.08%	Sales Sample	18.75%

Color Key
Vacant Sales
Demo Sales or
New Build after



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$44,117	\$57,559	\$50,734
MINIMUM	\$39,204	\$51,150	\$45,085
MAXIMUM	\$58,821	\$76,744	\$67,644

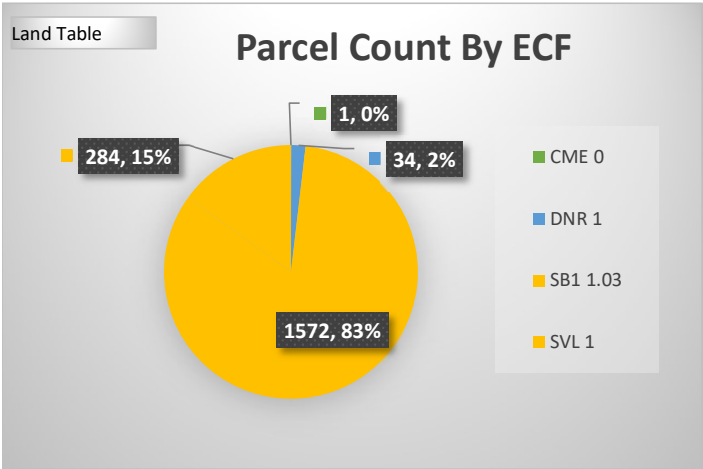
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
G -02-27-302-030	12795 ELK RUN PKWY	08/14/23	\$45,000				1.03	\$43,689		Land Table K-7, ELK RIDGE PR	#DIV/0!
G -02-27-302-021	12840 ELK RUN PKWY	08/11/23	\$415,000	\$392,396	\$65,088	\$42,484	1.78	\$36,566		Land Table K-7, ELK RIDGE PR	10.83%
G -02-27-302-013	12760 ELK RIDGE XING	08/24/23	\$415,000	\$392,651	\$61,553	\$39,204	1.00	\$61,553		Land Table K-7, ELK RIDGE PR	9.98%
G -02-27-302-019	12820 ELK RUN PKWY	04/14/22	\$700,000	\$683,812	\$75,009	\$58,821	4.84	\$15,498		Land Table K-7, ELK RIDGE PR	8.60%
G -02-27-302-012		02/21/23	\$39,900				1.03	\$38,738		Land Table K-7, ELK RIDGE PR	#DIV/0!
G -02-27-302-007	12700 ELK RIDGE XING	09/20/23	\$425,000	\$431,381	\$32,823	\$39,204	1.00	\$32,823		Land Table K-7, ELK RIDGE PR	9.09%
G -02-27-302-037	12870 MEADOW VIEW CT	01/27/23	\$45,000				1.04			Land Table K-7, ELK RIDGE PR	#DIV/0!
G -02-27-302-010	12730 ELK RIDGE XING	07/14/23	\$45,000				1.00			Land Table K-7, ELK RIDGE PR	#DIV/0!
G -02-27-302-035	12750 MEADOW VIEW CIR	08/24/22	\$42,900				1.20			Land Table K-7, ELK RIDGE PR	#DIV/0!

TOWNSHIP OF GROVELAND

Land Table RES

BSA DATABASE		SALES DATA	
Parcel Count	1891	# of Sales	119
ECF Nbhd	CME, DNR, SB1, SVL	Sales Ratio	46.34%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	37.08%
Max ECF	1.030	% Change	15.00%
Land Table LtoB	22.41%	Projected Land Table LtoB	23.90%
CVT LtoB	21.08%	Sales Sample	6.29%

Color Key
Vacant Sales
Demo Sales or
New Build after



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$70,511	\$96,653	\$81,087
MINIMUM	\$43,423	\$59,522	\$49,936
MAXIMUM	\$738,381	\$1,012,140	\$849,138

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
G -02-20-176-011	5538 GRANGE HALL RD	04/13/22	\$479,000	\$285,068	\$292,109	\$98,177	7.47	\$39,104		Land Table RES	34.44%
G -02-01-376-019	995 N ORTONVILLE RD	02/04/22	\$239,900	\$145,730	\$148,319	\$54,149	1.17	\$126,768		Land Table RES	37.16%
G -02-13-100-016	630 GRANGE HALL RD	05/19/23	\$355,000	\$225,837	\$224,083	\$94,920	8.40	\$26,677		Land Table RES	42.03%
G -02-25-100-008	1650 DUCK CREEK LN	09/28/23	\$335,000	\$231,010	\$170,751	\$66,761	2.31	\$73,918		Land Table RES	28.90%
G -02-34-101-011	4375 BALD EAGLE LAKE RD	06/30/22	\$390,000	\$271,031	\$195,626	\$76,657	3.99	\$49,029		Land Table RES	28.28%
G -02-24-126-001	1085 BIRD RD	05/03/22	\$399,999	\$292,216	\$176,824	\$69,041	5.61	\$31,519		Land Table RES	23.63%
G -02-33-401-007	16596 DIXIE HWY	01/14/22	\$175,000				11.66	\$14,373		Land Table RES	#DIV/0!
G -02-24-152-002	1701 BIRD RD	05/10/23	\$425,000	\$312,181	\$191,443	\$78,624	4.73	\$40,474		Land Table RES	25.19%
G -02-14-351-019	3340 JOSSMAN HLS	07/31/23	\$464,900	\$341,678	\$175,488	\$52,266	1.01	\$173,750		Land Table RES	15.30%
G -02-34-476-010	10523 OAKHILL RD	02/25/22	\$267,000	\$197,962	\$130,843	\$61,805	1.81	\$72,289		Land Table RES	31.22%
G -02-33-427-001	16632 DIXIE HWY	08/15/23	\$190,000	\$141,387	\$100,556	\$51,943	0.90	\$111,729		Land Table RES	36.74%
G -02-34-402-008	16462 GLENROCK DR	08/26/22	\$379,000	\$283,947	\$144,970	\$49,917	0.76	\$190,750		Land Table RES	17.58%
G -02-24-202-020	1525 MERKLE ST	11/20/23	\$327,000	\$245,489	\$134,365	\$52,854	1.06	\$126,759		Land Table RES	21.53%
G -02-14-477-005	2455 GRANGE HALL RD	12/21/23	\$450,000	\$341,331	\$281,909	\$173,240	5.32	\$52,990	G -02-14-477-004	Land Table RES	50.75%
G -02-02-401-003	1143 CROUP RD	02/28/23	\$387,000	\$295,276	\$173,540	\$81,816	6.40	\$27,116		Land Table RES	27.71%
G -02-11-351-007	131 S JOSSMAN RD	07/21/22	\$392,450	\$299,868	\$171,364	\$78,782	4.79	\$35,775		Land Table RES	26.27%
G -02-04-300-010	5480 GROVELAND RD	07/25/22	\$281,000	\$215,198	\$120,018	\$54,216	2.37	\$50,641		Land Table RES	25.19%
G -02-24-278-004	1715 MADSEN DR	07/18/23	\$420,000	\$322,941	\$155,091	\$58,032	1.50	\$103,394		Land Table RES	17.97%
G -02-27-352-015		03/22/22	\$104,000				7.73	\$13,454	02-27-352-012, G -02-27-352-C	Land Table RES	#DIV/0!
G -02-02-452-008	880 CROUP RD	02/25/22	\$277,750	\$214,523	\$135,985	\$72,758	5.87	\$23,166		Land Table RES	33.92%
G -02-26-400-010	3070 BIRD RD	04/07/22	\$340,000	\$262,952	\$137,271	\$60,223	1.68	\$81,709		Land Table RES	22.90%
G -02-27-100-011	2630 SILVER FOX RUN	08/05/22	\$582,000	\$454,486	\$263,896	\$136,382	15.46	\$17,070		Land Table RES	30.01%
G -02-03-300-004	1090 THAYER RD	07/07/23	\$450,000	\$354,006	\$214,207	\$118,213	11.00	\$19,473		Land Table RES	33.39%
G -02-36-200-003	8300 OAKHILL RD	12/14/23	\$352,500	\$278,090	\$181,339	\$106,929	9.75	\$18,599		Land Table RES	38.45%
G -02-25-300-035	1994 BALD EAGLE LAKE RD	04/11/22	\$145,000				10.11	\$14,342		Land Table RES	#DIV/0!

TOWNSHIP OF GROVELAND

Land Table RES

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
G -02-27-200-016	3855 MCGINNIS RD	12/20/23	\$395,000	\$314,079	\$153,641	\$72,720	3.02	\$50,875		Land Table RES	23.15%
G -02-24-400-037		02/10/22	\$100,000				5.11	\$19,569		Land Table RES	#DIV/0!
G -02-25-300-032		03/28/22	\$110,000				11.60	\$9,483		Land Table RES	#DIV/0!
G -02-01-200-012	12436 RAY RD	09/28/23	\$428,000	\$342,943	\$139,520	\$54,463	2.39	\$58,377		Land Table RES	15.88%
G -02-24-400-027	1969 WOODSMAN DR	06/15/23	\$305,000	\$246,252	\$113,165	\$54,417	2.51	\$45,086		Land Table RES	22.10%
G -02-26-400-012	3180 BIRD RD	06/02/22	\$261,000	\$211,273	\$98,628	\$48,901	0.62	\$159,077		Land Table RES	23.15%
G -02-22-400-005	3650 MCGINNIS RD	06/07/22	\$465,000	\$376,875	\$153,607	\$65,482	2.16	\$71,114		Land Table RES	17.37%
G -02-36-200-017	3345 OAKHILL PL	02/18/22	\$400,000	\$324,890	\$143,577	\$68,467	2.51	\$57,202		Land Table RES	21.07%
G -02-13-100-011	550 GRANGE HALL RD	05/06/22	\$261,000	\$212,188	\$100,755	\$51,943	0.90	\$111,950		Land Table RES	24.48%
G -02-03-300-021	1060 GOULD LN	12/12/23	\$550,000	\$448,462	\$175,395	\$73,857	3.30	\$53,150		Land Table RES	16.47%
G -02-25-300-028	2122 BALD EAGLE LAKE RD	04/29/22	\$95,900				5.24	\$18,302		Land Table RES	#DIV/0!
G -02-05-100-026	11082 HORTON RD	07/29/22	\$349,900	\$289,526	\$103,196	\$42,822	2.51	\$41,114		Land Table RES	14.79%
G -02-25-300-033		12/07/22	\$96,900				11.38	\$8,515		Land Table RES	#DIV/0!
G -02-24-400-021	1930 WOODSMAN DR	06/22/22	\$495,000	\$412,726	\$150,911	\$68,637	2.53	\$59,649		Land Table RES	16.63%
G -02-17-127-006	25 S VAN RD	01/14/22	\$280,000	\$234,145	\$96,785	\$50,930	0.89	\$108,747		Land Table RES	21.75%
G -02-05-200-012	11165 HORTON RD	11/09/23	\$450,000	\$377,752	\$126,867	\$54,619	1.21	\$104,849		Land Table RES	14.46%
G -02-01-200-003	12330 RAY RD	11/22/22	\$415,000	\$351,098	\$161,340	\$97,438	9.75	\$16,548		Land Table RES	27.75%
G -02-24-126-006	1191 BIRD RD	04/21/23	\$290,000	\$246,077	\$111,708	\$67,785	2.43	\$45,970		Land Table RES	27.55%
G -02-25-300-034		09/21/23	\$150,000				13.45	\$11,152		Land Table RES	#DIV/0!
G -02-02-100-026	1320 N JOSSMAN RD	06/30/22	\$290,000	\$247,509	\$106,779	\$64,288	2.02	\$52,861		Land Table RES	25.97%
G -02-13-451-004	399 WOLFE RD	10/11/22	\$430,000	\$371,076	\$131,604	\$72,680	3.01	\$43,722		Land Table RES	19.59%
G -02-01-376-009	1027 N ORTONVILLE RD	04/14/23	\$290,000	\$251,902	\$90,834	\$52,736	1.05	\$86,509		Land Table RES	20.94%
G -02-06-376-010	7280 GROVELAND RD	07/28/23	\$502,000	\$437,910	\$173,885	\$109,795	16.19	\$10,740		Land Table RES	25.07%
G -02-36-200-033		09/01/23	\$80,000				2.70	\$29,630		Land Table RES	100.00%
G -02-25-426-027	1015 BALD EAGLE LAKE RD	09/21/23	\$755,000	\$664,656	\$245,514	\$155,170	15.11	\$16,248		Land Table RES	23.35%
G -02-16-201-010	210 BARRON RD	05/20/22	\$370,000	\$326,166	\$157,878	\$114,044	15.08	\$10,469		Land Table RES	34.97%
G -02-02-300-018	3440 GROVELAND RD	07/19/22	\$362,000	\$319,787	\$131,507	\$89,294	4.76	\$27,628	G -02-02-300-020	Land Table RES	27.92%
G -02-14-476-007	690 FOXWOOD TRL	03/25/22	\$445,000	\$395,243	\$118,139	\$68,382	2.50	\$47,256		Land Table RES	17.30%
G -02-01-102-002	1560 N ORTONVILLE RD	02/16/23	\$260,000	\$230,970	\$88,036	\$59,006	1.58	\$55,719		Land Table RES	25.55%
G -02-25-426-016	1295 BALD EAGLE LAKE RD	06/29/23	\$1,352,000	\$1,205,348	\$290,708	\$144,056	18.88	\$15,398		Land Table RES	11.95%
G -02-16-451-012	4822 GRANGE HALL RD	07/22/22	\$350,000	\$314,609	\$91,540	\$56,149	1.34	\$68,313		Land Table RES	17.85%
G -02-05-200-011	11151 HORTON RD	07/28/22	\$240,000	\$216,023	\$78,243	\$54,266	1.18	\$66,308		Land Table RES	25.12%
G -02-23-476-005	1950 BIRD RD	10/21/22	\$379,000	\$341,952	\$115,751	\$78,703	4.76	\$24,317		Land Table RES	23.02%
G -02-05-400-027		08/25/23	\$55,000				2.51	\$21,912		Land Table RES	#DIV/0!
G -02-11-100-040	750 N JOSSMAN RD	07/05/22	\$377,500	\$341,888	\$99,900	\$64,288	2.02	\$49,455		Land Table RES	18.80%
G -02-24-201-008	758 W GLASS RD	05/05/22	\$260,000	\$236,750	\$77,046	\$53,796	1.14	\$67,584		Land Table RES	22.72%
G -02-24-302-004	1875 BIRD RD	09/02/22	\$336,000	\$307,072	\$97,395	\$68,467	2.75	\$35,416		Land Table RES	22.30%
G -02-20-176-008	5980 GRANGE HALL RD	06/06/23	\$380,000	\$347,769	\$95,496	\$63,265	1.93	\$49,480		Land Table RES	18.19%
G -02-25-100-024	1220 HOUGHTON TRL	04/14/23	\$502,000	\$462,483	\$152,741	\$113,224	10.39	\$14,701		Land Table RES	24.48%
G -02-02-200-003	2700 AUTEN RD	09/27/22	\$310,000	\$290,194	\$87,079	\$67,273	2.37	\$36,742		Land Table RES	23.18%
G -02-03-426-018	1075 N JOSSMAN RD	10/23/23	\$440,000	\$415,370	\$95,311	\$70,681	2.77	\$34,408		Land Table RES	17.02%
G -02-24-400-018	2011 OAK TER	04/22/22	\$400,000	\$377,629	\$95,700	\$73,329	3.17	\$30,189		Land Table RES	19.42%
G -02-04-200-011	1321 THAYER RD	07/29/22	\$275,000	\$260,886	\$81,387	\$67,273	2.37	\$34,341		Land Table RES	25.79%
G -02-31-100-010	16036 WORDEN RD	06/23/23	\$300,000	\$285,522	\$134,197	\$119,719	19.42	\$6,910		Land Table RES	41.93%
G -02-13-100-052	697 S BRANDT RD	08/31/23	\$430,000	\$412,392	\$84,881	\$67,273	2.37	\$35,815		Land Table RES	16.31%
G -02-13-476-004	1175 MERKLE ST	04/05/22	\$150,000	\$144,123	\$150,000	\$134,123	15.00	\$10,000		Land Table RES	93.06%
G -02-24-376-006	1175 DUCK CREEK LN	09/22/23	\$460,000	\$445,932	\$81,682	\$67,614	2.41	\$33,893		Land Table RES	15.16%
G -02-34-426-011	10413 OAKHILL RD	04/07/23	\$330,000	\$321,429	\$67,559	\$58,988	2.00	\$33,780		Land Table RES	18.35%
G -02-14-476-003	2500 GRANGE HALL RD	10/16/23	\$430,000	\$419,524	\$85,429	\$74,953	3.57	\$23,930		Land Table RES	17.87%
G -02-09-100-017	4985 GROVELAND RD	03/07/23	\$350,000	\$344,553	\$75,635	\$70,188	4.78	\$15,823		Land Table RES	20.37%
G -02-10-426-018	3696 PERRYVILLE RD	08/05/22	\$400,000	\$394,215	\$74,306	\$68,521	5.03	\$14,773		Land Table RES	17.38%
G -02-13-100-037	305 S BRANDT RD	01/13/23	\$316,000	\$313,655	\$82,097	\$79,752	13.96	\$5,881		Land Table RES	25.43%
G -02-02-476-004	2570 GROVELAND RD	10/28/22	\$300,000	\$297,910	\$71,629	\$69,539	4.84	\$14,799		Land Table RES	23.34%

TOWNSHIP OF GROVELAND

Land Table RES

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
G -02-31-400-004	7273 TUCKER RD	12/07/22	\$323,000	\$323,811	\$78,050	\$78,861	4.82	\$16,193		Land Table RES	24.35%
G -02-27-352-014	4320 BALD EAGLE LAKE RD	03/22/22	\$260,000	\$261,346	\$35,440	\$36,786	3.23	\$10,972		Land Table RES	14.08%
G -02-05-200-015	11201 HORTON RD	08/31/22	\$315,000	\$317,875	\$51,744	\$54,619	1.21	\$42,764		Land Table RES	17.18%
G -02-05-100-009	11180 HORTON RD	09/30/22	\$280,000	\$283,657	\$50,492	\$54,149	1.17	\$43,156		Land Table RES	19.09%
G -02-29-451-012	15964 DIXIE HWY	02/28/23	\$387,500	\$394,303	\$56,130	\$62,933	2.57	\$21,840		Land Table RES	15.96%
G -02-25-300-019	2885 BIRD RD	12/02/22	\$250,000	\$254,583	\$63,117	\$67,700	2.42	\$26,081		Land Table RES	26.59%
G -02-34-101-008	3281 WILDWOOD RD	12/08/23	\$325,000	\$332,126	\$57,929	\$65,055	2.11	\$27,455		Land Table RES	19.59%
G -02-24-276-007	1666 MADSEN DR	06/06/22	\$330,000	\$338,075	\$51,661	\$59,736	1.64	\$31,501		Land Table RES	17.67%
G -02-36-200-031	8500 OAKHILL RD	04/17/23	\$77,500	\$79,489	\$77,500	\$69,489	2.63	\$29,468		Land Table RES	87.42%
G -02-12-201-019	81 GROVELAND RD	02/28/22	\$324,000	\$332,594	\$42,336	\$50,930	0.88	\$48,109		Land Table RES	15.31%
G -02-13-426-005	330 WOLFE RD	02/16/23	\$395,000	\$406,695	\$60,025	\$71,720	4.37	\$13,736		Land Table RES	17.63%
G -02-03-100-038	1460 THAYER RD	08/04/22	\$288,500	\$297,314	\$71,973	\$80,787	5.55	\$12,968		Land Table RES	27.17%
G -02-02-200-024	2670 AUTEN RD	02/10/22	\$85,000				17.95	\$4,735		Land Table RES	#DIV/0!
G -02-24-400-015	1811 OAK TER	12/30/22	\$450,000	\$474,753	\$50,727	\$75,480	3.70	\$13,710		Land Table RES	15.90%
G -02-08-402-007	300 N VAN RD	04/22/22	\$420,000	\$447,161	\$40,795	\$67,956	2.45	\$16,651		Land Table RES	15.20%
G -02-24-201-020	1220 MERKLE ST	04/17/23	\$381,000	\$407,094	\$39,900	\$65,994	2.22	\$17,973		Land Table RES	16.21%
G -02-16-100-007	520 JUDI ANN LN	09/27/22	\$105,000				10.02	\$10,479		Land Table RES	#DIV/0!
G -02-17-400-048	727 S VAN RD	10/18/23	\$475,000	\$521,081	\$21,192	\$67,273	2.37	\$8,942		Land Table RES	12.91%
G -02-31-301-012	7049 E HOLLY RD	12/20/22	\$320,000	\$354,356	\$33,823	\$68,179	3.41	\$9,919		Land Table RES	19.24%
G -02-20-176-021	6055 TRIPP RD	05/27/22	\$489,500	\$544,489	\$5,720	\$60,709	1.72	\$3,326		Land Table RES	11.15%
G -02-07-301-002	12416 DIXIE HWY	01/20/23	\$212,500	\$241,560	\$23,088	\$52,148	1.00	\$23,088		Land Table RES	21.59%
G -02-11-200-056	2675 GROVELAND RD	05/13/22	\$355,000	\$413,951	\$4,680	\$63,631	2.30	\$2,035		Land Table RES	15.37%
G -02-10-426-013	3800 PERRYVILLE RD	02/16/23	\$560,000	\$669,600	(\$37,359)	\$72,241	4.80	(\$7,783)		Land Table RES	10.79%
G -02-25-200-015	1220 BALD EAGLE LAKE RD	11/21/22	\$267,750	\$321,192	\$1,030	\$54,472	2.25	\$458		Land Table RES	16.96%
G -02-01-151-005	1399 N ORTONVILLE RD	07/24/23	\$420,000	\$509,170	(\$20,107)	\$69,063	2.58	(\$7,793)		Land Table RES	13.56%
G -02-01-376-011	300 GROVELAND RD	11/15/22	\$233,000	\$288,377	\$19,705	\$75,082	4.25	\$4,636		Land Table RES	26.04%
G -02-32-201-004	8350 BUCKELL LAKE RD	10/05/23	\$222,000	\$275,352	\$33,575	\$86,927	4.06	\$8,270		Land Table RES	31.57%
G -02-34-427-007	9680 OAKHILL RD	01/13/22	\$405,000	\$506,432	\$4,662	\$106,094	13.22	\$353		Land Table RES	20.95%
G -02-31-326-015	16291 WORDEN RD	12/15/22	\$550,000	\$704,765	(\$80,096)	\$74,669	3.50	(\$22,885)		Land Table RES	10.59%
G -02-18-127-004	13027 DIXIE HWY	06/22/23	\$140,000	\$179,448	\$12,495	\$51,943	0.96	\$13,016		Land Table RES	28.95%
G -02-14-351-001	3447 JOSSMAN HLS	05/17/23	\$940,000	\$1,255,838	(\$185,494)	\$130,344	14.05	(\$13,202)		Land Table RES	10.38%
G -02-14-301-010		03/07/22	\$47,000				2.26	\$20,796		Land Table RES	#DIV/0!
G -02-01-200-025		11/30/22	\$120,000				30.92	\$3,881		Land Table RES	#DIV/0!
G -02-10-100-011	4343 GROVELAND RD	12/21/23	\$175,000	\$253,837	\$33,128	\$111,965	9.77	\$3,391		Land Table RES	44.11%
G -02-02-100-025		08/29/22	\$50,000				3.02	\$16,556		Land Table RES	#DIV/0!
G -02-27-400-015	2600 JOSSMAN RD	09/30/22	\$475,000				65.94	\$3,902		Land Table RES	#DIV/0!
G -02-29-102-002	15079 DIXIE HWY	03/08/23	\$70,000	\$106,045	\$10,017	\$46,062	0.49	\$20,443		Land Table RES	43.44%
G -02-02-300-019	954 N JOSSMAN RD	05/31/23	\$38,000				4.28	\$8,879		Land Table RES	#DIV/0!
G -02-18-200-003	13269 DIXIE HWY	12/13/22	\$80,000				18.00	\$4,444		Land Table RES	#DIV/0!
G -02-17-200-038	130 TELFORD GRV	05/30/23	\$69,900				2.35			Land Table RES	#DIV/0!
G -02-36-200-028	8484 OAKHILL RD	05/17/23	\$205,000				60.72			Land Table RES	#DIV/0!

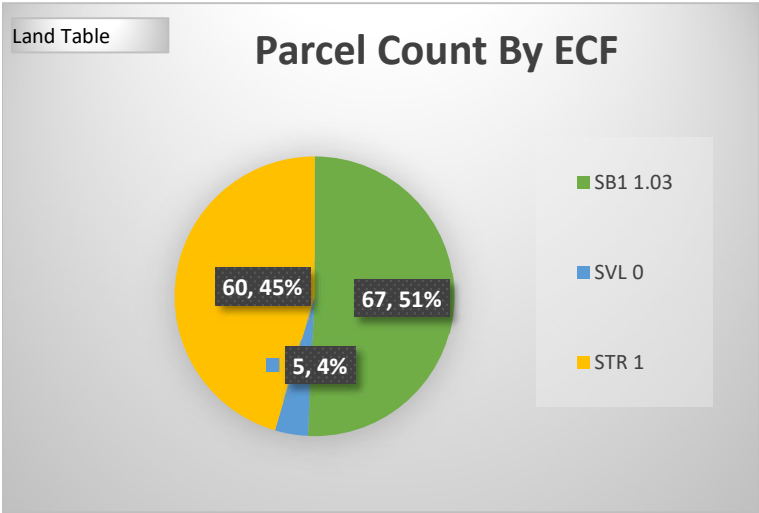
TOWNSHIP OF GROVELAND

Land Table STR

BSA DATABASE		SALES DATA	
Parcel Count	132	# of Sales	5
ECF Nbhd	SB1, STR, SVL	Sales Ratio	45.10%
Min ECF	1	(Land Resid.-Est. Land Value)/Est. LV	63.34%
Max ECF	1.030	% Change	0.00%
Land Table LtoB	17.28%	Projected Land Table LtoB	17.14%
CVT LtoB	21.08%	Sales Sample	3.79%

Color Key

Vacant Sales
Demo Sales or New Build after



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$45,809	\$74,822	\$57,415
MINIMUM	\$29,011	\$47,386	\$37,558
MAXIMUM	\$131,097	\$214,130	\$183,536

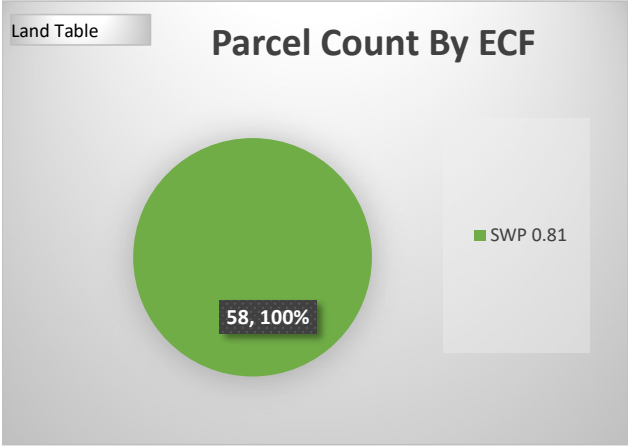
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
G -02-11-200-049	2667 ECHO LN	08/11/23	\$455,000	\$360,321	\$175,702	\$81,023	5.55	\$31,658		Land Table STR	22.49%
G -02-11-200-028	371 RISSMAN LN	02/01/22	\$310,000	\$273,726	\$97,314	\$61,040	2.51	\$38,771		Land Table STR	22.30%
G -02-36-400-048	215 HAWK RIDGE DR	05/15/23	\$565,000	\$520,887	\$114,686	\$70,573	2.22	\$51,660		Land Table STR	13.55%
G -02-11-200-048	2674 ECHO LN	06/30/23	\$555,000	\$545,474	\$88,335	\$78,809	5.18	\$17,053		Land Table STR	14.45%
G -02-19-226-007		08/22/22	\$35,000				0.53	\$66,038		Land Table STR	#DIV/0!

TOWNSHIP OF GROVELAND

Land Table SWP

BSA DATABASE		SALES DATA	
Parcel Count	58	# of Sales	4
ECF Nbhd	SWP	Sales Ratio	39.84%
Min ECF	0.800	(Land Resid.-Est. Land Value)/Est. LV	164.74%
Max ECF	0.810	% Change	20.00%
Land Table LtoB	15.03%	Projected Land Table LtoB	18.02%
CVT LtoB	21.08%	Sales Sample	6.90%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$62,245	\$164,789	\$74,694
MINIMUM	\$57,865	\$153,194	\$69,438
MAXIMUM	\$64,103	\$169,708	\$76,924

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
G -02-13-377-016	1107 ROLLING PINES DR	04/28/23	\$500,000	\$355,588	\$206,657	\$62,245	0.90	\$229,619		Land Table SWP	17.50%
G -02-13-452-006	843 MAPLE RD	03/07/22	\$490,000	\$383,600	\$168,645	\$62,245	0.74	\$227,899		Land Table SWP	16.23%
G -02-13-376-008	1083 GROVELAND PINES DR	07/19/23	\$465,000	\$393,217	\$129,648	\$57,865	0.61	\$212,538		Land Table SWP	14.72%
G -02-13-452-002	880 MAPLE RD	09/06/22	\$492,000	\$418,849	\$131,016	\$57,865	0.54	\$242,622		Land Table SWP	13.82%