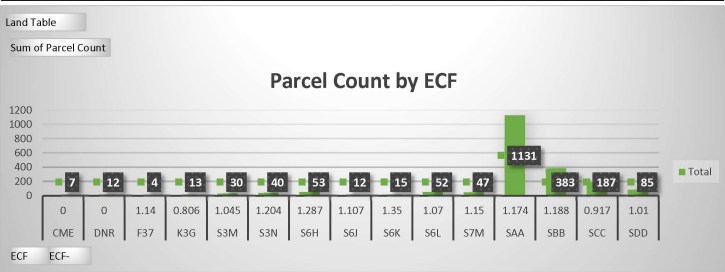


Township of Lyon
Land Table ABC

BSA DATABASE		SALES DATA	
Parcel Count	2071	# of Sales	111
ECF Nbhd	SAA, SBB, S6H, SCC, SDD, DNR, S6J, S6K, S6L, CME, F37, S7M, S3M, S3N, K3G	Sales Ratio	49.13%
Min ECF	0.806	(Land Resid.-Est. Land Value)/Est. LV	7.53%
Max ECF	1.350	% Change	5.00%
Land Table LtoB	25.06%	Projected Land Table LtoB	26.32%
CVT LtoB	17.35%	Sales Sample Size	5.36%



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$101,156	\$108,771	\$106,214
MINIMUM	\$62,623	\$67,337	\$65,754
MAXIMUM	\$1,195,601	\$1,285,606	\$1,255,381

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
K -21-36-200-003		07/15/22	\$375,000				5.00	\$75,000		Land Table ABC	#DIV/0!
K -21-35-400-004		09/06/22	\$550,000				10.48	\$52,481		Land Table ABC	#DIV/0!
K -21-27-100-008		08/15/23	\$1,274,000				20.00	\$42,467	-21-27-100-004, K -21-27-100-00	Land Table ABC	#DIV/0!
K -21-31-200-005	21575 PONTIAC TRL	03/10/23	\$280,000	\$155,965	\$190,728	\$66,693	0.85	\$224,386		Land Table ABC	42.76%
K -21-25-400-031	51714 9 MILE RD	10/18/23	\$780,000	\$438,083	\$554,252	\$212,335	9.01	\$61,515		Land Table ABC	48.47%
K -21-31-200-006	21555 PONTIAC TRL	12/05/22	\$313,000	\$178,926	\$200,767	\$66,693	0.85	\$236,196		Land Table ABC	37.27%
K -21-35-100-004	22000 CURRIE RD	10/04/23	\$545,000	\$325,006	\$318,364	\$98,370	2.50	\$127,346		Land Table ABC	30.27%
K -21-32-100-061	22150 DONNAS DRIVE ST	07/06/22	\$165,000				2.64	\$62,500		Land Table ABC	#DIV/0!
K -21-17-451-030	26471 MARTINDALE RD	07/17/23	\$202,500	\$137,021	\$128,102	\$62,623	0.37	\$346,222		Land Table ABC	45.70%
K -21-36-400-055	51630 8 MILE RD	09/07/23	\$600,000	\$407,313	\$301,651	\$108,964	2.76	\$109,294		Land Table ABC	26.75%
K -21-35-100-033	54413 9 MILE RD	07/28/23	\$120,000				1.75	\$68,571		Land Table ABC	#DIV/0!
K -21-35-300-019	21500 CURRIE RD	06/27/23	\$1,474,000	\$1,014,966	\$665,424	\$206,390	7.52	\$88,487		Land Table ABC	20.33%
K -21-06-451-005	61770 SILVER LAKE RD	07/06/22	\$305,000	\$219,253	\$152,759	\$67,012	1.00	\$152,759		Land Table ABC	30.56%
K -21-36-400-033	20931 NAPIER RD	09/15/23	\$535,000	\$393,272	\$234,527	\$92,799	2.22	\$105,643		Land Table ABC	23.60%
K -21-17-276-001	27180 MARTINDALE RD	05/12/22	\$402,000	\$297,573	\$192,021	\$87,594	2.00	\$96,011		Land Table ABC	29.44%
K -21-36-200-007	22243 NAPIER RD	08/10/22	\$406,000	\$301,204	\$195,560	\$90,764	3.00	\$65,187		Land Table ABC	30.13%
K -21-17-226-002	27600 MARTINDALE RD	09/25/23	\$440,000	\$326,683	\$249,753	\$136,436	5.00	\$49,951		Land Table ABC	41.76%
K -21-18-100-017	27414 N DIXBORO RD	04/14/23	\$165,000				3.74	\$44,118		Land Table ABC	#DIV/0!
K -21-23-400-002	53990 10 MILE RD	03/22/23	\$325,000	\$247,893	\$143,008	\$65,901	0.50	\$286,016		Land Table ABC	26.58%
K -21-15-200-006	27101 SOUTH HILL RD	06/22/22	\$390,000	\$302,338	\$176,305	\$88,643	2.50	\$70,522		Land Table ABC	29.32%
K -21-20-426-014	59144 10 MILE RD	05/31/23	\$139,000				2.91	\$47,766		Land Table ABC	#DIV/0!
K -21-16-277-011	27300 SANDY HILL LN	07/05/22	\$635,000	\$497,763	\$212,589	\$75,352	1.20	\$177,158		Land Table ABC	15.14%
K -21-28-400-009	22435 CLARKSHIRE DR	11/21/23	\$380,000	\$301,430	\$192,860	\$114,290	5.00	\$38,572		Land Table ABC	37.92%
K -21-34-100-031	56515 9 MILE RD	10/23/23	\$880,000	\$701,618	\$430,958	\$252,576	4.75	\$45,364	K -21-34-100-030	Land Table ABC	36.00%
K -21-35-200-021	22279 CHUBB RD	07/01/22	\$530,000	\$423,040	\$168,211	\$61,251	1.64	\$102,568		Land Table ABC	14.48%
K -21-16-251-013	57670 APPLE LN	06/30/23	\$375,000	\$307,691	\$133,210	\$65,901	0.47	\$283,426		Land Table ABC	21.42%
K -21-03-202-003	56135 PONTIAC TRL	05/01/23	\$315,000	\$259,274	\$139,092	\$83,366	0.77	\$180,639		Land Table ABC	32.15%
K -21-09-351-024	58075 TRAVIS RD	10/23/23	\$540,000	\$447,098	\$164,916	\$72,014	2.37	\$69,585		Land Table ABC	16.11%
K -21-30-300-008	23180 N DIXBORO RD	03/31/22	\$402,000	\$333,418	\$139,581	\$70,999	1.91	\$73,079		Land Table ABC	21.29%
K -21-08-328-001	60655 DEER CREEK DR	03/03/23	\$440,000	\$369,787	\$151,447	\$81,234	1.52	\$99,965		Land Table ABC	21.97%
K -21-36-200-002	52001 9 MILE RD	06/24/22	\$425,000	\$360,198	\$203,061	\$138,259	4.70	\$43,204		Land Table ABC	38.38%
K -21-08-327-001	60495 DEER CREEK DR	06/08/23	\$500,000	\$424,562	\$156,672	\$81,234	1.52	\$103,414		Land Table ABC	19.13%
K -21-21-400-012	57460 10 MILE RD	04/22/22	\$450,000	\$383,113	\$155,430	\$88,543	2.02	\$76,946		Land Table ABC	23.11%
K -21-15-200-062	27195 SHARRARD HILL CT	05/02/22	\$985,000	\$839,832	\$312,583	\$167,415	6.15	\$64,717		Land Table ABC	19.93%
K -21-02-326-003	30360 SOUTH HILL CT	01/13/22	\$280,000	\$239,477	\$114,569	\$74,046	1.13	\$101,388		Land Table ABC	30.92%
K -21-18-100-007	26926 N DIXBORO RD	08/29/22	\$425,000	\$364,390	\$172,277	\$111,667	3.00	\$57,426		Land Table ABC	30.64%
K -21-35-300-026	21350 CURRIE RD	08/04/22	\$1,250,000	\$1,074,993	\$545,224	\$370,217	15.81	\$34,486		Land Table ABC	34.44%
K -21-07-300-019	62100 RICHFIELD ST	06/20/23	\$410,000	\$353,436	\$177,097	\$120,533	3.29	\$53,829		Land Table ABC	34.10%
K -21-16-201-009	57900 12 MILE RD	02/06/23	\$262,000	\$227,143	\$100,758	\$65,901	0.47	\$214,379		Land Table ABC	29.01%
K -21-06-300-020	62500 SILVER LAKE RD	10/19/22	\$395,000	\$343,825	\$144,231	\$93,056	2.24	\$64,389		Land Table ABC	27.06%
K -21-32-400-026	59600 8 MILE RD	07/22/22	\$265,000	\$234,129	\$105,850	\$74,979	1.29	\$82,054		Land Table ABC	32.02%

Township of Lyon

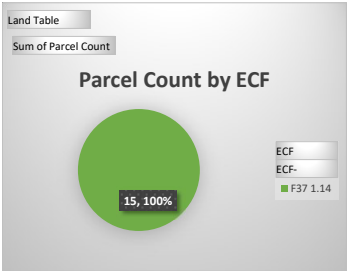
Land Table ABC

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
K -21-12-300-011	52700 12 MILE RD	06/21/22	\$260,000	\$230,854	\$100,954	\$71,808	1.01	\$99,954		Land Table ABC	31.11%
K -21-16-253-004	57821 APPLE LN	09/23/22	\$390,000	\$347,176	\$105,447	\$62,623	0.38	\$277,492		Land Table ABC	18.04%
K -21-15-101-041		09/11/23	\$73,000				0.65	\$112,308		Land Table ABC	#DIV/0!
K -21-29-377-047		07/06/23	\$73,000				0.97	\$75,258		Land Table ABC	#DIV/0!
K -21-03-228-006	30957 SOUTH HILL RD	12/16/22	\$330,000	\$303,649	\$92,252	\$65,901	0.51	\$182,677		Land Table ABC	21.70%
K -21-18-300-009	62250 11 MILE RD	11/03/22	\$375,000	\$346,255	\$171,757	\$143,012	5.00	\$34,351		Land Table ABC	41.30%
K -21-02-128-017	31123 ARTESIAN DR	08/19/22	\$376,000	\$351,296	\$91,397	\$66,693	0.72	\$127,294		Land Table ABC	18.98%
K -21-05-401-026	29805 PINE TREE DR	07/14/22	\$385,000	\$361,040	\$102,484	\$78,524	1.37	\$74,806		Land Table ABC	21.75%
K -21-26-300-003	54620 9 MILE RD	08/21/23	\$550,000	\$521,383	\$144,788	\$116,171	3.00	\$48,263		Land Table ABC	22.28%
K -21-05-401-017	29665 MARTINDALE RD	06/28/22	\$407,000	\$385,960	\$107,305	\$86,265	1.96	\$54,747		Land Table ABC	22.35%
K -21-24-226-019	25535 NAPIER RD	12/22/23	\$315,000	\$299,852	\$84,972	\$69,824	1.00	\$84,972		Land Table ABC	23.29%
K -21-28-100-035	58720 COSTLY LN	02/04/22	\$365,000	\$350,247	\$84,205	\$69,452	2.28	\$36,932		Land Table ABC	19.83%
K -21-02-200-061	30445 OLD PLANK RD	07/25/22	\$380,000	\$365,491	\$86,503	\$71,994	1.13	\$76,551		Land Table ABC	19.70%
K -21-24-201-013	52041 11 MILE RD	11/28/22	\$225,000	\$217,704	\$73,197	\$65,901	0.40	\$182,082		Land Table ABC	30.27%
K -21-27-100-032	56655 10 MILE RD	08/22/22	\$560,000	\$542,235	\$104,619	\$86,854	3.78	\$27,677		Land Table ABC	16.02%
K -21-24-201-021	51785 11 MILE RD	09/13/22	\$281,000	\$272,622	\$75,390	\$67,012	1.00	\$75,390		Land Table ABC	24.58%
K -21-07-451-014	28135 EASTERLING RD	10/03/22	\$415,000	\$405,569	\$76,443	\$67,012	0.80	\$95,554		Land Table ABC	16.52%
K -21-02-127-015	30812 ARTESIAN DR	06/17/22	\$600,000	\$592,145	\$97,727	\$89,872	1.97	\$49,608		Land Table ABC	15.18%
K -21-14-100-002	26966 SOUTH HILL RD	07/20/23	\$337,000	\$333,702	\$147,569	\$144,271	5.00	\$29,514		Land Table ABC	43.23%
K -21-05-300-051	29900 GLYNN LEE CT	03/31/22	\$320,000	\$318,053	\$68,959	\$67,012	1.00	\$68,959		Land Table ABC	21.07%
K -21-15-101-060	27450 CLEMENTS CIR	08/30/23	\$440,000	\$438,506	\$68,506	\$67,012	1.00	\$68,506		Land Table ABC	15.28%
K -21-03-202-010	55780 PONTIAC TRAIL CT	11/04/22	\$349,900	\$348,717	\$108,581	\$107,398	0.62	\$131,136	K -21-03-202-014	Land Table ABC	30.80%
K -21-34-100-037	21864 BERRY LN	04/13/22	\$360,000	\$360,601	\$93,055	\$93,656	2.72	\$34,211		Land Table ABC	25.97%
K -21-35-200-010	21825 CHUBB RD	03/28/22	\$280,000	\$281,714	\$142,696	\$144,410	5.00	\$28,539		Land Table ABC	51.26%
K -21-28-400-023	23331 CLARKSHIRE DR	04/25/22	\$602,000	\$607,207	\$99,853	\$105,060	3.04	\$32,846		Land Table ABC	17.30%
K -21-34-200-027	21750 NATASHA LN	06/30/22	\$350,000	\$355,729	\$101,344	\$107,073	3.00	\$33,781		Land Table ABC	30.10%
K -21-08-300-020	60900 SHADY CREEK DR	02/23/22	\$232,000	\$238,068	\$60,944	\$67,012	1.01	\$60,341		Land Table ABC	28.15%
K -21-21-400-007	24880 FAIRVIEW DR	11/23/22	\$415,000	\$426,101	\$132,331	\$143,432	5.00	\$26,466		Land Table ABC	33.66%
K -21-08-401-025	60075 BOURNS ST	01/14/22	\$555,000	\$572,739	\$85,145	\$102,884	3.61	\$23,586		Land Table ABC	17.96%
K -21-09-251-003	57855 TRAVIS RD	05/31/23	\$645,000	\$672,166	\$123,672	\$150,838	5.68	\$21,773		Land Table ABC	22.44%
K -21-16-251-018	57520 APPLE LN	05/05/22	\$365,000	\$383,508	\$44,115	\$62,623	0.36	\$123,226		Land Table ABC	16.33%
K -21-09-351-026	58085 TRAVIS RD	01/28/22	\$355,000	\$373,214	\$62,432	\$80,646	2.35	\$26,567		Land Table ABC	21.61%
K -21-15-200-023	55629 12 MILE RD	04/03/23	\$570,000	\$605,770	\$63,457	\$99,227	2.57	\$24,691		Land Table ABC	16.38%
K -21-35-100-043	54285 WHITE PINE LN	12/23/22	\$205,000				7.92	\$25,884		Land Table ABC	#DIV/0!
K -21-29-377-046	22636 PINE DR	12/04/23	\$495,000	\$529,904	\$32,108	\$67,012	0.97	\$33,101		Land Table ABC	12.65%
K -21-08-300-029	60879 SHADY CREEK DR	04/29/22	\$525,000	\$568,816	\$29,605	\$73,421	1.35	\$21,930		Land Table ABC	12.91%
K -21-29-226-015	23805 GRISWOLD RD	11/14/22	\$215,000	\$233,868	\$47,825	\$66,693	0.86	\$55,610		Land Table ABC	28.52%
K -21-25-400-034	22465 SIMCHECK	07/07/23	\$755,000	\$826,343	\$68,257	\$139,600	5.26	\$12,977		Land Table ABC	16.89%
K -21-09-351-019	58635 TRAVIS RD	09/07/23	\$550,000	\$604,533	\$31,542	\$86,075	2.34	\$13,479		Land Table ABC	14.24%
K -21-07-100-002	62301 SILVER LAKE RD	06/17/22	\$462,000	\$511,461	\$91,874	\$141,335	5.05	\$18,193		Land Table ABC	27.63%
K -21-02-100-048		07/25/22	\$65,000				1.25	\$52,000		Land Table ABC	#DIV/0!
K -21-02-100-056	54881 THOMAS LN	08/12/22	\$325,000	\$360,352	\$36,642	\$71,994	1.17	\$31,318		Land Table ABC	19.98%
K -21-21-300-007	24940 DOUGLAS DR	04/28/22	\$335,000	\$371,792	\$194,615	\$231,407	10.20	\$19,080		Land Table ABC	62.24%
K -21-17-376-001	60046 11 MILE RD	12/15/23	\$488,800	\$542,816	\$51,945	\$105,961	3.00	\$17,315		Land Table ABC	19.52%
K -21-26-300-005	54400 9 MILE RD	05/18/22	\$380,000	\$424,173	\$71,998	\$116,171	3.00	\$23,999		Land Table ABC	27.39%
K -21-10-300-004	56500 12 MILE RD	11/22/22	\$580,000	\$663,218	\$4,186	\$87,404	1.84	\$2,275		Land Table ABC	13.18%
K -21-28-400-006	23360 CLARKSHIRE DR	06/30/22	\$1,020,000	\$1,166,456	\$110,147	\$256,603	10.00	\$11,015		Land Table ABC	22.00%
K -21-34-100-045	56536 BRIAR MEADOW RD	10/31/23	\$430,000	\$498,430	\$15,936	\$84,366	1.81	\$8,804		Land Table ABC	16.93%
K -21-08-300-005	28010 PONTIAC TRL	06/30/23	\$318,000	\$368,698	\$192,220	\$242,918	10.00	\$19,222		Land Table ABC	65.89%
K -21-31-427-033	61177 ALLEN DR	10/28/22	\$497,000	\$578,258	(\$1,055)	\$80,203	1.57	(\$672)		Land Table ABC	13.87%
K -21-09-100-026	58150 TRAVIS RD	05/13/22	\$425,000	\$500,279	(\$8,267)	\$67,012	1.03	(\$8,026)		Land Table ABC	13.39%
K -21-16-253-002	57761 APPLE LN	10/24/23	\$375,000	\$450,120	(\$9,219)	\$65,901	0.48	(\$19,206)		Land Table ABC	14.64%
K -21-09-100-069	29465 PINEVIEW CT	07/18/22	\$420,000	\$515,808	(\$29,907)	\$65,901	1.00	(\$29,907)		Land Table ABC	12.78%
K -21-35-100-049	22215 KETTLE LAKE RD	03/06/23	\$1,242,000	\$1,550,066	(\$206,910)	\$101,156	2.50	(\$82,764)		Land Table ABC	6.53%
K -21-13-400-025	51979 MARION HOLLOW	03/27/23	\$860,000	\$1,074,662	(\$62,590)	\$152,072	5.67	(\$11,039)		Land Table ABC	14.15%
K -21-27-100-022	23520 OUTBACK DR	10/21/22	\$335,000	\$421,586	\$1,198	\$87,784	2.07	\$579		Land Table ABC	20.82%
K -21-16-226-010	27646 GREEN VALLEY DR	10/20/22	\$855,000	\$1,078,801	(\$108,144)	\$115,657	3.38	(\$31,995)		Land Table ABC	10.72%
K -21-04-401-016	57670 PONTIAC TRL	06/13/23	\$135,000	\$170,365	\$30,536	\$65,901	0.53	\$57,615		Land Table ABC	38.68%
K -21-05-401-007	60000 PONTIAC TRL	07/18/23	\$320,000	\$404,126	\$167,874	\$252,000	10.00	\$16,787		Land Table ABC	62.36%
K -21-13-400-022	52116 MARION HOLLOW	08/12/22	\$760,000	\$966,153	(\$102,294)	\$103,859	2.59	(\$39,496)		Land Table ABC	10.75%
K -21-27-300-019	22940 LAZY K	11/17/23	\$270,000	\$362,242	(\$6,357)	\$85,885	1.94	(\$3,277)		Land Table ABC	23.71%
K -21-35-100-014	21950 CURRIE RD	08/30/22	\$610,000	\$853,567	(\$100,135)	\$143,432	5.00	(\$20,027)		Land Table ABC	16.80%
K -21-10-400-014	55535 LEE RD	09/14/23	\$946,950	\$1,340,720	\$229,984	\$623,754	30.64	\$7,506		Land Table ABC	46.52%
K -21-32-251-038	59419 DEER HAVEN DR	01/21/22	\$535,472	\$769,865	(\$159,787)	\$74,606	1.22	(\$130,973)		Land Table ABC	9.69%
K -21-35-100-009	54299 9 MILE RD	09/22/23	\$112,500				1.00	\$13,453		Land Table ABC	#DIV/0!
K -21-13-400-013	26777 NAPIER RD	01/20/22	\$125,600	\$186,188	\$9,702	\$70,290	1.02	\$9,512		Land Table ABC	37.75%
K -21-09-400-008		03/07/23	\$38,500				1.00	\$19,225		Land Table ABC	#DIV/0!
K -21-28-100-045	58676 DOLLY RD	11/29/22	\$125,000				1.14			Land Table ABC	#DIV/0!
K -21-16-226-011	27598 GREEN VALLEY DR	11/23/22	\$115,000				0.92			Land Table ABC	#DIV/0!
K -21-07-451-020	27935 EASTERLING RD	06/22/22	\$90,000				1.48			Land Table ABC	#DIV/0!

Township of Lyon

Land Table AGT

BSA DATABASE		SALES DATA	
Parcel Count	15	# of Sales	1
ECF Nbhd	F37	Sales Ratio	#DIV/0!
Min ECF	1.140	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.140	% Change	5.00%
Land Table LtoB	86.86%	Projected Land Table LtoB	91.21%
CVT LtoB	17.35%	Sales Sample Size	6.67%



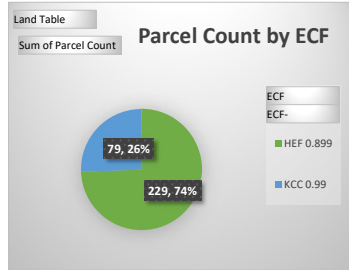
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$242,836	#DIV/0!	\$254,977
MINIMUM	\$75,467	#DIV/0!	\$79,240
MAXIMUM	\$2,519,705	#DIV/0!	\$2,645,690

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
K -21-06-476-001	29510 KENT LAKE RD	12/22/23	\$400,000				36.54	\$10,947		Land Table AGT	#DIV/0!

Township of Lyon

Land Table HEF

BSA DATABASE		SALES DATA	
Parcel Count	308	# of Sales	70
ECF Nbhd	HEF, KCC	Sales Ratio	49.60%
Min ECF	0.899	(Land Resid.-Est. Land Value)/Est. LV	7.08%
Max ECF	0.990	% Change	0.00%
Land Table LtoB	12.34%	Projected Land Table LtoB	12.34%
CVT LtoB	17.35%	Sales Sample Size	22.73%



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$53,482	\$57,269	\$53,482
MINIMUM	\$35,658	\$38,183	\$35,658
MAXIMUM	\$71,305	\$76,355	\$71,305

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
K -21-21-201-019	57801 MCQUEEN CT	11/17/23	\$175,000				0.45	\$388,889		Land Table HEF	#DIV/0!
K -21-21-201-024	25585 CRYSTAL CRK W	01/13/23	\$175,000				0.36	\$486,111		Land Table HEF	#DIV/0!
K -21-21-201-045	25881 CRYSTAL CRK W	11/29/23	\$175,000				0.35	\$500,000		Land Table HEF	#DIV/0!
K -21-21-201-047	25837 CRYSTAL CRK W	12/06/23	\$175,000				0.38	\$460,526		Land Table HEF	#DIV/0!
K -21-21-201-059	57574 PENINSULA CT	12/04/23	\$175,000				0.46	\$380,435		Land Table HEF	#DIV/0!
K -21-21-201-018	57814 MCQUEEN CT	09/07/23	\$175,000				0.43	\$406,977		Land Table HEF	#DIV/0!
K -21-16-376-185	26789 INTERNATIONAL DI	12/20/23	\$115,347				0.36	\$320,408		Land Table HEF	#DIV/0!
K -21-16-376-198	26816 INTERNATIONAL DI	06/09/23	\$692,081				0.33	\$323,402		Land Table HEF	#DIV/0!
K -21-16-376-190	26639 INTERNATIONAL DI	07/12/23	\$346,041				0.36	\$320,408	76-186, K -21-16-376-196, K -21-16-376-188, K -21-16-376-1	Land Table HEF	#DIV/0!
K -21-16-376-023	26404 GREAT PLAINS DR	10/12/23	\$550,000	\$444,630	\$176,675	\$71,305	0.32	\$552,109		Land Table HEF	16.04%
K -21-16-376-083	26373 SHUMANS WAY	11/16/23	\$535,000	\$441,181	\$165,124	\$71,305	0.33	\$500,376		Land Table HEF	16.16%
K -21-21-201-032	57335 CRYSTAL CREEK CT	06/23/23	\$785,050	\$661,909	\$194,446	\$71,305	0.37	\$525,530		Land Table HEF	10.77%
K -21-16-376-113	58350 HOLLAND DR	04/14/23	\$655,000	\$560,688	\$165,617	\$71,305	0.32	\$517,553		Land Table HEF	12.72%
K -21-16-376-142	58448 OLIVER CT	02/06/23	\$728,971	\$628,899	\$171,377	\$71,305	0.39	\$439,428		Land Table HEF	11.34%
K -21-16-376-034	26241 SHUMANS WAY	06/10/22	\$660,000	\$569,630	\$161,675	\$71,305	0.40	\$404,188		Land Table HEF	12.52%
K -21-16-376-140	58430 OLIVER CT	06/14/23	\$805,525	\$699,705	\$177,125	\$71,305	0.40	\$442,813		Land Table HEF	10.19%
K -21-16-376-096	58551 HOLLAND DR	02/21/23	\$640,000	\$561,909	\$149,396	\$71,305	0.41	\$364,380		Land Table HEF	12.69%
K -21-16-376-136	58447 OLIVER CT	04/07/23	\$648,810	\$574,694	\$145,421	\$71,305	0.29	\$501,452		Land Table HEF	12.41%
K -21-16-376-141	58438 OLIVER CT	03/17/23	\$670,180	\$602,388	\$139,097	\$71,305	0.38	\$366,045		Land Table HEF	11.84%
K -21-16-376-086	58251 HOLLAND DR	05/23/22	\$670,000	\$607,848	\$133,457	\$71,305	0.32	\$417,053		Land Table HEF	11.73%
K -21-16-376-139	58420 OLIVER CT	08/21/23	\$717,684	\$653,735	\$135,254	\$71,305	0.40	\$338,135		Land Table HEF	10.91%
K -21-21-201-013	25580 CRYSTAL CRK W	11/03/23	\$816,107	\$751,145	\$136,267	\$71,305	0.32	\$425,834		Land Table HEF	9.49%
K -21-16-376-102	26219 INTERNATIONAL DI	04/17/23	\$625,000	\$580,701	\$115,604	\$71,305	0.35	\$330,297		Land Table HEF	12.28%
K -21-16-376-005	26143 CORNELL DR	05/05/22	\$550,000	\$521,077	\$100,228	\$71,305	0.36	\$278,411		Land Table HEF	13.68%
K -21-16-376-137	58437 OLIVER CT	03/29/23	\$661,005	\$637,449	\$94,861	\$71,305	0.36	\$263,503		Land Table HEF	11.19%
K -21-16-376-143	26396 INTERNATIONAL DI	12/14/22	\$685,505	\$663,558	\$93,252	\$71,305	0.31	\$300,813		Land Table HEF	10.75%
K -21-16-376-015	58314 MCCORMICK CT	11/22/22	\$510,000	\$508,406	\$72,899	\$71,305	0.42	\$173,569		Land Table HEF	14.03%
K -21-21-201-005	25807 CRYSTAL CRK E	12/14/23	\$820,000	\$818,485	\$72,820	\$71,305	0.36	\$202,278		Land Table HEF	8.71%
K -21-16-376-156	26369 INTERNATIONAL DI	11/21/22	\$638,363	\$639,757	\$69,911	\$71,305	0.39	\$179,259		Land Table HEF	11.15%
K -21-16-376-145	26430 INTERNATIONAL DI	08/26/22	\$568,337	\$575,048	\$64,594	\$71,305	0.31	\$208,368		Land Table HEF	12.40%
K -21-16-376-151	58354 SICKLE DR	06/03/22	\$559,060	\$577,782	\$52,583	\$71,305	0.36	\$146,064		Land Table HEF	12.34%
K -21-16-376-195	26644 INTERNATIONAL DI	06/09/23	\$576,734				0.35	\$196,360	-21-16-376-192, K -21-16-376-1	Land Table HEF	#DIV/0!
K -21-16-376-144	26402 INTERNATIONAL DI	09/16/22	\$553,660	\$586,720	\$38,245	\$71,305	0.31	\$123,371		Land Table HEF	12.15%
K -21-16-376-157	26399 INTERNATIONAL DI	09/26/22	\$554,125	\$588,412	\$37,018	\$71,305	0.33	\$112,176		Land Table HEF	12.12%
K -21-16-376-148	58329 SICKLE DR	06/24/22	\$583,115	\$620,403	\$34,017	\$71,305	0.46	\$73,950		Land Table HEF	11.49%
K -21-16-376-147	58353 SICKLE DR	06/10/22	\$588,295	\$632,734	\$26,866	\$71,305	0.32	\$83,956		Land Table HEF	11.27%
K -21-16-376-146	26444 INTERNATIONAL DI	07/08/22	\$569,220	\$626,523	\$14,002	\$71,305	0.37	\$37,843		Land Table HEF	11.38%
K -21-16-376-149	58295 SICKLE DR	05/11/22	\$563,845	\$622,128	\$13,022	\$71,305	0.42	\$31,005		Land Table HEF	11.46%
K -21-16-376-152	58380 SICKLE DR	09/28/22	\$620,985	\$688,396	\$3,894	\$71,305	0.37	\$10,524		Land Table HEF	10.36%
K -21-16-376-153	58404 SICKLE DR	06/10/22	\$581,275	\$646,768	\$5,812	\$71,305	0.38	\$15,295		Land Table HEF	11.02%
K -21-16-376-160	26489 INTERNATIONAL DI	04/26/22	\$554,760	\$618,339	\$7,726	\$71,305	0.41	\$18,844		Land Table HEF	11.53%
K -21-16-376-150	58330 SICKLE DR	05/13/22	\$555,330	\$631,778	(\$5,143)	\$71,305	0.42	(\$12,245)		Land Table HEF	11.29%

Township of Lyon

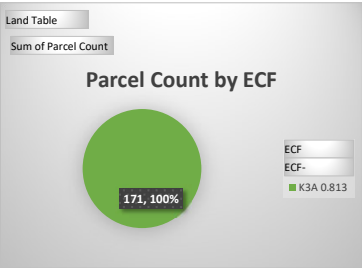
Land Table HEF

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
K -21-16-376-158	26429 INTERNATIONAL DI	04/29/22	\$549,495	\$628,661	(\$7,861)	\$71,305	0.33	(\$23,821)		Land Table HEF	11.34%
K -21-16-376-159	26459 INTERNATIONAL DI	04/25/22	\$555,877	\$637,340	(\$10,158)	\$71,305	0.33	(\$30,782)		Land Table HEF	11.19%
K -21-21-201-006	25783 CRYSTAL CRK E	01/30/23	\$776,645	\$906,524	(\$58,574)	\$71,305	0.36	(\$162,706)		Land Table HEF	7.87%
K -21-16-376-154	26492 INTERNATIONAL DI	09/07/22	\$572,060	\$670,463	(\$27,098)	\$71,305	0.31	(\$87,413)		Land Table HEF	10.64%
K -21-16-376-155	26512 INTERNATIONAL DI	08/22/22	\$586,965	\$692,602	(\$34,332)	\$71,305	0.32	(\$107,288)		Land Table HEF	10.30%
K -21-21-201-021	57755 MCQUEEN CT	05/20/22	\$175,000				0.39			Land Table HEF	#DIV/0!
K -21-21-201-030	57391 CRYSTAL CREEK CT	12/09/22	\$175,000				0.34			Land Table HEF	#DIV/0!
K -21-16-376-138	58429 OLIVER CT	01/30/23	\$170,000				0.40			Land Table HEF	#DIV/0!
K -21-21-201-009	25673 CRYSTAL CRK E	01/31/23	\$175,000				0.36			Land Table HEF	#DIV/0!
K -21-21-201-037	25774 CRYSTAL CRK E	03/28/22	\$175,000				0.34			Land Table HEF	#DIV/0!
K -21-21-201-042	25966 CRYSTAL CRK E	05/18/22	\$175,000				0.33			Land Table HEF	#DIV/0!
K -21-21-201-022	25597 CRYSTAL CRK W	08/26/22	\$175,000				0.45			Land Table HEF	#DIV/0!
K -21-21-201-011	25572 CRYSTAL CRK W	11/18/22	\$175,000				0.36			Land Table HEF	#DIV/0!
K -21-21-201-004	25841 CRYSTAL CRK E	02/18/22	\$175,000				0.33			Land Table HEF	#DIV/0!
K -21-21-201-007	25749 CRYSTAL CRK E	04/27/22	\$175,000				0.32			Land Table HEF	#DIV/0!
K -21-21-201-010	25570 CRYSTAL CRK W	10/14/22	\$175,000				0.37			Land Table HEF	#DIV/0!
K -21-21-201-027	25573 CRYSTAL CRK W	06/13/23	\$175,000				0.36			Land Table HEF	#DIV/0!
K -21-21-201-036	25740 CRYSTAL CRK E	06/13/22	\$175,000				0.38			Land Table HEF	#DIV/0!
K -21-21-201-031	57363 CRYSTAL CREEK CT	04/18/23	\$175,000				0.35			Land Table HEF	#DIV/0!
K -21-21-201-038	25804 CRYSTAL CRK E	03/21/22	\$175,000				0.35			Land Table HEF	#DIV/0!
K -21-21-201-003	25895 CRYSTAL CRK E	03/09/22	\$175,000				0.35			Land Table HEF	#DIV/0!
K -21-21-201-039	25866 CRYSTAL CRK E	01/20/22	\$175,000				0.38			Land Table HEF	#DIV/0!
K -21-21-201-008	25715 CRYSTAL CRK E	06/17/22	\$175,000				0.36			Land Table HEF	#DIV/0!
K -21-21-201-020	57793 MCQUEEN CT	06/17/22	\$175,000				0.43			Land Table HEF	#DIV/0!
K -21-21-201-035	57293 CRYSTAL CREEK CT	04/14/23	\$175,000				0.41			Land Table HEF	#DIV/0!
K -21-21-201-016	57748 MCQUEEN CT	11/04/22	\$175,000				0.41			Land Table HEF	#DIV/0!
K -21-21-201-040	25900 CRYSTAL CRK E	03/11/22	\$175,000				0.32			Land Table HEF	#DIV/0!
K -21-21-201-034	57297 CRYSTAL CREEK CT	06/22/23	\$175,000				0.46			Land Table HEF	#DIV/0!

Township of Lyon

Land Table K3A

BSA DATABASE		SALES DATA	
Parcel Count	171	# of Sales	7
ECF Nbhd	K3A	Sales Ratio	45.98%
Min ECF	0.813	(Land Resid.-Est. Land Value)/Est. LV	64.23%
Max ECF	0.813	% Change	0.00%
Land Table LtoB	13.61%	Projected Land Table LtoB	13.61%
CVT LtoB	17.35%	Sales Sample Size	4.09%



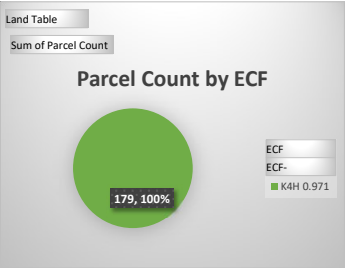
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$77,353	\$127,034	\$77,353
MINIMUM	\$75,264	\$123,603	\$75,264
MAXIMUM	\$79,442	\$130,465	\$79,442

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
K -21-23-326-085	24460 WEDGEWOOD DR	09/29/23	\$643,500	\$554,957	\$163,807	\$75,264	0.30	\$546,023		Land Table K3A	13.56%
K -21-23-326-037	25340 VILLAGWOOD CT	06/02/23	\$605,000	\$536,324	\$143,940	\$75,264	0.39	\$369,077		Land Table K3A	14.03%
K -21-23-351-039	24734 BROMPTON WAY	07/27/22	\$645,000	\$575,981	\$144,283	\$75,264	0.31	\$465,429		Land Table K3A	13.07%
K -21-23-326-062	54110 WEST CT	06/29/23	\$620,000	\$572,587	\$122,677	\$75,264	0.28	\$438,132		Land Table K3A	13.14%
K -21-23-326-088	54495 BRENTWOOD DR	02/15/22	\$550,000	\$519,666	\$105,598	\$75,264	0.27	\$391,104		Land Table K3A	14.48%
K -21-23-351-038	54675 VILLAGWOOD DR	10/26/22	\$615,000	\$583,251	\$107,013	\$75,264	0.27	\$396,344		Land Table K3A	12.90%
K -21-23-326-052	25500 MEADOW CT	07/19/22	\$532,000	\$529,359	\$77,905	\$75,264	0.26	\$299,635		Land Table K3A	14.22%

Township of Lyon

Land Table K4H

BSA DATABASE		SALES DATA	
Parcel Count	179	# of Sales	8
ECF Nbhd	K4H	Sales Ratio	47.70%
Min ECF	0.971	(Land Resid.-Est. Land Value)/Est. LV	36.59%
Max ECF	0.971	% Change	18.00%
Land Table LtoB	13.00%	Projected Land Table LtoB	15.34%
CVT LtoB	17.35%	Sales Sample Size	4.47%



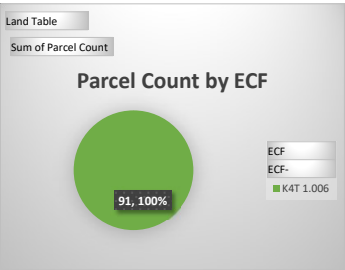
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$69,850	\$95,406	\$82,423
MINIMUM	\$15,125	\$20,659	\$17,848
MAXIMUM	\$105,534	\$144,145	\$124,530

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
K -21-25-401-193	23198 KIRKLAND CT	07/15/22	\$963,000	\$809,388	\$246,749	\$93,137	0.34	\$725,732		Land Table K4H	11.51%
K -21-25-401-131	52095 PIERCE DR	04/22/22	\$800,000	\$697,971	\$201,370	\$99,341	0.47	\$428,447		Land Table K4H	14.23%
K -21-25-401-060	22464 SAINT JAMES DR	08/31/23	\$695,000	\$655,179	\$132,958	\$93,137	0.33	\$402,903		Land Table K4H	14.22%
K -21-25-401-067	52383 FERNDAL DR	05/12/23	\$735,000	\$716,566	\$117,775	\$99,341	0.42	\$280,417		Land Table K4H	13.86%
K -21-25-401-188	51850 PIERCE DR	10/17/22	\$780,000	\$763,844	\$109,293	\$93,137	0.32	\$341,541		Land Table K4H	12.19%
K -21-25-401-072	52191 FERNDAL DR	08/31/22	\$740,000	\$743,990	\$89,147	\$93,137	0.36	\$247,631		Land Table K4H	12.52%
K -21-25-401-182	52311 FERNDAL DR	05/19/22	\$644,000	\$659,964	\$77,173	\$93,137	0.34	\$226,979		Land Table K4H	14.11%
K -21-25-401-022	51944 CURTIS CT	05/25/22	\$725,000	\$755,685	\$68,656	\$99,341	0.41	\$167,454		Land Table K4H	13.15%

Township of Lyon

Land Table K4T

BSA DATABASE		SALES DATA	
Parcel Count	91	# of Sales	5
ECF Nbhd	K4T	Sales Ratio	46.78%
Min ECF	1.006	(Land Resid.-Est. Land Value)/Est. LV	51.41%
Max ECF	1.006	% Change	25.00%
Land Table LtoB	13.13%	Projected Land Table LtoB	16.42%
CVT LtoB	17.35%	Sales Sample Size	5.49%



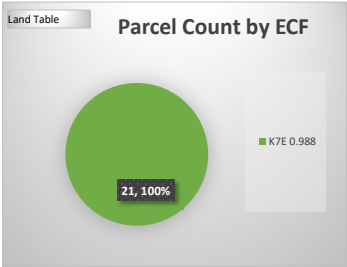
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$89,407	\$135,370	\$111,759
MINIMUM	\$60,700	\$91,905	\$75,875
MAXIMUM	\$128,748	\$194,936	\$160,935

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
K -21-32-103-002	60621 LYON TRL S	06/01/22	\$680,000	\$562,611	\$178,089	\$60,700	0.69	\$257,726		Land Table K4T	10.79%
K -21-32-101-022	60624 LYON TRL S	11/27/23	\$480,000	\$437,286	\$103,414	\$60,700	0.69	\$150,093		Land Table K4T	13.88%
K -21-32-126-001	60624 MARY LN	07/14/23	\$590,000	\$580,242	\$75,678	\$65,920	0.87	\$86,986		Land Table K4T	11.36%
K -21-32-251-050	60592 GARY CT	06/24/22	\$475,000	\$468,091	\$67,609	\$60,700	0.70	\$96,584		Land Table K4T	12.97%
K -21-32-251-068	59591 MARY LN	09/08/23	\$590,000	\$585,505	\$109,068	\$104,573	2.81	\$38,814		Land Table K4T	17.86%

Township of Lyon

Land Table K7E

BSA DATABASE		SALES DATA	
Parcel Count	21	# of Sales	0
ECF Nbhd	K7E	Sales Ratio	#DIV/0!
Min ECF	0.988	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.988	% Change	0.00%
Land Table LtoB	20.47%	Projected Land Table LtoB	20.47%
CVT LtoB	17.35%	Sales Sample Size	0.00%



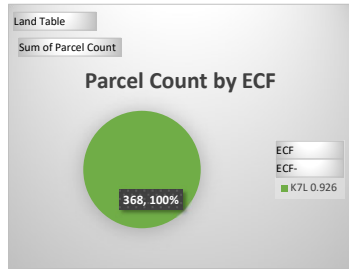
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$85,378	#DIV/0!	\$85,378
MINIMUM	\$79,690	#DIV/0!	\$79,690
MAXIMUM	\$91,065	#DIV/0!	\$91,065

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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Township of Lyon

Land Table K7L

BSA DATABASE		SALES DATA	
Parcel Count	368	# of Sales	35
ECF Nbhd	K7L	Sales Ratio	48.54%
Min ECF	0.926	(Land Resid.-Est. Land Value)/Est. LV	23.11%
Max ECF	0.926	% Change	5.00%
Land Table LtoB	13.52%	Projected Land Table LtoB	14.20%
CVT LtoB	17.35%	Sales Sample Size	9.51%



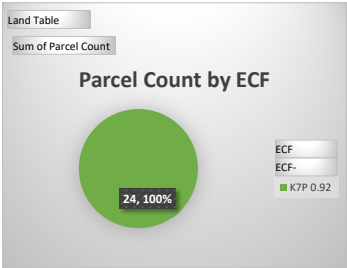
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$66,850	\$82,298	\$70,193
MINIMUM	\$66,850	\$82,298	\$70,193
MAXIMUM	\$66,850	\$82,298	\$70,193

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
K -21-04-478-018	29929 THISTLE LN	8/24/2023	\$540,000	\$471,937	\$134,913	\$66,850	0.17	\$793,606		Land Table K7L Orchards c	14.17%
K -21-04-307-031	30037 ORCHARDS LN	7/14/2023	\$650,000	\$570,378	\$146,472	\$66,850	0.18	\$813,733		Land Table K7L Orchards c	11.72%
K -21-04-478-006	29715 THISTLE LN	9/18/2023	\$530,000	\$468,002	\$128,848	\$66,850	0.27	\$477,215		Land Table K7L Orchards c	14.28%
K -21-04-307-230	30253 MACINTOSH LN	3/24/2023	\$710,000	\$627,720	\$149,130	\$66,850	0.50	\$298,260		Land Table K7L Orchards c	10.65%
K -21-04-307-235	57996 CIDER MILL DR	4/25/2022	\$635,000	\$561,856	\$139,994	\$66,850	0.78	\$179,479		Land Table K7L Orchards c	11.90%
K -21-04-307-068	29874 MACINTOSH LN	7/20/2023	\$545,000	\$494,679	\$117,171	\$66,850	0.18	\$650,950		Land Table K7L Orchards c	13.51%
K -21-04-307-072	29996 MACINTOSH LN	9/14/2023	\$635,000	\$579,486	\$122,364	\$66,850	0.21	\$582,686		Land Table K7L Orchards c	11.54%
K -21-04-307-186	58195 JONAGOLD LN	3/23/2022	\$548,000	\$505,594	\$109,256	\$66,850	0.28	\$390,200		Land Table K7L Orchards c	13.22%
K -21-04-478-022	29932 THISTLE LN	6/2/2023	\$482,000	\$447,676	\$101,174	\$66,850	0.21	\$481,781		Land Table K7L Orchards c	14.93%
K -21-04-307-199	29886 BRAEBURN	5/20/2022	\$523,000	\$491,784	\$98,066	\$66,850	0.18	\$544,811		Land Table K7L Orchards c	13.59%
K -21-04-305-010	57679 CIDER MILL DR	8/26/2022	\$530,000	\$505,758	\$91,092	\$66,850	0.22	\$414,055		Land Table K7L Orchards c	13.22%
K -21-04-307-220	30073 BRAEBURN	6/29/2022	\$557,500	\$535,094	\$89,256	\$66,850	0.24	\$371,900		Land Table K7L Orchards c	12.49%
K -21-04-307-047	57590 RUSSET LN	5/3/2022	\$550,000	\$528,980	\$87,870	\$66,850	0.22	\$399,409		Land Table K7L Orchards c	12.64%
K -21-04-152-020	57730 CIDER MILL DR	2/28/2023	\$419,900	\$406,926	\$79,824	\$66,850	0.27	\$295,644		Land Table K7L Orchards c	16.43%
K -21-04-307-098	30141 MACINTOSH LN	9/25/2023	\$565,000	\$547,582	\$84,268	\$66,850	0.18	\$468,156		Land Table K7L Orchards c	12.21%
K -21-04-307-128	29576 MACINTOSH LN	5/17/2022	\$560,000	\$543,261	\$83,589	\$66,850	0.19	\$439,942		Land Table K7L Orchards c	12.31%
K -21-04-307-061	57684 VILLAGE DR	9/12/2023	\$500,000	\$485,879	\$80,971	\$66,850	0.18	\$449,839		Land Table K7L Orchards c	13.76%
K -21-04-307-043	57710 RUSSET LN	4/4/2022	\$545,200	\$529,841	\$82,209	\$66,850	0.39	\$210,792		Land Table K7L Orchards c	12.62%
K -21-04-478-019	29951 THISTLE LN	4/21/2023	\$445,000	\$433,114	\$78,736	\$66,850	0.16	\$492,100		Land Table K7L Orchards c	15.43%
K -21-04-307-034	30042 ORCHARDS LN	6/15/2022	\$540,000	\$526,123	\$80,727	\$66,850	0.18	\$448,483		Land Table K7L Orchards c	12.71%
K -21-04-305-008	57663 CIDER MILL DR	2/9/2023	\$500,000	\$490,035	\$76,815	\$66,850	0.22	\$349,159		Land Table K7L Orchards c	13.64%
K -21-04-152-008	57826 CIDER MILL DR	6/21/2022	\$395,000	\$391,230	\$70,620	\$66,850	0.25	\$282,480		Land Table K7L Orchards c	17.09%
K -21-04-307-185	58152 JONAGOLD LN	6/9/2023	\$480,000	\$480,665	\$66,185	\$66,850	0.21	\$315,167		Land Table K7L Orchards c	13.91%
K -21-04-478-003	29750 THISTLE LN	1/25/2022	\$402,000	\$403,955	\$64,895	\$66,850	0.19	\$341,553		Land Table K7L Orchards c	16.55%
K -21-04-307-201	29848 BRAEBURN	5/10/2022	\$535,000	\$539,314	\$62,536	\$66,850	0.18	\$347,422		Land Table K7L Orchards c	12.40%
K -21-04-307-044	57670 RUSSET LN	8/31/2022	\$481,528	\$485,415	\$62,963	\$66,850	0.31	\$203,106		Land Table K7L Orchards c	13.77%
K -21-04-307-172	29929 AUTUMN GOLD DF	4/14/2023	\$535,000	\$540,589	\$61,261	\$66,850	0.18	\$340,339		Land Table K7L Orchards c	12.37%
K -21-04-307-024	57901 RUSSET LN	5/30/2023	\$529,500	\$535,455	\$60,895	\$66,850	0.20	\$304,475		Land Table K7L Orchards c	12.48%
K -21-04-307-184	58180 JONAGOLD LN	6/9/2022	\$550,000	\$556,283	\$60,567	\$66,850	0.18	\$336,483		Land Table K7L Orchards c	12.02%
K -21-04-307-014	57757 VILLAGE DR	10/11/2022	\$524,900	\$534,620	\$57,130	\$66,850	0.28	\$204,036		Land Table K7L Orchards c	12.50%
K -21-04-307-137	29577 MACINTOSH LN	2/21/2023	\$500,000	\$519,255	\$47,595	\$66,850	0.19	\$250,500		Land Table K7L Orchards c	12.87%
K -21-04-154-018	57847 CIDER MILL DR	4/20/2022	\$580,000	\$604,780	\$42,070	\$66,850	0.26	\$161,808		Land Table K7L Orchards c	11.05%
K -21-04-307-222	30082 BRAEBURN	4/18/2023	\$510,000	\$552,230	\$24,620	\$66,850	0.21	\$117,238		Land Table K7L Orchards c	12.11%
K -21-04-307-209	29913 BRAEBURN	9/16/2022	\$510,000	\$555,497	\$21,353	\$66,850	0.27	\$79,085		Land Table K7L Orchards c	12.03%
K -21-04-307-237	57942 CIDER MILL DR	9/16/2022	\$476,000	\$527,864	\$14,986	\$66,850	0.34	\$44,076		Land Table K7L Orchards c	12.66%

Township of Lyon

Land Table K7P

BSA DATABASE		SALES DATA	
Parcel Count	24	# of Sales	1
ECF Nbhd	K7P	Sales Ratio	47.49%
Min ECF	0.920	(Land Resid.-Est. Land Value)/Est. LV	41.15%
Max ECF	0.920	% Change	20.00%
Land Table LtoB	13.57%	Projected Land Table LtoB	16.29%
CVT LtoB	17.35%	Sales Sample Size	4.17%



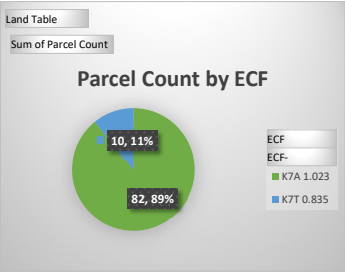
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$59,758	\$84,348	\$71,709
MINIMUM	\$57,706	\$81,453	\$69,247
MAXIMUM	\$61,809	\$87,244	\$74,171

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
K -21-16-201-017	27429 POND DR	08/08/22	\$507,500	\$482,065	\$87,244	\$61,809	0.80	\$109,603		Land Table K7P	12.82%

Township of Lyon

Land Table K7T

BSA DATABASE		SALES DATA	
Parcel Count	92	# of Sales	10
ECF Nbhd	K7T, K7A	Sales Ratio	46.59%
Min ECF	0.835	(Land Resid.-Est. Land Value)/Est. LV	42.74%
Max ECF	1.023	% Change	10.00%
Land Table LtoB	17.33%	Projected Land Table LtoB	19.07%
CVT LtoB	17.35%	Sales Sample Size	10.87%



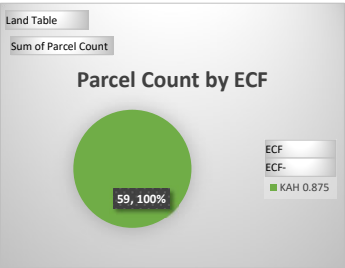
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$68,543	\$97,840	\$75,397
MINIMUM	\$68,543	\$97,840	\$75,397
MAXIMUM	\$68,543	\$97,840	\$75,397

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
K -21-05-257-033	59598 TWIN PINES DR	04/11/22	\$410,000	\$338,942	\$139,601	\$68,543	0.16	\$872,506		Land Table K7T	20.22%
K -21-05-253-001	59548 TWIN PINES DR	04/18/23	\$340,000	\$298,693	\$109,850	\$68,543	1.00	\$109,850		Land Table K7T	22.95%
K -21-05-257-049	59705 TWIN PINES DR	07/21/23	\$430,000	\$378,170	\$120,373	\$68,543	0.14	\$859,807		Land Table K7T	18.12%
K -21-05-257-030	59632 LOBLLOLY DR	07/22/22	\$440,000	\$399,584	\$108,959	\$68,543	0.13	\$838,146		Land Table K7T	17.15%
K -21-05-257-029	59642 LOBLLOLY DR	05/09/22	\$455,000	\$417,038	\$106,505	\$68,543	0.13	\$819,269		Land Table K7T	16.44%
K -21-05-257-045	59682 TWIN PINES DR	05/17/22	\$445,000	\$424,543	\$89,000	\$68,543	0.13	\$684,615		Land Table K7T	16.15%
K -21-05-257-069	59644 TWIN PINES DR	12/05/22	\$415,900	\$403,033	\$81,410	\$68,543	0.13	\$626,231		Land Table K7T	17.01%
K -21-05-257-081	59625 TWIN PINES DR	05/12/22	\$450,000	\$436,186	\$82,357	\$68,543	0.13	\$633,515		Land Table K7T	15.71%
K -21-05-257-051	59701 TWIN PINES DR	03/28/22	\$470,000	\$464,921	\$73,622	\$68,543	0.13	\$598,553		Land Table K7T	14.74%
K -21-05-257-058	59685 TWIN PINES DR	01/24/22	\$445,000	\$446,816	\$66,727	\$68,543	0.15	\$444,847		Land Table K7T	15.34%

Township of Lyon

Land Table KAH

BSA DATABASE		SALES DATA	
Parcel Count	59	# of Sales	10
ECF Nbhd	KAH	Sales Ratio	49.57%
Min ECF	0.875	(Land Resid.-Est. Land Value)/Est. LV	5.48%
Max ECF	0.875	% Change	0.00%
Land Table LtoB	14.89%	Projected Land Table LtoB	14.89%
CVT LtoB	17.35%	Sales Sample Size	16.95%



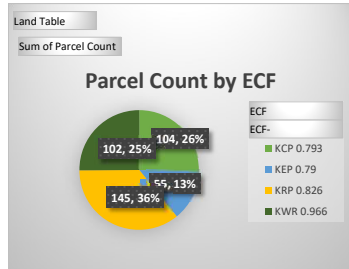
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$57,888	\$61,058	\$57,888
MINIMUM	\$47,007	\$49,581	\$47,007
MAXIMUM	\$68,769	\$72,534	\$68,769

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
K -21-05-177-018	30900 ASBURY HILL CT	08/25/22	\$250,000	\$214,979	\$82,028	\$47,007	1.00	\$82,028		Land Table KAH	21.87%
K -21-05-177-019	30892 ASBURY HILL CT	07/08/22	\$250,000	\$219,873	\$77,134	\$47,007	1.00	\$77,134		Land Table KAH	21.38%
K -21-05-178-047	30730 ASBURY HILL CT	09/06/22	\$467,780	\$428,523	\$108,026	\$68,769	0.14	\$771,614		Land Table KAH	16.05%
K -21-05-178-022	30741 ASBURY HILL CT	05/02/22	\$550,000	\$511,963	\$106,806	\$68,769	0.28	\$381,450		Land Table KAH	13.43%
K -21-05-178-046	30724 ASBURY HILL CT	09/29/22	\$516,687	\$490,200	\$95,256	\$68,769	0.14	\$680,400		Land Table KAH	14.03%
K -21-05-178-027	30825 ASBURY HILL CT	03/03/23	\$390,000	\$386,081	\$72,688	\$68,769	0.14	\$519,200		Land Table KAH	17.81%
K -21-05-178-013	30744 ASBURY HILL DR	01/21/22	\$460,000	\$455,993	\$72,776	\$68,769	0.26	\$279,908		Land Table KAH	15.08%
K -21-05-178-048	30766 ASBURY HILL CT	09/29/22	\$427,882	\$455,410	\$41,241	\$68,769	0.15	\$274,940		Land Table KAH	15.10%
K -21-05-178-034	30927 ASBURY HILL CT	03/09/22	\$421,370	\$468,182	\$21,957	\$68,769	0.15	\$146,380		Land Table KAH	14.69%
K -21-05-178-016	30713 ASBURY HILL CT	01/07/22	\$410,624	\$477,868	\$1,525	\$68,769	0.14	\$10,893		Land Table KAH	14.39%

Township of Lyon

Land Table KCP

BSA DATABASE		SALES DATA	
Parcel Count	406	# of Sales	61
ECF Nbhd	KRP, KEP, KCP, KWR	Sales Ratio	47.89%
Min ECF	0.790	(Land Resid.-Est. Land Value)/Est. LV	42.27%
Max ECF	0.966	% Change	10.00%
Land Table LtoB	11.43%	Projected Land Table LtoB	12.57%
CVT LtoB	17.35%	Sales Sample Size	15.02%



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$80,490	\$114,513	\$88,539
MINIMUM	\$74,740	\$106,332	\$82,214
MAXIMUM	\$86,240	\$122,693	\$94,864

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
K -21-36-201-032	1263 SUMMER BREEZE D	11/29/23	\$225,000				0.35	\$642,857		Land Table KCP	#DIV/0!
K -21-36-201-035	1269 SUMMER BREEZE D	11/02/23	\$225,000				0.29	\$775,862		Land Table KCP	#DIV/0!
K -21-36-201-036	1271 SUMMER BREEZE D	11/27/23	\$225,000				0.30	\$750,000		Land Table KCP	#DIV/0!
K -21-36-201-041	1272 SUMMER BREEZE D	11/27/23	\$225,000				0.29	\$775,862		Land Table KCP	#DIV/0!
K -21-36-201-059	1366 STONE MEADOW C	11/22/23	\$225,000				0.32	\$703,125		Land Table KCP	#DIV/0!
K -21-36-201-062	1350 STONE MEADOW C	12/04/23	\$225,000				0.32	\$703,125		Land Table KCP	#DIV/0!
K -21-36-201-068	1383 WHISPERING RIDGE I	12/05/23	\$225,000				0.37	\$608,108		Land Table KCP	#DIV/0!
K -21-36-201-060	1362 STONE MEADOW C	10/02/23	\$225,000				0.32	\$703,125		Land Table KCP	#DIV/0!
K -21-25-251-077	51944 RED CEDAR	03/01/22	\$135,000				0.33	\$409,091		Land Table KCP	#DIV/0!
K -21-25-251-099	12036 COPPERWOOD DR	10/03/23	\$715,101	\$561,825	\$228,016	\$74,740	0.34	\$670,635		Land Table KCP	13.30%
K -21-25-201-037	24049 ENCLAVE DR	08/07/23	\$680,000	\$570,072	\$184,668	\$74,740	0.30	\$615,560		Land Table KCP	13.11%
K -21-24-401-029	51839 TURNBURY DR	08/22/23	\$840,000	\$725,437	\$189,303	\$74,740	0.33	\$573,645		Land Table KCP	10.30%
K -21-25-201-010	24045 W ENCLAVE DR	11/27/23	\$735,000	\$649,907	\$159,833	\$74,740	0.30	\$532,777		Land Table KCP	11.50%
K -21-25-201-040	23955 ENCLAVE DR	07/19/23	\$642,000	\$575,561	\$141,179	\$74,740	0.27	\$522,885		Land Table KCP	12.99%
K -21-24-401-066	51548 WALES DR	07/07/23	\$950,000	\$861,002	\$169,488	\$80,490	0.40	\$423,720		Land Table KCP	9.35%
K -21-36-201-051	1323 STONE MEADOW D	05/23/23	\$950,000	\$872,814	\$151,926	\$74,740	0.32	\$474,769		Land Table KCP	8.56%
K -21-25-251-084	52071 RED CEDAR	01/24/23	\$675,000	\$620,448	\$129,292	\$74,740	0.33	\$391,794		Land Table KCP	12.05%
K -21-36-201-025	21529 WHITE STONE CT	10/31/23	\$781,850	\$730,252	\$126,338	\$74,740	0.33	\$382,842		Land Table KCP	10.23%
K -21-24-401-021	24602 TURNBURY CT	08/26/22	\$713,000	\$666,464	\$121,276	\$74,740	0.28	\$433,129		Land Table KCP	11.21%
K -21-24-401-049	51789 DUNSTON DR	05/10/22	\$755,000	\$716,974	\$112,766	\$74,740	0.36	\$313,239		Land Table KCP	10.42%
K -21-24-401-008	24392 SCENIC DR	08/31/22	\$990,000	\$943,594	\$126,896	\$80,490	0.41	\$309,502		Land Table KCP	8.53%
K -21-25-251-039	12038 COPPERWOOD DR I	12/01/22	\$530,000	\$509,330	\$95,410	\$74,740	0.33	\$289,121		Land Table KCP	14.67%
K -21-25-251-001	14132 COPPERWOOD DR I	06/06/23	\$550,000	\$535,142	\$89,598	\$74,740	0.32	\$279,994		Land Table KCP	13.97%
K -21-24-401-040	51528 TURNBURY DR	07/25/22	\$715,000	\$720,832	\$74,658	\$80,490	0.39	\$191,431		Land Table KCP	11.17%
K -21-24-401-090	24511 SCENIC DR	02/03/23	\$676,000	\$700,025	\$50,715	\$74,740	0.29	\$174,879		Land Table KCP	10.68%
K -21-36-201-013	1306 SUMMER BREEZE D	12/22/23	\$945,102	\$985,732	\$34,110	\$74,740	0.30	\$113,700		Land Table KCP	7.58%
K -21-24-401-127	51610 COVE DR	04/18/23	\$725,000	\$757,410	\$42,330	\$74,740	0.37	\$114,405		Land Table KCP	9.87%
K -21-36-201-018	1224 SUMMER BREEZE D	05/19/23	\$975,000	\$1,047,044	\$2,696	\$74,740	0.29	\$9,297		Land Table KCP	7.14%
K -21-24-401-050	24494 SCENIC DR	05/05/23	\$680,000	\$734,302	\$20,438	\$74,740	0.32	\$63,869		Land Table KCP	10.18%
K -21-24-401-096	51546 PASTEUR DR	11/15/22	\$680,000	\$748,155	\$6,585	\$74,740	0.34	\$19,368		Land Table KCP	9.99%
K -21-36-201-066	1368 WHISPERING RIDGE I	07/14/23	\$225,000				0.31			Land Table KCP	#DIV/0!
K -21-36-201-049	1317 STONE MEADOW D	07/21/23	\$225,000				0.38			Land Table KCP	#DIV/0!
K -21-36-201-063	1375 STONE MEADOW C	07/21/23	\$225,000				0.32			Land Table KCP	#DIV/0!
K -21-36-201-069	1371 WHISPERING RIDGE I	05/18/23	\$225,000				0.29			Land Table KCP	#DIV/0!
K -21-36-201-031	1261 SUMMER BREEZE D	02/23/22	\$200,000				0.35			Land Table KCP	#DIV/0!
K -21-36-201-016	1206 SUMMER BREEZE D	01/04/23	\$200,000				0.29			Land Table KCP	#DIV/0!
K -21-36-201-024	21535 WHITE STONE CT	06/24/22	\$200,000				0.37			Land Table KCP	#DIV/0!
K -21-36-201-019	21508 WHITE STONE CT	02/28/22	\$200,000				0.39			Land Table KCP	#DIV/0!
K -21-36-201-027	1256 SUMMER BREEZE D	06/03/22	\$200,000				0.35			Land Table KCP	#DIV/0!
K -21-36-201-029	1253 SUMMER BREEZE D	02/11/22	\$200,000				0.36			Land Table KCP	#DIV/0!
K -21-36-201-023	21534 WHITE STONE CT	06/16/22	\$200,000				0.34			Land Table KCP	#DIV/0!
K -21-36-201-042	1274 SUMMER BREEZE D	04/12/23	\$225,000				0.31			Land Table KCP	#DIV/0!

Township of Lyon

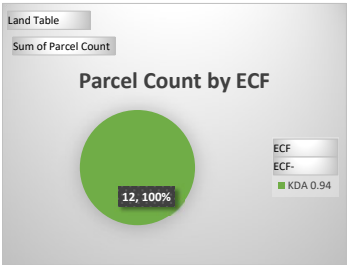
Land Table KCP

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
K-21-36-201-020	21516 WHITE STONE CT	03/07/22	\$200,000				0.32			Land Table KCP	#DIV/0!
K-21-36-201-022	21530 WHITE STONE CT	05/27/22	\$200,000				0.37			Land Table KCP	#DIV/0!
K-21-36-201-008	!1337 SUMMER BREEZE D	05/03/23	\$225,000				0.37			Land Table KCP	#DIV/0!
K-21-36-201-009	!1331 SUMMER BREEZE D	05/05/23	\$225,000				0.32			Land Table KCP	#DIV/0!
K-21-36-201-012	!1312 SUMMER BREEZE D	08/31/22	\$200,000				0.30			Land Table KCP	#DIV/0!
K-21-36-201-071	!349 WHISPERING RIDGE I	05/10/23	\$225,000				0.29			Land Table KCP	#DIV/0!
K-21-36-201-021	21522 WHITE STONE CT	02/28/22	\$200,000				0.34			Land Table KCP	#DIV/0!
K-21-36-201-028	!1262 SUMMER BREEZE D	06/28/22	\$200,000				0.29			Land Table KCP	#DIV/0!
K-21-36-201-006	!1314 GOLDEN MEADOW I	03/15/22	\$200,000				0.29			Land Table KCP	#DIV/0!
K-21-36-201-030	!1257 SUMMER BREEZE D	04/01/22	\$200,000				0.29			Land Table KCP	#DIV/0!
K-21-36-201-015	!1200 SUMMER BREEZE D	11/04/22	\$200,000				0.32			Land Table KCP	#DIV/0!
K-21-36-201-010	!1325 SUMMER BREEZE D	12/29/22	\$200,000				0.29			Land Table KCP	#DIV/0!
K-21-36-201-005	!308 GOLDEN MEADOW I	02/16/22	\$200,000				0.29			Land Table KCP	#DIV/0!
K-21-36-201-011	!1319 SUMMER BREEZE D	07/25/22	\$200,000				0.30			Land Table KCP	#DIV/0!
K-21-36-201-007	!1345 SUMMER BREEZE D	12/02/22	\$200,000				0.49			Land Table KCP	#DIV/0!
K-21-36-201-026	21517 WHITE STONE CT	03/22/23	\$200,000				0.31			Land Table KCP	#DIV/0!
K-21-36-201-004	!300 GOLDEN MEADOW I	05/06/22	\$200,000				0.29			Land Table KCP	#DIV/0!
K-21-36-201-017	!1218 SUMMER BREEZE D	10/07/22	\$200,000				0.29			Land Table KCP	#DIV/0!
K-21-36-201-001	!291 GOLDEN MEADOW I	02/07/22	\$200,000				0.41			Land Table KCP	#DIV/0!

Township of Lyon

Land Table KDA

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	0
ECF Nbhd	KDA	Sales Ratio	#DIV/0!
Min ECF	0.940	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.940	% Change	23.00%
Land Table LtoB	23.10%	Projected Land Table LtoB	28.41%
CVT LtoB	17.35%	Sales Sample Size	0.00%



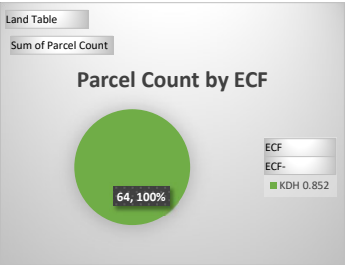
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$16,273	#DIV/0!	\$20,016
MINIMUM	\$16,273	#DIV/0!	\$20,016
MAXIMUM	\$16,273	#DIV/0!	\$20,016

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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Township of Lyon

Land Table KDH

BSA DATABASE		SALES DATA	
Parcel Count	64	# of Sales	24
ECF Nbhd	KDH	Sales Ratio	46.22%
Min ECF	0.852	(Land Resid.-Est. Land Value)/Est. LV	62.24%
Max ECF	0.852	% Change	15.00%
Land Table LtoB	13.58%	Projected Land Table LtoB	15.62%
CVT LtoB	17.35%	Sales Sample Size	37.50%



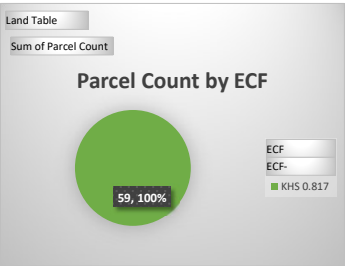
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$67,600	\$109,671	\$77,740
MINIMUM	\$54,600	\$88,580	\$62,790
MAXIMUM	\$70,980	\$115,155	\$81,627

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
K -21-32-404-051	20880 HASENCLEVER DR	06/30/23	\$702,279	\$558,453	\$214,806	\$70,980	0.44	\$488,195		Land Table KDH	12.71%
K -21-32-404-014	21579 HASENCLEVER DR	03/08/22	\$525,783	\$436,910	\$159,853	\$70,980	0.47	\$340,113		Land Table KDH	16.25%
K -21-32-404-045	20964 HASENCLEVER DR	05/05/23	\$635,795	\$532,089	\$174,686	\$70,980	0.44	\$397,014		Land Table KDH	13.34%
K -21-32-404-039	21279 HASENCLEVER DR	01/25/23	\$673,305	\$575,809	\$168,476	\$70,980	0.44	\$382,900		Land Table KDH	12.33%
K -21-32-404-052	20874 HASENCLEVER DR	05/19/23	\$667,467	\$578,714	\$159,733	\$70,980	0.44	\$363,030		Land Table KDH	12.27%
K -21-32-404-041	21260 HASENCLEVER DR	06/16/23	\$648,432	\$570,848	\$148,564	\$70,980	0.44	\$337,645		Land Table KDH	12.43%
K -21-32-404-047	20952 HASENCLEVER DR	08/10/23	\$573,462	\$509,660	\$134,782	\$70,980	0.41	\$328,737		Land Table KDH	13.93%
K -21-32-404-013	21565 HASENCLEVER DR	02/02/23	\$615,000	\$557,024	\$128,956	\$70,980	0.46	\$280,339		Land Table KDH	12.74%
K -21-32-404-048	20940 HASENCLEVER DR	07/28/23	\$606,978	\$553,435	\$124,523	\$70,980	0.41	\$303,715		Land Table KDH	12.83%
K -21-32-404-049	20932 HASENCLEVER DR	10/07/22	\$541,984	\$498,839	\$114,125	\$70,980	0.42	\$271,726		Land Table KDH	14.23%
K -21-32-253-010	59408 DEER HAVEN DR	10/14/22	\$500,000	\$465,834	\$101,766	\$67,600	0.39	\$260,938		Land Table KDH	14.51%
K -21-32-404-029	20885 HASENCLEVER DR	09/22/23	\$608,689	\$567,734	\$111,935	\$70,980	0.44	\$254,398		Land Table KDH	12.50%
K -21-32-404-035	20981 HASENCLEVER DR	09/29/22	\$591,845	\$552,679	\$110,146	\$70,980	0.44	\$250,332		Land Table KDH	12.84%
K -21-32-404-016	21587 HASENCLEVER DR	03/20/23	\$575,000	\$537,011	\$108,969	\$70,980	0.44	\$247,657		Land Table KDH	13.22%
K -21-32-404-020	21384 HASENCLEVER DR	12/27/22	\$640,000	\$602,100	\$108,880	\$70,980	0.44	\$247,455		Land Table KDH	11.79%
K -21-32-404-028	20877 HASENCLEVER DR	10/12/23	\$593,608	\$562,087	\$102,501	\$70,980	0.44	\$232,957		Land Table KDH	12.63%
K -21-32-404-037	21133 HASENCLEVER DR	09/13/22	\$543,296	\$515,454	\$98,822	\$70,980	0.44	\$224,595		Land Table KDH	13.77%
K -21-32-404-031	20933 HASENCLEVER DR	02/02/23	\$576,284	\$555,074	\$92,190	\$70,980	0.42	\$219,500		Land Table KDH	12.79%
K -21-32-404-033	20961 HASENCLEVER DR	12/14/22	\$552,767	\$532,462	\$91,285	\$70,980	0.41	\$222,646		Land Table KDH	13.33%
K -21-32-404-030	20921 HASENCLEVER DR	11/03/22	\$526,489	\$508,911	\$88,558	\$70,980	0.43	\$205,949		Land Table KDH	13.95%
K -21-32-404-034	20973 HASENCLEVER DR	12/22/22	\$543,310	\$526,431	\$87,859	\$70,980	0.43	\$204,323		Land Table KDH	13.48%
K -21-32-404-043	21108 HASENCLEVER DR	10/14/22	\$565,333	\$557,603	\$78,710	\$70,980	0.43	\$183,047		Land Table KDH	12.73%
K -21-32-404-015	21583 HASENCLEVER DR	02/28/22	\$473,280	\$504,636	\$39,624	\$70,980	0.42	\$94,343		Land Table KDH	14.07%
K -21-32-253-014	59353 DEER HAVEN DR	03/11/22	\$488,493	\$553,101	\$2,992	\$67,600	0.39	\$7,672		Land Table KDH	12.22%

Township of Lyon

Land Table KHS

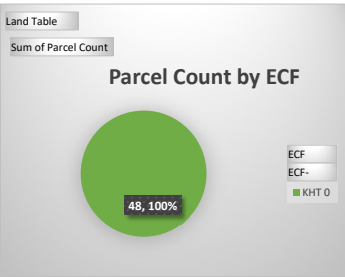
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Parcel Count	59	# of Sales	5
ECF Nbhd	KHS	Sales Ratio	47.68%
Min ECF	0.817	(Land Resid.-Est. Land Value)/Est. LV	44.18%
Max ECF	0.817	% Change	0.00%
Land Table LtoB	13.85%	Projected Land Table LtoB	13.85%
CVT LtoB	17.35%	Sales Sample Size	8.47%



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$124,648	\$179,712	\$124,648
MINIMUM	\$114,770	\$165,471	\$114,770
MAXIMUM	\$141,137	\$203,486	\$141,137

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
K -21-24-301-036	52527 TRAILWOOD DR	04/19/22	\$882,000	\$768,022	\$228,748	\$114,770	0.61	\$374,997		Land Table KHS	14.94%
K -21-24-301-041	52797 TRAILWOOD DR	11/13/23	\$1,177,000	\$1,040,986	\$257,373	\$121,359	0.74	\$347,801		Land Table KHS	11.66%
K -21-24-301-050	24752 RAVINE DR	04/07/23	\$845,000	\$764,278	\$195,492	\$114,770	0.69	\$283,322		Land Table KHS	15.02%
K -21-24-301-062	52960 TRAILWOOD DR	07/14/23	\$1,780,000	\$1,893,350	\$27,787	\$141,137	1.16	\$23,954		Land Table KHS	7.45%
K -21-24-301-008	24707 RAVINE DR	03/11/22	\$100,000				0.64			Land Table KHS	#DIV/0!

BSA DATABASE		SALES DATA	
Parcel Count	48	# of Sales	0
ECF Nbhd	KHT	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	17.35%	Sales Sample Size	0.00%



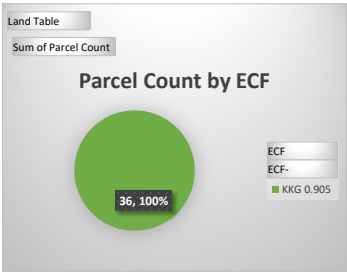
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$60,000	#DIV/0!	\$60,000
MINIMUM	\$60,000	#DIV/0!	\$60,000
MAXIMUM	\$60,000	#DIV/0!	\$60,000

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
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Township of Lyon

Land Table KKG

BSA DATABASE		SALES DATA	
Parcel Count	36	# of Sales	5
ECF Nbhd	KKG	Sales Ratio	44.99%
Min ECF	0.905	(Land Resid.-Est. Land Value)/Est. LV	80.34%
Max ECF	0.905	% Change	20.00%
Land Table LtoB	14.12%	Projected Land Table LtoB	16.94%
CVT LtoB	17.35%	Sales Sample Size	13.89%



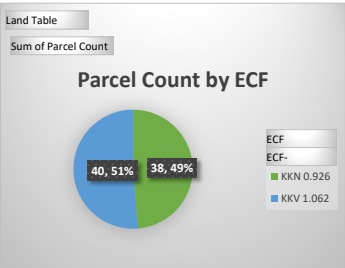
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$67,431	\$121,605	\$80,917
MINIMUM	\$67,431	\$121,605	\$80,917
MAXIMUM	\$67,431	\$121,605	\$80,917

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
K -21-16-428-019	26418 CREEKSIDE DR	06/29/23	\$525,000	\$436,447	\$155,984	\$67,431	0.34	\$458,776		Land Table KKG	15.45%
K -21-16-428-025	26287 CREEKSIDE DR	06/06/23	\$530,000	\$460,884	\$136,547	\$67,431	0.30	\$455,157		Land Table KKG	14.63%
K -21-16-428-026	26261 CREEKSIDE DR	06/30/23	\$575,000	\$505,857	\$136,574	\$67,431	0.37	\$369,119		Land Table KKG	13.33%
K -21-16-428-018	26384 CREEKSIDE DR	07/24/23	\$551,000	\$508,504	\$109,927	\$67,431	0.33	\$333,112		Land Table KKG	13.26%
K -21-16-428-016	57352 WATERWAY CT	03/16/22	\$520,000	\$518,436	\$68,995	\$67,431	0.40	\$172,488		Land Table KKG	13.01%

Township of Lyon

Land Table KKV

BSA DATABASE		SALES DATA	
Parcel Count	78	# of Sales	7
ECF Nbhd	KKV, KKN	Sales Ratio	46.94%
Min ECF	0.926	(Land Resid.-Est. Land Value)/Est. LV	40.78%
Max ECF	1.062	% Change	21.00%
Land Table LtoB	17.07%	Projected Land Table LtoB	20.65%
CVT LtoB	17.35%	Sales Sample Size	8.97%



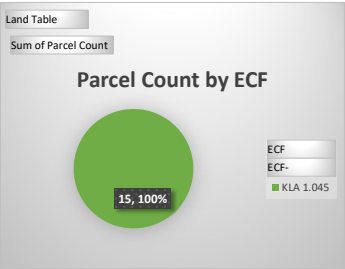
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$62,037	\$87,337	\$75,065
MINIMUM	\$62,037	\$87,337	\$75,065
MAXIMUM	\$62,037	\$87,337	\$75,065

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
K -21-16-427-060	26770 WILTON CT	09/13/23	\$470,000	\$401,859	\$130,178	\$62,037	1.00	\$130,178		Land Table KKV	15.44%
K -21-16-427-067	26636 WILTON CT	05/26/23	\$385,000	\$345,740	\$101,297	\$62,037	1.00	\$101,297		Land Table KKV	17.94%
K -21-16-427-010	57284 ELK RUN W	04/07/22	\$410,000	\$389,299	\$82,738	\$62,037	1.00	\$82,738		Land Table KKV	15.94%
K -21-16-429-013	26468 ELK RUN E	07/01/22	\$422,000	\$402,204	\$81,833	\$62,037	0.14	\$601,713		Land Table KKV	15.42%
K -21-16-429-032	26685 ELK RUN E	06/10/22	\$442,000	\$427,685	\$76,352	\$62,037	0.15	\$526,566		Land Table KKV	14.51%
K -21-16-429-011	26494 ELK RUN E	07/25/22	\$340,000	\$330,125	\$71,912	\$62,037	0.13	\$544,788		Land Table KKV	18.79%
K -21-16-429-028	26613 ELK RUN E	03/18/22	\$425,000	\$419,990	\$67,047	\$62,037	0.14	\$496,644		Land Table KKV	14.77%

Township of Lyon

Land Table KLA

BSA DATABASE		SALES DATA	
Parcel Count	15	# of Sales	0
ECF Nbhd	KLA	Sales Ratio	#DIV/0!
Min ECF	1.045	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.045	% Change	0.00%
Land Table LtoB	15.75%	Projected Land Table LtoB	15.75%
CVT LtoB	17.35%	Sales Sample Size	0.00%



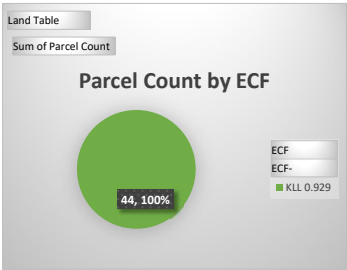
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$18,589	#DIV/0!	\$18,589
MINIMUM	\$18,589	#DIV/0!	\$18,589
MAXIMUM	\$18,589	#DIV/0!	\$18,589

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

Township of Lyon

Land Table KLL

BSA DATABASE		SALES DATA	
Parcel Count	44	# of Sales	3
ECF Nbhd	KLL	Sales Ratio	46.40%
Min ECF	0.929	(Land Resid.-Est. Land Value)/Est. LV	43.63%
Max ECF	0.929	% Change	0.00%
Land Table LtoB	18.30%	Projected Land Table LtoB	18.30%
CVT LtoB	17.35%	Sales Sample Size	6.82%

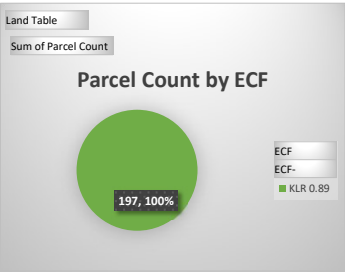


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$110,000	\$157,991	\$110,000
MINIMUM	\$110,000	\$157,991	\$110,000
MAXIMUM	\$110,000	\$157,991	\$110,000

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
K -21-23-301-008	24384 PINNACLE CIR	09/12/23	\$700,000	\$588,338	\$221,662	\$110,000	0.07	\$3,166,600		Land Table KLL	18.70%
K -21-23-301-018	24472 PINNACLE CIR	06/21/22	\$640,000	\$615,239	\$134,761	\$110,000	0.07	\$1,925,157		Land Table KLL	17.88%
K -21-23-301-031	24341 PINNACLE CIR	08/01/22	\$660,000	\$652,449	\$117,551	\$110,000	0.07	\$1,679,300		Land Table KLL	16.86%

Township of Lyon
Land Table KLR

BSA DATABASE		SALES DATA	
Parcel Count	197	# of Sales	22
ECF Nbhd	KLR	Sales Ratio	45.16%
Min ECF	0.890	(Land Resid.-Est. Land Value)/Est. LV	82.57%
Max ECF	0.890	% Change	10.00%
Land Table LtoB	13.60%	Projected Land Table LtoB	14.95%
CVT LtoB	17.35%	Sales Sample Size	11.17%



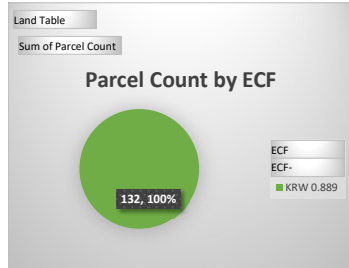
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$91,003	\$166,141	\$100,103
MINIMUM	\$88,078	\$160,801	\$96,886
MAXIMUM	\$95,554	\$174,450	\$105,109

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
K -21-25-301-017	22496 HIDDEN RIDGE DR	10/31/23	\$950,887	\$616,828	\$422,137	\$88,078	0.36	\$1,172,603		Land Table KLR	14.28%
K -21-25-301-024	52542 HIDDEN FOREST DR	10/12/23	\$821,987	\$598,521	\$314,469	\$91,003	0.39	\$806,331		Land Table KLR	15.20%
K -21-25-301-029	52587 SHADOWVIEW DR	09/27/23	\$896,172	\$686,912	\$297,338	\$88,078	0.37	\$803,616		Land Table KLR	12.82%
K -21-25-301-006	22511 EDGEVIEW LN	12/01/22	\$758,728	\$613,831	\$232,975	\$88,078	0.34	\$685,221		Land Table KLR	14.35%
K -21-25-301-015	22518 HIDDEN RIDGE DR	03/22/23	\$1,000,586	\$828,256	\$260,408	\$88,078	0.35	\$744,023		Land Table KLR	10.63%
K -21-25-301-011	52546 SHADOWVIEW DR	11/03/22	\$707,949	\$590,472	\$205,555	\$88,078	0.34	\$604,574		Land Table KLR	14.92%
K -21-25-301-007	22519 EDGEVIEW LN	11/17/22	\$821,738	\$690,041	\$222,700	\$91,003	0.41	\$543,171		Land Table KLR	13.19%
K -21-25-101-157	22996 FREMONT DR N	11/15/23	\$740,000	\$626,548	\$201,530	\$88,078	0.36	\$559,806		Land Table KLR	14.06%
K -21-25-301-021	52579 HIDDEN FOREST DR	08/30/22	\$808,288	\$693,596	\$205,695	\$91,003	0.44	\$467,489		Land Table KLR	13.12%
K -21-25-101-006	23812 LYON RIDGE DR	07/06/23	\$575,000	\$506,105	\$156,973	\$88,078	0.35	\$448,494		Land Table KLR	17.40%
K -21-25-301-013	52534 SHADOWVIEW DR	04/06/23	\$807,870	\$731,053	\$164,895	\$88,078	0.36	\$458,042		Land Table KLR	12.05%
K -21-25-101-149	52486 ASPEN DR	10/10/22	\$661,000	\$616,793	\$132,285	\$88,078	0.34	\$389,074		Land Table KLR	14.28%
K -21-25-301-016	22512 HIDDEN RIDGE DR	01/11/23	\$763,973	\$714,311	\$137,740	\$88,078	0.35	\$393,543		Land Table KLR	12.33%
K -21-25-301-005	22503 EDGEVIEW LN	02/14/23	\$798,807	\$757,245	\$137,116	\$95,554	0.45	\$304,702		Land Table KLR	12.62%
K -21-25-301-010	52562 SHADOWVIEW DR	12/16/22	\$764,677	\$734,154	\$121,526	\$91,003	0.39	\$311,605		Land Table KLR	12.40%
K -21-25-301-019	52531 HIDDEN FOREST DR	05/06/22	\$754,525	\$760,197	\$82,406	\$88,078	0.35	\$235,446		Land Table KLR	11.59%
K -21-25-101-136	22965 FREMONT DR N	03/11/22	\$740,000	\$745,952	\$85,051	\$91,003	0.43	\$197,793		Land Table KLR	12.20%
K -21-25-101-060	24041 LYON RIDGE DR	04/26/22	\$675,000	\$692,106	\$70,972	\$88,078	0.34	\$208,741		Land Table KLR	12.73%
K -21-25-101-125	52487 ASPEN DR	04/28/23	\$750,000	\$784,309	\$56,694	\$91,003	0.39	\$145,369		Land Table KLR	11.60%
K -21-25-301-031	22468 HIDDEN FOREST DR	04/01/22	\$649,227	\$689,731	\$47,574	\$88,078	0.35	\$135,926		Land Table KLR	12.77%
K -21-25-301-003	22479 HIDDEN FOREST DR	07/25/22	\$660,148	\$727,235	\$20,991	\$88,078	0.34	\$61,738		Land Table KLR	12.11%
K -21-25-301-004	22487 HIDDEN FOREST DR	04/21/22	\$658,670	\$738,055	\$11,618	\$91,003	0.41	\$28,337		Land Table KLR	12.33%

Township of Lyon

Land Table KRW

BSA DATABASE		SALES DATA	
Parcel Count	132	# of Sales	43
ECF Nbhd	KRW	Sales Ratio	49.83%
Min ECF	0.889	(Land Resid.-Est. Land Value)/Est. LV	2.60%
Max ECF	0.889	% Change	0.00%
Land Table LtoB	13.89%	Projected Land Table LtoB	13.89%
CVT LtoB	17.35%	Sales Sample Size	32.58%



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$66,473	\$68,202	\$66,473
MINIMUM	\$14,058	\$14,424	\$14,058
MAXIMUM	\$71,588	\$73,450	\$71,588

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
K -21-22-401-031	55809 SUNNINGDALE DR	08/31/23	\$528,000	\$382,428	\$212,045	\$66,473	0.17	\$1,247,324		Land Table KRW	17.38%
K -21-22-401-052	24460 WESTCHESTER DR	04/25/23	\$541,000	\$438,546	\$168,927	\$66,473	0.19	\$889,089		Land Table KRW	15.16%
K -21-22-401-051	24428 WESTCHESTER DR	10/24/22	\$485,000	\$407,711	\$143,762	\$66,473	0.19	\$756,642		Land Table KRW	16.30%
K -21-22-401-092	55701 WORLINGTON LN	06/17/22	\$542,090	\$460,485	\$148,078	\$66,473	0.19	\$779,358		Land Table KRW	14.44%
K -21-22-401-015	55255 FORESTVIEW CT	04/17/23	\$676,060	\$583,103	\$164,545	\$71,588	0.29	\$567,397		Land Table KRW	12.28%
K -21-22-401-079	56002 WORLINGTON LN	09/13/22	\$533,744	\$463,757	\$136,460	\$66,473	0.16	\$852,875		Land Table KRW	14.33%
K -21-22-401-121	55888 WORLINGTON LN	01/05/23	\$486,000	\$433,189	\$119,284	\$66,473	0.17	\$701,671		Land Table KRW	15.35%
K -21-22-401-109	55612 WORLINGTON LN	05/19/23	\$525,000	\$468,999	\$122,474	\$66,473	0.16	\$765,463		Land Table KRW	14.17%
K -21-22-401-088	55791 WORLINGTON LN	05/09/23	\$515,000	\$461,467	\$120,006	\$66,473	0.17	\$705,918		Land Table KRW	14.40%
K -21-22-401-006	24400 SHERINGHAM DR	05/20/22	\$700,000	\$628,381	\$143,207	\$71,588	0.27	\$530,396		Land Table KRW	11.39%
K -21-22-401-059	24759 WESTCHESTER DR	03/02/22	\$555,000	\$501,040	\$120,433	\$66,473	0.16	\$752,706		Land Table KRW	13.27%
K -21-22-401-020	55106 FORESTVIEW CT	01/12/22	\$580,000	\$528,895	\$122,693	\$71,588	0.28	\$438,189		Land Table KRW	13.54%
K -21-22-401-069	56066 WORLINGTON LN	04/22/22	\$554,310	\$509,057	\$111,726	\$66,473	0.17	\$657,212		Land Table KRW	13.06%
K -21-22-401-119	55838 WORLINGTON LN	03/29/23	\$571,210	\$527,790	\$109,893	\$66,473	0.17	\$646,429		Land Table KRW	12.59%
K -21-22-401-140	55598 SUNNINGDALE DR	10/20/22	\$420,995	\$390,865	\$96,603	\$66,473	0.23	\$420,013		Land Table KRW	17.01%
K -21-22-401-137	55676 SUNNINGDALE DR	02/07/23	\$468,560	\$436,609	\$98,424	\$66,473	0.16	\$615,150		Land Table KRW	15.22%
K -21-22-401-087	55815 WORLINGTON LN	03/08/23	\$551,295	\$515,314	\$102,454	\$66,473	0.17	\$602,671		Land Table KRW	12.90%
K -21-22-401-089	55773 WORLINGTON LN	02/08/23	\$530,320	\$511,252	\$85,541	\$66,473	0.17	\$503,182		Land Table KRW	13.00%
K -21-22-401-116	55726 WORLINGTON LN	06/28/22	\$519,197	\$516,783	\$68,887	\$66,473	0.19	\$362,563		Land Table KRW	12.86%
K -21-22-401-110	55630 WORLINGTON LN	03/14/22	\$504,470	\$503,206	\$67,737	\$66,473	0.16	\$423,356		Land Table KRW	13.21%
K -21-22-401-135	55728 SUNNINGDALE DR	08/25/22	\$452,890	\$454,970	\$64,393	\$66,473	0.16	\$402,456		Land Table KRW	14.61%
K -21-22-401-124	55956 WORLINGTON LN	03/14/23	\$518,565	\$522,968	\$62,070	\$66,473	0.16	\$387,938		Land Table KRW	12.71%
K -21-22-401-090	55745 WORLINGTON LN	02/18/22	\$517,900	\$531,878	\$52,495	\$66,473	0.16	\$328,094		Land Table KRW	12.50%
K -21-22-401-129	55597 SUNNINGDALE DR	06/30/22	\$510,865	\$530,967	\$46,371	\$66,473	0.16	\$289,819		Land Table KRW	12.52%
K -21-22-401-093	55675 WORLINGTON LN	09/20/22	\$489,925	\$514,389	\$42,009	\$66,473	0.18	\$233,383		Land Table KRW	12.92%
K -21-22-401-103	24958 THURBER TRL	11/10/22	\$511,238	\$541,167	\$36,544	\$66,473	0.16	\$228,400		Land Table KRW	12.28%
K -21-22-401-106	55524 WORLINGTON LN	03/02/22	\$454,160	\$482,472	\$38,161	\$66,473	0.16	\$238,506		Land Table KRW	13.78%
K -21-22-401-118	55810 WORLINGTON LN	12/27/22	\$491,690	\$526,557	\$31,606	\$66,473	0.16	\$197,538		Land Table KRW	12.62%
K -21-22-401-104	24980 THURBER TRL	01/21/22	\$423,860	\$454,835	\$35,498	\$66,473	0.16	\$221,863		Land Table KRW	14.61%
K -21-22-401-023	24397 PEMBROOKE DR	03/25/22	\$522,708	\$562,077	\$32,219	\$71,588	0.25	\$128,876		Land Table KRW	12.74%
K -21-22-401-131	55649 SUNNINGDALE DR	05/31/22	\$473,145	\$512,497	\$27,121	\$66,473	0.16	\$169,506		Land Table KRW	12.97%
K -21-22-401-127	55545 SUNNINGDALE DR	04/15/22	\$403,270	\$440,357	\$29,386	\$66,473	0.16	\$183,663		Land Table KRW	15.10%
K -21-22-401-136	55702 SUNNINGDALE DR	01/17/23	\$511,065	\$558,796	\$18,742	\$66,473	0.16	\$117,138		Land Table KRW	11.90%
K -21-22-401-105	25002 THURBER TRL	04/14/22	\$432,936	\$477,379	\$22,030	\$66,473	0.23	\$95,783		Land Table KRW	13.92%
K -21-22-401-010	55119 FORESTVIEW CT	11/23/22	\$549,942	\$610,473	\$11,057	\$71,588	0.28	\$39,489		Land Table KRW	11.73%
K -21-22-401-091	55727 WORLINGTON LN	03/04/22	\$486,144	\$544,968	\$7,649	\$66,473	0.17	\$44,994		Land Table KRW	12.20%
K -21-22-401-081	55973 WORLINGTON LN	01/07/22	\$452,437	\$508,312	\$10,598	\$66,473	0.21	\$50,467		Land Table KRW	13.08%
K -21-22-401-132	55675 SUNNINGDALE DR	06/03/22	\$476,735	\$536,926	\$6,282	\$66,473	0.16	\$39,263		Land Table KRW	12.38%
K -21-22-401-138	55650 SUNNINGDALE DR	01/13/23	\$513,724	\$581,840	(\$1,643)	\$66,473	0.16	(\$10,269)		Land Table KRW	11.42%
K -21-22-401-014	55247 FORESTVIEW CT	03/25/22	\$509,800	\$579,784	\$1,604	\$71,588	0.31	\$5,174		Land Table KRW	12.35%
K -21-22-401-011	55151 FORESTVIEW CT	11/04/22	\$485,897	\$559,099	(\$1,614)	\$71,588	0.29	(\$5,566)		Land Table KRW	12.80%
K -21-22-401-013	55219 FORESTVIEW CT	11/14/22	\$489,305	\$582,176	(\$21,283)	\$71,588	0.25	(\$85,132)		Land Table KRW	12.30%

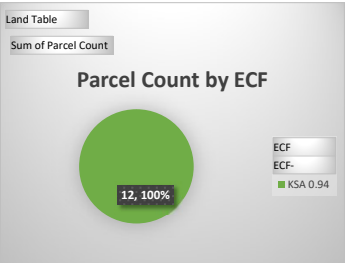
Township of Lyon
Land Table KRW

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
K-21-22-401-016	55238 FORESTVIEW CT	03/07/22	\$518,362	\$624,511	(\$34,561)	\$71,588	0.32	(\$108,003)		Land Table KRW	11.46%

Township of Lyon

Land Table KSA

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	0
ECF Nbhd	KSA	Sales Ratio	#DIV/0!
Min ECF	0.940	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.940	% Change	0.00%
Land Table LtoB	13.70%	Projected Land Table LtoB	13.70%
CVT LtoB	17.35%	Sales Sample Size	0.00%



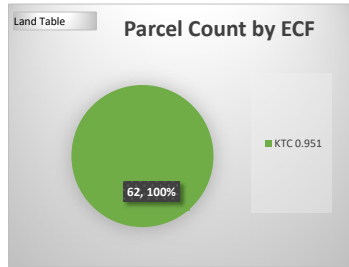
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$139,020	#DIV/0!	\$139,020
MINIMUM	\$90,174	#DIV/0!	\$90,174
MAXIMUM	\$187,866	#DIV/0!	\$187,866

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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Township of Lyon

Land Table KTC

BSA DATABASE		SALES DATA	
Parcel Count	62	# of Sales	43
ECF Nbhd	KTC	Sales Ratio	49.31%
Min ECF	0.951	(Land Resid.-Est. Land Value)/Est. LV	6.80%
Max ECF	0.951	% Change	0.00%
Land Table LtoB	20.67%	Projected Land Table LtoB	20.67%
CVT LtoB	17.35%	Sales Sample Size	69.35%



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$110,000	\$117,481	\$110,000
MINIMUM	\$110,000	\$117,481	\$110,000
MAXIMUM	\$110,000	\$117,481	\$110,000

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
K -21-06-477-008	30136 TURTLE CREEK CIR	12/28/2023	\$521,495	\$521,959	\$109,536	\$110,000	0.06	\$1,825,600		Land Table KTC	21.07%
K -21-06-477-009	30132 TURTLE CREEK CIR	10/16/2023	\$510,545	\$518,191	\$102,354	\$110,000	0.06	\$1,705,900		Land Table KTC	21.23%
K -21-06-477-010	30128 TURTLE CREEK CIR	12/22/2023	\$575,230	\$539,925	\$145,305	\$110,000	0.06	\$2,421,750		Land Table KTC	20.37%
K -21-06-477-011	30124 TURTLE CREEK CIR	11/30/2023	\$500,745	\$498,856	\$111,889	\$110,000	0.06	\$1,864,817		Land Table KTC	22.05%
K -21-06-477-012	30120 TURTLE CREEK CIR	10/17/2023	\$516,495	\$533,203	\$93,292	\$110,000	0.06	\$1,554,867		Land Table KTC	20.63%
K -21-06-477-013	30116 TURTLE CREEK CIR	12/27/2023	\$501,846	\$503,910	\$107,936	\$110,000	0.06	\$1,798,933		Land Table KTC	21.83%
K -21-06-477-014	30112 TURTLE CREEK CIR	12/27/2023	\$492,840	\$500,495	\$102,345	\$110,000	0.06	\$1,705,750		Land Table KTC	21.98%
K -21-06-477-015	30108 TURTLE CREEK CIR	12/8/2023	\$484,870	\$517,871	\$76,999	\$110,000	0.06	\$1,283,317		Land Table KTC	21.24%
K -21-06-477-016	30104 TURTLE CREEK CIR	12/29/2023	\$526,526	\$533,415	\$103,111	\$110,000	0.06	\$1,718,517		Land Table KTC	20.62%
K -21-06-477-023	30074 TURTLE CREEK CIR	11/22/2023	\$594,340	\$546,984	\$157,356	\$110,000	0.06	\$2,622,600		Land Table KTC	20.11%
K -21-06-477-024	30070 TURTLE CREEK CIR	9/26/2023	\$558,910	\$523,063	\$145,847	\$110,000	0.06	\$2,430,783		Land Table KTC	21.03%
K -21-06-477-025	30066 TURTLE CREEK CIR	5/18/2023	\$579,795	\$530,165	\$159,630	\$110,000	0.06	\$2,660,500		Land Table KTC	20.75%
K -21-06-477-026	30062 TURTLE CREEK CIR	5/19/2023	\$655,895	\$521,433	\$244,462	\$110,000	0.06	\$4,074,367		Land Table KTC	21.10%
K -21-06-477-027	30058 TURTLE CREEK CIR	12/23/2022	\$567,895	\$527,974	\$149,921	\$110,000	0.06	\$2,498,683		Land Table KTC	20.83%
K -21-06-477-028	30054 TURTLE CREEK CIR	12/23/2022	\$520,845	\$505,846	\$124,999	\$110,000	0.06	\$2,083,317		Land Table KTC	21.75%
K -21-06-477-029	30050 TURTLE CREEK CIR	12/14/2022	\$560,125	\$618,160	\$51,965	\$110,000	0.07	\$742,357		Land Table KTC	17.79%
K -21-06-477-030	30046 TURTLE CREEK CIR	11/29/2022	\$525,070	\$509,426	\$125,644	\$110,000	0.07	\$1,794,914		Land Table KTC	21.59%
K -21-06-477-031	30042 TURTLE CREEK CIR	9/29/2022	\$547,435	\$594,088	\$63,347	\$110,000	0.07	\$904,957		Land Table KTC	18.52%
K -21-06-477-032	30038 TURTLE CREEK CIR	10/20/2022	\$519,695	\$510,497	\$119,198	\$110,000	0.06	\$1,986,633		Land Table KTC	21.55%
K -21-06-477-033	30034 TURTLE CREEK CIR	12/28/2022	\$578,315	\$603,286	\$85,029	\$110,000	0.06	\$1,417,150		Land Table KTC	18.23%
K -21-06-477-034	30030 TURTLE CREEK CIR	10/24/2022	\$584,170	\$538,600	\$155,570	\$110,000	0.06	\$2,592,833		Land Table KTC	20.42%
K -21-06-477-035	30026 TURTLE CREEK CIR	10/21/2022	\$546,430	\$522,619	\$133,811	\$110,000	0.06	\$2,230,183		Land Table KTC	21.05%
K -21-06-477-036	30022 TURTLE CREEK CIR	9/29/2022	\$576,140	\$525,111	\$161,029	\$110,000	0.06	\$2,683,817		Land Table KTC	20.95%
K -21-06-477-037	30016 TURTLE CREEK BLVD	12/28/2022	\$582,320	\$592,379	\$99,941	\$110,000	0.06	\$1,665,683		Land Table KTC	18.57%
K -21-06-477-038	30014 TURTLE CREEK CT	1/19/2023	\$539,990	\$548,132	\$101,858	\$110,000	0.06	\$1,697,633		Land Table KTC	20.07%
K -21-06-477-040	30006 TURTLE CREEK CT	10/3/2022	\$583,865	\$531,409	\$162,456	\$110,000	0.06	\$2,707,600		Land Table KTC	20.70%
K -21-06-477-042	30007 TURTLE CREEK CT	5/8/2023	\$628,345	\$627,640	\$110,705	\$110,000	0.06	\$1,845,083		Land Table KTC	17.53%
K -21-06-477-043	30011 TURTLE CREEK CT	11/29/2022	\$434,440	\$494,132	\$50,308	\$110,000	0.06	\$838,467		Land Table KTC	22.26%
K -21-06-477-044	30015 TURTLE CREEK CT	12/29/2022	\$568,375	\$616,623	\$61,752	\$110,000	0.06	\$1,029,200		Land Table KTC	17.84%
K -21-06-477-045	30165 TURTLE CREEK CIR	12/23/2022	\$550,140	\$502,820	\$157,320	\$110,000	0.06	\$2,622,000		Land Table KTC	21.88%
K -21-06-477-046	30153 TURTLE CREEK CIR	12/23/2022	\$582,490	\$514,561	\$177,929	\$110,000	0.06	\$2,965,483		Land Table KTC	21.38%
K -21-06-477-047	30145 TURTLE CREEK CIR	12/23/2022	\$530,320	\$512,543	\$127,777	\$110,000	0.06	\$2,129,617		Land Table KTC	21.46%
K -21-06-477-048	30141 TURTLE CREEK CIR	12/23/2022	\$547,495	\$535,069	\$122,426	\$110,000	0.06	\$2,040,433		Land Table KTC	20.56%
K -21-06-477-049	30137 TURTLE CREEK CIR	6/29/2023	\$529,965	\$524,505	\$115,460	\$110,000	0.06	\$1,924,333		Land Table KTC	20.97%
K -21-06-477-050	30123 TURTLE CREEK CIR	5/25/2023	\$607,015	\$521,368	\$195,647	\$110,000	0.06	\$3,260,783		Land Table KTC	21.10%
K -21-06-477-055	30079 TURTLE CREEK CIR	8/4/2023	\$520,470	\$521,208	\$109,262	\$110,000	0.06	\$1,821,033		Land Table KTC	21.10%
K -21-06-477-056	30075 TURTLE CREEK CIR	6/15/2023	\$475,365	\$491,891	\$93,474	\$110,000	0.06	\$1,557,900		Land Table KTC	22.36%
K -21-06-477-057	30067 TURTLE CREEK CIR	11/21/2022	\$454,990	\$489,954	\$75,036	\$110,000	0.06	\$1,250,600		Land Table KTC	22.45%
K -21-06-477-058	30063 TURTLE CREEK CIR	11/22/2022	\$478,440	\$527,617	\$60,823	\$110,000	0.06	\$1,013,717		Land Table KTC	20.85%
K -21-06-477-059	30055 TURTLE CREEK CIR	11/22/2022	\$467,120	\$506,760	\$70,360	\$110,000	0.06	\$1,172,667		Land Table KTC	21.71%
K -21-06-477-060	30047 TURTLE CREEK CIR	11/30/2022	\$556,145	\$523,652	\$142,493	\$110,000	0.06	\$2,374,883		Land Table KTC	21.01%
K -21-06-477-061	30033 TURTLE CREEK CIR	10/26/2022	\$515,295	\$521,247	\$104,048	\$110,000	0.06	\$1,734,133		Land Table KTC	21.10%

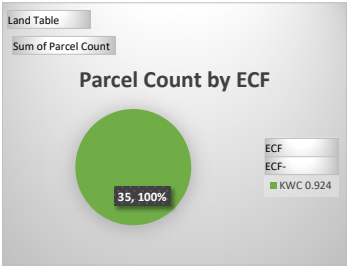
Township of Lyon
Land Table KTC

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
K-21-06-477-062	30025 TURTLE CREEK CIR	9/29/2022	\$462,440	\$490,425	\$82,015	\$110,000	0.06	\$1,366,917		Land Table KTC	22.43%

Township of Lyon

Land Table KWC

BSA DATABASE		SALES DATA	
Parcel Count	35	# of Sales	3
ECF Nbhd	KWC	Sales Ratio	46.94%
Min ECF	0.924	(Land Resid.-Est. Land Value)/Est. LV	48.32%
Max ECF	0.924	% Change	10.00%
Land Table LtoB	13.47%	Projected Land Table LtoB	14.82%
CVT LtoB	17.35%	Sales Sample Size	8.57%



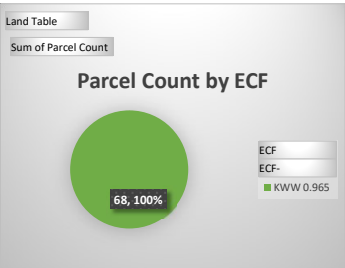
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$71,066	\$105,407	\$78,173
MINIMUM	\$63,704	\$94,488	\$70,074
MAXIMUM	\$78,416	\$116,309	\$86,258

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
K -21-31-427-010	61523 BROOKWAY DR	09/16/22	\$530,000	\$480,712	\$112,992	\$63,704	0.70	\$161,417		Land Table KWC	13.25%
K -21-31-426-006	21439 WINDING CREEK DR	04/07/23	\$545,000	\$511,999	\$96,705	\$63,704	0.70	\$138,150		Land Table KWC	12.44%
K -21-31-427-009	61515 BROOKWAY DR	07/13/22	\$550,000	\$532,828	\$95,588	\$78,416	1.09	\$87,695		Land Table KWC	14.72%

Township of Lyon

Land Table KWW

BSA DATABASE		SALES DATA	
Parcel Count	68	# of Sales	7
ECF Nbhd	KWW	Sales Ratio	45.53%
Min ECF	0.965	(Land Resid.-Est. Land Value)/Est. LV	69.92%
Max ECF	0.965	% Change	20.00%
Land Table LtoB	14.46%	Projected Land Table LtoB	17.35%
CVT LtoB	17.35%	Sales Sample Size	10.29%

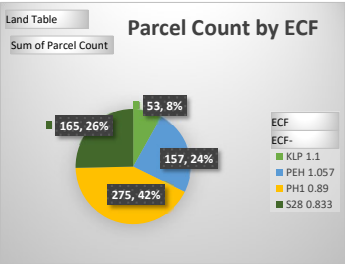


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$54,196	\$92,087	\$65,035
MINIMUM	\$51,005	\$86,665	\$61,206
MAXIMUM	\$57,387	\$97,509	\$68,864

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
K -21-23-476-058	24601 ROSEMONT DR	08/16/23	\$430,000	\$339,475	\$141,530	\$51,005	1.00	\$141,530		Land Table KWW	15.02%
K -21-23-476-059	24597 ROSEMONT DR	05/15/23	\$419,000	\$339,475	\$130,530	\$51,005	1.00	\$130,530		Land Table KWW	15.02%
K -21-23-476-004	24271 HEATHERWOOD DI	04/08/22	\$425,000	\$359,813	\$122,574	\$57,387	1.00	\$122,574		Land Table KWW	15.95%
K -21-23-476-018	24372 HEATHERWOOD DI	07/24/23	\$400,000	\$347,764	\$103,241	\$51,005	1.00	\$103,241		Land Table KWW	14.67%
K -21-23-476-053	24765 VALLEYWOOD DR	04/20/22	\$479,900	\$460,986	\$76,301	\$57,387	1.00	\$76,301		Land Table KWW	12.45%
K -21-23-476-046	24875 VALLEYWOOD DR	04/19/22	\$345,000	\$357,806	\$38,199	\$51,005	1.00	\$38,199		Land Table KWW	14.25%
K -21-23-476-041	24838 VALLEYWOOD DR	07/20/22	\$440,000	\$470,573	\$26,814	\$57,387	1.00	\$26,814		Land Table KWW	12.20%

Township of Lyon
Land Table PH1

BSA DATABASE		SALES DATA	
Parcel Count	650	# of Sales	126
ECF Nbhd	PH1, S28, KLP, PEH	Sales Ratio	49.56%
Min ECF	0.833	(Land Resid.-Est. Land Value)/Est. LV	7.80%
Max ECF	1.100	% Change	0.00%
Land Table LtoB	12.84%	Projected Land Table LtoB	12.84%
CVT LtoB	17.35%	Sales Sample Size	19.38%



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$55,850	\$60,207	\$55,850
MINIMUM	\$31,700	\$34,173	\$31,700
MAXIMUM	\$80,000	\$86,241	\$80,000

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
K -21-28-101-044	57923 STONELEIGH DR	5/24/2022	\$848,100	\$674,794	\$253,306	\$80,000	0.26	\$974,254		Land Table PH1	11.86%
K -21-28-101-024	23930 LYON PRESERVE TR	3/23/2023	\$714,623	\$584,140	\$210,483	\$80,000	0.24	\$877,013		Land Table PH1	13.70%
K -21-36-401-048	21008 TORBAY DR	12/4/2023	\$995,465	\$839,283	\$236,182	\$80,000	0.27	\$874,748		Land Table PH1	9.53%
K -21-28-101-030	23858 LYON PRESERVE TR	7/26/2022	\$819,001	\$695,432	\$203,569	\$80,000	0.24	\$848,204		Land Table PH1	11.50%
K -21-21-304-175	59032 PETERS BARN DR	6/24/2022	\$679,900	\$579,157	\$180,743	\$80,000	0.26	\$687,236		Land Table PH1	13.81%
K -21-36-401-051	20897 ABINGDON ST	6/27/2023	\$896,930	\$776,249	\$200,681	\$80,000	0.27	\$743,263		Land Table PH1	10.31%
K -21-28-101-033	23869 LYON PRESERVE TR	1/26/2023	\$806,864	\$701,066	\$185,798	\$80,000	0.24	\$774,158		Land Table PH1	11.41%
K -21-28-101-015	23913 LYON PRESERVE TR	9/22/2022	\$671,160	\$583,910	\$167,250	\$80,000	0.23	\$727,174		Land Table PH1	13.70%
K -21-28-101-039	57808 STONELEIGH DR	11/21/2023	\$648,799	\$565,212	\$163,587	\$80,000	0.23	\$711,248		Land Table PH1	14.15%
K -21-21-304-030	24560 PADSTONE DR	8/4/2023	\$660,000	\$577,697	\$162,303	\$80,000	0.23	\$702,610		Land Table PH1	13.85%
K -21-28-101-050	57806 STONELEIGH DR	4/29/2022	\$723,249	\$635,816	\$167,433	\$80,000	0.24	\$697,638		Land Table PH1	12.58%
K -21-21-304-059	58677 BRIDGE HOUSE CT	8/1/2023	\$699,500	\$617,893	\$161,607	\$80,000	0.29	\$549,684		Land Table PH1	12.95%
K -21-28-203-047	23395 STONELEIGH CT	7/10/2023	\$651,000	\$580,034	\$150,966	\$80,000	0.37	\$408,016		Land Table PH1	13.79%
K -21-21-304-172	59078 PETERS BARN DR	8/16/2022	\$550,000	\$490,271	\$139,729	\$80,000	0.23	\$612,846		Land Table PH1	16.32%
K -21-21-304-027	24618 PADSTONE DR	3/3/2023	\$604,000	\$539,062	\$144,938	\$80,000	0.22	\$649,946		Land Table PH1	14.84%
K -21-28-101-034	23853 LYON PRESERVE TR	10/13/2022	\$663,915	\$593,858	\$150,057	\$80,000	0.25	\$600,228		Land Table PH1	13.47%
K -21-28-101-035	23841 LYON PRESERVE TR	8/29/2022	\$644,670	\$578,526	\$146,144	\$80,000	0.25	\$584,576		Land Table PH1	13.83%
K -21-28-101-018	23994 LYON PRESERVE TR	12/22/2022	\$643,448	\$577,508	\$145,940	\$80,000	0.23	\$634,522		Land Table PH1	13.85%
K -21-36-401-031	21003 TORBAY DR	12/28/2023	\$823,090	\$742,184	\$160,906	\$80,000	0.3	\$536,353		Land Table PH1	10.78%
K -21-28-101-042	57995 STONELEIGH DR	5/26/2022	\$748,588	\$675,013	\$153,575	\$80,000	0.31	\$495,403		Land Table PH1	11.85%
K -21-28-101-049	57772 STONELEIGH DR	12/20/2023	\$748,237	\$676,016	\$152,221	\$80,000	0.23	\$661,830		Land Table PH1	11.83%
K -21-36-401-029	21045 TORBAY DR	11/27/2023	\$932,040	\$846,228	\$165,812	\$80,000	0.25	\$663,248		Land Table PH1	9.45%
K -21-36-401-016	52024 BARNSTAPLE DR	3/22/2023	\$908,915	\$825,572	\$163,343	\$80,000	0.26	\$628,242		Land Table PH1	9.69%
K -21-28-101-001	24065 LYON PRESERVE TR	7/18/2023	\$792,000	\$719,530	\$152,470	\$80,000	0.23	\$662,913		Land Table PH1	11.12%
K -21-36-401-015	52004 BARNSTAPLE DR	8/21/2023	\$899,340	\$819,283	\$160,057	\$80,000	0.25	\$640,228		Land Table PH1	9.76%
K -21-21-304-153	24795 PURLIN CT	6/29/2022	\$550,000	\$501,647	\$128,353	\$80,000	0.24	\$539,298		Land Table PH1	15.95%
K -21-28-101-029	23874 LYON PRESERVE TR	3/14/2023	\$645,094	\$589,728	\$135,366	\$80,000	0.24	\$564,025		Land Table PH1	13.57%
K -21-28-201-039	23556 MILLWOOD	9/28/2023	\$665,000	\$612,476	\$132,524	\$80,000	0.36	\$368,122		Land Table PH1	13.06%
K -21-21-304-208	58931 WINNOWING CIR S	4/26/2023	\$601,021	\$553,930	\$127,091	\$80,000	0.21	\$613,966		Land Table PH1	14.44%
K -21-27-101-027	26973 MILLWOOD EAST D	7/7/2022	\$785,000	\$724,024	\$140,976	\$80,000	0.38	\$370,989		Land Table PH1	11.05%
K -21-36-401-013	51966 BARNSTAPLE DR	10/25/2023	\$893,978	\$826,726	\$147,252	\$80,000	0.37	\$397,978		Land Table PH1	9.68%
K -21-21-304-189	58464 WINNOWING CIR N	8/15/2022	\$650,000	\$602,454	\$127,546	\$80,000	0.33	\$388,860		Land Table PH1	13.28%
K -21-21-304-178	59024 PETERS BARN DR	12/6/2023	\$590,000	\$546,881	\$123,119	\$80,000	0.26	\$473,535		Land Table PH1	14.63%
K -21-36-401-032	20987 TORBAY DR	12/28/2023	\$883,003	\$819,618	\$143,385	\$80,000	0.32	\$448,078		Land Table PH1	9.76%
K -21-36-401-011	20926 BARNSTAPLE CT	9/8/2023	\$932,553	\$865,937	\$146,616	\$80,000	0.31	\$472,955		Land Table PH1	9.24%
K -21-28-101-038	57976 STONELEIGH DR	8/18/2022	\$743,582	\$692,217	\$131,365	\$80,000	0.26	\$505,250		Land Table PH1	11.56%
K -21-28-101-016	24022 LYON PRESERVE TR	10/5/2022	\$672,957	\$630,693	\$122,264	\$80,000	0.22	\$555,745		Land Table PH1	12.68%
K -21-36-401-019	51845 TORBAY DR	10/27/2023	\$951,275	\$891,748	\$139,527	\$80,000	0.29	\$481,128		Land Table PH1	8.97%
K -21-28-101-041	58031 STONELEIGH DR	7/26/2023	\$600,745	\$565,216	\$115,529	\$80,000	0.32	\$361,028		Land Table PH1	14.15%
K -21-21-304-056	58680 BRIDGE HOUSE CT	7/17/2023	\$610,000	\$574,465	\$115,535	\$80,000	0.31	\$375,114		Land Table PH1	13.93%
K -21-28-101-003	24043 LYON PRESERVE TR	9/16/2022	\$610,860	\$575,739	\$115,121	\$80,000	0.22	\$523,277		Land Table PH1	13.90%
K -21-28-101-014	23929 LYON PRESERVE TR	7/28/2022	\$589,966	\$556,810	\$113,156	\$80,000	0.23	\$491,983		Land Table PH1	14.37%

Township of Lyon

Land Table PH1

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
K -21-21-304-180	24790 PADSTONE DR	5/9/2023	\$610,000	\$575,788	\$114,212	\$80,000	0.26	\$432,621		Land Table PH1	13.89%
K -21-28-101-011	13957 LYON PRESERVE TR	8/15/2022	\$641,928	\$606,077	\$115,851	\$80,000	0.24	\$482,713		Land Table PH1	13.20%
K -21-28-201-001	7234 MEADOWCREEK CIR	5/9/2023	\$800,000	\$757,138	\$122,862	\$80,000	0.36	\$341,283		Land Table PH1	10.57%
K -21-28-203-022	57215 STONELEIGH DR	4/1/2022	\$729,221	\$690,154	\$119,067	\$80,000	0.34	\$350,197		Land Table PH1	11.59%
K -21-36-401-018	51861 TORBAY DR	10/24/2023	\$890,365	\$846,748	\$123,617	\$80,000	0.28	\$441,489		Land Table PH1	9.45%
K -21-21-304-121	58725 PETERS BARN DR	4/22/2022	\$651,000	\$619,813	\$111,187	\$80,000	0.21	\$537,135		Land Table PH1	12.91%
K -21-28-101-048	57779 STONELEIGH DR	3/29/2022	\$608,336	\$579,304	\$109,032	\$80,000	0.24	\$454,300		Land Table PH1	13.81%
K -21-21-304-003	24350 PADSTONE DR	4/27/2022	\$626,000	\$596,183	\$109,817	\$80,000	0.32	\$344,254		Land Table PH1	13.42%
K -21-28-201-054	23699 MILLWOOD	8/30/2022	\$640,000	\$610,510	\$109,490	\$80,000	0.34	\$322,029		Land Table PH1	13.10%
K -21-28-101-021	13962 LYON PRESERVE TR	6/8/2023	\$606,862	\$580,175	\$106,687	\$80,000	0.23	\$463,857		Land Table PH1	13.79%
K -21-28-101-020	13978 LYON PRESERVE TR	3/21/2022	\$615,736	\$589,642	\$106,094	\$80,000	0.23	\$461,278		Land Table PH1	13.57%
K -21-28-301-017	22924 MARK CT	11/17/2023	\$841,640	\$809,486	\$112,154	\$80,000	0.44	\$254,895		Land Table PH1	9.88%
K -21-36-401-020	51827 TORBAY CT	12/15/2023	\$892,615	\$859,805	\$112,810	\$80,000	0.34	\$331,794		Land Table PH1	9.30%
K -21-28-101-051	57844 STONELEIGH DR	12/13/2022	\$767,905	\$742,746	\$105,159	\$80,000	0.25	\$420,636		Land Table PH1	10.77%
K -21-28-201-011	7135 MEADOWCREEK CIR	6/13/2022	\$590,501	\$571,502	\$98,999	\$80,000	0.37	\$267,565		Land Table PH1	14.00%
K -21-28-201-070	23819 STONELEIGH DR	10/24/2022	\$710,000	\$689,283	\$100,717	\$80,000	0.34	\$296,226		Land Table PH1	11.61%
K -21-21-304-058	58697 BRIDGE HOUSE CT	11/18/2022	\$633,700	\$616,553	\$97,147	\$80,000	0.31	\$310,374		Land Table PH1	12.98%
K -21-28-101-031	13897 LYON PRESERVE TR	6/22/2023	\$639,891	\$624,088	\$95,803	\$80,000	0.23	\$416,535		Land Table PH1	12.82%
K -21-21-304-233	58423 WINNOWER CIR N	10/5/2023	\$642,000	\$627,522	\$94,478	\$80,000	0.26	\$357,871		Land Table PH1	12.75%
K -21-28-201-036	23656 MILLWOOD	8/3/2022	\$630,000	\$616,215	\$93,785	\$80,000	0.34	\$275,838		Land Table PH1	12.98%
K -21-21-304-183	58424 WINNOWER CIR N	1/5/2022	\$620,000	\$610,967	\$89,033	\$80,000	0.31	\$289,068		Land Table PH1	13.09%
K -21-28-301-014	22919 MARK CT	10/27/2023	\$739,790	\$730,970	\$88,820	\$80,000	0.34	\$261,235		Land Table PH1	10.94%
K -21-36-401-047	20986 TORBAY DR	11/27/2023	\$900,140	\$890,621	\$89,519	\$80,000	0.28	\$319,711		Land Table PH1	8.98%
K -21-21-304-222	58775 WINNOWER CIR N	4/5/2022	\$638,600	\$632,694	\$85,906	\$80,000	0.22	\$392,265		Land Table PH1	12.64%
K -21-21-304-245	24956 CARRIAGE LN	6/22/2022	\$585,000	\$580,204	\$84,796	\$80,000	0.22	\$380,251		Land Table PH1	13.79%
K -21-28-101-019	13980 LYON PRESERVE TR	1/13/2023	\$691,741	\$688,035	\$83,706	\$80,000	0.23	\$363,939		Land Table PH1	11.63%
K -21-28-101-008	13981 LYON PRESERVE TR	2/28/2023	\$699,000	\$698,193	\$80,807	\$80,000	0.24	\$336,696		Land Table PH1	11.46%
K -21-36-401-023	51802 TORBAY CT	7/20/2023	\$899,615	\$900,561	\$79,054	\$80,000	0.35	\$225,869		Land Table PH1	8.88%
K -21-36-401-049	20935 ABINGDON ST	8/25/2023	\$830,415	\$834,086	\$76,329	\$80,000	0.3	\$254,430		Land Table PH1	9.59%
K -21-28-301-026	58646 RACHEL DR	12/20/2023	\$738,415	\$741,806	\$76,609	\$80,000	0.4	\$191,523		Land Table PH1	10.78%
K -21-36-401-027	51892 TORBAY DR	11/30/2023	\$873,455	\$878,114	\$75,341	\$80,000	0.28	\$269,075		Land Table PH1	9.11%
K -21-28-301-011	22853 MARK CT	10/25/2023	\$726,690	\$731,555	\$75,135	\$80,000	0.36	\$208,708		Land Table PH1	10.94%
K -21-36-401-021	51801 TORBAY CT	8/11/2023	\$867,640	\$873,637	\$74,003	\$80,000	0.3	\$246,677		Land Table PH1	9.16%
K -21-36-401-014	51980 BARNSTAPLE DR	6/21/2023	\$823,665	\$829,490	\$74,175	\$80,000	0.26	\$285,288		Land Table PH1	9.64%
K -21-36-401-012	20944 BARNSTAPLE CT	7/18/2023	\$829,990	\$836,470	\$73,520	\$80,000	0.3	\$245,067		Land Table PH1	9.56%
K -21-36-401-022	51786 TORBAY CT	7/25/2023	\$862,665	\$872,784	\$69,881	\$80,000	0.31	\$225,423		Land Table PH1	9.17%
K -21-21-304-129	24585 KING POST CT	4/25/2022	\$585,000	\$593,743	\$71,257	\$80,000	0.29	\$242,371		Land Table PH1	13.47%
K -21-28-201-061	23640 STONELEIGH DR	11/7/2022	\$676,000	\$686,765	\$69,235	\$80,000	0.40	\$173,088		Land Table PH1	11.65%
K -21-36-401-003	20876 ABINGDON ST	5/30/2023	\$796,165	\$813,359	\$62,806	\$80,000	0.26	\$241,562		Land Table PH1	9.84%
K -21-36-401-052	20875 ABINGDON ST	7/10/2023	\$825,915	\$846,210	\$59,705	\$80,000	0.27	\$221,130		Land Table PH1	9.45%
K -21-28-101-006	14007 LYON PRESERVE TR	8/8/2023	\$670,332	\$687,294	\$63,038	\$80,000	0.24	\$262,658		Land Table PH1	11.64%
K -21-28-203-027	57288 STONELEIGH DR	2/7/2022	\$730,000	\$754,688	\$55,312	\$80,000	0.34	\$162,682		Land Table PH1	10.60%
K -21-36-401-054	20841 ABINGDON ST	8/28/2023	\$786,215	\$814,959	\$51,256	\$80,000	0.32	\$160,175		Land Table PH1	9.82%
K -21-36-401-050	20913 ABINGDON ST	8/25/2023	\$862,140	\$895,813	\$46,327	\$80,000	0.27	\$171,581		Land Table PH1	8.93%
K -21-36-401-006	20905 BARNSTAPLE CT	6/9/2023	\$800,065	\$831,762	\$48,303	\$80,000	0.34	\$142,068		Land Table PH1	9.62%
K -21-28-101-043	57949 STONELEIGH DR	1/28/2022	\$549,995	\$574,384	\$55,611	\$80,000	0.25	\$222,444		Land Table PH1	13.93%
K -21-36-401-008	20864 BARNSTAPLE CT	5/24/2023	\$811,530	\$854,340	\$37,190	\$80,000	0.45	\$82,644		Land Table PH1	9.36%
K -21-21-304-009	24408 PADSTONE DR	2/14/2022	\$588,244	\$620,347	\$47,897	\$80,000	0.33	\$145,584		Land Table PH1	12.90%
K -21-28-101-013	13931 LYON PRESERVE TR	9/27/2022	\$679,592	\$718,502	\$41,090	\$80,000	0.23	\$178,652		Land Table PH1	11.13%
K -21-36-401-007	20861 BARNSTAPLE CT	7/25/2023	\$763,815	\$807,637	\$36,178	\$80,000	0.45	\$80,396		Land Table PH1	9.91%
K -21-36-401-053	20853 ABINGDON ST	7/7/2023	\$775,140	\$821,065	\$34,075	\$80,000	0.3	\$113,583		Land Table PH1	9.74%
K -21-28-301-007	22753 RACHEL DR	10/19/2023	\$723,415	\$768,833	\$34,582	\$80,000	0.45	\$76,849		Land Table PH1	10.41%
K -21-28-101-032	13875 LYON PRESERVE TR	7/11/2022	\$526,761	\$561,460	\$45,301	\$80,000	0.23	\$196,961		Land Table PH1	14.25%
K -21-28-301-001	58605 RACHEL DR	12/29/2023	\$696,815	\$747,040	\$29,775	\$80,000	0.39	\$76,346		Land Table PH1	10.71%
K -21-28-201-030	23857 STONELEIGH DR	6/16/2022	\$628,780	\$675,336	\$33,444	\$80,000	0.34	\$98,365		Land Table PH1	11.85%
K -21-28-301-015	22933 MARK CT	10/27/2023	\$696,840	\$750,504	\$26,336	\$80,000	0.46	\$57,252		Land Table PH1	10.66%
K -21-36-401-005	20912 ABINGDON ST	6/16/2023	\$740,115	\$797,181	\$22,934	\$80,000	0.32	\$71,669		Land Table PH1	10.04%
K -21-28-101-047	57815 STONELEIGH DR	4/19/2022	\$629,487	\$678,041	\$31,446	\$80,000	0.23	\$136,722		Land Table PH1	11.80%
K -21-28-301-029	22785 MARTIN RD	12/19/2023	\$704,265	\$760,800	\$23,465	\$80,000	0.48	\$48,885		Land Table PH1	10.52%
K -21-28-301-027	22743 MARTIN RD	11/30/2023	\$720,415	\$778,781	\$21,634	\$80,000	0.37	\$58,470		Land Table PH1	10.27%
K -21-28-301-013	22897 MARK CT	10/27/2023	\$685,225	\$750,624	\$14,601	\$80,000	0.34	\$42,944		Land Table PH1	10.66%
K -21-28-101-052	57880 STONELEIGH DR	11/15/2023	\$579,158	\$634,638	\$24,520	\$80,000	0.25	\$98,080		Land Table PH1	12.61%
K -21-28-101-022	13956 LYON PRESERVE TR	11/30/2022	\$622,587	\$683,849	\$18,738	\$80,000	0.23	\$81,470		Land Table PH1	11.70%
K -21-28-301-009	22803 RACHEL DR	9/28/2023	\$677,540	\$747,093	\$10,447	\$80,000	0.34	\$30,726		Land Table PH1	10.71%
K -21-36-401-009	20882 BARNSTAPLE CT	5/15/2023	\$786,920	\$869,086	(\$2,166)	\$80,000	0.29	(\$7,469)		Land Table PH1	9.21%
K -21-28-301-012	22875 MARK CT	10/27/2023	\$664,590	\$736,095	\$8,495	\$80,000	0.34	\$24,985		Land Table PH1	10.87%
K -21-36-401-004	20894 ABINGDON ST	8/21/2023	\$763,690	\$846,810	(\$3,120)	\$80,000	0.26	(\$12,000)		Land Table PH1	9.45%
K -21-28-101-037	57950 STONELEIGH DR	9/28/2023	\$584,199	\$649,797	\$14,402	\$80,000	0.32	\$45,006		Land Table PH1	12.31%
K -21-28-101-036	13845 LYON PRESERVE TR	7/21/2023	\$511,302	\$568,942	\$22,360	\$80,000	0.28	\$79,857		Land Table PH1	14.06%
K -21-28-301-008	22781 RACHEL DR	9/28/2023	\$662,990	\$738,448	\$4,542	\$80,000	0.36	\$12,617		Land Table PH1	10.83%

Township of Lyon

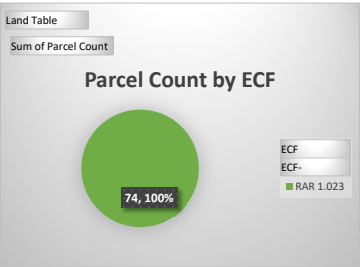
Land Table PH1

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
K -21-28-301-023	22754 RACHEL DR	12/4/2023	\$673,740	\$754,319	(\$579)	\$80,000	0.36	(\$1,608)		Land Table PH1	10.61%
K -21-36-401-010	20908 BARNSTAPLE CT	6/23/2023	\$763,015	\$861,375	(\$18,360)	\$80,000	0.32	(\$57,375)		Land Table PH1	9.29%
K -21-28-301-010	22827 RACHEL DR	9/28/2023	\$665,865	\$752,587	(\$6,722)	\$80,000	0.36	(\$18,672)		Land Table PH1	10.63%
K -21-28-101-046	57841 STONELEIGH DR	2/15/2022	\$511,507	\$580,398	\$11,109	\$80,000	0.24	\$46,288		Land Table PH1	13.78%
K -21-28-301-004	58677 RACHEL DR	10/20/2023	\$649,615	\$737,641	(\$8,026)	\$80,000	0.42	(\$19,110)		Land Table PH1	10.85%
K -21-28-101-040	58067 STONELEIGH DR	9/8/2023	\$583,765	\$664,339	(\$574)	\$80,000	0.25	(\$2,296)		Land Table PH1	12.04%
K -21-28-101-007	23995 LYON PRESERVE TR	12/20/2022	\$666,986	\$766,518	(\$19,532)	\$80,000	0.24	(\$81,383)		Land Table PH1	10.44%
K -21-28-301-020	22826 MARK CT	12/5/2023	\$628,665	\$726,306	(\$17,641)	\$80,000	0.31	(\$56,906)		Land Table PH1	11.01%
K -21-28-101-002	24057 LYON PRESERVE TR	11/9/2023	\$574,267	\$666,347	(\$12,080)	\$80,000	0.24	(\$50,333)		Land Table PH1	12.01%
K -21-28-301-022	22778 RACHEL DR	11/27/2023	\$656,715	\$763,067	(\$26,352)	\$80,000	0.4	(\$65,880)		Land Table PH1	10.48%
K -21-28-301-019	22852 MARK CT	11/27/2023	\$631,240	\$737,965	(\$26,725)	\$80,000	0.31	(\$86,210)		Land Table PH1	10.84%
K -21-28-301-005	58705 RACHEL DR	10/18/2023	\$613,115	\$720,464	(\$27,349)	\$80,000	0.42	(\$65,117)		Land Table PH1	11.10%
K -21-28-101-045	57887 STONELEIGH DR	7/21/2023	\$563,090	\$668,464	(\$25,374)	\$80,000	0.24	(\$105,725)		Land Table PH1	11.97%
K -21-28-301-006	22701 RACHEL DR	10/16/2023	\$607,465	\$723,347	(\$35,882)	\$80,000	0.40	(\$89,705)		Land Table PH1	11.06%

Township of Lyon

Land Table RAR

BSA DATABASE		SALES DATA	
Parcel Count	74	# of Sales	7
ECF Nbhd	RAR	Sales Ratio	46.98%
Min ECF	1.023	(Land Resid.-Est. Land Value)/Est. LV	34.61%
Max ECF	1.023	% Change	8.50%
Land Table LtoB	19.37%	Projected Land Table LtoB	21.02%
CVT LtoB	17.35%	Sales Sample Size	9.46%



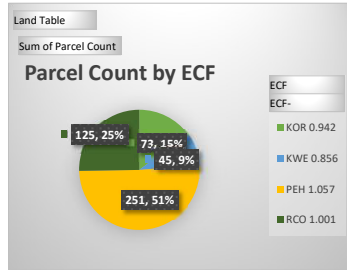
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$81,332	\$109,477	\$88,245
MINIMUM	\$74,826	\$100,721	\$81,186
MAXIMUM	\$87,837	\$118,234	\$95,303

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
K -21-09-451-010	28028 TREMONTE DR	10/08/23	\$417,000	\$320,245	\$171,581	\$74,826	1.00	\$171,581		Land Table RAR	23.37%
K -21-09-451-071	28077 TREMONTE DR	05/26/22	\$430,000	\$394,177	\$123,660	\$87,837	1.00	\$123,660		Land Table RAR	22.28%
K -21-09-451-039	57241 WINDMILL POINTE	03/30/22	\$470,000	\$444,035	\$100,791	\$74,826	1.00	\$100,791		Land Table RAR	16.85%
K -21-09-451-049	57393 WINDMILL POINTE	06/02/23	\$490,000	\$464,180	\$100,646	\$74,826	1.00	\$100,646		Land Table RAR	16.12%
K -21-09-451-038	57240 WINDMILL POINTE	08/31/23	\$490,000	\$473,333	\$91,493	\$74,826	1.00	\$91,493		Land Table RAR	15.81%
K -21-09-451-014	57450 WINDMILL POINTE	08/29/22	\$347,250	\$352,411	\$69,665	\$74,826	1.00	\$69,665		Land Table RAR	21.23%
K -21-09-451-029	28120 BELMONTE DR	07/27/22	\$427,000	\$437,104	\$64,722	\$74,826	1.00	\$64,722		Land Table RAR	17.12%

Township of Lyon

Land Table RCO

BSA DATABASE		SALES DATA	
Parcel Count	494	# of Sales	145
ECF Nbhd	RCO, KWE, KOR, PEH	Sales Ratio	48.56%
Min ECF	0.856	(Land Resid.-Est. Land Value)/Est. LV	20.42%
Max ECF	1.057	% Change	6.00%
Land Table LtoB	16.04%	Projected Land Table LtoB	17.00%
CVT LtoB	17.35%	Sales Sample Size	29.35%



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$80,845	\$97,353	\$85,696
MINIMUM	\$80,845	\$97,353	\$85,696
MAXIMUM	\$80,845	\$97,353	\$85,696

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
K -21-09-404-056	28634 OAKMONTE CIR W	12/21/23	\$465,000	\$386,198	\$159,647	\$80,845	0.16	\$997,794		Land Table RCO	20.93%
K -21-23-401-030	53753 SPRINGWOOD DR	08/11/23	\$497,500	\$416,972	\$161,373	\$80,845	0.17	\$949,253		Land Table RCO	19.39%
K -21-09-404-031	28601 OAKMONTE CIR W	12/08/23	\$495,000	\$419,514	\$156,331	\$80,845	0.21	\$744,433		Land Table RCO	19.27%
K -21-33-152-008	58725 GREYSTONE DR	12/31/22	\$592,215	\$505,002	\$168,058	\$80,845	0.17	\$988,576		Land Table RCO	16.01%
K -21-33-152-007	58745 GREYSTONE DR	12/20/22	\$661,715	\$569,319	\$173,241	\$80,845	0.18	\$962,450		Land Table RCO	14.20%
K -21-33-353-013	58790 SELLA DR	03/01/23	\$523,224	\$453,184	\$150,885	\$80,845	0.14	\$1,093,370		Land Table RCO	17.84%
K -21-33-152-006	58781 GREYSTONE DR	01/27/23	\$626,690	\$548,962	\$158,573	\$80,845	0.23	\$689,448		Land Table RCO	14.73%
K -21-23-402-057	24304 OAK RIDGE BLVD	03/24/23	\$694,020	\$612,947	\$161,918	\$80,845	0.25	\$647,672		Land Table RCO	13.19%
K -21-09-402-041	28469 COTTAGE LN	05/12/23	\$505,000	\$448,228	\$137,617	\$80,845	0.12	\$1,146,808		Land Table RCO	18.04%
K -21-23-402-065	24336 OAK RIDGE BLVD	01/17/23	\$779,265	\$696,646	\$163,464	\$80,845	0.30	\$544,880		Land Table RCO	11.60%
K -21-33-152-010	58587 GREYSTONE DR	11/30/22	\$555,715	\$496,998	\$139,562	\$80,845	0.17	\$820,953		Land Table RCO	16.27%
K -21-23-402-070	53215 SILVER BIRCH CT	03/09/23	\$809,965	\$725,728	\$165,082	\$80,845	0.33	\$500,248		Land Table RCO	11.14%
K -21-33-352-028	21390 NAVARRA DR	09/19/23	\$525,000	\$470,699	\$135,146	\$80,845	0.15	\$900,973		Land Table RCO	17.18%
K -21-33-353-011	58736 SELLA DR	04/14/23	\$620,955	\$557,125	\$144,675	\$80,845	0.15	\$939,448		Land Table RCO	14.51%
K -21-23-402-068	53216 SILVER BIRCH CT	02/10/23	\$798,480	\$716,795	\$162,530	\$80,845	0.33	\$492,515		Land Table RCO	11.28%
K -21-33-352-044	21213 NAVARRA DR	05/25/23	\$530,000	\$476,958	\$133,887	\$80,845	0.15	\$892,580		Land Table RCO	16.95%
K -21-09-404-030	28583 OAKMONTE CIR W	07/28/23	\$505,000	\$455,446	\$130,399	\$80,845	0.17	\$767,053		Land Table RCO	17.75%
K -21-23-402-073	53203 SILVER BIRCH CT	03/22/23	\$655,140	\$590,880	\$145,105	\$80,845	0.34	\$426,779		Land Table RCO	13.68%
K -21-23-402-072	53209 SILVER BIRCH CT	04/14/23	\$804,360	\$728,836	\$156,369	\$80,845	0.24	\$651,538		Land Table RCO	11.09%
K -21-33-353-029	20743 GIDRAN DR	08/25/23	\$525,000	\$476,141	\$129,704	\$80,845	0.15	\$858,967		Land Table RCO	16.98%
K -21-33-152-005	58827 GREYSTONE DR	12/28/22	\$641,665	\$583,199	\$139,311	\$80,845	0.23	\$605,700		Land Table RCO	13.86%
K -21-33-353-001	20991 CALABRESE DR	06/15/23	\$585,925	\$533,982	\$132,788	\$80,845	0.14	\$962,232		Land Table RCO	15.14%
K -21-33-353-040	58743 SELLA DR	01/20/23	\$546,040	\$498,342	\$128,543	\$80,845	0.16	\$818,745		Land Table RCO	16.22%
K -21-33-353-044	20899 CALABRESE DR	10/23/23	\$563,190	\$514,340	\$129,695	\$80,845	0.19	\$682,605		Land Table RCO	15.72%
K -21-33-152-022	58732 BLACKSTONE WAY	12/15/22	\$595,240	\$545,561	\$130,524	\$80,845	0.19	\$686,968		Land Table RCO	14.82%
K -21-23-401-029	53771 SPRINGWOOD DR	08/18/22	\$459,000	\$421,242	\$118,603	\$80,845	0.20	\$593,015		Land Table RCO	19.19%
K -21-33-152-035	58726 GREYSTONE DR	12/21/22	\$625,290	\$575,655	\$130,480	\$80,845	0.19	\$686,737		Land Table RCO	14.04%
K -21-23-402-064	24332 OAK RIDGE BLVD	12/22/22	\$734,215	\$676,060	\$139,000	\$80,845	0.34	\$408,824		Land Table RCO	11.96%
K -21-33-353-008	20963 CALABRESE DR	12/04/23	\$619,630	\$572,988	\$127,487	\$80,845	0.19	\$660,554		Land Table RCO	14.11%
K -21-33-152-037	58852 GREYSTONE DR	11/17/23	\$554,490	\$513,680	\$121,655	\$80,845	0.19	\$640,289		Land Table RCO	15.74%
K -21-23-402-048	24267 OAK RIDGE BLVD	03/28/22	\$758,000	\$702,909	\$135,936	\$80,845	0.24	\$566,400		Land Table RCO	11.50%
K -21-33-353-041	58725 SELLA DR	03/13/23	\$584,515	\$542,205	\$123,155	\$80,845	0.16	\$784,427		Land Table RCO	14.91%
K -21-33-152-021	58710 BLACKSTONE WAY	11/22/22	\$600,000	\$556,574	\$124,271	\$80,845	0.18	\$690,394		Land Table RCO	14.53%
K -21-23-401-042	53713 EDGEWOOD DR	06/30/22	\$465,501	\$432,170	\$114,176	\$80,845	0.31	\$368,310		Land Table RCO	18.71%
K -21-33-352-001	58946 CALABRESE DR	12/09/22	\$540,000	\$504,026	\$116,819	\$80,845	0.16	\$730,119		Land Table RCO	16.04%
K -21-33-353-009	58702 SELLA DR	11/15/23	\$544,405	\$509,181	\$116,069	\$80,845	0.15	\$753,695		Land Table RCO	15.88%
K -21-33-353-020	20921 GIDRAN DR	11/22/22	\$573,905	\$537,254	\$117,496	\$80,845	0.15	\$762,961		Land Table RCO	15.05%
K -21-33-353-042	58707 SELLA DR	05/03/23	\$589,005	\$551,648	\$118,202	\$80,845	0.13	\$902,305		Land Table RCO	14.66%
K -21-09-404-019	28546 OAKMONTE CIR E	10/15/22	\$435,000	\$407,489	\$108,356	\$80,845	0.16	\$677,225		Land Table RCO	19.84%
K -21-33-152-004	58845 GREYSTONE DR	02/06/23	\$549,990	\$516,230	\$114,605	\$80,845	0.19	\$603,184		Land Table RCO	15.66%
K -21-33-353-043	58699 SELLA DR	05/19/23	\$578,590	\$543,363	\$116,072	\$80,845	0.16	\$739,312		Land Table RCO	14.88%
K -21-23-402-067	53212 SILVER BIRCH CT	01/21/23	\$681,295	\$640,691	\$121,449	\$80,845	0.27	\$449,811		Land Table RCO	12.62%

Township of Lyon

Land Table RCO

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
K -21-23-402-047	24271 OAK RIDGE BLVD	06/17/22	\$625,000	\$588,690	\$117,155	\$80,845	0.23	\$509,370		Land Table RCO	13.73%
K -21-23-402-013	24293 BAY LAUREL LN	06/29/22	\$714,175	\$672,931	\$122,089	\$80,845	0.33	\$369,967		Land Table RCO	12.01%
K -21-09-404-036	28645 OAKMONTE CIR W	07/06/23	\$485,000	\$457,052	\$108,793	\$80,845	0.17	\$639,959		Land Table RCO	17.69%
K -21-33-152-001	58927 GREYSTONE DR	11/28/22	\$547,500	\$516,352	\$111,993	\$80,845	0.21	\$533,300		Land Table RCO	15.66%
K -21-33-352-049	21393 NAVARRA DR	04/03/23	\$550,000	\$519,542	\$111,303	\$80,845	0.15	\$742,020		Land Table RCO	15.56%
K -21-33-152-003	58863 GREYSTONE DR	12/22/22	\$592,650	\$560,622	\$112,873	\$80,845	0.18	\$627,072		Land Table RCO	14.42%
K -21-33-353-087	20966 CALABRESE DR	12/18/23	\$519,570	\$492,627	\$107,788	\$80,845	0.15	\$718,587		Land Table RCO	16.41%
K -21-23-401-007	53662 VALLEYWOOD DR	06/23/22	\$450,000	\$427,026	\$103,819	\$80,845	0.17	\$610,700		Land Table RCO	18.93%
K -21-33-353-003	20983 CALABRESE DR	07/21/23	\$599,135	\$569,265	\$110,715	\$80,845	0.15	\$718,929		Land Table RCO	14.20%
K -21-33-152-009	58603 GREYSTONE DR	11/30/22	\$592,365	\$563,204	\$110,006	\$80,845	0.17	\$647,094		Land Table RCO	14.35%
K -21-09-404-009	28352 OAKMONTE CIR E	07/29/22	\$441,000	\$419,842	\$102,003	\$80,845	0.17	\$600,018		Land Table RCO	19.26%
K -21-23-402-061	24320 OAK RIDGE BLVD	01/13/23	\$741,220	\$705,919	\$116,146	\$80,845	0.25	\$464,584		Land Table RCO	11.45%
K -21-33-352-032	21270 NAVARRA DR	01/07/22	\$475,000	\$452,961	\$102,884	\$80,845	0.14	\$734,886		Land Table RCO	17.85%
K -21-23-402-012	24295 BAY LAUREL LN	03/30/22	\$725,570	\$693,010	\$113,405	\$80,845	0.29	\$391,052		Land Table RCO	11.67%
K -21-09-404-045	28681 OAKMONTE CIR W	09/02/22	\$420,000	\$401,904	\$98,941	\$80,845	0.15	\$659,607		Land Table RCO	20.12%
K -21-33-353-012	58758 SELLA DR	03/10/23	\$582,335	\$558,392	\$104,788	\$80,845	0.15	\$680,442		Land Table RCO	14.48%
K -21-23-402-069	53219 SILVER BIRCH CT	02/27/23	\$744,360	\$714,186	\$111,019	\$80,845	0.33	\$336,421		Land Table RCO	11.32%
K -21-33-152-036	58748 GREYSTONE DR	09/22/23	\$629,615	\$604,929	\$105,531	\$80,845	0.22	\$479,686		Land Table RCO	13.36%
K -21-33-353-004	20979 CALABRESE DR	05/26/23	\$551,815	\$530,194	\$102,466	\$80,845	0.15	\$665,364		Land Table RCO	15.25%
K -21-33-152-012	58553 GREYSTONE DR	11/22/22	\$566,680	\$544,778	\$102,747	\$80,845	0.21	\$489,271		Land Table RCO	14.84%
K -21-33-353-039	58761 SELLA DR	12/14/22	\$545,635	\$525,076	\$101,404	\$80,845	0.16	\$645,885		Land Table RCO	15.40%
K -21-09-402-045	28393 COTTAGE LN	07/28/23	\$417,500	\$402,922	\$95,423	\$80,845	0.11	\$867,482		Land Table RCO	20.06%
K -21-33-353-024	20843 GIDRAN DR	02/17/23	\$558,255	\$539,222	\$99,878	\$80,845	0.15	\$648,558		Land Table RCO	14.99%
K -21-23-402-066	53208 SILVER BIRCH CT	02/22/23	\$642,945	\$621,068	\$102,722	\$80,845	0.41	\$250,541		Land Table RCO	13.02%
K -21-23-402-049	24263 OAK RIDGE BLVD	08/25/22	\$600,000	\$580,227	\$100,618	\$80,845	0.23	\$437,470		Land Table RCO	13.93%
K -21-33-353-070	58719 GIDRAN DR	11/17/23	\$549,960	\$532,466	\$98,339	\$80,845	0.15	\$655,593		Land Table RCO	15.18%
K -21-09-404-043	28673 OAKMONTE CIR W	04/22/22	\$440,000	\$426,401	\$94,444	\$80,845	0.16	\$590,275		Land Table RCO	18.96%
K -21-23-402-071	53211 SILVER BIRCH CT	02/15/23	\$729,025	\$706,601	\$103,269	\$80,845	0.25	\$413,076		Land Table RCO	11.44%
K -21-33-353-063	58885 GIDRAN DR	07/24/23	\$543,130	\$526,788	\$97,187	\$80,845	0.26	\$373,796		Land Table RCO	15.35%
K -21-09-402-035	28569 COTTAGE LN	06/09/22	\$433,000	\$420,014	\$93,831	\$80,845	0.12	\$781,925		Land Table RCO	19.25%
K -21-33-152-033	58515 BLACKSTONE WAY	09/01/22	\$519,195	\$503,753	\$96,287	\$80,845	0.29	\$332,024		Land Table RCO	16.05%
K -21-23-401-021	53944 SPRINGWOOD DR	07/18/22	\$475,000	\$461,282	\$94,563	\$80,845	0.20	\$472,815		Land Table RCO	17.53%
K -21-33-152-027	58755 BLACKSTONE WAY	11/28/22	\$649,765	\$631,641	\$98,969	\$80,845	0.20	\$494,845		Land Table RCO	12.80%
K -21-33-353-025	20821 GIDRAN DR	11/16/22	\$557,215	\$542,069	\$95,991	\$80,845	0.15	\$623,318		Land Table RCO	14.91%
K -21-23-402-063	24328 OAK RIDGE BLVD	12/21/22	\$697,540	\$678,648	\$99,737	\$80,845	0.32	\$311,678		Land Table RCO	11.91%
K -21-23-402-056	24300 OAK RIDGE BLVD	09/28/22	\$650,760	\$633,539	\$98,066	\$80,845	0.26	\$377,177		Land Table RCO	12.76%
K -21-33-353-007	20967 CALABRESE DR	05/19/23	\$524,447	\$510,727	\$94,565	\$80,845	0.14	\$685,254		Land Table RCO	15.83%
K -21-09-402-029	28624 COTTAGE LN	05/26/22	\$400,000	\$389,668	\$91,177	\$80,845	0.14	\$651,264		Land Table RCO	20.75%
K -21-33-353-045	20881 CALABRESE DR	11/07/23	\$547,295	\$533,301	\$94,839	\$80,845	0.15	\$632,260		Land Table RCO	15.16%
K -21-33-152-034	58624 GREYSTONE DR	09/21/23	\$519,990	\$507,692	\$93,143	\$80,845	0.17	\$547,900		Land Table RCO	15.92%
K -21-33-152-032	58535 BLACKSTONE WAY	08/30/22	\$521,355	\$509,322	\$92,878	\$80,845	0.21	\$442,276		Land Table RCO	15.87%
K -21-23-402-002	24246 OAK RIDGE BLVD	09/08/22	\$779,000	\$761,727	\$98,118	\$80,845	0.26	\$377,377		Land Table RCO	10.61%
K -21-33-353-038	58797 SELLA DR	11/22/22	\$541,395	\$530,859	\$91,381	\$80,845	0.16	\$585,776		Land Table RCO	15.23%
K -21-33-353-014	58822 SELLA DR	01/18/23	\$530,460	\$521,580	\$89,725	\$80,845	0.14	\$650,181		Land Table RCO	15.50%
K -21-33-353-068	58775 GIDRAN DR	10/27/23	\$540,390	\$531,835	\$89,400	\$80,845	0.15	\$596,000		Land Table RCO	15.20%
K -21-33-353-037	20928 GIDRAN DR	12/07/22	\$545,055	\$537,194	\$88,706	\$80,845	0.19	\$459,617		Land Table RCO	15.05%
K -21-33-152-013	58504 BLACKSTONE WAY	11/14/22	\$524,705	\$518,231	\$87,319	\$80,845	0.21	\$415,805		Land Table RCO	15.60%
K -21-33-353-046	20865 CALABRESE DR	11/08/23	\$543,730	\$537,662	\$86,913	\$80,845	0.15	\$579,420		Land Table RCO	15.04%
K -21-33-152-028	58731 BLACKSTONE WAY	11/28/22	\$641,090	\$634,412	\$87,523	\$80,845	0.20	\$437,615		Land Table RCO	12.74%
K -21-33-152-014	58522 BLACKSTONE WAY	10/26/22	\$512,410	\$507,862	\$85,393	\$80,845	0.20	\$426,965		Land Table RCO	15.92%
K -21-33-353-088	20970 CALABRESE DR	10/20/23	\$521,960	\$517,993	\$84,812	\$80,845	0.19	\$446,379		Land Table RCO	15.61%
K -21-23-402-011	24297 BAY LAUREL LN	06/24/22	\$694,995	\$690,171	\$85,669	\$80,845	0.24	\$356,954		Land Table RCO	11.71%
K -21-33-353-023	20865 GIDRAN DR	12/06/22	\$567,230	\$563,525	\$84,550	\$80,845	0.15	\$549,026		Land Table RCO	14.35%
K -21-33-353-026	20809 GIDRAN DR	12/02/22	\$544,192	\$541,440	\$83,597	\$80,845	0.15	\$542,838		Land Table RCO	14.93%
K -21-09-404-018	28522 OAKMONTE CIR E	09/09/22	\$385,000	\$383,473	\$82,372	\$80,845	0.17	\$484,541		Land Table RCO	21.08%
K -21-33-353-066	58831 GIDRAN DR	10/31/23	\$539,500	\$537,953	\$82,392	\$80,845	0.15	\$549,280		Land Table RCO	15.03%
K -21-33-152-002	58881 GREYSTONE DR	05/19/23	\$597,240	\$596,092	\$81,993	\$80,845	0.20	\$409,965		Land Table RCO	13.56%
K -21-33-353-022	20887 GIDRAN DR	10/14/22	\$560,555	\$559,890	\$81,510	\$80,845	0.15	\$529,286		Land Table RCO	14.44%
K -21-33-353-017	20987 GIDRAN DR	10/18/23	\$556,370	\$556,796	\$80,419	\$80,845	0.19	\$421,042		Land Table RCO	14.52%
K -21-33-152-031	58577 BLACKSTONE WAY	09/01/22	\$491,675	\$492,646	\$79,874	\$80,845	0.21	\$380,352		Land Table RCO	16.41%
K -21-23-402-003	24248 OAK RIDGE BLVD	07/25/22	\$580,675	\$582,116	\$79,404	\$80,845	0.28	\$283,586		Land Table RCO	13.89%
K -21-33-152-015	58540 BLACKSTONE WAY	10/26/22	\$504,640	\$506,034	\$79,451	\$80,845	0.19	\$418,163		Land Table RCO	15.98%
K -21-23-402-001	24240 OAK RIDGE BLVD	01/30/23	\$651,510	\$653,430	\$78,925	\$80,845	0.26	\$303,558		Land Table RCO	12.37%
K -21-23-402-054	24245 OAK RIDGE BLVD	09/15/22	\$608,140	\$611,247	\$77,738	\$80,845	0.23	\$337,991		Land Table RCO	13.23%
K -21-33-152-029	58665 BLACKSTONE WAY	10/17/22	\$570,280	\$573,967	\$77,158	\$80,845	0.21	\$367,419		Land Table RCO	14.09%
K -21-23-402-018	24279 BAY LAUREL LN	06/17/22	\$678,010	\$683,494	\$75,361	\$80,845	0.23	\$327,657		Land Table RCO	11.83%
K -21-33-353-033	20816 GIDRAN DR	01/25/23	\$500,000	\$504,054	\$76,791	\$80,845	0.21	\$370,971		Land Table RCO	16.04%
K -21-23-402-060	24316 OAK RIDGE BLVD	01/12/23	\$699,505	\$705,749	\$74,601	\$80,845	0.25	\$298,404		Land Table RCO	11.46%
K -21-23-402-062	24324 OAK RIDGE BLVD	04/20/23	\$657,000	\$662,943	\$74,902	\$80,845	0.26	\$288,085		Land Table RCO	12.19%
K -21-33-152-023	58816 BLACKSTONE WAY	12/21/22	\$539,665	\$545,296	\$75,214	\$80,845	0.19	\$395,863		Land Table RCO	14.83%

Township of Lyon

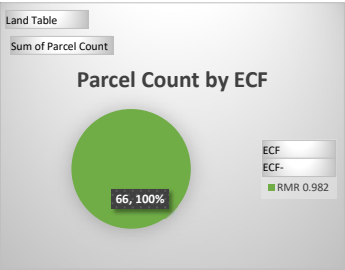
Land Table RCO

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
K -21-33-152-011	58565 GREYSTONE DR	09/30/22	\$595,965	\$602,450	\$74,360	\$80,845	0.24	\$309,833		Land Table RCO	13.42%
K -21-33-353-030	20764 GIDRAN DR	10/07/22	\$536,985	\$543,559	\$74,271	\$80,845	0.16	\$467,113		Land Table RCO	14.87%
K -21-23-402-024	24257 BAY LAUREL LN	02/24/22	\$559,190	\$567,656	\$72,379	\$80,845	0.23	\$314,691		Land Table RCO	14.24%
K -21-23-402-059	24312 OAK RIDGE BLVD	01/18/23	\$691,825	\$705,725	\$66,945	\$80,845	0.25	\$267,780		Land Table RCO	11.46%
K -21-33-353-032	20808 GIDRAN DR	09/21/22	\$508,115	\$519,821	\$69,139	\$80,845	0.15	\$467,155		Land Table RCO	15.55%
K -21-33-353-034	20862 GIDRAN DR	10/24/22	\$470,525	\$481,409	\$69,961	\$80,845	0.19	\$362,492		Land Table RCO	16.79%
K -21-33-353-031	20786 GIDRAN DR	09/30/22	\$528,170	\$541,510	\$67,505	\$80,845	0.15	\$456,115		Land Table RCO	14.93%
K -21-33-353-036	20916 GIDRAN DR	11/07/22	\$531,945	\$546,395	\$66,395	\$80,845	0.14	\$481,123		Land Table RCO	14.80%
K -21-33-152-019	58672 BLACKSTONE WAY	09/20/22	\$526,537	\$540,858	\$66,524	\$80,845	0.19	\$350,126		Land Table RCO	14.95%
K -21-33-353-018	20965 GIDRAN DR	09/15/23	\$529,230	\$544,005	\$66,070	\$80,845	0.15	\$429,026		Land Table RCO	14.86%
K -21-33-353-019	20943 GIDRAN DR	01/13/23	\$515,720	\$530,493	\$66,072	\$80,845	0.15	\$429,039		Land Table RCO	15.24%
K -21-33-353-021	20909 GIDRAN DR	10/31/22	\$550,605	\$566,509	\$64,941	\$80,845	0.15	\$421,695		Land Table RCO	14.27%
K -21-23-401-011	53742 SPRINGWOOD DR	10/26/23	\$407,000	\$418,864	\$68,981	\$80,845	0.23	\$299,917		Land Table RCO	19.30%
K -21-33-353-035	20884 GIDRAN DR	11/18/22	\$492,690	\$507,758	\$65,777	\$80,845	0.14	\$476,645		Land Table RCO	15.92%
K -21-33-152-025	58862 BLACKSTONE WAY	06/22/23	\$490,740	\$506,611	\$64,974	\$80,845	0.19	\$341,968		Land Table RCO	15.96%
K -21-33-152-020	58694 BLACKSTONE WAY	10/27/22	\$583,540	\$604,014	\$60,371	\$80,845	0.19	\$317,742		Land Table RCO	13.38%
K -21-33-353-062	20721 GIDRAN DR	10/16/23	\$510,555	\$530,214	\$61,186	\$80,845	0.15	\$407,907		Land Table RCO	15.25%
K -21-23-402-043	53213 BAY LAUREL LN	01/26/22	\$665,710	\$698,498	\$48,057	\$80,845	0.27	\$177,989		Land Table RCO	11.57%
K -21-33-353-027	20787 GIDRAN DR	10/31/22	\$465,375	\$488,613	\$57,607	\$80,845	0.15	\$374,071		Land Table RCO	16.55%
K -21-23-402-055	24241 OAK RIDGE BLVD	08/15/22	\$660,710	\$698,065	\$43,490	\$80,845	0.23	\$189,087		Land Table RCO	11.58%
K -21-33-152-024	58844 BLACKSTONE WAY	09/28/23	\$524,915	\$554,665	\$51,095	\$80,845	0.19	\$268,921		Land Table RCO	14.58%
K -21-23-402-058	24308 OAK RIDGE BLVD	01/27/23	\$631,680	\$671,492	\$41,033	\$80,845	0.25	\$164,132		Land Table RCO	12.04%
K -21-33-152-016	58574 BLACKSTONE WAY	10/27/22	\$511,195	\$544,207	\$47,833	\$80,845	0.19	\$251,753		Land Table RCO	14.86%
K -21-33-152-018	58640 BLACKSTONE WAY	11/22/22	\$494,060	\$529,421	\$45,484	\$80,845	0.19	\$239,389		Land Table RCO	15.27%
K -21-23-402-053	24247 OAK RIDGE BLVD	05/25/22	\$631,315	\$679,093	\$33,067	\$80,845	0.24	\$137,779		Land Table RCO	11.90%
K -21-23-402-014	24291 BAY LAUREL LN	01/28/22	\$666,567	\$719,396	\$28,016	\$80,845	0.27	\$103,763		Land Table RCO	11.24%
K -21-33-352-002	58922 CALABRESE DR	02/27/23	\$533,010	\$578,514	\$35,341	\$80,845	0.14	\$252,436		Land Table RCO	13.97%
K -21-23-402-007	24284 OAK RIDGE BLVD	02/18/22	\$650,692	\$706,714	\$24,823	\$80,845	0.25	\$99,292		Land Table RCO	11.44%
K -21-33-152-030	58583 BLACKSTONE WAY	08/19/22	\$543,390	\$591,505	\$32,730	\$80,845	0.22	\$148,773		Land Table RCO	13.67%
K -21-33-152-017	58582 BLACKSTONE WAY	10/28/22	\$467,040	\$510,107	\$37,778	\$80,845	0.19	\$198,832		Land Table RCO	15.85%
K -21-23-402-046	53201 BAY LAUREL LN	01/13/22	\$594,215	\$650,496	\$24,564	\$80,845	0.28	\$87,729		Land Table RCO	12.43%
K -21-23-402-044	53209 BAY LAUREL LN	01/28/22	\$600,177	\$660,424	\$20,598	\$80,845	0.26	\$79,223		Land Table RCO	12.24%
K -21-33-353-028	20765 GIDRAN DR	10/12/22	\$511,960	\$567,316	\$25,489	\$80,845	0.15	\$165,513		Land Table RCO	14.25%

Township of Lyon

Land Table RMR

BSA DATABASE		SALES DATA	
Parcel Count	66	# of Sales	9
ECF Nbhd	RMR	Sales Ratio	46.38%
Min ECF	0.982	(Land Resid.-Est. Land Value)/Est. LV	48.50%
Max ECF	0.982	% Change	25.00%
Land Table LtoB	15.91%	Projected Land Table LtoB	19.89%
CVT LtoB	17.35%	Sales Sample Size	13.64%



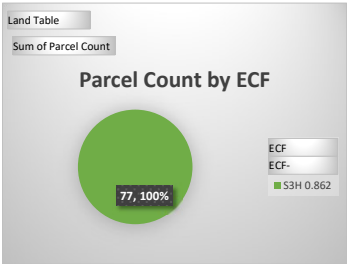
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$35,300	\$52,421	\$44,125
MINIMUM	\$35,300	\$52,421	\$44,125
MAXIMUM	\$35,300	\$52,421	\$44,125

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
K -21-09-401-001	28262 OAKMONTE CIR E	06/21/22	\$257,000	\$189,403	\$102,897	\$35,300	1.00	\$102,897		Land Table RMR	18.64%
K -21-09-401-013	28210 OAKMONTE CIR E	12/01/23	\$252,750	\$189,403	\$98,647	\$35,300	1.00	\$98,647		Land Table RMR	18.64%
K -21-09-401-057	28203 OAKMONTE CIR E	07/08/22	\$265,000	\$230,693	\$69,607	\$35,300	1.00	\$69,607		Land Table RMR	15.30%
K -21-09-401-019	28192 OAKMONTE CIR E	02/22/23	\$209,900	\$189,403	\$55,797	\$35,300	1.00	\$55,797		Land Table RMR	18.64%
K -21-09-401-003	28254 OAKMONTE CIR E	06/24/22	\$223,000	\$221,799	\$36,501	\$35,300	1.00	\$36,501		Land Table RMR	15.92%
K -21-09-401-052	28199 OAKMONTE CIR E	09/28/22	\$230,000	\$230,693	\$34,607	\$35,300	1.00	\$34,607		Land Table RMR	15.30%
K -21-09-401-062	28245 OAKMONTE CIR E	04/22/22	\$235,000	\$240,723	\$29,577	\$35,300	1.00	\$29,577		Land Table RMR	14.66%
K -21-09-401-071	28257 OAKMONTE CIR E	04/15/22	\$235,000	\$240,723	\$29,577	\$35,300	1.00	\$29,577		Land Table RMR	14.66%
K -21-09-401-014	28206 OAKMONTE CIR E	03/11/22	\$220,000	\$240,723	\$14,577	\$35,300	1.00	\$14,577		Land Table RMR	14.66%

Township of Lyon

Land Table S3H

BSA DATABASE		SALES DATA	
Parcel Count	77	# of Sales	3
ECF Nbhd	S3H	Sales Ratio	45.84%
Min ECF	0.862	(Land Resid.-Est. Land Value)/Est. LV	55.99%
Max ECF	0.862	% Change	0.00%
Land Table LtoB	16.47%	Projected Land Table LtoB	16.47%
CVT LtoB	17.35%	Sales Sample Size	3.90%

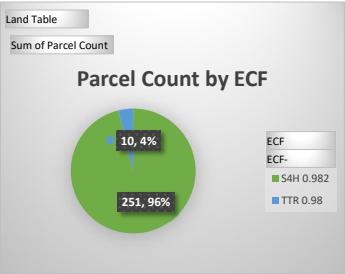


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$81,864	\$127,699	\$81,864
MINIMUM	\$81,864	\$127,699	\$81,864
MAXIMUM	\$81,864	\$127,699	\$81,864

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
K -21-17-477-031	26463 DARIA CIR W	07/01/22	\$620,000	\$545,310	\$156,554	\$81,864	0.45	\$347,898		Land Table S3H	15.01%
K -21-17-477-060	26620 DARIA CIR W	07/18/22	\$535,000	\$487,225	\$129,639	\$81,864	0.45	\$288,087		Land Table S3H	16.80%
K -21-17-477-078	26173 DARIA CIR W	06/02/23	\$498,500	\$483,459	\$96,905	\$81,864	0.42	\$230,726		Land Table S3H	16.93%

Township of Lyon
Land Table S4H

BSA DATABASE		SALES DATA	
Parcel Count	261	# of Sales	16
ECF Nbhd	TTR, S4H	Sales Ratio	48.56%
Min ECF	0.980	(Land Resid.-Est. Land Value)/Est. LV	21.71%
Max ECF	0.982	% Change	10.00%
Land Table LtoB	14.60%	Projected Land Table LtoB	16.05%
CVT LtoB	17.35%	Sales Sample Size	6.13%



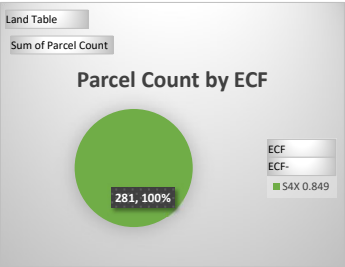
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$77,194	\$93,953	\$84,913
MINIMUM	\$71,531	\$87,061	\$78,684
MAXIMUM	\$82,342	\$100,219	\$90,576

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
K -21-21-103-005	25853 COBBLERS LN	09/20/23	\$483,750	\$424,027	\$131,254	\$71,531	0.28	\$468,764		Land Table S4H	16.87%
K -21-20-230-017	59213 CARRIAGE LN	09/15/23	\$539,000	\$483,453	\$127,078	\$71,531	0.38	\$334,416		Land Table S4H	14.80%
K -21-20-227-010	25713 MCCRORY LN	06/17/22	\$505,000	\$453,728	\$122,803	\$71,531	0.32	\$383,759		Land Table S4H	15.77%
K -21-21-104-014	25837 HUNTERS LN	05/20/22	\$506,000	\$457,661	\$119,870	\$71,531	0.28	\$428,107		Land Table S4H	15.63%
K -21-21-101-004	25932 COBBLERS LN	08/19/22	\$477,000	\$437,471	\$111,060	\$71,531	0.29	\$382,966		Land Table S4H	16.35%
K -21-17-452-006	59810 MALLORY LN	07/11/23	\$670,000	\$627,951	\$124,391	\$82,342	0.66	\$188,471		Land Table S4H	13.11%
K -21-17-452-002	59691 MALLORY LN	07/29/22	\$610,000	\$581,115	\$106,079	\$77,194	0.42	\$252,569		Land Table S4H	13.28%
K -21-21-101-032	25775 COACH LN	06/10/22	\$715,000	\$684,995	\$112,347	\$82,342	0.64	\$175,542		Land Table S4H	12.02%
K -21-20-229-017	25885 MCCRORY LN	06/23/22	\$525,000	\$507,347	\$94,847	\$77,194	0.45	\$210,771		Land Table S4H	15.22%
K -21-21-101-023	58723 HUNTERS CT	07/19/22	\$512,000	\$505,117	\$78,414	\$71,531	0.37	\$211,930		Land Table S4H	14.16%
K -21-20-227-030	25871 CARRIAGE LN	10/06/23	\$520,000	\$518,648	\$72,883	\$71,531	0.28	\$260,296		Land Table S4H	13.79%
K -21-21-301-031	25015 CARRIAGE LN	04/26/22	\$560,000	\$564,145	\$67,386	\$71,531	0.29	\$232,366		Land Table S4H	12.68%
K -21-21-301-017	58619 CARRIAGE LN	10/06/22	\$565,000	\$576,181	\$60,350	\$71,531	0.32	\$188,594		Land Table S4H	12.41%
K -21-17-452-008	59720 MALLORY LN	05/09/22	\$572,500	\$589,136	\$54,895	\$71,531	0.39	\$140,756		Land Table S4H	12.14%
K -21-21-104-016	25855 HUNTERS LN	03/01/23	\$535,000	\$556,101	\$50,430	\$71,531	0.28	\$180,107		Land Table S4H	12.86%
K -21-21-301-003	58921 CARRIAGE LN	04/01/23	\$563,500	\$636,048	(\$1,017)	\$71,531	0.28	(\$3,632)		Land Table S4H	11.25%

Township of Lyon

Land Table S4J

BSA DATABASE		SALES DATA	
Parcel Count	281	# of Sales	21
ECF Nbhd	S4X	Sales Ratio	47.83%
Min ECF	0.849	(Land Resid.-Est. Land Value)/Est. LV	28.03%
Max ECF	0.849	% Change	0.00%
Land Table LtoB	15.06%	Projected Land Table LtoB	15.06%
CVT LtoB	17.35%	Sales Sample Size	7.47%



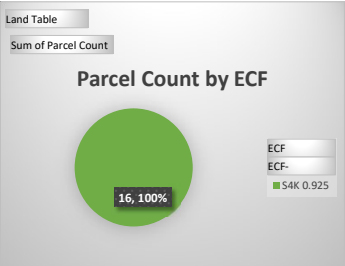
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$76,771	\$98,290	\$76,771
MINIMUM	\$72,587	\$92,933	\$72,587
MAXIMUM	\$85,708	\$109,732	\$85,708

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
K -21-26-106-014	54895 S GRENELEFE CIR V	04/13/23	\$730,500	\$577,914	\$225,173	\$72,587	0.27	\$833,974		Land Table S4J	12.56%
K -21-26-179-002	22907 SAINT GEORGE CIR	09/19/22	\$550,000	\$464,113	\$194,768	\$108,881	0.33	\$595,621		Land Table S4J	23.46%
K -21-26-202-020	23350 SHINNECOCK DR	05/24/22	\$551,000	\$486,541	\$173,340	\$108,881	0.45	\$385,200		Land Table S4J	22.38%
K -21-26-106-009	54909 S GRENELEFE CIR V	10/12/23	\$560,000	\$495,278	\$137,309	\$72,587	0.26	\$528,112		Land Table S4J	14.66%
K -21-26-376-004	22541 INDIANWOOD DR	09/13/23	\$590,000	\$535,020	\$127,567	\$72,587	0.54	\$236,235		Land Table S4J	13.57%
K -21-26-104-019	23760 SPY GLASS HL N	09/01/22	\$675,000	\$615,631	\$168,250	\$108,881	0.47	\$357,979		Land Table S4J	17.69%
K -21-26-202-015	23700 SHINNECOCK DR	09/29/22	\$598,500	\$552,069	\$155,312	\$108,881	0.39	\$398,236		Land Table S4J	19.72%
K -21-26-202-017	23566 SHINNECOCK DR	05/15/23	\$680,000	\$627,480	\$161,401	\$108,881	0.40	\$403,503		Land Table S4J	17.35%
K -21-26-179-010	22875 SAINT GEORGE CIR	08/19/22	\$650,000	\$607,689	\$151,192	\$108,881	0.59	\$254,532		Land Table S4J	17.92%
K -21-26-179-003	22903 SAINT GEORGE CIR	07/21/22	\$559,000	\$524,588	\$143,293	\$108,881	0.34	\$426,467		Land Table S4J	20.76%
K -21-26-254-003	22857 SAINT ANDREWS D	03/30/23	\$812,500	\$764,139	\$157,242	\$108,881	0.44	\$354,149		Land Table S4J	14.25%
K -21-26-328-003	22670 INDIANWOOD DR	05/19/23	\$545,000	\$521,007	\$96,580	\$72,587	0.39	\$247,008		Land Table S4J	13.93%
K -21-26-253-014	22850 SAINT ANDREWS D	12/07/22	\$710,000	\$679,385	\$139,496	\$108,881	0.58	\$238,863		Land Table S4J	16.03%
K -21-26-179-009	22879 SAINT GEORGE CIR	08/31/22	\$780,000	\$748,052	\$147,105	\$115,157	0.64	\$231,661		Land Table S4J	15.39%
K -21-26-251-007	23380 SPY GLASS HL N	05/18/23	\$600,000	\$577,509	\$131,372	\$108,881	0.38	\$346,628		Land Table S4J	18.85%
K -21-26-328-005	22620 INDIANWOOD DR	05/17/23	\$605,000	\$584,833	\$96,938	\$76,771	0.61	\$158,915		Land Table S4J	13.13%
K -21-26-202-010	53324 SHINNECOCK DR	04/18/23	\$545,000	\$527,856	\$89,731	\$72,587	0.46	\$195,067		Land Table S4J	13.75%
K -21-26-403-003	22760 INDIANWOOD DR	09/28/22	\$460,000	\$455,458	\$77,129	\$72,587	0.58	\$133,441		Land Table S4J	15.94%
K -21-26-202-019	23422 SHINNECOCK DR	06/28/23	\$653,000	\$649,489	\$112,392	\$108,881	0.44	\$255,436		Land Table S4J	16.76%
K -21-26-177-018	54454 ROYAL TROON DR	03/23/22	\$457,100	\$487,947	\$41,740	\$72,587	0.32	\$128,827		Land Table S4J	14.88%
K -21-26-205-003	23665 COUNTRY CLUB DF	09/30/22	\$912,000	\$1,168,838	(\$111,134)	\$145,704	0.80	(\$138,918)		Land Table S4J	12.47%

Township of Lyon

Land Table S4K

BSA DATABASE		SALES DATA	
Parcel Count	16	# of Sales	0
ECF Nbhd	S4K	Sales Ratio	#DIV/0!
Min ECF	0.925	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.925	% Change	0.00%
Land Table LtoB	13.53%	Projected Land Table LtoB	13.53%
CVT LtoB	17.35%	Sales Sample Size	0.00%



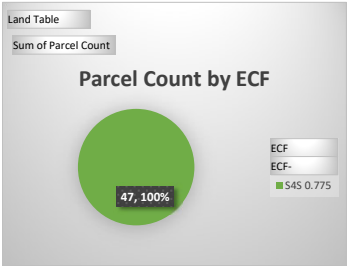
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$150,142	#DIV/0!	\$150,142
MINIMUM	\$96,866	#DIV/0!	\$96,866
MAXIMUM	\$210,214	#DIV/0!	\$210,214

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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Township of Lyon

Land Table S4S

BSA DATABASE		SALES DATA	
Parcel Count	47	# of Sales	0
ECF Nbhd	S4S	Sales Ratio	#DIV/0!
Min ECF	0.775	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.775	% Change	0.00%
Land Table LtoB	14.14%	Projected Land Table LtoB	14.14%
CVT LtoB	17.35%	Sales Sample Size	0.00%



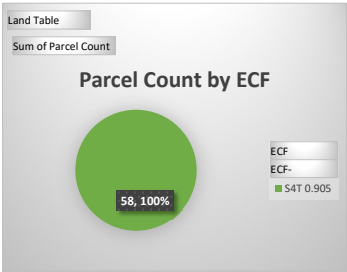
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$53,435	#DIV/0!	\$53,435
MINIMUM	\$37,853	#DIV/0!	\$37,853
MAXIMUM	\$61,068	#DIV/0!	\$61,068

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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Township of Lyon

Land Table S4T

BSA DATABASE		SALES DATA	
Parcel Count	58	# of Sales	1
ECF Nbhd	S4T	Sales Ratio	55.18%
Min ECF	0.905	(Land Resid.-Est. Land Value)/Est. LV	-62.23%
Max ECF	0.905	% Change	0.00%
Land Table LtoB	16.06%	Projected Land Table LtoB	16.06%
CVT LtoB	17.35%	Sales Sample Size	1.72%



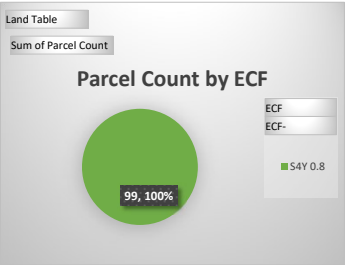
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$70,224	\$26,521	\$70,224
MINIMUM	\$70,224	\$26,521	\$70,224
MAXIMUM	\$70,224	\$26,521	\$70,224

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
K -21-21-251-012	:7311 HIDDEN TIMBERS D	10/21/22	\$421,500	\$465,203	\$26,521	\$70,224	0.48	\$55,023		Land Table S4T	15.10%

Township of Lyon

Land Table S4Y

BSA DATABASE		SALES DATA	
Parcel Count	99	# of Sales	5
ECF Nbhd	S4Y	Sales Ratio	46.47%
Min ECF	0.800	(Land Resid.-Est. Land Value)/Est. LV	58.88%
Max ECF	0.800	% Change	0.00%
Land Table LtoB	13.12%	Projected Land Table LtoB	13.12%
CVT LtoB	17.35%	Sales Sample Size	5.05%



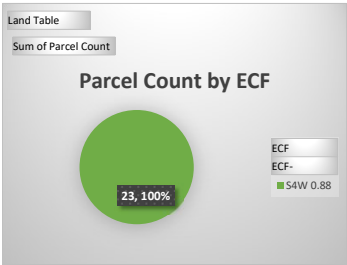
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$86,896	\$138,065	\$86,896
MINIMUM	\$81,935	\$130,182	\$81,935
MAXIMUM	\$96,829	\$153,847	\$96,829

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
K -21-26-405-021	23436 CROOKED TREE CT.	11/08/23	\$850,000	\$744,503	\$187,432	\$81,935	0.30	\$624,773		Land Table S4Y	11.01%
K -21-26-405-048	22667 ARCADIA BLFS	12/04/23	\$975,000	\$856,176	\$241,727	\$122,903	0.32	\$755,397		Land Table S4Y	14.35%
K -21-26-405-097	336 SHEPHERDS HOLLOW	05/15/23	\$790,000	\$729,725	\$142,210	\$81,935	0.31	\$458,742		Land Table S4Y	11.23%
K -21-26-405-075	22786 COUNTRY CLUB DF	05/06/22	\$730,000	\$694,495	\$117,440	\$81,935	0.40	\$293,600		Land Table S4Y	11.80%
K -21-26-405-044	22741 ARCADIA BLFS	05/09/23	\$750,000	\$780,617	\$92,286	\$122,903	0.29	\$318,228		Land Table S4Y	15.74%

Township of Lyon

Land Table S4W

BSA DATABASE		SALES DATA	
Parcel Count	23	# of Sales	2
ECF Nbhd	S4W	Sales Ratio	46.46%
Min ECF	0.880	(Land Resid.-Est. Land Value)/Est. LV	70.36%
Max ECF	0.880	% Change	15.00%
Land Table LtoB	12.61%	Projected Land Table LtoB	14.50%
CVT LtoB	17.35%	Sales Sample Size	8.70%



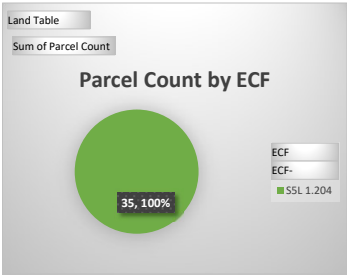
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$100,709	\$171,569	\$115,815
MINIMUM	\$91,563	\$155,988	\$105,297
MAXIMUM	\$117,049	\$199,407	\$134,606

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
K -21-26-151-004	23769 POINT O WOODS C	01/28/22	\$1,154,000	\$1,039,076	\$233,956	\$119,032	0.46	\$508,600		Land Table S4W	11.46%
K -21-26-151-015	23754 POINT O WOODS C	12/28/23	\$937,000	\$903,746	\$124,817	\$91,563	0.62	\$201,318		Land Table S4W	10.13%

Township of Lyon

Land Table SSL

BSA DATABASE		SALES DATA	
Parcel Count	35	# of Sales	5
ECF Nbhd	SSL	Sales Ratio	49.36%
Min ECF	1.204	(Land Resid.-Est. Land Value)/Est. LV	4.24%
Max ECF	1.204	% Change	0.00%
Land Table LtoB	23.67%	Projected Land Table LtoB	23.67%
CVT LtoB	17.35%	Sales Sample Size	14.29%



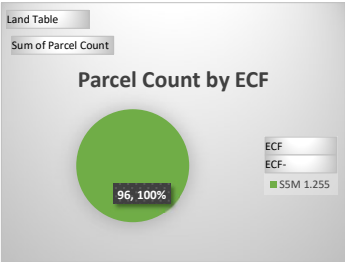
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$65,175	\$67,940	\$65,175
MINIMUM	\$47,676	\$49,699	\$47,676
MAXIMUM	\$104,644	\$109,084	\$104,644

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
K -21-19-376-008	160 WOODLAND DR	10/05/23	\$295,000	\$223,468	\$130,785	\$59,253	0.31	\$416,513		Land Table SSL	26.52%
K -21-19-327-003	649 WOODLAND DR	04/21/22	\$460,000	\$434,599	\$108,353	\$82,952	0.47	\$233,017		Land Table SSL	19.09%
K -21-19-376-002	360 WOODLAND DR	03/10/23	\$390,000	\$371,198	\$107,749	\$88,947	0.87	\$124,135		Land Table SSL	23.96%
K -21-19-327-018	151 WOODLAND DR	11/28/23	\$300,000	\$353,080	\$83,917	\$136,997	0.39	\$96,790	K -21-19-326-007	Land Table SSL	38.80%
K -21-19-327-017	171 WOODLAND DR	12/22/22	\$221,000	\$262,224	\$95,773	\$136,997	0.39	\$100,076	K -21-19-326-006	Land Table SSL	52.24%

Township of Lyon

Land Table S5M

BSA DATABASE		SALES DATA	
Parcel Count	96	# of Sales	5
ECF Nbhd	S5M	Sales Ratio	46.99%
Min ECF	1.255	(Land Resid.-Est. Land Value)/Est. LV	24.14%
Max ECF	1.255	% Change	12.00%
Land Table LtoB	26.63%	Projected Land Table LtoB	29.83%
CVT LtoB	17.35%	Sales Sample Size	5.21%

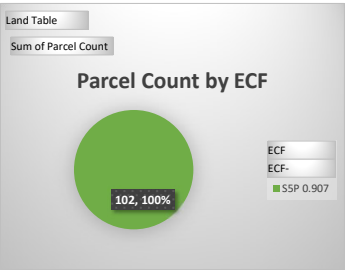


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$73,414	\$91,139	\$82,224
MINIMUM	\$66,453	\$82,498	\$74,427
MAXIMUM	\$88,097	\$109,368	\$98,669

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
K -21-29-306-009	60592 LILLIAN ST	08/01/23	\$263,000	\$225,774	\$103,679	\$66,453	0.24	\$430,203		Land Table S5M	29.43%
K -21-29-302-003	23200 SANDRA ST	12/12/22	\$338,000	\$306,855	\$101,103	\$69,958	0.29	\$349,837		Land Table S5M	22.80%
K -21-29-306-003	22928 SANDRA ST	04/12/23	\$185,000	\$177,447	\$74,006	\$66,453	0.23	\$328,916		Land Table S5M	37.45%
K -21-29-351-002	60665 LILLIAN ST	06/02/22	\$255,000	\$248,628	\$76,330	\$69,958	0.31	\$243,866		Land Table S5M	28.14%
K -21-29-306-016	22837 VALERIE ST	12/20/22	\$318,900	\$319,280	\$66,073	\$66,453	0.23	\$293,658		Land Table S5M	20.81%

Township of Lyon
Land Table S5P

BSA DATABASE		SALES DATA	
Parcel Count	102	# of Sales	5
ECF Nbhd	S5P	Sales Ratio	40.85%
Min ECF	0.907	(Land Resid.-Est. Land Value)/Est. LV	141.26%
Max ECF	0.907	% Change	15.00%
Land Table LtoB	16.36%	Projected Land Table LtoB	18.81%
CVT LtoB	17.35%	Sales Sample Size	4.90%



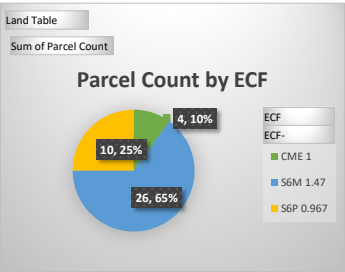
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$69,834	\$168,480	\$80,309
MINIMUM	\$66,517	\$160,479	\$76,495
MAXIMUM	\$77,055	\$185,903	\$88,613

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
K -21-32-403-005	20876 OAK TREE DR	10/26/2023	\$550,000	\$418,499	\$204,670	\$73,169	0.41	\$499,195		Land Table S5P	17.48%
K -21-32-328-004	21106 GREENBRIAR LN	7/21/2023	\$625,000	\$481,842	\$216,327	\$73,169	0.56	\$386,298		Land Table S5P	15.19%
K -21-32-328-006	21074 GREENBRIAR LN	9/29/2022	\$480,000	\$396,625	\$156,544	\$73,169	0.51	\$306,949		Land Table S5P	18.45%
K -21-32-326-021	21015 GREENBRIAR LN	9/27/2023	\$519,900	\$442,290	\$144,127	\$66,517	0.53	\$271,938		Land Table S5P	15.04%
K -21-32-402-009	20983 OAK TREE DR	10/27/2023	\$545,000	\$482,646	\$128,871	\$66,517	0.45	\$286,380		Land Table S5P	13.78%

Township of Lyon

Land Table S6M

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	2
ECF Nbhd	S6M, CME, S6P	Sales Ratio	47.18%
Min ECF	0.967	(Land Resid.-Est. Land Value)/Est. LV	28.68%
Max ECF	1.470	% Change	14.00%
Land Table LtoB	29.32%	Projected Land Table LtoB	33.42%
CVT LtoB	17.35%	Sales Sample Size	5.00%



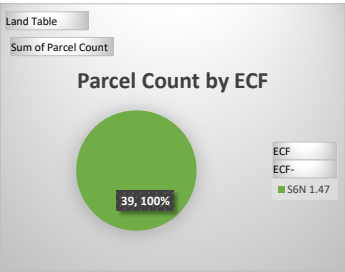
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$59,587	\$76,678	\$67,929
MINIMUM	\$40,304	\$51,864	\$45,947
MAXIMUM	\$143,066	\$184,101	\$163,095

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
K -21-03-351-005	29830 MILFORD RD	05/18/22	\$300,000	\$279,951	\$82,254	\$62,205	0.67	\$123,690		Land Table S6M	22.22%
K -21-03-351-016	29738 MILFORD RD	08/26/22	\$319,000	\$304,116	\$74,471	\$59,587	0.42	\$175,639		Land Table S6M	19.59%

Township of Lyon

Land Table S6N

BSA DATABASE		SALES DATA	
Parcel Count	39	# of Sales	5
ECF Nbhd	S6N	Sales Ratio	56.74%
Min ECF	1.470	(Land Resid.-Est. Land Value)/Est. LV	-43.33%
Max ECF	1.470	% Change	0.00%
Land Table LtoB	22.47%	Projected Land Table LtoB	22.47%
CVT LtoB	17.35%	Sales Sample Size	12.82%

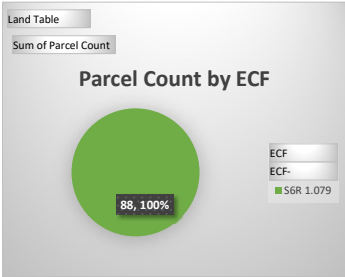


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$59,702	\$33,832	\$59,702
MINIMUM	\$38,384	\$21,751	\$38,384
MAXIMUM	\$86,743	\$49,155	\$86,743

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
K -21-04-427-012	30015 HOMEDALE	07/26/22	\$360,000	\$304,406	\$124,895	\$69,301	0.27	\$228,745	K -21-04-427-006	Land Table S6N	22.77%
K -21-04-401-018	30065 RONDEAU	08/16/23	\$172,000	\$157,483	\$78,491	\$63,974	0.44	\$180,025		Land Table S6N	40.62%
K -21-04-428-003	57225 GRAND RIVER AVE	01/25/22	\$230,000	\$268,186	\$21,516	\$59,702	0.31	\$69,406		Land Table S6N	22.26%
K -21-04-427-021		05/31/23	\$46,500				0.27	\$170,330		Land Table S6N	#DIV/0!
K -21-04-428-017	57236 PONTIAC TRL	06/05/23	\$132,000	\$284,540	(\$69,875)	\$80,596	0.21	(\$223,243)	K -21-04-428-013	Land Table S6N	28.33%

Township of Lyon
Land Table S6R

BSA DATABASE		SALES DATA	
Parcel Count	88	# of Sales	2
ECF Nbhd	S6R	Sales Ratio	46.39%
Min ECF	1.079	(Land Resid.-Est. Land Value)/Est. LV	32.62%
Max ECF	1.079	% Change	16.00%
Land Table LtoB	22.66%	Projected Land Table LtoB	26.29%
CVT LtoB	17.35%	Sales Sample Size	2.27%



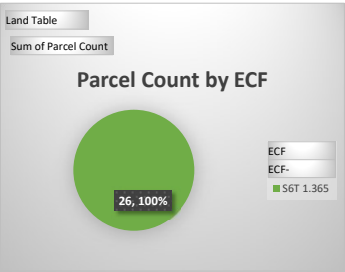
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$76,570	\$101,544	\$88,821
MINIMUM	\$62,124	\$82,386	\$72,064
MAXIMUM	\$116,171	\$154,061	\$134,758

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
K -21-05-426-003	30540 MARTINDALE RD	12/22/23	\$430,000	\$337,675	\$171,527	\$79,202	1.12	\$153,149		Land Table S6R	23.46%
K -21-05-426-036	59351 TRELAWEY RD	02/14/22	\$285,000	\$325,660	\$38,542	\$79,202	1.51	\$25,525		Land Table S6R	24.32%

Township of Lyon

Land Table S6T

BSA DATABASE		SALES DATA	
Parcel Count	26	# of Sales	2
ECF Nbhd	S6T	Sales Ratio	47.73%
Min ECF	1.365	(Land Resid.-Est. Land Value)/Est. LV	24.49%
Max ECF	1.365	% Change	15.00%
Land Table LtoB	19.42%	Projected Land Table LtoB	22.34%
CVT LtoB	17.35%	Sales Sample Size	7.69%



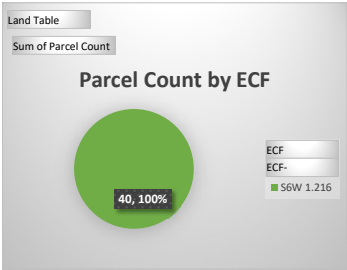
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$69,282	\$86,251	\$79,674
MINIMUM	\$63,521	\$79,079	\$73,049
MAXIMUM	\$75,059	\$93,443	\$86,318

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
K -21-04-255-002	30544 GOLDEN VALLEY DI	03/10/22	\$330,000	\$303,558	\$89,963	\$63,521	0.36	\$251,997		Land Table S6T	20.93%
K -21-04-254-003	30560 RAINBOW DR	08/03/22	\$355,000	\$350,326	\$68,195	\$63,521	0.35	\$193,187		Land Table S6T	18.13%

Township of Lyon

Land Table S6W

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	3
ECF Nbhd	S6W	Sales Ratio	42.62%
Min ECF	1.216	(Land Resid.-Est. Land Value)/Est. LV	74.31%
Max ECF	1.216	% Change	25.00%
Land Table LtoB	23.62%	Projected Land Table LtoB	29.52%
CVT LtoB	17.35%	Sales Sample Size	7.50%



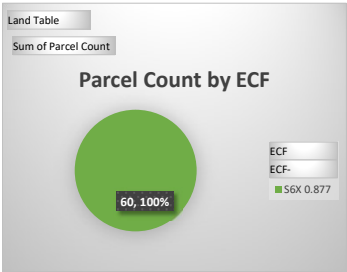
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$76,469	\$133,296	\$95,587
MINIMUM	\$73,390	\$127,929	\$91,738
MAXIMUM	\$79,548	\$138,664	\$99,435

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
K -21-05-228-004	31001 BRAMLEY CIR	06/14/22	\$400,000	\$328,081	\$151,467	\$79,548	0.46	\$327,851		Land Table S6W	24.25%
K -21-05-228-011	30912 BRAMLEY CT	04/04/23	\$375,000	\$314,641	\$133,749	\$73,390	0.35	\$384,336		Land Table S6W	23.32%
K -21-05-227-020	30984 BRAMLEY CIR	09/05/23	\$365,000	\$329,084	\$109,306	\$73,390	0.34	\$317,750		Land Table S6W	22.30%

Township of Lyon

Land Table S6X

BSA DATABASE		SALES DATA	
Parcel Count	60	# of Sales	3
ECF Nbhd	S6X	Sales Ratio	45.83%
Min ECF	0.877	(Land Resid.-Est. Land Value)/Est. LV	61.20%
Max ECF	0.877	% Change	20.00%
Land Table LtoB	14.50%	Projected Land Table LtoB	17.40%
CVT LtoB	17.35%	Sales Sample Size	5.00%



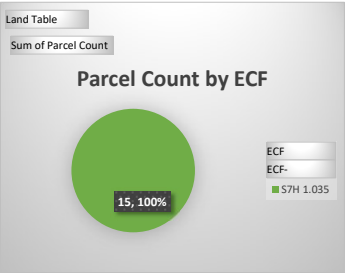
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$69,952	\$112,762	\$83,942
MINIMUM	\$65,585	\$105,723	\$78,702
MAXIMUM	\$74,318	\$119,801	\$89,182

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
K -21-04-301-075	29896 MAGNOLIA DR	06/15/23	\$610,000	\$533,424	\$150,894	\$74,318	0.43	\$350,916		Land Table S6X	13.93%
K -21-04-301-069	30036 MAGNOLIA DR	06/07/22	\$440,000	\$389,526	\$124,792	\$74,318	0.60	\$207,987		Land Table S6X	19.08%
K -21-04-301-088	29958 BRADFORD DR	08/17/22	\$524,000	\$519,947	\$69,638	\$65,585	0.28	\$248,707		Land Table S6X	12.61%

Township of Lyon

Land Table S7H

BSA DATABASE		SALES DATA	
Parcel Count	15	# of Sales	0
ECF Nbhd	S7H	Sales Ratio	#DIV/0!
Min ECF	1.035	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.035	% Change	0.00%
Land Table LtoB	14.78%	Projected Land Table LtoB	14.78%
CVT LtoB	17.35%	Sales Sample Size	0.00%



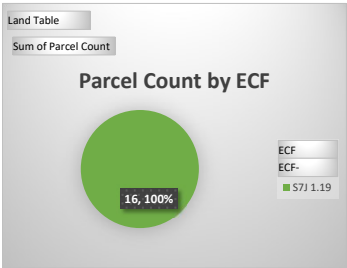
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$77,363	#DIV/0!	\$77,363
MINIMUM	\$71,357	#DIV/0!	\$71,357
MAXIMUM	\$85,613	#DIV/0!	\$85,613

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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Township of Lyon

Land Table S7J

BSA DATABASE		SALES DATA	
Parcel Count	16	# of Sales	0
ECF Nbhd	S7J	Sales Ratio	#DIV/0!
Min ECF	1.190	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.190	% Change	5.00%
Land Table LtoB	19.48%	Projected Land Table LtoB	20.45%
CVT LtoB	17.35%	Sales Sample Size	0.00%



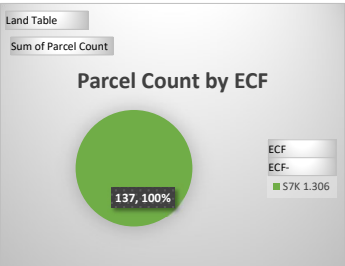
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$69,586	#DIV/0!	\$73,065
MINIMUM	\$60,984	#DIV/0!	\$64,033
MAXIMUM	\$91,179	#DIV/0!	\$95,738

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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Township of Lyon

Land Table S7K

BSA DATABASE		SALES DATA	
Parcel Count	137	# of Sales	8
ECF Nbhd	S7K	Sales Ratio	48.59%
Min ECF	1.306	(Land Resid.-Est. Land Value)/Est. LV	14.41%
Max ECF	1.306	% Change	15.00%
Land Table LtoB	21.02%	Projected Land Table LtoB	24.17%
CVT LtoB	17.35%	Sales Sample Size	5.84%

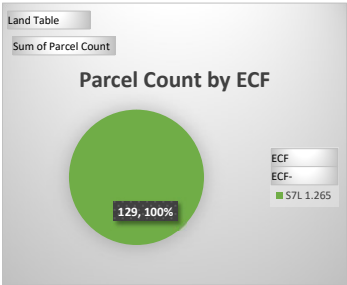


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$76,938	\$88,026	\$88,479
MINIMUM	\$67,410	\$77,125	\$77,522
MAXIMUM	\$106,117	\$121,411	\$122,035

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
K -21-05-327-013	60379 LAMPLIGHTER DR	08/17/23	\$349,000	\$310,681	\$107,293	\$68,974	0.43	\$247,219		Land Table S7K	22.20%
K -21-05-301-011	60548 LAMPLIGHTER DR	12/19/22	\$321,000	\$296,430	\$91,980	\$67,410	0.38	\$245,280		Land Table S7K	22.74%
K -21-05-328-012	60464 LAMPLIGHTER DR	03/15/23	\$376,000	\$357,649	\$85,761	\$67,410	0.38	\$227,483		Land Table S7K	18.85%
K -21-05-328-004	60380 LAMPLIGHTER DR	08/19/22	\$325,000	\$310,505	\$81,905	\$67,410	0.38	\$216,680		Land Table S7K	21.71%
K -21-05-326-020	60542 TOWN SQUARE ST	08/04/23	\$375,000	\$363,245	\$80,729	\$68,974	0.41	\$196,900		Land Table S7K	18.99%
K -21-05-327-010	30098 COBBLESTONE LN	04/11/23	\$322,950	\$318,061	\$73,863	\$68,974	0.46	\$160,572		Land Table S7K	21.69%
K -21-05-327-004	30042 COBBLESTONE LN	08/08/22	\$341,000	\$348,822	\$59,588	\$67,410	0.39	\$154,373		Land Table S7K	19.33%
K -21-05-300-045	60467 TOWN SQUARE ST	09/16/22	\$400,000	\$425,169	\$49,118	\$74,287	0.65	\$75,450		Land Table S7K	17.47%

Township of Lyon
Land Table S7L

BSA DATABASE		SALES DATA	
Parcel Count	129	# of Sales	5
ECF Nbhd	S7L	Sales Ratio	44.83%
Min ECF	1.265	(Land Resid.-Est. Land Value)/Est. LV	43.46%
Max ECF	1.265	% Change	20.00%
Land Table LtoB	24.59%	Projected Land Table LtoB	29.51%
CVT LtoB	17.35%	Sales Sample Size	3.88%

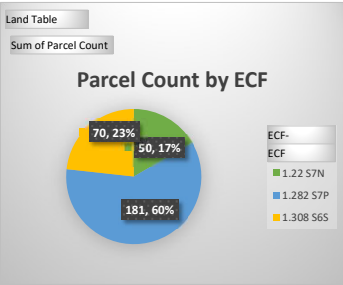


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$59,257	\$85,008	\$71,108
MINIMUM	\$23,938	\$34,341	\$28,726
MAXIMUM	\$72,923	\$104,613	\$87,508

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
K -21-07-403-028	61400 FAIRLAND DR	05/25/22	\$247,000	\$204,227	\$97,475	\$54,702	0.41	\$236,017		Land Table S7L	26.78%
K -21-07-401-007	61820 RICHFIELD ST	09/08/22	\$344,000	\$291,377	\$111,880	\$59,257	0.49	\$229,733		Land Table S7L	20.34%
K -21-07-427-004	61345 FAIRLAND DR	04/20/22	\$255,000	\$234,425	\$79,832	\$59,257	0.46	\$173,926		Land Table S7L	25.28%
K -21-07-427-010	61049 FAIRLAND DR	05/12/22	\$295,000	\$275,716	\$78,541	\$59,257	0.46	\$171,113		Land Table S7L	21.49%
K -21-07-401-002	61940 RICHFIELD ST	04/25/23	\$335,000	\$317,726	\$135,788	\$118,514	0.48	\$141,299	K -21-07-401-001	Land Table S7L	37.30%

Township of Lyon
Land Table S7P

BSA DATABASE		SALES DATA	
Parcel Count	301	# of Sales	20
ECF Nbhd	S7N, S7P, S6S	Sales Ratio	47.04%
Min ECF	1.220	(Land Resid.-Est. Land Value)/Est. LV	30.24%
Max ECF	1.308	% Change	15.00%
Land Table LtoB	21.24%	Projected Land Table LtoB	24.43%
CVT LtoB	17.35%	Sales Sample Size	6.64%



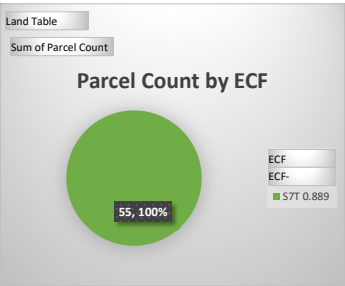
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$78,030	\$101,625	\$89,735
MINIMUM	\$68,391	\$89,071	\$78,650
MAXIMUM	\$96,616	\$125,831	\$111,108

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
K -21-07-280-005	61683 TAYBERRY CIR	04/29/22	\$403,000	\$328,402	\$149,939	\$75,341	0.54	\$277,152		Land Table S7P	22.94%
K -21-08-202-021	59584 BARKLEY DR	07/31/23	\$365,000	\$300,286	\$133,105	\$68,391	0.36	\$367,693		Land Table S7P	22.78%
K -21-08-178-009	59579 STERLING DR	08/29/23	\$349,900	\$294,788	\$123,503	\$68,391	0.34	\$360,067		Land Table S7P	23.20%
K -21-09-103-002	59101 ALBERT LN	07/21/22	\$320,000	\$278,283	\$110,108	\$68,391	0.36	\$305,008		Land Table S7P	24.58%
K -21-08-178-005	59627 STERLING DR	06/13/22	\$478,000	\$420,314	\$126,077	\$68,391	0.35	\$364,384		Land Table S7P	16.27%
K -21-08-227-014	59195 ALBERT LN	04/11/23	\$324,000	\$297,432	\$94,959	\$68,391	0.35	\$268,246		Land Table S7P	22.99%
K -21-08-202-027	29155 WILLOW LN	11/21/22	\$355,000	\$327,551	\$97,413	\$69,964	0.56	\$173,333		Land Table S7P	21.36%
K -21-08-176-020	59705 SUNRIDGE DR	07/22/22	\$415,000	\$384,612	\$100,352	\$69,964	0.42	\$241,231		Land Table S7P	18.19%
K -21-09-101-006	29280 ROEDIGER CT	05/02/22	\$375,000	\$349,328	\$94,063	\$68,391	0.38	\$248,844		Land Table S7P	19.58%
K -21-08-252-014	59518 SUNRIDGE DR	10/11/23	\$430,000	\$401,360	\$103,981	\$75,341	0.58	\$178,355		Land Table S7P	18.77%
K -21-08-177-012	29482 HAMPTON CT	05/25/23	\$345,000	\$324,359	\$89,032	\$68,391	0.34	\$259,569		Land Table S7P	21.08%
K -21-08-251-014	59560 SUNRIDGE DR	07/08/22	\$399,900	\$377,005	\$92,859	\$69,964	0.41	\$224,297		Land Table S7P	18.56%
K -21-08-252-007	29398 TONESTER CIR	04/07/23	\$348,500	\$330,048	\$88,416	\$69,964	0.45	\$196,918		Land Table S7P	21.20%
K -21-08-126-001	59764 BARKLEY DR	12/08/23	\$390,000	\$369,795	\$118,148	\$97,943	0.56	\$209,854		Land Table S7P	26.49%
K -21-08-227-018	59426 ANNAH DR	06/08/23	\$349,000	\$335,127	\$89,214	\$75,341	0.61	\$147,218		Land Table S7P	22.48%
K -21-08-178-012	59676 SUNRIDGE DR	05/26/22	\$410,000	\$394,029	\$91,312	\$75,341	0.56	\$162,188		Land Table S7P	19.12%
K -21-07-277-006	61259 TAYBERRY CIR	10/14/22	\$360,000	\$355,628	\$72,763	\$68,391	0.35	\$209,089		Land Table S7P	19.23%
K -21-09-101-005	29320 ROEDIGER CT	07/18/22	\$305,000	\$322,372	\$51,019	\$68,391	0.37	\$136,780		Land Table S7P	21.21%
K -21-08-253-004	59521 TONESTER CIR	11/13/23	\$329,000	\$363,874	\$40,467	\$75,341	1.60	\$25,371		Land Table S7P	20.71%
K -21-08-202-019	59560 BARKLEY DR	02/09/22	\$300,000	\$361,757	\$6,634	\$68,391	0.36	\$18,326		Land Table S7P	18.91%

Township of Lyon

Land Table S7T

BSA DATABASE		SALES DATA	
Parcel Count	55	# of Sales	4
ECF Nbhd	S7T	Sales Ratio	49.34%
Min ECF	0.889	(Land Resid.-Est. Land Value)/Est. LV	8.99%
Max ECF	0.889	% Change	0.00%
Land Table LtoB	15.55%	Projected Land Table LtoB	15.55%
CVT LtoB	17.35%	Sales Sample Size	7.27%

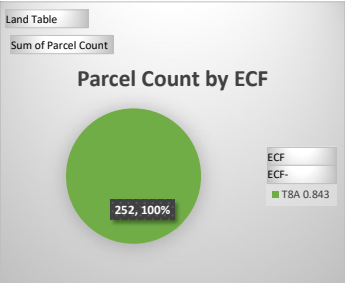


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$77,798	\$84,795	\$77,798
MINIMUM	\$72,592	\$79,121	\$72,592
MAXIMUM	\$82,974	\$90,436	\$82,974

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
K -21-02-176-007	54854 WALNUT DR	03/25/22	\$530,000	\$482,128	\$120,464	\$72,592	0.71	\$169,668		Land Table S7T	15.06%
K -21-02-177-010	54795 WALNUT DR	06/15/23	\$485,000	\$467,280	\$90,312	\$72,592	0.91	\$99,792		Land Table S7T	15.54%
K -21-02-177-005	30425 RIDGE CT	07/20/22	\$480,000	\$472,758	\$79,834	\$72,592	0.69	\$115,701		Land Table S7T	15.36%
K -21-02-151-006	54882 WALNUT DR	11/07/22	\$470,000	\$516,720	\$25,872	\$72,592	0.73	\$35,490		Land Table S7T	14.05%

Township of Lyon
Land Table T8A

BSA DATABASE		SALES DATA	
Parcel Count	252	# of Sales	21
ECF Nbhd	T8A	Sales Ratio	46.62%
Min ECF	0.843	(Land Resid.-Est. Land Value)/Est. LV	54.48%
Max ECF	0.843	% Change	0.00%
Land Table LtoB	13.54%	Projected Land Table LtoB	13.54%
CVT LtoB	17.35%	Sales Sample Size	8.33%



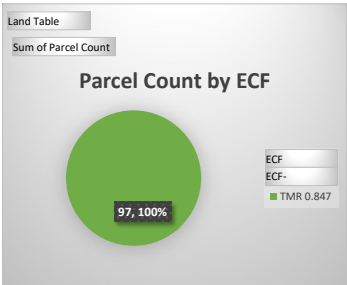
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$72,890	\$112,603	\$72,890
MINIMUM	\$72,890	\$112,603	\$72,890
MAXIMUM	\$72,890	\$112,603	\$72,890

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
K -21-18-226-210	61723 MUSTANG DR	08/07/23	\$650,500	\$526,739	\$196,651	\$72,890	0.35	\$561,860		Land Table T8A	13.84%
K -21-18-226-099	26957 BLUEGRASS CT	09/19/23	\$660,000	\$555,528	\$177,362	\$72,890	0.37	\$479,357		Land Table T8A	13.12%
K -21-18-226-022	26930 VICTORY CT	06/24/22	\$715,000	\$610,245	\$177,645	\$72,890	0.41	\$433,280		Land Table T8A	11.94%
K -21-18-226-203	61602 MUSTANG DR	05/11/22	\$580,000	\$501,577	\$151,313	\$72,890	0.27	\$560,419		Land Table T8A	14.53%
K -21-18-226-128	26604 DERBY CT	06/28/23	\$555,000	\$497,002	\$130,888	\$72,890	0.40	\$327,220		Land Table T8A	14.67%
K -21-18-226-041	61181 SADDLE CREEK DR	06/26/23	\$550,000	\$494,453	\$128,437	\$72,890	0.27	\$475,693		Land Table T8A	14.74%
K -21-18-226-208	61657 MUSTANG DR	08/21/23	\$575,000	\$518,645	\$129,245	\$72,890	0.28	\$461,589		Land Table T8A	14.05%
K -21-18-226-179	26750 WINDCHASE DR	09/08/23	\$550,000	\$501,817	\$121,073	\$72,890	0.34	\$356,097		Land Table T8A	14.53%
K -21-18-226-035	26690 KENTUCKY CT	07/01/22	\$605,000	\$553,817	\$124,073	\$72,890	0.41	\$302,617		Land Table T8A	13.16%
K -21-18-226-034	26701 KENTUCKY CT	08/04/23	\$654,000	\$601,389	\$125,501	\$72,890	0.39	\$321,797		Land Table T8A	12.12%
K -21-18-226-090	61387 SADDLE CREEK DR	04/17/23	\$515,000	\$478,472	\$109,418	\$72,890	0.28	\$390,779		Land Table T8A	15.23%
K -21-18-226-109	61082 SHAYA BLVD	05/15/23	\$539,900	\$501,904	\$110,886	\$72,890	0.31	\$357,697		Land Table T8A	14.52%
K -21-18-226-043	61161 SADDLE CREEK DR	04/26/23	\$650,000	\$604,598	\$118,292	\$72,890	0.38	\$311,295		Land Table T8A	12.06%
K -21-18-226-245	26517 WINDCHASE CT	10/31/22	\$560,000	\$525,006	\$107,884	\$72,890	0.32	\$337,138		Land Table T8A	13.88%
K -21-18-226-223	61990 SAVANNAH DR	06/17/22	\$505,000	\$487,388	\$90,502	\$72,890	0.35	\$258,577		Land Table T8A	14.96%
K -21-18-226-142	61110 MUSTANG DR	04/28/23	\$646,100	\$628,227	\$90,763	\$72,890	0.29	\$312,976		Land Table T8A	11.60%
K -21-18-226-016	61111 LADBROOKE DR	06/30/23	\$547,500	\$542,038	\$78,352	\$72,890	0.32	\$244,850		Land Table T8A	13.45%
K -21-18-226-255	61867 SHETLAND DR	04/08/22	\$630,000	\$624,247	\$78,643	\$72,890	0.29	\$271,183		Land Table T8A	11.68%
K -21-18-226-073	61121 LADBROOKE DR	11/16/22	\$542,500	\$548,523	\$66,867	\$72,890	0.35	\$191,049		Land Table T8A	13.29%
K -21-18-226-002	61070 PREAKNESS BLVD	07/22/22	\$559,000	\$585,772	\$46,118	\$72,890	0.29	\$159,028		Land Table T8A	12.44%
K -21-18-226-036	26700 KENTUCKY CT	04/04/23	\$540,000	\$608,146	\$4,744	\$72,890	0.38	\$12,484		Land Table T8A	11.99%

Township of Lyon

Land Table TMR

BSA DATABASE		SALES DATA	
Parcel Count	97	# of Sales	7
ECF Nbhd	TMR	Sales Ratio	47.00%
Min ECF	0.847	(Land Resid.-Est. Land Value)/Est. LV	41.55%
Max ECF	0.847	% Change	10.00%
Land Table LtoB	15.32%	Projected Land Table LtoB	16.85%
CVT LtoB	17.35%	Sales Sample Size	7.22%



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$76,516	\$108,312	\$84,168
MINIMUM	\$76,516	\$108,312	\$84,168
MAXIMUM	\$76,516	\$108,312	\$84,168

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
K -21-09-452-045	7625 BLOSSOM VALLEY TI	10/02/23	\$575,000	\$510,087	\$141,429	\$76,516	0.25	\$565,716		Land Table TMR	15.00%
K -21-09-452-033	7351 BLOSSOM VALLEY TI	08/07/23	\$480,000	\$428,330	\$128,186	\$76,516	0.22	\$582,664		Land Table TMR	17.86%
K -21-09-452-066	58180 SUNFLOWER CIR N	08/15/22	\$549,900	\$492,005	\$134,411	\$76,516	0.24	\$560,046		Land Table TMR	15.55%
K -21-09-452-056	58097 SUNFLOWER CIR S	05/18/23	\$588,000	\$528,496	\$136,020	\$76,516	0.23	\$591,391		Land Table TMR	14.48%
K -21-09-452-064	58206 SUNFLOWER CIR N	11/30/22	\$550,000	\$546,579	\$79,937	\$76,516	0.24	\$333,071		Land Table TMR	14.00%
K -21-09-452-014	7348 BLOSSOM VALLEY TI	01/07/22	\$450,100	\$451,690	\$74,926	\$76,516	0.23	\$325,765		Land Table TMR	16.94%
K -21-09-452-073	58032 SUNFLOWER CIR N	04/12/22	\$520,000	\$533,243	\$63,273	\$76,516	0.24	\$263,638		Land Table TMR	14.35%