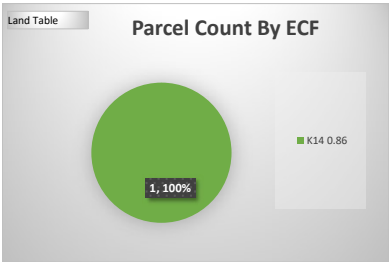


BSA DATABASE		SALES DATA	
Parcel Count	1	# of Sales	0
ECF Nbhd	K14	Sales Ratio	#DIV/0!
Min ECF	0.860	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.860	% Change	0.00%
Land Table LtoB	27.17%	Projected Land Table LtoB	27.17%
CVT LtoB	19.69%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$73,327	#DIV/0!	\$73,327
MINIMUM	\$61,980	#DIV/0!	\$61,980
MAXIMUM	\$123,960	#DIV/0!	\$123,960

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/Village of Milford
Land Table FRM

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	1
ECF Nbhd	FRM	Sales Ratio	53.15%
Min ECF	1.150	(Land Resid.-Est. Land Value)/Est. LV	-11.66%
Max ECF	1.150	% Change	6.00%
Land Table LtoB	58.99%	Projected Land Table LtoB	62.53%
CVT LtoB	19.69%	Sales Sample Size	12.50%

Color Key
Vacant Sales
Demo Sales or New
Build after sale

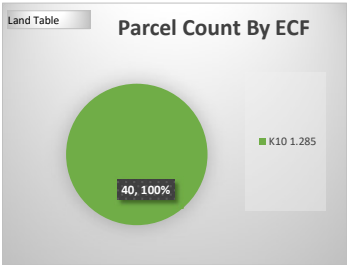
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$170,460	\$150,576	\$180,688
MINIMUM	\$64,840	\$57,277	\$68,730
MAXIMUM	\$1,481,662	\$1,308,832	\$1,570,562

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
L -16-36-401-001	2700 COYOTE RDG	11/17/2023	\$700,000	\$744,122	\$334,134	\$378,256	25.52	\$13,093.00		FRM	50.83%

Township/Village of Milford
Land Table K10

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	4
ECF Nbhd	K10	Sales Ratio	45.03%
Min ECF	1.285	(Land Resid.-Est. Land Value)/Est. LV	43.88%
Max ECF	1.285	% Change	11.11%
Land Table LtoB	19.12%	Projected Land Table LtoB	21.24%
CVT LtoB	19.69%	Sales Sample Size	10.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



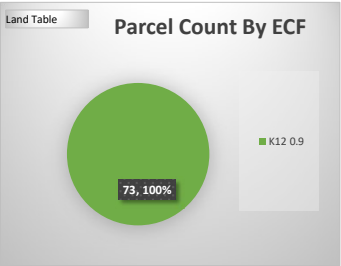
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$31,500	\$45,323	\$35,000
MINIMUM	\$31,500	\$45,323	\$35,000
MAXIMUM	\$31,500	\$45,323	\$35,000

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
LM-16-02-357-005	846 N MAIN ST	7/21/2022	\$142,000	\$137,587	\$35,913	\$31,500	1.00	\$35,913		K10	22.89%
LM-16-02-357-009	892 N MAIN ST	2/14/2022	\$135,000	\$137,587	\$28,913	\$31,500	1.00	\$28,913		K10	22.89%
LM-16-02-357-024	862 N MAIN ST	5/15/2023	\$150,000	\$130,926	\$50,574	\$31,500	1.00	\$50,574		K10	24.06%
LM-16-02-357-040	851 UNION ST	5/9/2023	\$130,000	\$95,609	\$65,891	\$31,500	1.00	\$65,891		K10	32.95%

Township/Village of Milford
Land Table K12

BSA DATABASE		SALES DATA	
Parcel Count	73	# of Sales	6
ECF Nbhd	K12	Sales Ratio	45.76%
Min ECF	0.900	(Land Resid.-Est. Land Value)/Est. LV	50.19%
Max ECF	0.900	% Change	0.00%
Land Table LtoB	19.12%	Projected Land Table LtoB	19.12%
CVT LtoB	19.69%	Sales Sample Size	8.22%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



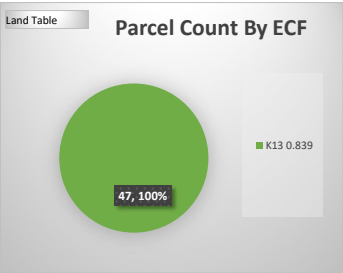
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$64,540	\$96,932	\$64,540
MINIMUM	\$29,787	\$44,737	\$29,787
MAXIMUM	\$85,391	\$128,249	\$85,391

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
LM-16-11-309-010	332 RIVER WOOD TRL	9/21/2023	\$680,000	\$528,752	\$262,256	\$111,008	1.00	\$262,256		K12	20.99%
LM-16-11-309-016	520 E HURON ST	3/2/2022	\$550,000	\$458,404	\$202,604	\$111,008	1.00	\$202,604		K12	24.22%
LM-16-02-356-011	375 E SUMMIT ST	4/14/2023	\$390,000	\$359,653	\$103,427	\$73,080	1.00	\$103,427		K12	20.32%
LM-16-11-129-015	630 FLORENCE CT	9/26/2023	\$485,000	\$483,015	\$75,065	\$73,080	1.00	\$75,065		K12	15.13%
LM-16-11-129-010	559 FLORENCE CT	8/25/2022	\$475,000	\$478,477	\$69,603	\$73,080	1.00	\$69,603		K12	15.27%
LM-16-11-129-011	571 FLORENCE CT	12/1/2023	\$463,000	\$476,555	\$59,525	\$73,080	1.00	\$59,525		K12	15.34%

Township/Village of Milford
Land Table K13

BSA DATABASE		SALES DATA	
Parcel Count	47	# of Sales	5
ECF Nbhd	K13	Sales Ratio	45.84%
Min ECF	0.839	(Land Resid.-Est. Land Value)/Est. LV	75.84%
Max ECF	0.839	% Change	20.00%
Land Table LtoB	16.18%	Projected Land Table LtoB	19.42%
CVT LtoB	19.69%	Sales Sample Size	10.64%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



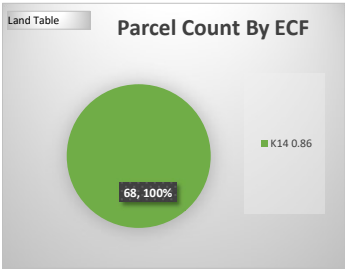
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$62,537	\$109,963	\$75,044
MINIMUM	\$52,596	\$92,483	\$63,115
MAXIMUM	\$71,574	\$125,853	\$85,889

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
LM-16-10-102-042	623 RACHEL LN	1/12/2023	\$390,000				1.00	\$51,203.00		K13	13.44%
LM-16-10-102-018	724 KNOLLS LANDING DR	6/27/2023	\$495,000	\$454,824	\$110,123	\$69,947	1.00	\$110,123		K13	15.38%
LM-16-10-102-003	868 KNOLLS LANDING DR	7/22/2022	\$400,000	\$366,555	\$91,101	\$57,656	1.00	\$91,101		K13	15.73%
LM-16-10-102-028	630 TELYA RDG	6/13/2023	\$410,000	\$364,336	\$98,260	\$52,596	1.00	\$98,260.00		K13	14.44%
LM-16-10-102-025	647 TELYA RDG	12/15/2023	\$499,900	\$435,103	\$127,334	\$62,537	1.00	\$127,334		K13	14.37%

Township/Village of Milford
Land Table K14

BSA DATABASE		SALES DATA	
Parcel Count	68	# of Sales	11
ECF Nbhd	K14	Sales Ratio	47.62%
Min ECF	0.860	(Land Resid.-Est. Land Value)/Est. LV	27.99%
Max ECF	0.860	% Change	10.00%
Land Table LtoB	18.35%	Projected Land Table LtoB	20.19%
CVT LtoB	19.69%	Sales Sample Size	16.18%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



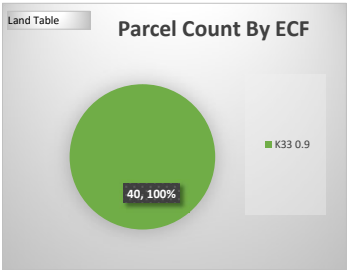
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$45,254	\$57,918	\$49,779
MINIMUM	\$42,425	\$54,298	\$46,668
MAXIMUM	\$155,558	\$199,093	\$171,114

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
LM-16-03-479-068	646 VILLAGE LN	9/12/2022	\$220,000	\$234,543	\$31,842	\$46,385	1.00	\$31,842		K14	19.78%
LM-16-03-479-066	601 VILLAGE LN	4/19/2022	\$235,000	\$239,309	\$39,813	\$44,122	1.00	\$39,813		K14	18.44%
LM-16-03-479-074	658 VILLAGE LN	3/17/2023	\$230,000	\$233,464	\$40,658	\$44,122	1.00	\$40,658		K14	18.90%
LM-16-03-479-056	621 VILLAGE LN	3/10/2023	\$235,000	\$234,608	\$44,514	\$44,122	1.00	\$44,514		K14	18.81%
LM-16-03-479-058	617 VILLAGE LN	1/24/2022	\$228,000	\$223,546	\$48,576	\$44,122	1.00	\$48,576		K14	19.74%
LM-16-03-479-052	629 VILLAGE LN	12/29/2022	\$250,000	\$235,207	\$58,915	\$44,122	1.00	\$58,915		K14	18.76%
LM-16-03-479-001	464 VILLAGE LN	2/28/2022	\$250,000	\$234,818	\$57,607	\$42,425	1.00	\$57,607		K14	18.07%
LM-16-03-479-054	625 VILLAGE LN	3/31/2023	\$240,000	\$222,147	\$61,975	\$44,122	1.00	\$61,975		K14	19.86%
LM-16-03-479-101	585 VILLAGE LN	8/5/2022	\$325,000	\$297,957	\$69,468	\$42,425	1.00	\$69,468		K14	14.24%
LM-16-03-479-003	468 VILLAGE LN	6/1/2023	\$260,000	\$231,767	\$70,658	\$42,425	1.00	\$70,658		K14	18.31%
LM-16-03-479-103	581 VILLAGE LN	5/13/2022	\$349,000	\$300,071	\$91,354	\$42,425	1.00	\$91,354		K14	14.14%

Township/Village of Milford
Land Table K33

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	2
ECF Nbhd	K33	Sales Ratio	46.38%
Min ECF	0.900	(Land Resid.-Est. Land Value)/Est. LV	43.61%
Max ECF	0.900	% Change	20.00%
Land Table LtoB	16.97%	Projected Land Table LtoB	20.36%
CVT LtoB	19.69%	Sales Sample Size	5.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



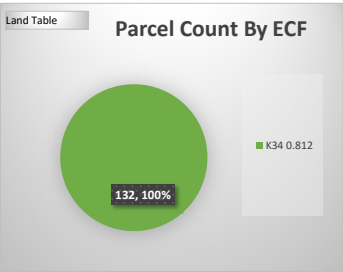
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$32,340	\$46,444	\$38,808
MINIMUM	\$32,340	\$46,444	\$38,808
MAXIMUM	\$32,340	\$46,444	\$38,808

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
L -16-03-408-003	582 NAPA VALLEY DR	6/1/2022	\$195,000	\$176,318	\$51,022	\$32,340	1.00	\$51,022		K33	18.34%
L -16-03-408-007	598 NAPA VALLEY DR	7/26/2023	\$195,000	\$185,474	\$41,866	\$32,340	1	\$41,866		K33	17.44%

Land Table K34

BSA DATABASE		SALES DATA	
Parcel Count	132	# of Sales	19
ECF Nbhd	K34	Sales Ratio	48.50%
Min ECF	0.812	(Land Resid.-Est. Land Value)/Est. LV	21.34%
Max ECF	0.812	% Change	5.00%
Land Table LtoB	15.12%	Projected Land Table LtoB	15.88%
CVT LtoB	19.69%	Sales Sample Size	14.39%

Color Key	
Vacant Sales	
Demo Sales or New Build after sale	



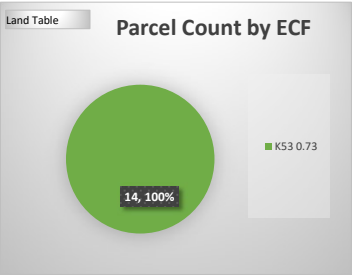
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$72,464	\$87,925	\$76,087
MINIMUM	\$67,023	\$81,323	\$70,374
MAXIMUM	\$79,797	\$96,823	\$83,787

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Township/Village of Milford
Land Table K53

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	2
ECF Nbhd	K53	Sales Ratio	45.75%
Min ECF	0.730	(Land Resid.-Est. Land Value)/Est. LV	62.29%
Max ECF	0.730	% Change	20.00%
Land Table LtoB	13.03%	Projected Land Table LtoB	15.64%
CVT LtoB	19.69%	Sales Sample Size	14.29%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



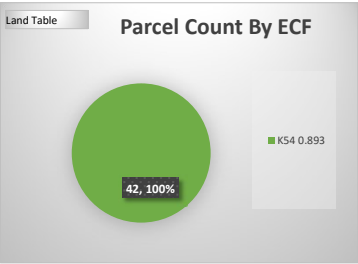
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$83,449	\$135,432	\$100,139
MINIMUM	\$66,290	\$107,584	\$79,548
MAXIMUM	\$101,822	\$165,250	\$122,186

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
L -16-22-351-002		8/4/2022	\$173,000				5.42	\$31,919		K53	100.00%
L -16-22-351-008	1200 HUNTER CT	10/4/2022	\$600,000	\$549,036	\$132,777	\$81,813	2.00	\$66,388		K53	14.90%

Township/Village of Milford
Land Table K54

BSA DATABASE		SALES DATA	
Parcel Count	42	# of Sales	3
ECF Nbhd	K54	Sales Ratio	49.53%
Min ECF	0.893	(Land Resid.-Est. Land Value)/Est. LV	6.82%
Max ECF	0.893	% Change	5.00%
Land Table LtoB	13.27%	Projected Land Table LtoB	13.93%
CVT LtoB	19.69%	Sales Sample Size	7.14%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



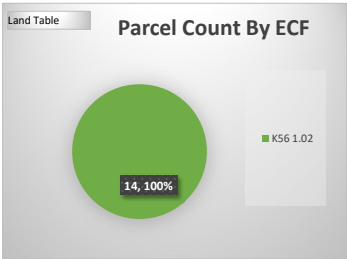
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$85,659	\$91,500	\$89,942
MINIMUM	\$70,890	\$75,724	\$74,435
MAXIMUM	\$100,428	\$107,276	\$105,449

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
L -16-03-151-012	1763 HILLTOP DR	10/21/2022	\$735,000	\$757,701	\$71,819	\$94,520	1.64	\$43,792		K54	12.47%
L -16-03-151-014	1717 HILLTOP DR	8/29/2022	\$590,000	\$567,624	\$110,989	\$88,613	1.47	\$75,503		K54	15.61%
L -16-03-151-030	1601 HIDDEN VALLEY DR	12/21/2022	\$704,000	\$684,742	\$113,778	\$94,520	1.89	\$60,200		K54	13.80%

Township/Village of Milford
Land Table K56

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	2
ECF Nbhd	K56	Sales Ratio	45.72%
Min ECF	1.020	(Land Resid.-Est. Land Value)/Est. LV	22.41%
Max ECF	1.020	% Change	10.00%
Land Table LtoB	11.77%	Projected Land Table LtoB	12.94%
CVT LtoB	19.69%	Sales Sample Size	14.29%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



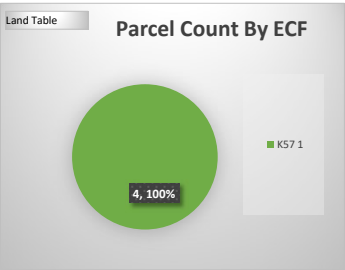
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$91,920	\$112,521	\$101,112
MINIMUM	\$91,920	\$112,521	\$101,112
MAXIMUM	\$91,920	\$112,521	\$101,112

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
L -16-34-100-037	I303 MILFORD PONDS LN	12/14/2023	\$690,000	\$630,838	\$151,082	\$91,920	5.16	\$29,279		K56	14.57%
L -16-34-100-042	1138 W MOORE RD	6/9/2022	\$725,000	\$737,809	\$102,091	\$114,900	3.59	\$14,259	L -16-34-100-041	K56	15.57%

Township/Village of Milford
Land Table K57

BSA DATABASE		SALES DATA	
Parcel Count	4	# of Sales	0
ECF Nbhd	K57	Sales Ratio	#DIV/0!
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.000	% Change	5.00%
Land Table LtoB	10.56%	Projected Land Table LtoB	11.09%
CVT LtoB	19.69%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



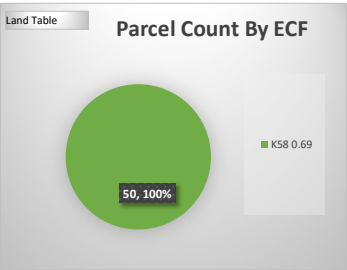
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$70,616	#DIV/0!	\$74,147
MINIMUM	\$70,616	#DIV/0!	\$74,147
MAXIMUM	\$70,616	#DIV/0!	\$74,147

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/Village of Milford
Land Table K58

BSA DATABASE		SALES DATA	
Parcel Count	50	# of Sales	3
ECF Nbhd	K58	Sales Ratio	42.36%
Min ECF	0.690	(Land Resid.-Est. Land Value)/Est. LV	146.02%
Max ECF	0.690	% Change	0.00%
Land Table LtoB	11.98%	Projected Land Table LtoB	11.98%
CVT LtoB	19.69%	Sales Sample Size	6.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



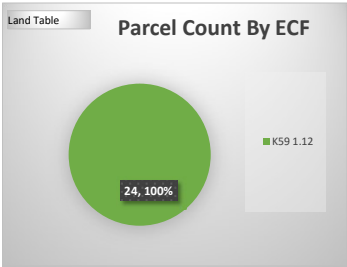
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$91,455	\$224,996	\$91,455
MINIMUM	\$63,296	\$155,720	\$63,296
MAXIMUM	\$136,352	\$335,451	\$136,352

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
L -16-15-103-012	965 HILL HOLLOW LN	4/21/2022	\$758,000	\$794,516	\$51,892	\$88,408	1.00	\$51,892		K58	11.13%
L -16-15-103-019	953 HILL HOLLOW CT	7/22/2022	\$125,000				1.00	\$412,176		K58	14.96%
L -16-15-103-021	973 HILL HOLLOW CT	9/22/2022	\$990,000	\$686,402	\$398,100	\$94,502	1.00	\$398,100		K58	13.77%

Township/Village of Milford
Land Table K59

BSA DATABASE		SALES DATA	
Parcel Count	24	# of Sales	2
ECF Nbhd	K59	Sales Ratio	49.49%
Min ECF	1.120	(Land Resid.-Est. Land Value)/Est. LV	8.68%
Max ECF	1.120	% Change	0.00%
Land Table LtoB	9.51%	Projected Land Table LtoB	9.51%
CVT LtoB	19.69%	Sales Sample Size	8.33%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



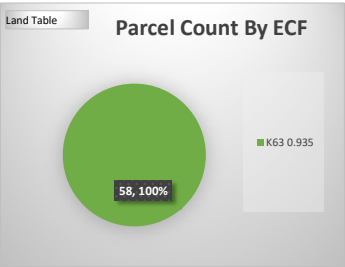
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$112,613	\$122,383	\$112,613
MINIMUM	\$94,145	\$102,313	\$94,145
MAXIMUM	\$266,325	\$289,430	\$266,325

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
L -16-28-200-023	1635 BALSAM WAY	11/4/2022	\$830,000	\$781,199	\$142,946	\$94,145	0.90	\$158,829		K59	12.05%
L -16-28-200-032	1580 BALSAM WAY	8/10/2022	\$890,000	\$921,391	\$75,141	\$106,532	1.62	\$46,383		K59	11.56%

Township/Village of Milford
Land Table K63

BSA DATABASE		SALES DATA	
Parcel Count	58	# of Sales	4
ECF Nbhd	K63	Sales Ratio	49.94%
Min ECF	0.935	(Land Resid.-Est. Land Value)/Est. LV	0.83%
Max ECF	0.935	% Change	5.00%
Land Table LtoB	13.82%	Projected Land Table LtoB	14.51%
CVT LtoB	19.69%	Sales Sample Size	6.90%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



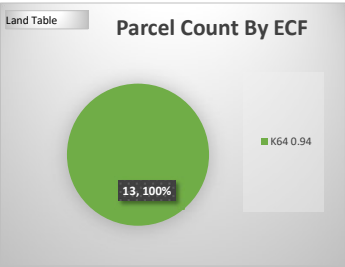
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$60,354	\$60,856	\$63,372
MINIMUM	\$54,772	\$55,227	\$57,511
MAXIMUM	\$69,439	\$70,016	\$72,911

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
L -16-21-479-024	1339 HORSESHOE CIR	4/19/2022	\$430,000	\$391,565	\$93,207	\$54,772	1.00	\$93,207		K63	13.99%
L -16-21-477-001	2375 BRIDLE TRL	6/10/2022	\$392,000	\$361,739	\$90,615	\$60,354	1.00	\$90,615		K63	16.68%
L -16-21-477-006	2304 CARRIAGE WAY	4/7/2023	\$489,000	\$522,306	\$27,048	\$60,354	1.00	\$27,048		K63	11.56%
L -16-21-479-029	2315 CARRIAGE WAY	9/28/2022	\$325,000	\$358,476	\$21,296	\$54,772	1.00	\$21,296		K63	15.28%

Township/Village of Milford
Land Table K64

BSA DATABASE		SALES DATA	
Parcel Count	13	# of Sales	0
ECF Nbhd	K64	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	19.27%	Projected Land Table LtoB	19.27%
CVT LtoB	19.69%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$86,854	#DIV/0!	\$86,854
MINIMUM	\$86,854	#DIV/0!	\$86,854
MAXIMUM	\$86,854	#DIV/0!	\$86,854

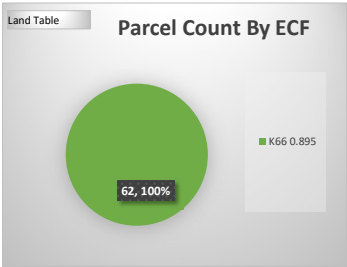
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building

Township/Village of Milford

Land Table K66

BSA DATABASE		SALES DATA	
Parcel Count	62	# of Sales	5
ECF Nbhd	K66	Sales Ratio	47.13%
Min ECF	0.895	(Land Resid.-Est. Land Value)/Est. LV	33.38%
Max ECF	0.895	% Change	15.00%
Land Table LtoB	17.94%	Projected Land Table LtoB	20.63%
CVT LtoB	19.69%	Sales Sample Size	8.06%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$59,195	\$78,953	\$68,074
MINIMUM	\$29,913	\$39,897	\$34,400
MAXIMUM	\$78,718	\$104,992	\$90,526

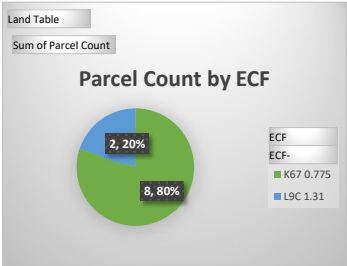
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
L -16-03-201-021	677 RIVER OAKS DR	7/6/2022	\$450,000	\$393,647	\$135,071	\$78,718	1.00	\$135,071		K66	20.00%
L -16-03-201-023	623 RIVER OAKS DR	5/23/2022	\$510,000	\$495,814	\$92,904	\$78,718	1.00	\$92,904		K66	15.88%
L -16-03-201-046	516 RIVER OAKS DR	9/8/2023	\$440,000	\$392,660	\$126,058	\$78,718	1.00	\$126,058		K66	20.05%
L -16-03-201-056	674 RIVER OAKS DR	12/15/2023	\$390,000	\$417,639	\$51,079	\$78,718	1.00	\$51,079		K66	18.85%
L -16-03-201-061	269 RIVER OAKS DR	9/23/2022	\$495,000	\$453,869	\$119,849	\$78,718	1.00	\$119,849		K66	17.34%

Township/Village of Milford

Land Table K67

BSA DATABASE		SALES DATA	
Parcel Count	10	# of Sales	1
ECF Nbhd	K67, L9C	Sales Ratio	57.89%
Min ECF	0.775	(Land Resid.-Est. Land Value)/Est. LV	-173.68%
Max ECF	1.310	% Change	0.00%
Land Table LtoB	10.12%	Projected Land Table LtoB	10.12%
CVT LtoB	19.69%	Sales Sample Size	10.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



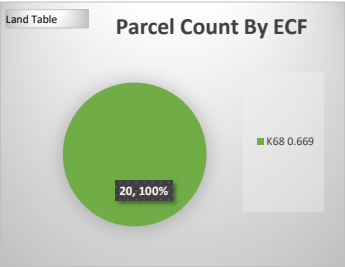
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$135,072	-\$99,521	\$135,072
MINIMUM	\$135,072	-\$99,521	\$135,072
MAXIMUM	\$135,072	-\$99,521	\$135,072

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
L -16-35-200-024	4275 TERRA RIDGE DR	6/28/2022	\$1,875,000	\$2,170,732	-\$125,458	\$170,274	3.00	-\$35,340	L -16-35-200-051	K67	7.84%

Township/Village of Milford
Land Table K68

BSA DATABASE		SALES DATA	
Parcel Count	20	# of Sales	3
ECF Nbhd	K68	Sales Ratio	42.04%
Min ECF	0.669	(Land Resid.-Est. Land Value)/Est. LV	180.30%
Max ECF	0.669	% Change	0.00%
Land Table LtoB	10.16%	Projected Land Table LtoB	10.16%
CVT LtoB	19.69%	Sales Sample Size	15.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



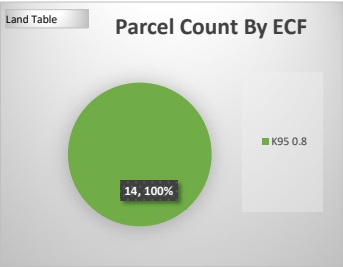
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$74,000	\$207,424	\$74,000
MINIMUM	\$64,500	\$180,796	\$64,500
MAXIMUM	\$81,850	\$229,428	\$81,850

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
L -16-17-151-002	3294 CANYON OAKS TRL	8/14/2023	\$675,000	\$500,968	\$238,532	\$64,500	2.08	\$114,679		K68	12.88%
L -16-17-151-004	236 IVY GLEN DR	6/12/2023	\$930,000	\$732,300	\$267,700	\$70,000	2.81	\$95,267		K68	9.56%
L -16-17-151-018	3209 CANYON OAKS TRL	2/11/2022	\$710,000	\$713,012	\$66,988	\$70,000	2.65	\$25,278		K68	9.82%

Township/Village of Milford
Land Table K95

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	0
ECF Nbhd	K95	Sales Ratio	#DIV/0!
Min ECF	0.800	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.800	% Change	6.67%
Land Table LtoB	12.26%	Projected Land Table LtoB	13.08%
CVT LtoB	19.69%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



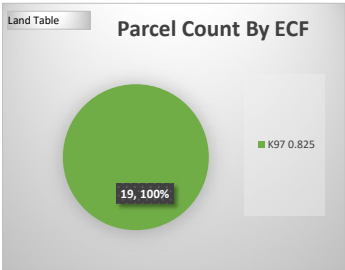
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$70,310	#DIV/0!	\$75,000
MINIMUM	\$70,310	#DIV/0!	\$75,000
MAXIMUM	\$70,310	#DIV/0!	\$75,000

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/Village of Milford
Land Table K97

BSA DATABASE		SALES DATA	
Parcel Count	19	# of Sales	1
ECF Nbhd	K97	Sales Ratio	42.03%
Min ECF	0.825	(Land Resid.-Est. Land Value)/Est. LV	117.05%
Max ECF	0.825	% Change	0.00%
Land Table LtoB	14.44%	Projected Land Table LtoB	14.44%
CVT LtoB	19.69%	Sales Sample Size	5.26%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



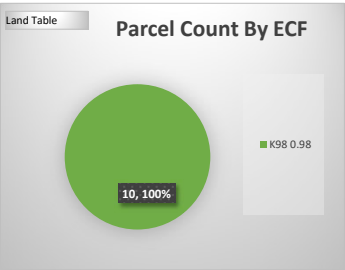
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$108,811	\$236,175	\$108,811
MINIMUM	\$80,330	\$174,357	\$80,330
MAXIMUM	\$137,292	\$297,994	\$137,292

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
L -16-14-251-019	1086 RAVENSVIEW TRL	6/30/2022	\$590,000	\$495,973	\$174,357	\$80,330	1.01	\$172,631		K97	16.20%

Township/Village of Milford
Land Table K98

BSA DATABASE		SALES DATA	
Parcel Count	10	# of Sales	1
ECF Nbhd	K98	Sales Ratio	#DIV/0!
Min ECF	0.980	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.980	% Change	0.00%
Land Table LtoB	10.76%	Projected Land Table LtoB	10.76%
CVT LtoB	19.69%	Sales Sample Size	10.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



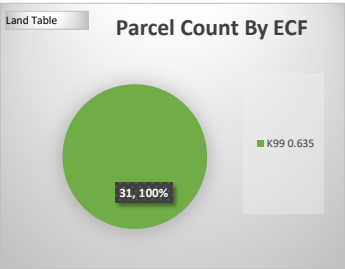
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$112,309	#DIV/0!	\$112,309
MINIMUM	\$112,309	#DIV/0!	\$112,309
MAXIMUM	\$112,309	#DIV/0!	\$112,309

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
L-16-19-301-005	4230 WINDMILL FARMS	3/2/2022	\$105,000				2.01	-\$312,506		K98	13.28%

Township/Village of Milford
Land Table K99

BSA DATABASE		SALES DATA	
Parcel Count	31	# of Sales	1
ECF Nbhd	K99	Sales Ratio	#DIV/0!
Min ECF	0.635	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.635	% Change	23.33%
Land Table LtoB	12.83%	Projected Land Table LtoB	15.83%
CVT LtoB	19.69%	Sales Sample Size	3.23%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



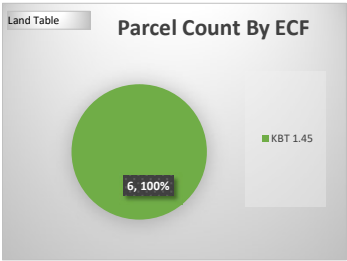
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$118,623	#DIV/0!	\$160,141
MINIMUM	\$106,761	#DIV/0!	\$106,761
MAXIMUM	\$131,790	#DIV/0!	\$177,917

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
L-16-28-401-010		12/14/2023	\$327,000				1.61	\$203,106		K99	100.00%

Township/Village of Milford
Land Table KBT

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	0
ECF Nbhd	KBT	Sales Ratio	#DIV/0!
Min ECF	1.450	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.450	% Change	0.00%
Land Table LtoB	19.93%	Projected Land Table LtoB	19.93%
CVT LtoB	19.69%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



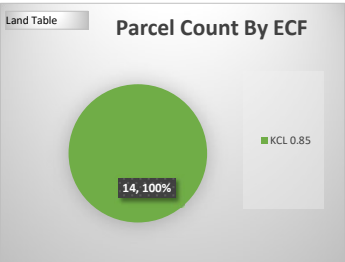
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$90,860	#DIV/0!	\$90,860
MINIMUM	\$90,860	#DIV/0!	\$90,860
MAXIMUM	\$90,860	#DIV/0!	\$90,860

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/Village of Milford
Land Table KCL

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	0
ECF Nbhd	KCL	Sales Ratio	#DIV/0!
Min ECF	0.850	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.850	% Change	0.00%
Land Table LtoB	17.10%	Projected Land Table LtoB	17.10%
CVT LtoB	19.69%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



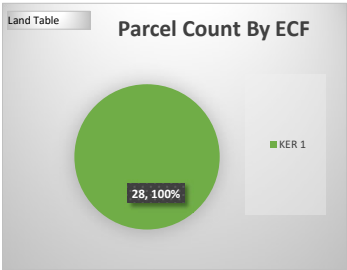
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$74,292	#DIV/0!	\$74,292
MINIMUM	\$74,292	#DIV/0!	\$74,292
MAXIMUM	\$74,292	#DIV/0!	\$74,292

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/Village of Milford
Land Table KER

BSA DATABASE		SALES DATA	
Parcel Count	28	# of Sales	2
ECF Nbhd	KER	Sales Ratio	46.05%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	43.13%
Max ECF	1.000	% Change	24.00%
Land Table LtoB	20.75%	Projected Land Table LtoB	25.74%
CVT LtoB	19.69%	Sales Sample Size	7.14%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



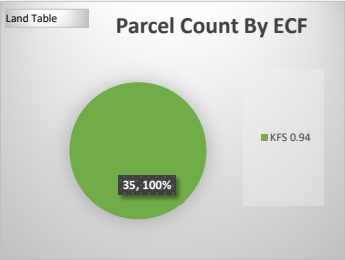
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$80,648	\$115,435	\$100,004
MINIMUM	\$80,648	\$115,435	\$100,004
MAXIMUM	\$80,648	\$115,435	\$100,004

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
LM-16-15-251-048	1080 EAGLE NEST DR	6/27/2023	\$500,000	\$426,017	\$154,631	\$80,648	1.00	\$154,631		KER	18.93%
LM-16-15-251-049	1088 EAGLE NEST DR	3/24/2022	\$380,000	\$384,409	\$76,239	\$80,648	1.00	\$76,239		KER	20.98%

Township/Village of Milford
Land Table KFS

BSA DATABASE		SALES DATA	
Parcel Count	35	# of Sales	2
ECF Nbhd	KFS	Sales Ratio	47.83%
Min ECF	0.940	(Land Resid.-Est. Land Value)/Est. LV	30.37%
Max ECF	0.940	% Change	15.00%
Land Table LtoB	17.08%	Projected Land Table LtoB	19.64%
CVT LtoB	19.69%	Sales Sample Size	5.71%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



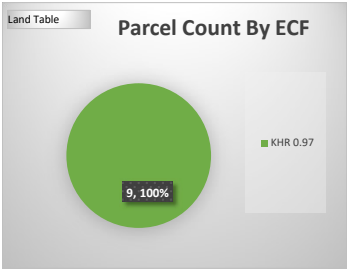
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$79,860	\$104,113	\$91,839
MINIMUM	\$79,860	\$104,113	\$91,839
MAXIMUM	\$79,860	\$104,113	\$91,839

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
LM-16-11-179-036	874 E LIBERTY ST	5/1/2023	\$525,000	\$476,899	\$127,961	\$79,860	1.00	\$127,961		KFS	16.75%
LM-16-11-251-045	328 STONE WOOD CT	5/15/2023	\$595,000	\$594,596	\$80,264	\$79,860	1.00	\$80,264		KFS	13.43%

Township/Village of Milford
Land Table KHR

BSA DATABASE		SALES DATA	
Parcel Count	9	# of Sales	1
ECF Nbhd	KHR	Sales Ratio	49.49%
Min ECF	0.970	(Land Resid.-Est. Land Value)/Est. LV	8.96%
Max ECF	0.970	% Change	0.00%
Land Table LtoB	13.07%	Projected Land Table LtoB	13.07%
CVT LtoB	19.69%	Sales Sample Size	11.11%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



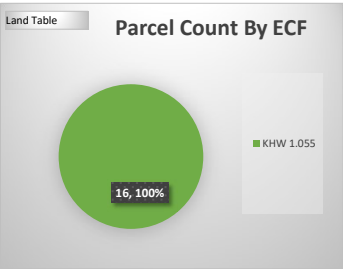
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$47,250	\$51,483	\$47,250
MINIMUM	\$47,250	\$51,483	\$47,250
MAXIMUM	\$47,250	\$51,483	\$47,250

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
L -16-06-277-006	3435 SILVER STONE DR	5/9/2022	\$415,000	\$410,767	\$51,483	\$47,250	1.00	\$51,483		KHR	11.50%

Township/Village of Milford
Land Table KHW

BSA DATABASE		SALES DATA	
Parcel Count	16	# of Sales	2
ECF Nbhd	KHW	Sales Ratio	43.53%
Min ECF	1.055	(Land Resid.-Est. Land Value)/Est. LV	78.94%
Max ECF	1.055	% Change	40.00%
Land Table LtoB	19.47%	Projected Land Table LtoB	27.25%
CVT LtoB	19.69%	Sales Sample Size	12.50%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



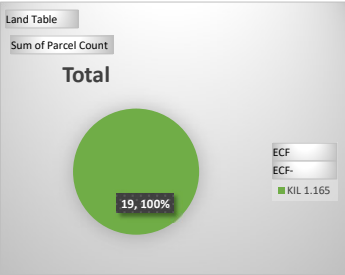
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$91,260	\$163,300	\$127,764
MINIMUM	\$91,260	\$163,300	\$127,764
MAXIMUM	\$91,260	\$163,300	\$127,764

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
LM-16-15-179-002	505 HERITAGE RIDGE DR	4/29/2022	\$600,000	\$498,843	\$192,417	\$91,260	0.16	\$1,202,606		KHW	18.29%
LM-16-15-179-008	529 HERITAGE RIDGE DR	6/27/2022	\$514,000	\$471,077	\$134,183	\$91,260	0.14	\$958,450		KHW	19.37%

Township/Village of Milford
Land Table KIL

BSA DATABASE		SALES DATA	
Parcel Count	19	# of Sales	1
ECF Nbhd	KIL	Sales Ratio	#DIV/0!
Min ECF	1.165	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.165	% Change	0.00%
Land Table LtoB	14.88%	Projected Land Table LtoB	14.88%
CVT LtoB	19.69%	Sales Sample Size	5.26%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



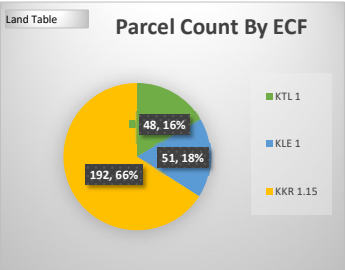
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$129,780	#DIV/0!	\$129,780
MINIMUM	\$111,240	#DIV/0!	\$111,240
MAXIMUM	\$148,320	#DIV/0!	\$148,320

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
L-16-04-401-022	1171 LAKE FOREST WAY	2/4/2022	\$245,000				1.58	-\$340,924		KIL	13.72%

Township/Village of Milford
Land Table KKR

BSA DATABASE		SALES DATA	
Parcel Count	291	# of Sales	31
ECF Nbhd	KLE, KTL, KKR	Sales Ratio	47.65%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	45.92%
Max ECF	1.150	% Change	41.67%
Land Table LtoB	13.13%	Projected Land Table LtoB	18.61%
CVT LtoB	19.69%	Sales Sample Size	10.65%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$60,000	\$87,555	\$100,000
MINIMUM	\$40,000	\$58,370	\$50,000
MAXIMUM	\$200,000	\$291,849	\$200,000

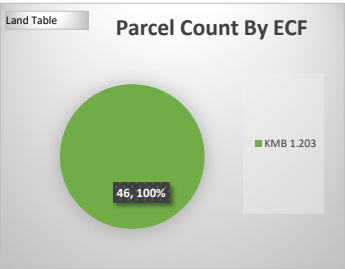
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
L-16-33-403-154	1632 TRANQUILITY DR	11/16/2023	\$1,030,738.0	\$796,553	\$294,185	\$60,000	1	\$294,185		KKR	7.53%
L-16-33-403-024	1572 SUNFLOWER LN	12/26/2023	\$596,340.0	\$496,440	\$159,900	\$60,000	1	\$159,900		KKR	12.09%
L-16-33-403-025	1580 SUNFLOWER LN	12/26/2023	\$653,112.0	\$547,704	\$165,408	\$60,000	1	\$165,408		KKR	10.95%
L-16-33-403-155	1622 TRANQUILITY DR	12/28/2023	\$1,073,790.0	\$909,111	\$224,679	\$60,000	1	\$224,679		KKR	6.60%
L-16-33-403-177	1451 TRANQUILITY DR	11/17/2023	\$691,976.0	\$611,290	\$140,686	\$60,000	1	\$140,686		KKR	9.82%
L-16-33-403-140	4247 DOGWOOD DR	12/29/2023	\$566,420.0	\$508,270	\$118,150	\$60,000	1	\$118,150		KKR	11.80%
L-16-33-403-103	1520 LANDINGS LN	12/14/2023	\$668,090.0	\$606,548	\$121,542	\$60,000	1	\$121,542		KKR	9.89%
L-16-33-403-179	1441 TRANQUILITY DR	12/27/2023	\$667,590.0	\$611,401	\$116,189	\$60,000	1	\$116,189		KKR	9.81%
L-16-33-403-026	1588 SUNFLOWER LN	12/26/2023	\$538,840.0	\$494,139	\$104,701	\$60,000	1	\$104,701		KKR	12.14%
L-16-33-403-141	4255 DOGWOOD DR	11/30/2023	\$574,740.0	\$535,209	\$99,531	\$60,000	1	\$99,531		KKR	11.21%
L-16-33-403-148	4210 DOGWOOD DR	11/10/2023	\$435,190.0	\$412,791	\$82,399	\$60,000	1	\$82,399		KKR	14.54%
L-16-33-403-105	1532 LANDINGS LN	12/8/2023	\$676,490.0	\$643,827	\$92,663	\$60,000	1	\$92,663		KKR	9.32%
L-16-33-403-124	1507 LANDINGS LN	12/28/2023	\$479,140.0	\$456,434	\$82,706	\$60,000	1	\$82,706		KKR	13.15%
L-16-33-402-006	1443 ARCADIA DR	12/28/2023	\$451,090	\$430,057	\$65,033	\$44,000	1.00	\$65,033		KKR	10.23%
L-16-33-403-143	4250 DOGWOOD DR	12/22/2023	\$439,477.0	\$419,094	\$80,383	\$60,000	1	\$80,383		KKR	14.32%
L-16-33-403-144	4242 DOGWOOD DR	11/17/2023	\$455,990.0	\$435,775	\$80,215	\$60,000	1	\$80,215		KKR	13.77%
L-16-33-403-130	1481 LANDINGS LN	12/20/2023	\$516,646.0	\$495,476	\$81,170	\$60,000	1	\$81,170		KKR	12.11%
L-16-33-403-142	4258 DOGWOOD DR	10/30/2023	\$437,290.0	\$430,539	\$66,751	\$60,000	1	\$66,751		KKR	13.94%
L-16-33-403-106	1538 LANDINGS LN	12/21/2023	\$737,215.0	\$733,280	\$63,935	\$60,000	1	\$63,935		KKR	8.18%
L-16-33-403-004	1577 SUNFLOWER LN	12/27/2023	\$428,890.0	\$429,846	\$59,044	\$60,000	1	\$59,044		KKR	13.96%
L-16-33-403-178	1443 TRANQUILITY DR	11/21/2023	\$734,940.0	\$749,381	\$45,559	\$60,000	1	\$45,559		KKR	8.01%
L-16-33-403-126	1497 LANDINGS LN	12/29/2023	\$459,990.0	\$470,112	\$49,878	\$60,000	1	\$49,878		KKR	12.76%
L-16-33-403-123	1509 LANDINGS LN	12/27/2023	\$477,045.0	\$489,689	\$47,356	\$60,000	1	\$47,356		KKR	12.25%
L-16-33-403-006	1593 SUNFLOWER LN	12/28/2023	\$414,640.0	\$425,953	\$48,687	\$60,000	1	\$48,687		KKR	14.09%
L-16-33-403-102	1514 LANDINGS LN	12/13/2023	\$731,158.0	\$752,085	\$39,073	\$60,000	1	\$39,073		KKR	7.98%
L-16-33-402-004	1435 ARCADIA DR	12/28/2023	\$397,840	\$411,310	\$26,530	\$40,000	1.00	\$26,530		KKR	9.73%
L-16-33-403-001	1553 SUNFLOWER LN	12/29/2023	\$414,690.0	\$436,137	\$38,553	\$60,000	1	\$38,553		KKR	13.76%
L-16-33-403-128	1489 LANDINGS LN	12/29/2023	\$554,341.0	\$589,276	\$25,065	\$60,000	1	\$25,065		KKR	10.18%
L-16-33-403-129	1485 LANDINGS LN	12/6/2023	\$474,440.0	\$511,403	\$23,037	\$60,000	1	\$23,037		KKR	11.73%
L-16-33-403-145	4234 DOGWOOD DR	12/22/2023	\$508,140.0	\$567,584	\$556	\$60,000	1	\$556		KKR	10.57%
L-16-33-402-003	1431 ARCADIA DR	12/29/2023	\$375,000	\$426,087	-\$11,087	\$40,000	1.00	-\$11,087		KKR	9.39%

Township/Village of Milford

Land Table KMB

BSA DATABASE		SALES DATA	
Parcel Count	46	# of Sales	5
ECF Nbhd	KMB	Sales Ratio	48.71%
Min ECF	1.203	(Land Resid.-Est. Land Value)/Est. LV	12.34%
Max ECF	1.203	% Change	12.20%
Land Table LtoB	20.95%	Projected Land Table LtoB	23.51%
CVT LtoB	19.69%	Sales Sample Size	10.87%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



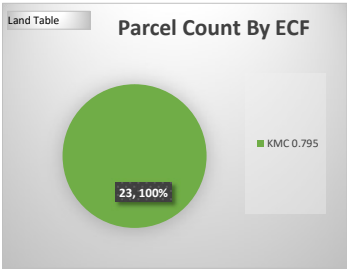
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$77,987	\$87,614	\$87,500
MINIMUM	\$77,987	\$87,614	\$87,500
MAXIMUM	\$77,987	\$87,614	\$87,500

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
LM-16-03-453-030	756 OAK VIEW LN	3/17/2023	\$377,500	\$383,349	\$72,138	\$77,987	0.29	\$248,752		KMB	20.34%
LM-16-03-453-043	691 HILL CREST CT	8/23/2022	\$322,000	\$317,076	\$82,911	\$77,987	0.20	\$414,555		KMB	24.60%
LM-16-03-453-044	679 HILL CREST CT	1/5/2022	\$390,000	\$368,865	\$99,122	\$77,987	0.20	\$495,610		KMB	21.14%
LM-16-03-453-047	643 HILL CREST CT	11/2/2022	\$384,000	\$373,325	\$88,662	\$77,987	0.36	\$246,283		KMB	20.89%
LM-16-03-453-056	850 LAUREL LN	5/15/2023	\$389,000	\$371,751	\$95,236	\$77,987	0.24	\$396,817		KMB	20.98%

Township/Village of Milford
Land Table KMC

BSA DATABASE		SALES DATA	
Parcel Count	23	# of Sales	0
ECF Nbhd	KMC	Sales Ratio	#DIV/0!
Min ECF	0.795	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.795	% Change	25.00%
Land Table LtoB	12.06%	Projected Land Table LtoB	15.08%
CVT LtoB	19.69%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



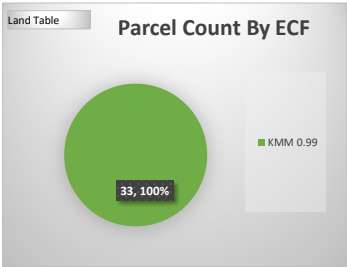
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$64,460	#DIV/0!	\$80,575
MINIMUM	\$64,460	#DIV/0!	\$80,575
MAXIMUM	\$64,460	#DIV/0!	\$80,575

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/Village of Milford
Land Table KMM

BSA DATABASE		SALES DATA	
Parcel Count	33	# of Sales	3
ECF Nbhd	KMM	Sales Ratio	50.34%
Min ECF	0.990	(Land Resid.-Est. Land Value)/Est. LV	-4.04%
Max ECF	0.990	% Change	5.00%
Land Table LtoB	17.17%	Projected Land Table LtoB	18.03%
CVT LtoB	19.69%	Sales Sample Size	9.09%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



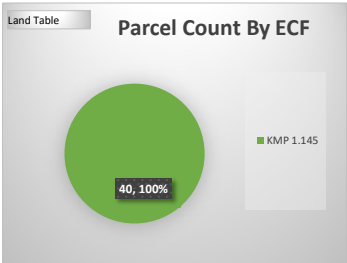
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$75,100	\$72,066	\$78,855
MINIMUM	\$61,846	\$59,348	\$64,938
MAXIMUM	\$88,352	\$84,783	\$92,770

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
LM-16-10-401-010	643 MILL POINTE DR	1/5/2022	\$350,000	\$399,610	\$12,236	\$61,846	1.00	\$12,236		KMM	15.48%
LM-16-10-401-013	663 MILL POINTE DR	8/25/2023	\$480,000	\$440,327	\$101,519	\$61,846	1.00	\$101,519		KMM	14.05%
LM-16-10-401-032	619 MILL POINTE DR	3/17/2022	\$419,900	\$418,529	\$89,723	\$88,352	1.00	\$89,723		KMM	21.11%

Township/Village of Milford
Land Table KMP

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	4
ECF Nbhd	KMP	Sales Ratio	48.44%
Min ECF	1.145	(Land Resid.-Est. Land Value)/Est. LV	16.48%
Max ECF	1.145	% Change	14.35%
Land Table LtoB	19.16%	Projected Land Table LtoB	21.91%
CVT LtoB	19.69%	Sales Sample Size	10.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



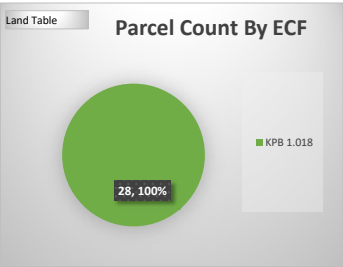
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$43,727	\$50,931	\$50,000
MINIMUM	\$43,727	\$50,931	\$50,000
MAXIMUM	\$43,727	\$50,931	\$50,000

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
LM-16-15-126-060	766 S MILFORD RD	12/22/2022	\$217,000	\$205,745	\$54,982	\$43,727	1.00	\$54,982		KMP	21.25%
LM-16-15-126-070	718 S MILFORD RD	11/21/2022	\$221,000	\$205,825	\$58,902	\$43,727	1.00	\$58,902		KMP	21.24%
LM-16-15-126-077	752 S MILFORD RD	6/6/2023	\$235,000	\$236,323	\$42,404	\$43,727	1.00	\$42,404		KMP	18.50%
LM-16-15-126-078	756 S MILFORD RD	3/6/2023	\$252,500	\$248,790	\$47,437	\$43,727	1.00	\$47,437		KMP	17.58%

Township/Village of Milford
Land Table KPB

BSA DATABASE		SALES DATA	
Parcel Count	28	# of Sales	7
ECF Nbhd	KPB	Sales Ratio	47.50%
Min ECF	1.018	(Land Resid.-Est. Land Value)/Est. LV	44.18%
Max ECF	1.018	% Change	24.22%
Land Table LtoB	15.57%	Projected Land Table LtoB	19.35%
CVT LtoB	19.69%	Sales Sample Size	25.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



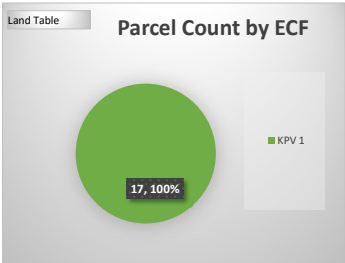
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$48,300	\$69,637	\$60,000
MINIMUM	\$48,300	\$69,637	\$60,000
MAXIMUM	\$48,300	\$69,637	\$60,000

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
LM-16-03-330-003	1005 BIRD SONG LN	6/30/2023	\$382,250	\$324,060	\$106,490	\$48,300	1.00	\$106,490		KPB	14.90%
LM-16-03-330-004	1007 BIRD SONG LN	8/2/2022	\$360,000	\$350,694	\$57,606	\$48,300	1.00	\$57,606		KPB	13.77%
LM-16-03-330-008	1015 BIRD SONG LN	10/11/2023	\$305,000	\$282,269	\$71,031	\$48,300	1.00	\$71,031		KPB	17.11%
LM-16-03-330-009	1017 BIRD SONG LN	6/21/2023	\$348,500	\$319,930	\$76,870	\$48,300	1.00	\$76,870		KPB	15.10%
LM-16-03-330-019	1036 BIRD SONG LN	3/2/2023	\$307,500	\$306,288	\$49,512	\$48,300	1.00	\$49,512		KPB	15.77%
LM-16-03-330-024	1046 BIRD SONG LN	4/8/2022	\$268,000	\$259,989	\$56,311	\$48,300	1.00	\$56,311		KPB	18.58%
LM-16-03-330-025	1045 BIRD SONG LN	3/20/2023	\$290,000				1.00	\$33,144		KPB	15.83%

Township/Village of Milford
Land Table KPV

BSA DATABASE		SALES DATA	
Parcel Count	17	# of Sales	1
ECF Nbhd	KPV	Sales Ratio	40.75%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	154.25%
Max ECF	1.000	% Change	25.00%
Land Table LtoB	13.11%	Projected Land Table LtoB	16.39%
CVT LtoB	19.69%	Sales Sample Size	5.88%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



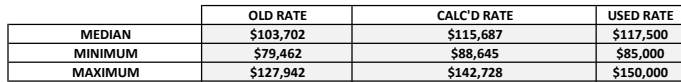
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$62,700	\$159,413	\$78,375
MINIMUM	\$59,400	\$151,023	\$74,250
MAXIMUM	\$66,000	\$167,803	\$82,500

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
LM-16-10-434-004	170 WATER ST	9/13/2023	\$550,000	\$448,197	\$167,803	\$66,000	1.00	\$167,803		KPV	14.73%

Land Table KRC

Color Key

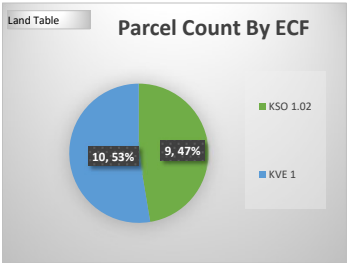
Vacant Sales
Demo Sales or New Build after sale

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Township/Village of Milford
Land Table KSO

BSA DATABASE		SALES DATA	
Parcel Count	19	# of Sales	7
ECF Nbhd	KSO, KVE	Sales Ratio	48.37%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	-54.91%
Max ECF	1.020	% Change	10.00%
Land Table LtoB	19.73%	Projected Land Table LtoB	21.70%
CVT LtoB	19.69%	Sales Sample Size	36.84%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



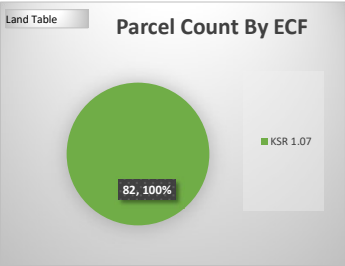
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$108,936	\$49,119	\$119,829
MINIMUM	\$90,923	\$40,997	\$100,015
MAXIMUM	\$130,610	\$58,892	\$143,671

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
L-16-12-201-001	603 BRAXWOOD PL	5/6/2022	\$514,000	\$530,694	\$74,229	\$90,923	0.72	\$103,096		KSO	17.13%
L-16-12-201-004	671 BRAXWOOD PL	11/9/2022	\$629,999	\$621,780	\$110,506	\$102,287	1.01	\$109,412		KSO	16.45%
L-16-12-201-006	685 BRAXWOOD PL	11/1/2023	\$105,000			\$102,287	0.94	-\$242,656		KSO	23.49%
L-16-12-201-009	668 BRAXWOOD PL	7/27/2023	\$485,000	\$423,296	\$152,627	\$90,923	0.80	\$190,784		KSO	21.48%
L-16-12-202-001	2791 VERONA WAY	9/27/2023	\$140,000			\$115,584	1.51	\$92,715		KSO	100.00%
L-16-12-202-006	2760 VERONA WAY	10/12/2023	\$140,000			\$130,610	1.77	\$79,096		KSO	100.00%
L-16-12-202-009	2788 VERONA WAY	10/4/2023	\$140,000			\$115,584	1.51	\$92,715		KSO	100.00%

Township/Village of Milford
Land Table KSR

BSA DATABASE		SALES DATA	
Parcel Count	82	# of Sales	4
ECF Nbhd	KSR	Sales Ratio	54.90%
Min ECF	1.070	(Land Resid.-Est. Land Value)/Est. LV	-47.12%
Max ECF	1.070	% Change	0.00%
Land Table LtoB	19.55%	Projected Land Table LtoB	19.55%
CVT LtoB	19.69%	Sales Sample Size	4.88%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



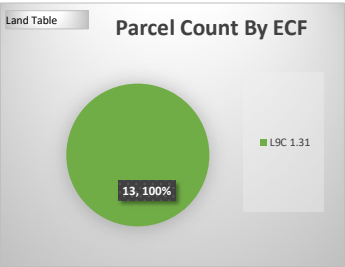
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$56,515	\$29,887	\$56,515
MINIMUM	\$56,515	\$29,887	\$56,515
MAXIMUM	\$56,515	\$29,887	\$56,515

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
LM-16-11-127-009	645 SUMMIT RIDGE DR	7/5/2023	\$270,000	\$296,518	\$29,997	\$56,515	1.00	\$29,997		KSR	19.06%
LM-16-11-127-025	632 SUMMIT RIDGE DR	5/26/2022	\$272,000	\$304,771	\$23,744	\$56,515	1.00	\$23,744		KSR	18.54%
LM-16-11-127-026	628 SUMMIT RIDGE DR	8/25/2022	\$270,000	\$293,853	\$32,662	\$56,515	1.00	\$32,662		KSR	19.23%
LM-16-11-127-038	828 RIDGESIDE DR	9/19/2022	\$275,000	\$298,371	\$33,144	\$56,515	1.00	\$33,144		KSR	18.94%

Township/Village of Milford
Land Table L8A

BSA DATABASE		SALES DATA	
Parcel Count	13	# of Sales	1
ECF Nbhd	L9C	Sales Ratio	31.63%
Min ECF	1.310	(Land Resid.-Est. Land Value)/Est. LV	360.46%
Max ECF	1.310	% Change	25.00%
Land Table LtoB	18.64%	Projected Land Table LtoB	23.30%
CVT LtoB	19.69%	Sales Sample Size	7.69%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



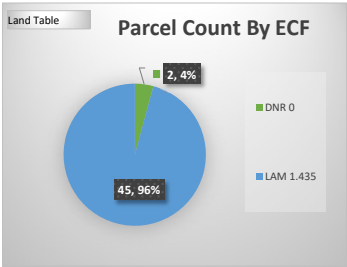
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$108,000	\$497,297	\$135,000
MINIMUM	\$66,000	\$303,904	\$82,500
MAXIMUM	\$205,000	\$943,944	\$256,250

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
L -16-14-201-037	1820 GARDEN RD	3/14/2023	\$647,501	\$409,597	\$303,904	\$66,000	2.97	\$102,325		L8A	16.11%

Township/Village of Milford
Land Table LAM

BSA DATABASE		SALES DATA	
Parcel Count	47	# of Sales	0
ECF Nbhd	DNR, LAM	Sales Ratio	#DIV/0!
Min ECF	1.435	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.435	% Change	5.00%
Land Table LtoB	35.81%	Projected Land Table LtoB	37.60%
CVT LtoB	19.69%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



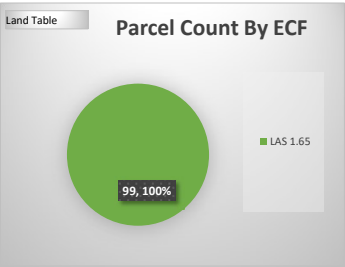
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$152,941	#DIV/0!	\$160,588
MINIMUM	\$1	#DIV/0!	\$1
MAXIMUM	\$1,889,619	#DIV/0!	\$1,984,100

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/Village of Milford
Land Table LAS

BSA DATABASE		SALES DATA	
Parcel Count	99	# of Sales	5
ECF Nbhd	LAS	Sales Ratio	52.47%
Min ECF	1.650	(Land Resid.-Est. Land Value)/Est. LV	-61.38%
Max ECF	1.650	% Change	5.00%
Land Table LtoB	22.08%	Projected Land Table LtoB	23.18%
CVT LtoB	19.69%	Sales Sample Size	5.05%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



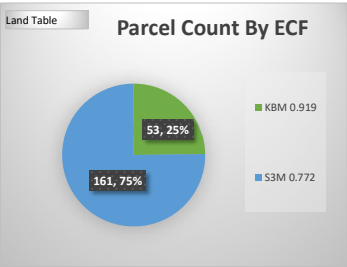
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$79,769	\$30,806	\$83,757
MINIMUM	\$1	\$0	\$1
MAXIMUM	\$455,818	\$176,030	\$478,609

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
L -16-05-381-007	2925 PARK DR	10/3/2023	\$365,000				0.28	\$752,724		LAS	35.06%
L -16-08-128-002	3087 GRANDA VISTA DR	7/7/2023	\$560,000	\$541,872	\$100,932	\$82,804	0.18	\$554,571		LAS	15.28%
L -16-08-129-034	2922 HAMPIKIAN DR	3/4/2022	\$404,500	\$429,380	\$77,260	\$102,140	0.25	\$310,281		LAS	23.79%
L -16-08-107-012	3181 GRANDA VISTA DR	9/25/2023	\$280,000				0.21	\$264,242	-16-08-107-013, L -16-08-107-0:	LAS	51.51%
L -16-05-381-030	514 GRANDA VISTA DR	6/9/2023	\$610,000	\$776,944	-\$68,910	\$98,034	0.57	-\$120,683		LAS	12.62%

Township/Village of Milford
Land Table LOM

BSA DATABASE		SALES DATA	
Parcel Count	214	# of Sales	15
ECF Nbhd	KBM, S3M	Sales Ratio	47.16%
Min ECF	0.772	(Land Resid.-Est. Land Value)/Est. LV	41.37%
Max ECF	0.919	% Change	0.00%
Land Table LtoB	15.41%	Projected Land Table LtoB	15.41%
CVT LtoB	19.69%	Sales Sample Size	7.01%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



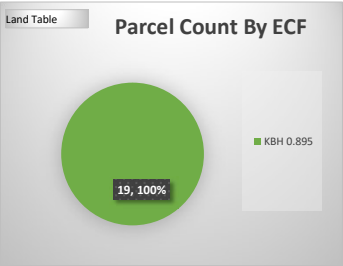
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$149,743	\$211,694	\$149,743
MINIMUM	\$77,212	\$109,156	\$77,212
MAXIMUM	\$187,180	\$264,620	\$187,180

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
L-16-04-101-003	1437 HUNTERS LAKE DR	12/12/2022	\$733,000	\$879,252	-\$69,040	\$77,212	1.11	-\$62,198		LOM	8.78%
L-16-04-101-004	2422 WOODRIDGE CT	12/15/2023	\$705,000	\$802,467	-\$20,255	\$77,212	1.02	-\$19,858		LOM	9.62%
L-16-05-152-001	3227 HANOVER DR	9/22/2022	\$525,000	\$581,047	\$21,165	\$77,212	1.00	\$21,165		LOM	13.29%
L-16-04-101-021	1434 HUNTERS LAKE DR	1/18/2023	\$943,150	\$994,188	\$126,784	\$177,822	1.14	\$111,214		LOM	17.89%
L-16-05-103-009	1925 SCENIC DR	3/18/2022	\$599,900	\$595,199	\$81,913	\$77,212	1.38	\$59,357		LOM	12.97%
L-16-05-200-008	1985 SCENIC DR	7/20/2023	\$685,000	\$639,551	\$122,661	\$77,212	1.18	\$103,950		LOM	12.07%
L-16-05-176-001	3113 EXETER DR	6/16/2023	\$750,000	\$688,730	\$201,654	\$140,384	1.00	\$201,654		LOM	20.38%
L-16-05-402-004	1543 FAIRFAX CT	5/15/2023	\$650,000	\$596,400	\$130,812	\$77,212	1.22	\$107,223		LOM	12.95%
L-16-05-253-007	1592 BOULDER LAKE DR	8/21/2023	\$775,000	\$710,590	\$141,622	\$77,212	1.00	\$141,622		LOM	10.87%
L-16-05-103-026	1786 BRISTOL DR	6/23/2023	\$705,000	\$637,861	\$144,351	\$77,212	1.46	\$98,871		LOM	12.10%
L-16-05-402-011	1575 BOULDER LAKE DR	9/13/2023	\$839,900	\$743,963	\$264,397	\$168,460	1.25	\$211,518		LOM	22.64%
L-16-04-101-038	1550 HUNTERS LAKE DR	8/15/2023	\$1,275,000	\$1,096,446	\$356,376	\$177,822	1.12	\$318,193		LOM	16.22%
L-16-05-251-013	3060 EXETER DR	5/19/2023	\$727,000	\$624,936	\$205,012	\$102,948	1.07	\$191,600		LOM	16.47%
L-16-04-101-041	1640 HUNTERS LAKE DR	7/6/2022	\$1,400,000	\$1,199,386	\$369,074	\$168,460	1.01	\$365,420		LOM	14.05%
L-16-04-101-016	1586 HUNTERS LAKE CT	4/28/2022	\$1,375,000	\$1,177,747	\$384,433	\$187,180	1.47	\$261,519		LOM	15.89%

Township/Village of Milford
Land Table RA7

BSA DATABASE		SALES DATA	
Parcel Count	19	# of Sales	1
ECF Nbhd	KBH	Sales Ratio	47.19%
Min ECF	0.895	(Land Resid.-Est. Land Value)/Est. LV	29.90%
Max ECF	0.895	% Change	8.76%
Land Table LtoB	20.62%	Projected Land Table LtoB	22.43%
CVT LtoB	19.69%	Sales Sample Size	5.26%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



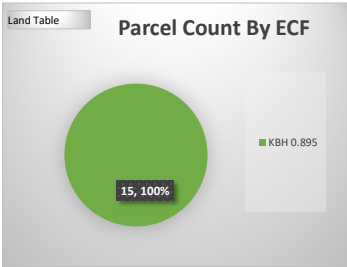
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$87,352	\$113,471	\$95,000
MINIMUM	\$87,352	\$113,471	\$95,000
MAXIMUM	\$87,352	\$113,471	\$95,000

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
LM-16-10-476-110	177 TURNBERRY CT	6/9/2022	\$465,000	\$438,881	\$113,471	\$87,352	0.14	\$810,507		RA7	19.90%

Township/Village of Milford
Land Table RA8

BSA DATABASE		SALES DATA	
Parcel Count	15	# of Sales	2
ECF Nbhd	KBH	Sales Ratio	52.01%
Min ECF	0.895	(Land Resid.-Est. Land Value)/Est. LV	-18.67%
Max ECF	0.895	% Change	0.00%
Land Table LtoB	20.13%	Projected Land Table LtoB	20.13%
CVT LtoB	19.69%	Sales Sample Size	13.33%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



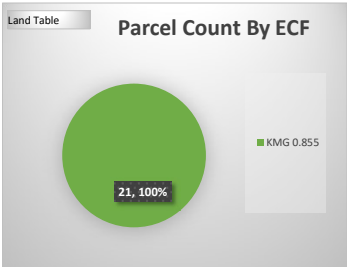
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$89,376	\$72,688	\$89,376
MINIMUM	\$89,376	\$72,688	\$89,376
MAXIMUM	\$89,376	\$72,688	\$89,376

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
LM-16-11-126-060	638 TOWER RIDGE CT	7/29/2022	\$365,000	\$406,056	\$48,320	\$89,376	1.00	\$48,320		RA8	22.01%
LM-16-11-126-068	599 TOWER RIDGE CT	11/9/2022	\$466,900	\$459,221	\$97,055	\$89,376	1.00	\$97,055		RA8	19.46%

Township/Village of Milford
Land Table RA9

BSA DATABASE		SALES DATA	
Parcel Count	21	# of Sales	2
ECF Nbhd	KMG	Sales Ratio	48.64%
Min ECF	0.855	(Land Resid.-Est. Land Value)/Est. LV	18.53%
Max ECF	0.855	% Change	5.00%
Land Table LtoB	16.10%	Projected Land Table LtoB	16.90%
CVT LtoB	19.69%	Sales Sample Size	9.52%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



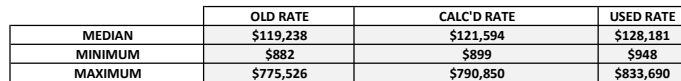
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$72,274	\$85,662	\$75,887
MINIMUM	\$68,840	\$81,593	\$72,282
MAXIMUM	\$75,707	\$89,732	\$79,492

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
LM-16-11-176-052	800 MILFORD GLEN CIR	8/19/2022	\$565,000	\$566,661	\$74,046	\$75,707	1.00	\$74,046		RA9	13.36%
LM-16-11-176-059	791 MILFORD GLEN CT	2/23/2022	\$465,000	\$435,289	\$105,418	\$75,707	1.00	\$105,418		RA9	17.39%

Land Table RDT

Color Key

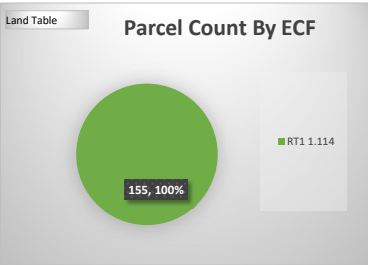
Vacant Sales
Demo Sales or New Build after sale

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Township/Village of Milford
Land Table RT1

BSA DATABASE		SALES DATA	
Parcel Count	155	# of Sales	5
ECF Nbhd	RT1	Sales Ratio	50.09%
Min ECF	1.114	(Land Resid.-Est. Land Value)/Est. LV	-4.98%
Max ECF	1.114	% Change	5.00%
Land Table LtoB	21.19%	Projected Land Table LtoB	22.25%
CVT LtoB	19.69%	Sales Sample Size	3.23%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



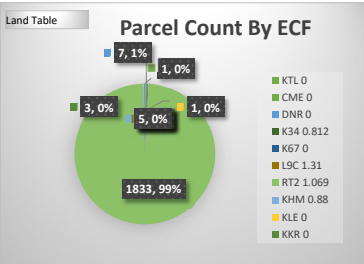
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$139,571	\$132,619	\$146,549
MINIMUM	\$53,090	\$50,446	\$55,745
MAXIMUM	\$1,213,170	\$1,152,750	\$1,273,829

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
L -16-08-200-037	2475 RUNAWAY TRL	9/29/2022	\$630,000				3.20	\$69,042		RT1	17.32%
L -16-06-200-026	3685 ARKHAM LN	11/30/2022	\$473,000	\$467,477	\$86,356	\$80,833	3.00	\$28,785		RT1	17.29%
L -16-05-451-027	2583 W COMMERCE RD	7/27/2022	\$602,000	\$609,726	\$82,373	\$90,099	2.84	\$29,005		RT1	14.78%
L -16-08-200-026	2452 RUNAWAY TRL	3/3/2022	\$600,000	\$611,680	\$96,145	\$107,825	4.69	\$20,500		RT1	17.63%
L -16-08-200-041	2727 WILDEMERE DR	3/28/2023	\$675,000				3.03	-\$15,573		RT1	9.90%

Township/Village of Milford
Land Table RT2

BSA DATABASE		SALES DATA	
Parcel Count	1857	# of Sales	118
ECF Nbhd	RT2, K34, L9C, CME, DNR, KHM, KLE, KTL, KKR, K67	Sales Ratio	49.00%
Min ECF	0.812	(Land Resid.-Est. Land Value)/Est. LV	10.87%
Max ECF	1.310	% Change	25.00%
Land Table LtoB	21.91%	Projected Land Table LtoB	27.39%
CVT LtoB	19.69%	Sales Sample Size	6.35%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$138,076	\$153,091	\$172,595
MINIMUM	\$11,940	\$13,238	\$14,925
MAXIMUM	\$1,366,860	\$1,515,505	\$1,708,575

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
L-16-01-100-057	1931 PINEWOOD	3/17/2023	\$640,000	\$649,431	\$132,720	\$142,151	6.74	\$19,691		RT2	21.89%
L-16-01-201-004	1633 S DUCK LAKE RD	6/27/2023	\$370,000	\$243,074	\$183,889	\$56,963	0.89	\$206,617		RT2	23.43%
L-16-01-376-006	1320 NORTOON	5/3/2022	\$636,000	\$642,640	\$126,314	\$132,954	5.07	\$24,914		RT2	20.69%
L-16-01-376-019	2380 LERWICK LN	12/22/2022	\$760,000	\$851,771	\$39,965	\$131,736	4.90	\$8,156		RT2	15.47%
L-16-01-376-021	2345 LEARMONTH LN	8/19/2022	\$602,500	\$562,503	\$134,633	\$94,636	2.27	\$59,310		RT2	16.82%
L-16-01-401-015	2576 SHADY LN	9/30/2022	\$599,900	\$493,193	\$239,275	\$132,568	5.00	\$47,855		RT2	26.88%
L-16-01-401-029	963 S DUCK LAKE RD	9/7/2023	\$391,000	\$335,575	\$156,641	\$101,216	2.53	\$61,913		RT2	30.16%
L-16-01-401-040	777 JORDAN LN	9/12/2023	\$538,500	\$422,264	\$228,677	\$112,441	3.00	\$76,226		RT2	26.63%
L-16-01-401-041	2439 E COMMERCE ST	12/13/2023	\$335,000	\$275,129	\$147,624	\$87,753	2.00	\$73,812		RT2	31.90%
L-16-01-426-015	2895 E COMMERCE ST	8/21/2023	\$365,083	\$321,982	\$117,868	\$74,767	1.42	\$83,006		RT2	23.22%
L-16-01-426-039	2906 LOST CREEK CT	2/17/2023	\$107,000				2.89	-\$26,336		RT2	24.23%
L-16-02-126-003	1138 WEAVER RD	2/10/2023	\$230,000				19.92	\$11,546		RT2	100.00%
L-16-02-126-004		3/15/2023	\$422,000				19.74	\$21,378		RT2	100.00%
L-16-02-200-023	1795 STONECREST	2/16/2023	\$799,900	\$796,848	\$341,121	\$262,530	10.19	\$22,180	L-16-02-200-098	RT2	32.95%
L-16-02-200-054	1585 BURNS RD	9/8/2023	\$400,000	\$399,783	\$119,034	\$118,817	3.54	\$33,625		RT2	29.72%
L-16-02-200-102	1595 DONELAINE DR	10/25/2022	\$549,900	\$349,883	\$277,053	\$77,036	1.51	\$183,479		RT2	22.02%
L-16-02-326-002	1050 WEAVER RD	5/5/2022	\$900,000	\$674,529	\$616,378	\$390,907	30.34	\$20,316		RT2	57.95%
L-16-02-326-004		6/15/2022	\$315,000				7.53	\$41,833		RT2	100.00%
L-16-03-101-001	695 ROWE RD	8/4/2022	\$620,000	\$636,738	\$45,985	\$62,723	0.98	\$46,923		RT2	9.85%
L-16-04-200-003	1323 ROWE RD	9/6/2022	\$280,000	\$203,775	\$150,479	\$74,254	1.40	\$107,485		RT2	36.44%
L-16-04-200-038	1531 INDIAN GARDEN LN	3/25/2022	\$375,000	\$345,349	\$148,940	\$119,289	3.58	\$41,603		RT2	34.54%
L-16-04-301-027	2154 W COMMERCE RD	8/9/2022	\$290,000	\$256,019	\$131,167	\$97,186	2.37	\$55,345		RT2	37.96%
L-16-04-400-008	1395 INDIAN HILLS LN	7/31/2023	\$475,000	\$422,197	\$140,556	\$87,753	2.00	\$70,278		RT2	20.78%
L-16-04-400-011	1720 W COMMERCE RD	11/6/2023	\$460,000	\$366,295	\$175,771	\$82,066	1.74	\$101,018		RT2	22.40%
L-16-10-351-003	1003 GENERAL MOTORS RD	3/8/2022	\$298,000	\$277,823	\$71,251	\$51,074	0.57	\$125,002		RT2	18.38%
L-16-11-226-024	1740 VALLEY VIEW LN	10/25/2022	\$380,000	\$426,561	\$36,161	\$82,722	1.77	\$20,430		RT2	19.39%
L-16-11-226-029	1400 VALLEY VIEW LN	8/28/2023	\$475,000	\$435,215	\$193,419	\$153,634	1.50	\$64,473	L-16-11-226-027	RT2	35.30%
L-16-11-226-054	1775 VALLEY VIEW LN	12/23/2022	\$370,000	\$453,944	-\$1,659	\$82,285	1.75	-\$948		RT2	18.13%
L-16-11-226-070	1725 GRAY TWIG LN	9/19/2022	\$460,000	\$423,574	\$122,648	\$86,222	1.93	\$63,548		RT2	20.36%
L-16-12-126-056	2361 TRINITY LN	1/20/2022	\$755,200	\$870,357	\$11,837	\$126,994	4.33	\$2,734		RT2	14.59%
L-16-12-126-057	2409 TRINITY LN	1/31/2022	\$175,000				3.39	-\$265,705		RT2	9.81%
L-16-12-126-062	2120 TRINITY LN	7/21/2023	\$325,000	\$244,695	\$325,000	\$148,595	7.55	\$43,046		RT2	60.73%
L-16-12-126-063	2310 TRINITY LN	7/8/2022	\$275,000				6.01	-\$61,765		RT2	17.61%
L-16-12-126-065		3/23/2023	\$135,000				2.50	\$54,000		RT2	100.00%
L-16-12-200-047	2922 CAMARATA VLY	11/10/2022	\$510,000	\$450,042	\$136,262	\$76,304	1.48	\$92,069		RT2	16.95%
L-16-12-200-077	643 HAZY VW	9/22/2023	\$650,000	\$643,403	\$108,291	\$101,694	2.55	\$42,467		RT2	15.81%
L-16-12-300-091	548 UPHILL RD	6/17/2022	\$685,000	\$637,130	\$124,687	\$76,817	1.50	\$83,125		RT2	12.06%
L-16-12-300-092	574 UPHILL RD	8/29/2023	\$686,000	\$556,048	\$206,769	\$76,817	1.50	\$137,846		RT2	13.81%
L-16-12-400-092	2723 WIXOM TRL	12/22/2022	\$524,900	\$567,658	\$34,059	\$76,817	1.50	\$22,706		RT2	13.53%
L-16-14-101-033	280 WILLOW TRL	8/5/2022	\$365,000	\$288,221	\$188,026	\$111,247	2.95	\$63,738		RT2	38.60%
L-16-14-101-064	300 WALNUT RDG	2/11/2022	\$351,000	\$325,823	\$128,543	\$103,366	2.62	\$49,062		RT2	31.72%

Township/Village of Milford

Land Table RT2

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
L-16-14-252-014	1201 OLD PLANK RD	5/19/2023	\$356,000	\$278,626	\$185,039	\$107,665	2.80	\$66,085		RT2	38.64%
L-16-15-326-023	1630 HEATHER	8/19/2022	\$600,000	\$598,013	\$149,033	\$147,046	7.38	\$20,194		RT2	24.59%
L-16-15-326-029	933 ANNIE LANG DR	9/19/2023	\$555,000	\$664,516	-\$39,619	\$69,897	1.23	-\$32,211		RT2	10.52%
L-16-15-326-054	897 ANNIE LANG DR	10/11/2022	\$500,000	\$348,885	\$229,026	\$77,911	1.55	\$147,759		RT2	22.33%
L-16-15-326-055	869 ANNIE LANG DR	8/31/2022	\$535,000	\$565,227	\$46,590	\$76,817	1.50	\$31,060		RT2	13.59%
L-16-15-400-061	1655 HEATHER	3/7/2022	\$352,000	\$312,032	\$125,971	\$86,003	1.92	\$65,610		RT2	27.56%
L-16-15-400-065	241 DIPONIO ROSSI DR	8/8/2023	\$115,000				1.50	-\$322,113		RT2	11.21%
L-16-15-400-070	113 DIPONIO ROSSI DR	5/16/2022	\$570,000	\$563,677	\$83,140	\$76,817	1.50	\$55,427		RT2	13.63%
L-16-15-400-072	303 TEROMI TRL	2/10/2022	\$470,000	\$644,698	-\$95,038	\$79,660	1.63	-\$58,306		RT2	12.36%
L-16-15-400-089		2/13/2023	\$145,000				2.51	\$57,769		RT2	100.00%
L-16-16-100-014	161 BUNNY LN	6/9/2022	\$424,900	\$429,877	\$91,975	\$96,952	2.60	\$35,375		RT2	22.55%
L-16-16-276-002	1415 GENERAL MOTORS RD	2/27/2023	\$300,000	\$247,059	\$98,063	\$45,122	0.47	\$208,645		RT2	18.26%
L-16-16-300-038	989 IRISH TARA LN	8/24/2022	\$400,000	\$406,787	\$103,266	\$110,053	2.90	\$35,609		RT2	27.05%
L-16-16-426-005	1260 ROBBLEE	8/26/2022	\$567,500	\$536,111	\$164,783	\$133,394	5.15	\$31,997		RT2	24.88%
L-16-17-200-023	2425 GENERAL MOTORS RD	4/1/2022	\$535,000	\$423,030	\$209,156	\$97,186	2.37	\$88,251		RT2	22.97%
L-16-17-200-034	196 JACOLE DR	2/15/2023	\$862,200	\$1,048,437	-\$73,324	\$112,913	3.04	-\$24,120		RT2	10.77%
L-16-17-300-038	2805 HARMONY LN	6/30/2022	\$400,000	\$427,238	\$100,309	\$127,547	4.95	\$20,264		RT2	29.85%
L-16-17-400-014	2535 TUSCANY	9/1/2022	\$408,000	\$432,631	\$63,122	\$87,753	2.00	\$31,561		RT2	20.28%
L-16-17-400-036	2555 TITMOUSE TRL	2/24/2023	\$494,000	\$593,244	-\$1,660	\$97,584	4.93	-\$337		RT2	16.45%
L-16-17-400-045	2600 SHAGBARK	10/31/2022	\$610,000	\$539,492	\$219,569	\$149,061	1.00	\$21,848	L-16-17-400-046	RT2	27.63%
L-16-19-200-046	3505 STOBART RD	4/4/2023	\$860,000	\$713,232	\$269,835	\$123,067	3.90	\$69,188		RT2	17.25%
L-16-19-300-019	4070 W BUNO RD	3/10/2023	\$597,000				19.04	\$31,355		RT2	61.44%
L-16-19-400-018	2300 VALLEY GATE	5/20/2022	\$600,000	\$541,023	\$195,896	\$136,919	5.79	\$33,834		RT2	25.31%
L-16-20-200-038	2620 PEARSON RD	7/21/2022	\$755,000	\$929,481	-\$60,269	\$114,212	3.15	-\$19,133		RT2	12.29%
L-16-20-300-031	2264 TILGAGE RD	5/9/2022	\$300,000	\$325,229	\$111,690	\$136,919	5.79	\$19,290		RT2	42.10%
L-16-20-300-059	2190 MAC FARM CIR	12/1/2022	\$800,000	\$814,922	\$94,176	\$109,098	2.86	\$32,929		RT2	13.39%
L-16-20-400-019	1961 GARY SUE LN	5/13/2022	\$440,000	\$499,347	\$40,643	\$99,990	2.48	\$16,388		RT2	20.02%
L-16-21-100-027	1825 W DAWSON RD	6/2/2023	\$380,000	\$256,693	\$207,123	\$83,816	1.82	\$113,804		RT2	32.65%
L-16-21-100-061	1470 GRACE LN	1/24/2023	\$730,000	\$863,497	-\$20,820	\$112,677	3.02	-\$6,894		RT2	13.05%
L-16-21-100-067	2023 W DAWSON RD	6/12/2023	\$750,000	\$846,149	\$21,369	\$117,518	3.43	\$6,230		RT2	13.89%
L-16-21-100-070	1501 S GARNER RD	11/15/2023	\$492,500	\$460,982	\$143,959	\$112,441	3.00	\$47,986		RT2	24.39%
L-16-22-126-005	750 W DAWSON RD	10/24/2022	\$620,000	\$513,282	\$216,771	\$110,053	2.90	\$74,749		RT2	21.44%
L-16-22-200-016	1980 SOUTH HILL RD	5/2/2022	\$425,000	\$321,159	\$212,700	\$108,859	2.85	\$74,632		RT2	33.90%
L-16-22-200-025	425 W DAWSON RD	10/10/2023	\$495,000	\$522,183	\$118,887	\$146,070	7.58	\$15,684		RT2	27.97%
L-16-22-300-032	1070 HOLDEN AVE	7/22/2022	\$650,000	\$645,585	\$137,258	\$132,843	5.05	\$27,180		RT2	20.58%
L-16-22-300-053	2563 CONIFER TRL	10/21/2022	\$762,000	\$912,955	-\$38,396	\$112,559	3.01	-\$12,756		RT2	12.33%
L-16-22-400-016	400 LAWRENCE DR	7/12/2023	\$625,000	\$570,252	\$176,517	\$121,769	3.79	\$46,574		RT2	21.35%
L-16-23-226-010	1753 OLD PLANK RD	2/2/2022	\$330,000	\$310,383	\$86,952	\$67,335	1.13	\$76,949		RT2	21.69%
L-16-23-226-023	1715 OLD PLANK RD	12/15/2023	\$365,000	\$250,434	\$175,817	\$61,251	0.87	\$202,089		RT2	24.46%
L-16-23-300-001	2211 SOUTH HILL RD	7/7/2023	\$475,000	\$400,073	\$154,150	\$79,223	1.61	\$95,745		RT2	19.80%
L-16-23-300-012	2662 BEAGAN CT	2/18/2022	\$549,000	\$644,079	\$26,571	\$121,650	3.78	\$7,029		RT2	18.89%
L-16-23-300-050	2585 HICKORY HEIGHTS CT	3/18/2022	\$639,000	\$691,509	\$55,872	\$108,381	2.83	\$19,743		RT2	15.67%
L-16-23-451-019	1211 E BUNO RD	9/29/2023	\$699,000	\$709,828	\$97,314	\$108,142	2.82	\$34,509		RT2	15.23%
L-16-23-476-015	1859 E BUNO RD	5/13/2022	\$575,000	\$663,470	\$19,195	\$107,665	2.80	\$6,855		RT2	16.23%
L-16-24-301-025	2300 STONEY BLF	6/10/2022	\$500,000	\$490,089	\$122,352	\$112,441	3.00	\$40,784		RT2	22.94%
L-16-24-301-027		6/10/2022	\$120,000				3.00	\$40,000		RT2	100.00%
L-16-24-426-021	2725 CHARMS RD	10/6/2023	\$289,900	\$170,930	\$200,477	\$81,507	2.14	\$93,681		RT2	47.68%
L-16-24-426-023	2860 SEDONA LN	9/16/2022	\$580,000	\$557,606	\$112,035	\$89,641	2.44	\$45,916		RT2	16.08%
L-16-25-226-010	2313 CHARMS RD	11/17/2023	\$406,850	\$353,442	\$129,456	\$76,048	1.47	\$88,065		RT2	21.52%
L-16-25-300-002	3715 OLD PLANK RD	7/17/2023	\$365,000	\$288,831	\$160,204	\$84,035	1.83	\$87,543		RT2	29.09%
L-16-25-300-014	3920 CHILDS LAKE RD	11/9/2022	\$319,000	\$290,821	\$91,542	\$63,363	0.90	\$101,713		RT2	21.79%
L-16-26-376-003	3933 FOXTHORN CT	6/17/2022	\$573,000	\$755,390	-\$59,913	\$122,477	3.85	-\$15,562		RT2	16.21%
L-16-26-376-005	3977 FOXTHORN CT	10/28/2022	\$899,000	\$1,018,531	-\$3,076	\$116,455	3.34	-\$921		RT2	11.43%
L-16-26-400-020	735 E MAPLE RD	2/4/2022	\$100,000				0.92	\$12,021	L-16-26-400-019	RT2	94.49%
L-16-26-400-047	1394 MEMORY LN	4/15/2022	\$575,000	\$531,994	\$182,513	\$139,507	6.26	\$29,155		RT2	26.22%
L-16-26-400-053	3760 OLD PLANK RD	2/15/2022	\$500,000	\$481,475	\$135,588	\$117,063	6.69	\$20,267		RT2	24.31%
L-16-27-200-041		11/17/2023	\$267,500				4.71	\$56,794		RT2	100.00%
L-16-27-200-046		3/29/2023	\$178,000				3.00	\$59,333		RT2	100.00%
L-16-27-200-049	3301 MORROW LN	11/6/2023	\$585,000	\$713,852	-\$4,521	\$124,331	4.01	-\$1,127		RT2	17.42%
L-16-27-300-015	930 W MAPLE RD	9/23/2022	\$420,000	\$409,049	\$117,660	\$106,709	2.76	\$42,630		RT2	26.09%
L-16-27-400-008	439 WILLIAM CAMERON WA)	10/6/2023	\$500,000	\$573,831	\$97,591	\$171,422	10.05	\$9,711		RT2	29.87%
L-16-27-400-027	3501 MORROW LN	10/10/2023	\$860,000	\$865,604	\$165,717	\$171,321	10.04	\$16,506		RT2	19.79%
L-16-28-400-007	1490 W MAPLE RD	1/21/2022	\$280,000	\$295,946	\$97,440	\$113,386	3.08	\$31,636		RT2	38.31%
L-16-29-100-003	2995 W BUNO RD	9/2/2022	\$525,000	\$395,280	\$288,407	\$158,687	9.74	\$29,611		RT2	40.15%
L-16-29-100-008	3003 S HICKORY RIDGE TRL	8/11/2022	\$410,000	\$356,036	\$184,702	\$130,738	4.78	\$38,641		RT2	36.72%
L-16-29-100-013	2753 W BUNO RD	2/15/2023	\$600,000	\$526,438	\$242,295	\$168,733	9.76	\$24,825		RT2	32.05%
L-16-30-100-014	2734 RIVENDELL	6/26/2023	\$775,000	\$732,573	\$157,466	\$115,039	3.22	\$48,902		RT2	15.70%
L-16-30-200-007	3323 W BUNO RD	8/18/2023	\$715,000	\$673,439	\$169,054	\$127,493	4.39	\$38,509		RT2	18.93%
L-16-30-200-012	3415 W BUNO RD	10/14/2022	\$330,000	\$362,769	\$52,578	\$85,347	1.89	\$27,819		RT2	23.53%
L-16-34-200-010	565 W MAPLE RD	5/23/2022	\$420,000	\$520,693	\$9,599	\$110,292	2.91	\$3,299		RT2	21.18%

Township/Village of Milford

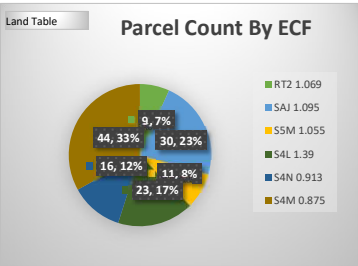
Land Table RT2

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
L-16-34-300-032	4725 KINCARDINE	9/7/2022	\$514,000	\$651,383	-\$24,942	\$112,441	3.00	-\$8,314		RT2	17.26%
L-16-35-200-006	1300 E MAPLE RD	11/14/2023	\$345,000	\$299,015	\$169,525	\$123,540	3.94	\$43,027		RT2	41.32%
L-16-35-200-013	4356 OLD PLANK RD	9/18/2023	\$242,000	\$303,247	\$19,507	\$80,754	1.68	\$11,611		RT2	26.63%
L-16-35-200-029	4236 OLD PLANK RD	2/18/2022	\$275,000	\$299,419	\$85,634	\$110,053	2.90	\$29,529		RT2	36.76%
L-16-35-401-010	4626 OLD PLANK RD	4/25/2022	\$400,000	\$344,583	\$153,568	\$98,151	2.68	\$57,301		RT2	28.48%
L-16-36-301-002	4517 OLD PLANK RD	11/3/2022	\$103,000				2.40	\$19,112	L-16-36-301-008	RT2	61.57%
L-16-36-401-014	2765 SHADOW LN	9/9/2022	\$555,000	\$600,219	\$67,222	\$112,441	3.00	\$22,407		RT2	18.73%

Township/Village of Milford
Land Table S3A

BSA DATABASE		SALES DATA	
Parcel Count	133	# of Sales	13
ECF Nbhd	SAJ, SSM, RT2, S4L, S4N, S4M	Sales Ratio	48.17%
Min ECF	0.875	(Land Resid.-Est. Land Value)/Est. LV	21.22%
Max ECF	1.390	% Change	20.00%
Land Table LtoB	15.69%	Projected Land Table LtoB	18.83%
CVT LtoB	19.69%	Sales Sample Size	9.77%

Color Key
Vacant Sales
Demo Sales or New Build after sale



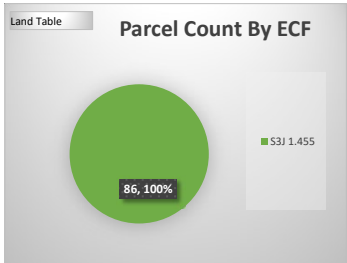
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$172,391	\$208,969	\$206,869
MINIMUM	\$70,174	\$85,064	\$84,209
MAXIMUM	\$1,499,057	\$1,817,131	\$1,798,868

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
L -16-01-351-005	795 NORTOON	11/14/2023	\$600,000	\$689,715	\$26,294	\$116,009	2.72	\$9,667		S3A	16.82%
L -16-01-376-011	2297 QUENDALE LN	2/24/2022	\$500,000	\$441,372	\$154,867	\$96,239	2.00	\$77,434		S3A	21.80%
L -16-15-301-001	1510 MILFORD HILLS DR	2/15/2022	\$560,000	\$485,804	\$177,908	\$103,712	3.10	\$57,390		S3A	21.35%
L -16-15-301-005	1546 S MILFORD RD	12/28/2022	\$342,000	\$295,517	\$153,126	\$106,643	2.65	\$57,783		S3A	36.09%
L -16-15-301-034	1640 S MILFORD RD	7/20/2022	\$745,000	\$816,066	\$42,336	\$113,402	2.62	\$16,159		S3A	13.90%
L -16-16-100-005	2263 GENERAL MOTORS RD	6/24/2022	\$312,500	\$242,193	\$143,850	\$73,543	1.12	\$128,438		S3A	30.37%
L -16-19-200-044	4033 GRONDINWOOD LN	10/31/2022	\$2,300,000	\$2,099,569	\$590,377	\$389,946	6.57	\$44,998	-16-19-200-041, L -16-19-200-042	S3A	18.57%
L -16-19-276-006	1499 HICKORY VALLEY RD	6/24/2022	\$947,500	\$875,213	\$169,765	\$97,478	2.43	\$69,862		S3A	11.14%
L -16-20-126-010	2892 FOXFIRE DR	1/21/2022	\$875,900	\$890,824	\$93,385	\$108,309	2.43	\$38,430		S3A	12.16%
L -16-20-126-018	2862 FOXFIRE DR	6/21/2023	\$640,000	\$708,456	\$54,982	\$123,438	3.01	\$18,266		S3A	17.42%
L -16-20-126-020	2845 FOXFIRE DR	12/6/2022	\$635,000	\$592,884	\$173,007	\$130,891	3.58	\$48,326		S3A	22.08%
L -16-20-151-005	3145 FOXFIRE DR	3/4/2022	\$675,000	\$661,079	\$129,408	\$115,487	2.70	\$47,929		S3A	17.47%
L -16-20-177-005		12/11/2023	\$225,000				2.40	\$93,750		S3A	100.00%

Township/Village of Milford
Land Table S3J

BSA DATABASE		SALES DATA	
Parcel Count	86	# of Sales	5
ECF Nbhd	S3J	Sales Ratio	50.19%
Min ECF	1.455	(Land Resid.-Est. Land Value)/Est. LV	9.05%
Max ECF	1.455	% Change	10.00%
Land Table LtoB	20.73%	Projected Land Table LtoB	22.80%
CVT LtoB	19.69%	Sales Sample Size	5.81%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



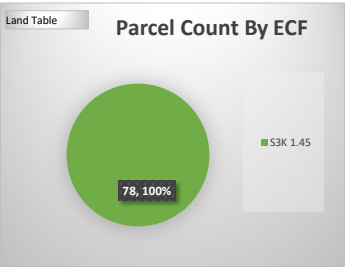
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$692	\$755	\$762
MINIMUM	\$256	\$279	\$282
MAXIMUM	\$33,843	\$36,906	\$37,227

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
L -16-05-327-016	3005 W COMMERCE RD	8/7/2023	\$267,000				0.23	\$359,583		S3J	19.23%
L -16-05-377-025	525 GRANDA VISTA DR	8/17/2022	\$345,000	\$332,048	\$51,857	\$38,905	0.18	\$281,832		S3J	11.72%
L -16-05-379-019	429 GRANDA VISTA DR	8/3/2022	\$320,000	\$314,591	\$48,209	\$42,800	0.28	\$174,040		S3J	13.60%
L -16-05-328-010	433 SHAW CT	8/12/2022	\$315,000	\$321,478	\$43,130	\$49,608	0.32	\$134,781		S3J	15.43%
L -16-05-326-029	617 SHAW CT	11/4/2022	\$300,000				0.44	\$31,516		S3J	19.76%

Township/Village of Milford
Land Table S3K

BSA DATABASE		SALES DATA	
Parcel Count	78	# of Sales	7
ECF Nbhd	S3K	Sales Ratio	43.21%
Min ECF	1.450	(Land Resid.-Est. Land Value)/Est. LV	56.77%
Max ECF	1.450	% Change	5.00%
Land Table LtoB	25.87%	Projected Land Table LtoB	27.17%
CVT LtoB	19.69%	Sales Sample Size	8.97%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



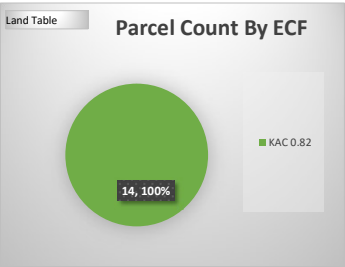
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$483	\$757	\$507
MINIMUM	\$146	\$229	\$153
MAXIMUM	\$1,326	\$2,079	\$1,392

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
L -16-08-110-024	3145 HILLSIDE	6/3/2022	\$245,000	\$164,762	\$124,818	\$44,580	0.14	\$924,578		S3K	27.06%
L -16-08-131-004	220 WOODBINE DR	1/12/2023	\$188,500	\$141,243	\$85,400	\$38,143	0.10	\$880,412		S3K	27.01%
L -16-08-109-009	3274 OAKPARK CT	7/26/2023	\$230,000	\$186,916	\$101,443	\$58,359	0.18	\$563,572		S3K	31.22%
L -16-08-131-022	212 WOODBINE DR	8/19/2022	\$200,000	\$163,074	\$97,582	\$60,656	0.23	\$429,877		S3K	37.20%
L -16-08-132-007	210 W CANYON DR	11/17/2023	\$222,350	\$206,621	\$74,962	\$59,233	0.10	\$369,271	L -16-08-132-008	S3K	28.67%
L -16-08-132-021	240 W CANYON DR	8/22/2022	\$245,000	\$287,554	\$14,756	\$57,310	0.23	\$63,879		S3K	19.93%
L -16-08-132-015		9/29/2023	\$40,000				0.06	\$251,572	L -16-08-132-016	S3K	100.00%

Township/Village of Milford
Land Table S3N

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	0
ECF Nbhd	KAC	Sales Ratio	#DIV/0!
Min ECF	0.820	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.820	% Change	10.00%
Land Table LtoB	19.21%	Projected Land Table LtoB	21.13%
CVT LtoB	19.69%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



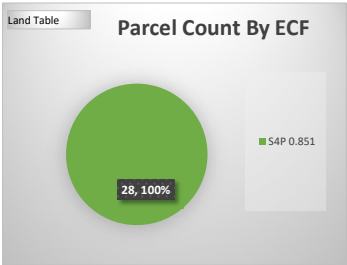
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$56,551	#DIV/0!	\$62,206
MINIMUM	\$438	#DIV/0!	\$482
MAXIMUM	\$59,812	#DIV/0!	\$65,793

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/Village of Milford
Land Table S4P

BSA DATABASE		SALES DATA	
Parcel Count	28	# of Sales	0
ECF Nbhd	S4P	Sales Ratio	#DIV/0!
Min ECF	0.851	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.851	% Change	5.00%
Land Table LtoB	15.93%	Projected Land Table LtoB	16.73%
CVT LtoB	19.69%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



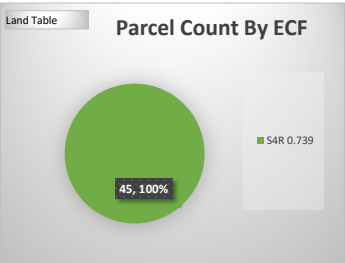
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$175,584	#DIV/0!	\$184,364
MINIMUM	\$66,799	#DIV/0!	\$70,139
MAXIMUM	\$1,526,818	#DIV/0!	\$1,603,159

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/Village of Milford
Land Table S4R

BSA DATABASE		SALES DATA	
Parcel Count	45	# of Sales	1
ECF Nbhd	S4R	Sales Ratio	49.13%
Min ECF	0.739	(Land Resid.-Est. Land Value)/Est. LV	9.87%
Max ECF	0.739	% Change	0.00%
Land Table LtoB	12.68%	Projected Land Table LtoB	12.68%
CVT LtoB	19.69%	Sales Sample Size	2.22%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



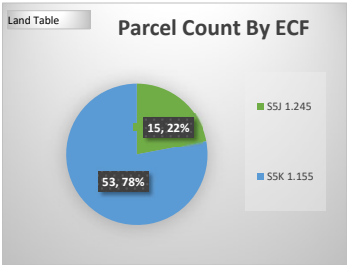
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$133,438	\$146,607	\$133,438
MINIMUM	\$126,684	\$139,187	\$126,684
MAXIMUM	\$140,191	\$154,027	\$140,191

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
L -16-08-376-003	2966 TALL TIMBERS DR	6/24/2022	\$718,500	\$705,997	\$139,187	\$126,684	3.19	\$43,632		S4R	17.94%

Township/Village of Milford
Land Table S5K

BSA DATABASE		SALES DATA	
Parcel Count	68	# of Sales	3
ECF Nbhd	S5K, S5J	Sales Ratio	47.20%
Min ECF	1.155	(Land Resid.-Est. Land Value)/Est. LV	36.59%
Max ECF	1.245	% Change	15.00%
Land Table LtoB	15.76%	Projected Land Table LtoB	18.13%
CVT LtoB	19.69%	Sales Sample Size	4.41%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



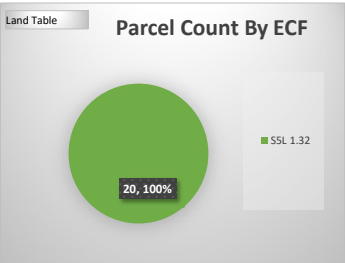
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$153,288	\$209,370	\$176,282
MINIMUM	\$58,311	\$79,645	\$67,058
MAXIMUM	\$1,332,936	\$1,820,602	\$1,532,876

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
L -16-14-351-006	1570 MICHAEL CT	12/2/2022	\$350,000	\$323,084	\$88,821	\$61,905	1.15	\$76,968		S5K	19.16%
L -16-14-352-015	235 E DAWSON RD	4/11/2022	\$415,000	\$373,771	\$108,641	\$67,412	1.39	\$78,159		S5K	18.04%
L -16-14-376-008	380 MILFORD MEADOWS	1/2/2023	\$530,000	\$525,743	\$72,836	\$68,579	1.44	\$50,581		S5K	13.04%

Township/Village of Milford
Land Table S5L

BSA DATABASE		SALES DATA	
Parcel Count	20	# of Sales	4
ECF Nbhd	S5L	Sales Ratio	50.41%
Min ECF	1.320	(Land Resid.-Est. Land Value)/Est. LV	-3.39%
Max ECF	1.320	% Change	0.00%
Land Table LtoB	23.34%	Projected Land Table LtoB	23.34%
CVT LtoB	19.69%	Sales Sample Size	20.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



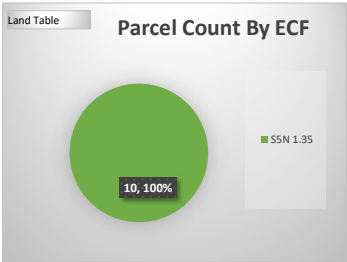
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$891	\$861	\$891
MINIMUM	\$673	\$650	\$673
MAXIMUM	\$980	\$947	\$980

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
L -16-15-351-009	1738 MILFORD HTS	5/26/2023	\$360,000	\$329,987	\$115,147	\$85,134	0.34	\$338,668		S5L	25.80%
L -16-15-351-010	1752 MILFORD HTS	7/21/2023	\$76,000				0.41	\$183,575		S5L	100.00%
L -16-15-352-004	1725 MILFORD HTS	1/13/2023	\$415,000	\$396,549	\$103,551	\$85,100	0.46	\$225,601		S5L	21.46%
L -16-15-352-007	1763 MILFORD HTS	10/17/2023	\$345,000	\$402,563	\$40,736	\$98,299	0.53	\$76,860		S5L	24.42%

Township/Village of Milford
Land Table S5N

BSA DATABASE		SALES DATA	
Parcel Count	10	# of Sales	1
ECF Nbhd	S5N	Sales Ratio	44.15%
Min ECF	1.350	(Land Resid.-Est. Land Value)/Est. LV	56.28%
Max ECF	1.350	% Change	11.98%
Land Table LtoB	20.93%	Projected Land Table LtoB	23.43%
CVT LtoB	19.69%	Sales Sample Size	10.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



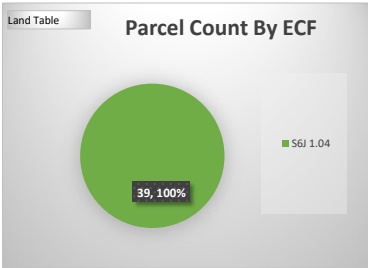
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$85,937	\$134,298	\$96,230
MINIMUM	\$75,908	\$118,626	\$85,000
MAXIMUM	\$95,965	\$149,970	\$107,460

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
L -16-22-102-030	675 W DAWSON RD	12/7/2022	\$365,000	\$322,282	\$118,626	\$75,908	0.86	\$137,937		S5N	23.55%

Township/Village of Milford
Land Table S6J

BSA DATABASE		SALES DATA	
Parcel Count	39	# of Sales	6
ECF Nbhd	S6J	Sales Ratio	46.90%
Min ECF	1.040	(Land Resid.-Est. Land Value)/Est. LV	35.38%
Max ECF	1.040	% Change	10.00%
Land Table LtoB	16.13%	Projected Land Table LtoB	17.74%
CVT LtoB	19.69%	Sales Sample Size	15.38%

Color Key
Vacant Sales
Demo Sales or New Build after sale



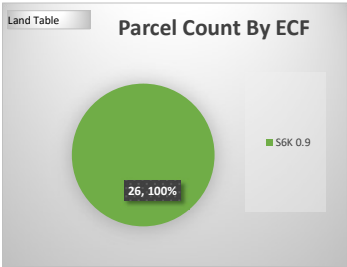
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$110,690	\$149,850	\$121,759
MINIMUM	\$66,509	\$90,038	\$73,160
MAXIMUM	\$159,622	\$216,093	\$175,584

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
L -16-27-302-008	736 OLD MILFORD FARMS	6/8/2022	\$607,000	\$504,701	\$207,048	\$104,749	3.08	\$67,223		S6J	20.75%
L -16-27-304-001	1245 HOMESTEAD	5/25/2022	\$749,000	\$653,245	\$214,597	\$118,842	3.16	\$67,910		S6J	18.19%
L -16-27-302-009	772 OLD MILFORD FARMS	6/12/2023	\$560,000	\$502,646	\$158,143	\$100,789	2.36	\$67,010		S6J	20.05%
L -16-27-302-015	809 OLD MILFORD FARMS	9/22/2023	\$650,183	\$594,516	\$155,392	\$99,725	2.32	\$66,979		S6J	16.77%
L -16-27-100-028	660 MILFORD FARMS CT	10/13/2023	\$625,000	\$610,421	\$132,804	\$118,225	3.11	\$42,702		S6J	19.37%
L -16-27-303-005	1210 HOMESTEAD	3/23/2023	\$500,000	\$597,003	\$6,979	\$103,982	2.48	\$2,814		S6J	17.42%

Township/Village of Milford
Land Table S6K

BSA DATABASE		SALES DATA	
Parcel Count	26	# of Sales	1
ECF Nbhd	S6K	Sales Ratio	46.29%
Min ECF	0.900	(Land Resid.-Est. Land Value)/Est. LV	67.28%
Max ECF	0.900	% Change	10.00%
Land Table LtoB	14.31%	Projected Land Table LtoB	15.74%
CVT LtoB	19.69%	Sales Sample Size	3.85%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



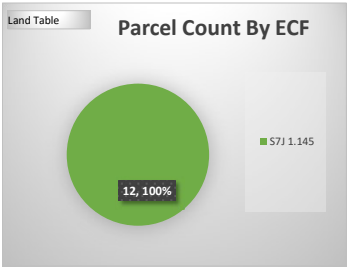
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$113,952	\$190,622	\$125,347
MINIMUM	\$68,463	\$114,527	\$75,309
MAXIMUM	\$164,324	\$274,887	\$180,756

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
L -16-27-452-006	559 VALLEY DR	7/12/2023	\$999,990	\$925,878	\$184,261	\$110,149	3.16	\$58,310		S6K	11.90%

Township/Village of Milford
Land Table S7J

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	0
ECF Nbhd	S7J	Sales Ratio	#DIV/0!
Min ECF	1.145	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.145	% Change	10.00%
Land Table LtoB	19.11%	Projected Land Table LtoB	21.02%
CVT LtoB	19.69%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



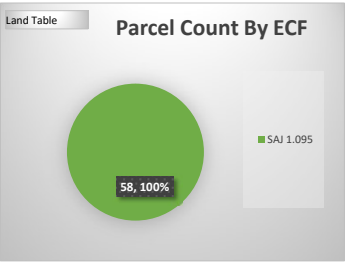
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$65,274	#DIV/0!	\$71,801
MINIMUM	\$61,841	#DIV/0!	\$68,025
MAXIMUM	\$68,706	#DIV/0!	\$75,577

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/Village of Milford
Land Table SAJ

BSA DATABASE		SALES DATA	
Parcel Count	58	# of Sales	2
ECF Nbhd	SAJ	Sales Ratio	49.26%
Min ECF	1.095	(Land Resid.-Est. Land Value)/Est. LV	9.13%
Max ECF	1.095	% Change	10.00%
Land Table LtoB	16.89%	Projected Land Table LtoB	18.58%
CVT LtoB	19.69%	Sales Sample Size	3.45%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



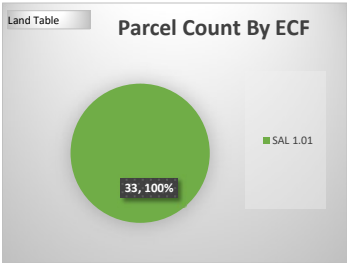
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$154,656	\$168,769	\$170,121
MINIMUM	\$67,241	\$73,377	\$73,965
MAXIMUM	\$1,344,833	\$1,467,562	\$1,479,316

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
L -16-01-301-012	1105 MANDERLY DR	6/9/2022	\$414,500	\$433,938	\$52,847	\$72,285	1.25	\$42,278		SAJ	16.66%
L -16-01-301-018	1283 MANDERLY DR	4/12/2022	\$473,000	\$440,387	\$104,696	\$72,083	1.24	\$84,432		SAJ	16.37%

Township/Village of Milford
Land Table SAL

BSA DATABASE		SALES DATA	
Parcel Count	33	# of Sales	3
ECF Nbhd	SAL	Sales Ratio	45.01%
Min ECF	1.010	(Land Resid.-Est. Land Value)/Est. LV	78.36%
Max ECF	1.010	% Change	20.00%
Land Table LtoB	16.47%	Projected Land Table LtoB	19.76%
CVT LtoB	19.69%	Sales Sample Size	9.09%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$173,608	\$309,649	\$208,329
MINIMUM	\$61,345	\$109,416	\$73,614
MAXIMUM	\$1,717,670	\$3,063,663	\$2,061,204

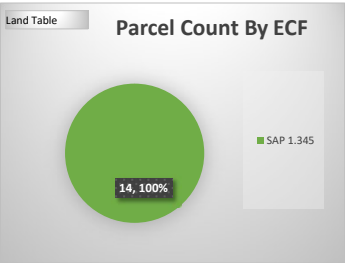
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
L -16-01-226-011	1880 S DUCK LAKE RD	12/12/2022	\$500,000	\$499,480	\$47,319	\$46,799	1.53	\$30,927		SAL	9.37%
L -16-01-226-013	2831 DEBBIWOOD CT	5/3/2022	\$467,000	\$391,819	\$146,146	\$70,965	1.49	\$98,085		SAL	18.11%
L -16-01-276-003	4301 HEATHERWOOD DR	8/16/2023	\$520,000	\$447,426	\$144,029	\$71,455	1.52	\$94,756		SAL	15.97%

Township/Village of Milford

Land Table SAP

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	2
ECF Nbhd	SAP	Sales Ratio	51.65%
Min ECF	1.345	(Land Resid.-Est. Land Value)/Est. LV	-22.47%
Max ECF	1.345	% Change	5.00%
Land Table LtoB	15.74%	Projected Land Table LtoB	16.52%
CVT LtoB	19.69%	Sales Sample Size	14.29%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



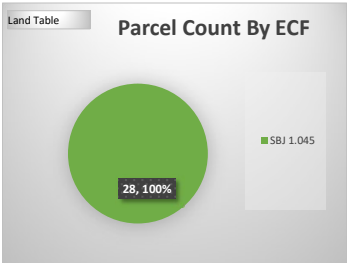
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$418	\$324	\$439
MINIMUM	\$358	\$278	\$376
MAXIMUM	\$472	\$366	\$496

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
L -16-12-101-009	1952 E COMMERCE ST	6/28/2023	\$355,000	\$381,404	\$29,654	\$56,058	0.77	\$38,512		SAP	14.70%
L -16-12-102-005	2050 E COMMERCE ST	10/13/2023	\$409,000	\$407,805	\$57,320	\$56,125	0.77	\$74,345		SAP	13.76%

Township/Village of Milford
Land Table SBJ

BSA DATABASE		SALES DATA	
Parcel Count	28	# of Sales	2
ECF Nbhd	SBJ	Sales Ratio	46.38%
Min ECF	1.045	(Land Resid.-Est. Land Value)/Est. LV	51.25%
Max ECF	1.045	% Change	17.00%
Land Table LtoB	15.60%	Projected Land Table LtoB	18.25%
CVT LtoB	19.69%	Sales Sample Size	7.14%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



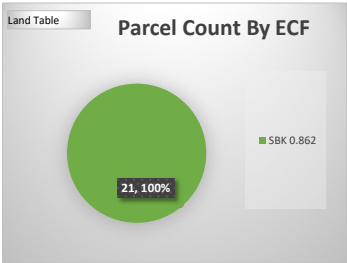
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$77,141	\$116,679	\$90,255
MINIMUM	\$63,228	\$95,635	\$73,977
MAXIMUM	\$89,786	\$135,805	\$105,050

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
L -16-09-127-005	1213 PINE RIDGE RD	6/17/2022	\$449,900	\$436,055	\$78,490	\$64,645	1.07	\$73,355		SBJ	14.82%
L -16-09-127-011	1117 PINE RIDGE RD	11/14/2023	\$466,000	\$413,578	\$117,067	\$64,645	1.07	\$109,408		SBJ	15.63%

Township/Village of Milford
Land Table SBK

BSA DATABASE		SALES DATA	
Parcel Count	21	# of Sales	0
ECF Nbhd	SBK	Sales Ratio	#DIV/0!
Min ECF	0.862	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.862	% Change	0.00%
Land Table LtoB	15.62%	Projected Land Table LtoB	15.62%
CVT LtoB	19.69%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



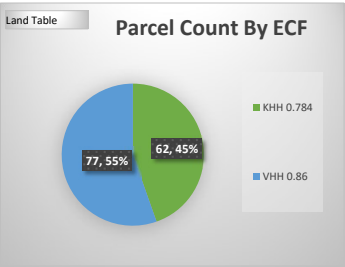
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$113,301	#DIV/0!	\$113,301
MINIMUM	\$92,700	#DIV/0!	\$92,700
MAXIMUM	\$140,080	#DIV/0!	\$140,080

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/Village of Milford
Land Table VHH

BSA DATABASE		SALES DATA	
Parcel Count	139	# of Sales	6
ECF Nbhd	KHH, VHH	Sales Ratio	46.48%
Min ECF	0.784	(Land Resid.-Est. Land Value)/Est. LV	43.30%
Max ECF	0.860	% Change	5.00%
Land Table LtoB	17.27%	Projected Land Table LtoB	18.14%
CVT LtoB	19.69%	Sales Sample Size	4.32%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



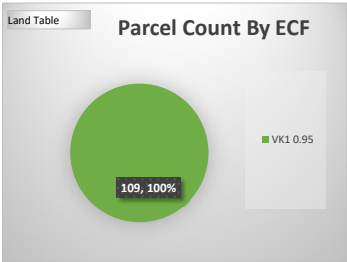
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$88,751	\$127,184	\$93,189
MINIMUM	\$76,073	\$109,016	\$79,877
MAXIMUM	\$101,430	\$145,353	\$106,502

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
LM-16-15-276-013	1149 S TENNYSON DR	6/5/2023	\$545,000	\$438,449	\$188,963	\$82,412	0.68	\$277,887		VHH	18.80%
LM-16-15-279-010	239 HERITAGE DR	4/29/2022	\$669,300	\$595,660	\$175,070	\$101,430	1.72	\$101,785		VHH	17.03%
LM-16-15-253-010	1186 EAGLE NEST CT	9/9/2022	\$570,000	\$527,806	\$130,945	\$88,751	0.90	\$145,494		VHH	16.82%
LM-16-15-176-009	910 LARIVEE LN	3/17/2022	\$499,900	\$477,399	\$104,913	\$82,412	0.54	\$194,283		VHH	17.26%
LM-16-15-277-026	1064 TENNYSON DR	8/2/2022	\$465,000	\$457,365	\$90,047	\$82,412	0.55	\$163,722		VHH	18.02%
LM-16-15-202-023	1055 WOODVALE CT	9/22/2022	\$485,000	\$509,668	\$64,083	\$88,751	0.79	\$81,118		VHH	17.41%

Township/Village of Milford
Land Table VK1

BSA DATABASE		SALES DATA	
Parcel Count	109	# of Sales	4
ECF Nbhd	VK1	Sales Ratio	49.88%
Min ECF	0.950	(Land Resid.-Est. Land Value)/Est. LV	1.50%
Max ECF	0.950	% Change	0.00%
Land Table LtoB	16.76%	Projected Land Table LtoB	16.76%
CVT LtoB	19.69%	Sales Sample Size	3.67%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



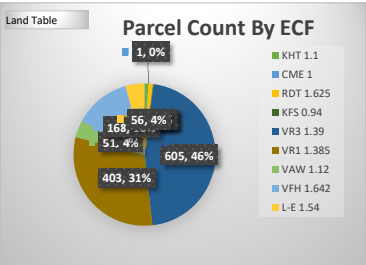
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$71,033	\$72,098	\$71,033
MINIMUM	\$65,258	\$66,236	\$65,258
MAXIMUM	\$76,808	\$77,959	\$76,808

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
LM-16-15-127-001	637 DORCHESTER WAY	10/4/2022	\$400,000	\$384,243	\$83,902	\$68,145	0.32	\$262,194		VK1	17.73%
LM-16-15-126-004	586 DORCHESTER WAY	4/19/2022	\$380,000	\$377,525	\$67,733	\$65,258	0.25	\$270,932		VK1	17.29%
LM-16-15-226-026	287 DORCHESTER CT	9/9/2022	\$410,000	\$414,438	\$63,707	\$68,145	0.31	\$205,506		VK1	16.44%
LM-16-15-202-018	892 CHATHAM DR	3/29/2022	\$458,000	\$467,751	\$58,394	\$68,145	0.33	\$176,952		VK1	14.57%

Township/Village of Milford
Land Table VRL

BSA DATABASE		SALES DATA	
Parcel Count	1310	# of Sales	110
ECF Nbhd	VR3, RDT, VR1, VAW, VFH, KHT, L-E, CME, KFS	Sales Ratio	47.89%
Min ECF	0.940	(Land Resid.-Est. Land Value)/Est. LV	17.39%
Max ECF	1.642	% Change	0.00%
Land Table LtoB	25.63%	Projected Land Table LtoB	25.63%
CVT LtoB	19.69%	Sales Sample Size	8.40%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$106,437	\$124,948	\$106,437
MINIMUM	\$748	\$878	\$748
MAXIMUM	\$692,273	\$812,668	\$692,273

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
LM-16-02-352-002	735 N MAIN ST	7/28/2023	\$190,000	\$158,698	\$107,341	\$76,039	0.20	\$534,035		VRL	47.91%
LM-16-02-376-009	812 1ST ST	6/13/2022	\$575,000	\$607,494	\$47,167	\$79,661	0.34	\$137,113		VRL	13.11%
LM-16-02-376-011	601 DUCHESS ST	1/4/2023	\$325,000	\$291,724	\$112,937	\$79,661	0.36	\$312,845		VRL	27.31%
LM-16-02-376-016	653 DUCHESS ST	9/12/2022	\$310,000	\$292,444	\$82,733	\$65,177	0.19	\$437,741		VRL	22.29%
LM-16-02-376-021	749 DUCHESS ST	9/28/2023	\$261,000	\$211,628	\$114,549	\$65,177	0.18	\$636,383		VRL	30.80%
LM-16-02-376-028	931 DUKE	10/20/2023	\$255,400	\$238,669	\$92,770	\$76,039	0.20	\$456,995		VRL	31.86%
LM-16-02-377-005	868 DUKE	6/8/2022	\$242,500	\$211,729	\$95,948	\$65,177	0.19	\$497,140		VRL	30.78%
LM-16-02-377-006	856 DUKE	5/30/2023	\$264,000	\$225,680	\$103,497	\$65,177	0.19	\$536,254		VRL	28.88%
LM-16-02-379-029	731 E SUMMIT ST	11/1/2022	\$241,000	\$207,102	\$109,937	\$76,039	0.20	\$549,685		VRL	36.72%
LM-16-02-380-002	850 SQUIRE LN	11/7/2022	\$254,900	\$255,097	\$75,842	\$76,039	0.21	\$366,386		VRL	29.81%
LM-16-02-380-004	826 SQUIRE LN	1/12/2023	\$265,000	\$270,858	\$70,181	\$76,039	0.21	\$339,039		VRL	28.07%
LM-16-02-380-005	814 SQUIRE LN	12/1/2023	\$265,000	\$212,808	\$128,231	\$76,039	0.21	\$619,473		VRL	35.73%
LM-16-02-453-011	840 BISHOP ST	4/28/2023	\$162,500	\$209,643	\$28,896	\$76,039	0.21	\$138,258		VRL	36.27%
LM-16-02-453-017	1025 QUEEN CT	5/26/2023	\$289,000	\$251,307	\$113,732	\$76,039	0.23	\$488,120		VRL	30.26%
LM-16-02-454-006	936 QUEEN ST	4/11/2023	\$243,300	\$253,453	\$65,886	\$76,039	0.24	\$280,366		VRL	30.00%
LM-16-02-454-016	731 FRIAR DR	9/21/2022	\$230,500	\$237,586	\$68,953	\$76,039	0.22	\$312,005		VRL	32.00%
LM-16-02-455-021	819 MANOR DR	3/14/2022	\$231,500	\$221,359	\$86,180	\$76,039	0.21	\$420,390		VRL	34.35%
LM-16-02-455-032	707 MANOR DR	5/22/2023	\$254,500	\$242,852	\$87,687	\$76,039	0.21	\$421,572		VRL	31.31%
LM-16-02-456-006	860 MANOR DR	10/31/2023	\$343,000	\$298,092	\$124,569	\$79,661	0.32	\$395,457		VRL	26.72%
LM-16-02-456-013	780 MANOR DR	7/28/2022	\$225,000	\$224,846	\$76,193	\$76,039	0.20	\$373,495		VRL	33.82%
LM-16-02-456-018	740 MANOR DR	9/2/2022	\$229,900	\$280,742	\$25,197	\$76,039	0.20	\$123,515		VRL	27.09%
LM-16-03-327-004	826 ABBEY LN	11/21/2022	\$277,000	\$282,499	\$70,540	\$76,039	0.21	\$344,098		VRL	26.92%
LM-16-03-328-002	845 ABBEY LN	2/15/2022	\$427,000	\$410,768	\$92,271	\$76,039	0.21	\$450,102		VRL	18.51%
LM-16-03-329-012	953 ABBEY LN	5/30/2023	\$350,000	\$319,895	\$106,144	\$76,039	0.21	\$517,776		VRL	23.77%
LM-16-03-376-003	798 PANORAMA DR	8/30/2022	\$269,900	\$237,596	\$97,481	\$65,177	0.19	\$524,091		VRL	27.43%
LM-16-03-376-004	802 PANORAMA DR	1/7/2022	\$273,400	\$285,564	\$63,875	\$76,039	0.23	\$272,970		VRL	26.63%
LM-16-03-376-012	834 PANORAMA DR	9/9/2022	\$248,000	\$225,558	\$102,103	\$79,661	0.32	\$321,079		VRL	35.32%
LM-16-03-376-016	850 PANORAMA DR	7/21/2023	\$257,000	\$255,530	\$81,131	\$79,661	0.30	\$268,646		VRL	31.17%
LM-16-03-376-018	858 PANORAMA DR	12/5/2022	\$211,400	\$237,257	\$50,182	\$76,039	0.23	\$214,453		VRL	32.05%
LM-16-03-376-019	862 PANORAMA CT	10/13/2023	\$269,900	\$240,851	\$94,226	\$65,177	0.18	\$523,478		VRL	27.06%
LM-16-03-376-022	870 PANORAMA CT	6/30/2022	\$315,000	\$325,491	\$80,032	\$90,523	0.87	\$91,780		VRL	27.81%
LM-16-03-376-035	918 PANORAMA DR	1/28/2022	\$245,000	\$270,997	\$39,180	\$65,177	0.20	\$196,884		VRL	24.05%
LM-16-03-376-038	930 PANORAMA DR	6/30/2023	\$280,000	\$273,841	\$85,820	\$79,661	0.38	\$223,490		VRL	29.09%
LM-16-03-376-042	946 PANORAMA DR	10/6/2022	\$275,500	\$232,803	\$107,874	\$65,177	0.18	\$589,475		VRL	28.00%
LM-16-03-376-054	765 PANORAMA DR	6/21/2022	\$240,000	\$243,159	\$62,018	\$65,177	0.17	\$375,867		VRL	26.80%
LM-16-03-377-003	778 PANORAMA DR	11/21/2022	\$220,000	\$226,290	\$58,887	\$65,177	0.19	\$314,904		VRL	28.80%
LM-16-03-377-007	762 PANORAMA DR	5/27/2023	\$250,000	\$219,255	\$95,922	\$65,177	0.19	\$512,952		VRL	29.73%
LM-16-03-377-009	754 PANORAMA DR	8/19/2022	\$230,000	\$269,700	\$25,477	\$65,177	0.19	\$136,241		VRL	24.17%
LM-16-03-378-005	829 PANORAMA DR	6/30/2022	\$271,000	\$245,789	\$101,250	\$76,039	0.21	\$473,131		VRL	30.94%
LM-16-03-379-019	981 PANORAMA DR	9/13/2022	\$257,000	\$242,572	\$90,467	\$76,039	0.20	\$450,085		VRL	31.35%
LM-16-03-451-002	738 PANORAMA DR	12/1/2023	\$215,000	\$216,736	\$63,441	\$65,177	0.18	\$352,450		VRL	30.07%

Township/Village of Milford

Land Table VRL

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
LM-16-03-451-009	710 PANORAMA DR	11/14/2023	\$235,000	\$257,631	\$53,408	\$76,039	0.24	\$218,885		VRL	29.51%
LM-16-03-451-017	773 ABBEY LN	2/7/2022	\$375,000	\$329,324	\$121,715	\$76,039	0.21	\$590,850		VRL	23.09%
LM-16-03-451-022	719 ABBEY LN	12/22/2022	\$252,000	\$264,679	\$63,360	\$76,039	0.21	\$298,868		VRL	28.73%
LM-16-03-453-004	777 SWEETBRIAR	8/26/2022	\$325,000	\$286,983	\$103,194	\$65,177	0.20	\$518,563		VRL	22.71%
LM-16-03-453-006	741 SWEETBRIAR	8/1/2022	\$280,000	\$258,117	\$87,060	\$65,177	0.19	\$460,635		VRL	25.25%
LM-16-03-453-007	723 SWEETBRIAR	4/4/2023	\$280,000	\$243,859	\$101,318	\$65,177	0.19	\$538,926		VRL	26.73%
LM-16-03-453-011	653 SWEETBRIAR	2/15/2023	\$276,000	\$283,943	\$57,234	\$65,177	0.19	\$296,549		VRL	22.95%
LM-16-03-453-012	635 SWEETBRIAR	8/4/2022	\$319,900	\$308,622	\$87,317	\$76,039	0.21	\$417,785		VRL	24.64%
LM-16-10-201-011	595 TRACY LN	6/2/2023	\$939,000	\$879,740	\$147,975	\$88,715	0.93	\$158,771		VRL	10.08%
LM-16-10-227-019	515 OAK ST	10/17/2022	\$350,000	\$237,244	\$188,795	\$76,039	0.23	\$810,279		VRL	32.05%
LM-16-10-253-008	405 W LIBERTY ST	9/14/2023	\$235,000	\$213,650	\$86,527	\$65,177	0.18	\$494,440		VRL	30.51%
LM-16-10-253-017	426 BENSON AVE	6/23/2023	\$330,000	\$323,356	\$89,926	\$83,282	0.45	\$200,728		VRL	25.76%
LM-16-10-277-024	430 CABINET ST	12/8/2022	\$260,000	\$284,046	\$51,993	\$76,039	0.22	\$236,332		VRL	26.77%
LM-16-10-403-016	526 JOHN R	8/25/2023	\$438,500	\$358,038	\$160,123	\$79,661	0.40	\$404,351		VRL	22.25%
LM-16-10-404-009	512 W HURON ST	8/31/2022	\$275,000	\$259,778	\$96,693	\$81,471	0.19	\$511,603		VRL	31.36%
LM-16-10-405-003	531 W HURON ST	9/28/2023	\$525,000	\$491,953	\$109,086	\$76,039	0.28	\$385,463		VRL	15.46%
LM-16-10-405-007	544 GENERAL MOTORS RD	8/12/2022	\$212,000	\$216,713	\$71,326	\$76,039	0.20	\$356,630		VRL	35.09%
LM-16-10-429-002	113 WATER ST	6/27/2022	\$239,000	\$221,652	\$93,387	\$76,039	0.20	\$466,935		VRL	34.31%
LM-16-10-431-002	319 DEAN ST	6/13/2022	\$240,000	\$228,487	\$94,795	\$83,282	0.40	\$236,988		VRL	36.45%
LM-16-10-431-005	212 W WASHINGTON ST	11/9/2023	\$327,500	\$281,686	\$129,096	\$83,282	0.40	\$322,740		VRL	29.57%
LM-16-10-432-009	324 S MAIN ST	2/7/2022	\$353,400	\$400,714	\$28,725	\$76,039	0.20	\$143,625		VRL	18.98%
LM-16-10-476-041	231 W LAFAYETTE ST	10/16/2023	\$400,000	\$274,212	\$190,965	\$65,177	0.18	\$1,049,258		VRL	23.77%
LM-16-10-476-045	131 W LAFAYETTE ST	11/1/2023	\$276,000	\$192,198	\$148,979	\$65,177	0.18	\$818,566		VRL	33.91%
LM-16-10-476-061	708 BYRON DR	6/20/2023	\$347,500	\$337,549	\$85,990	\$76,039	0.22	\$389,095		VRL	22.53%
LM-16-10-476-062	120 W LAFAYETTE ST	8/5/2022	\$310,000	\$328,162	\$61,499	\$79,661	0.35	\$175,711		VRL	24.27%
LM-16-10-476-125	423 W WASHINGTON ST	3/30/2023	\$549,000	\$489,290	\$135,749	\$76,039	0.21	\$646,424		VRL	15.54%
LM-16-11-126-053	632 EAST ST	8/25/2023	\$530,000	\$555,020	\$51,019	\$76,039	0.25	\$207,394		VRL	13.70%
LM-16-11-176-028	729 E LIBERTY ST	1/13/2022	\$175,000	\$143,502	\$96,675	\$65,177	0.13	\$749,419		VRL	45.42%
LM-16-11-176-032	437 BENNETT ST	6/20/2023	\$315,000	\$255,954	\$135,085	\$76,039	0.23	\$582,263		VRL	29.71%
LM-16-11-176-082	827 E LIBERTY ST	8/11/2022	\$564,000	\$570,027	\$70,012	\$76,039	0.29	\$241,421		VRL	13.34%
LM-16-11-179-008	705 CANAL ST	7/28/2023	\$470,000	\$385,296	\$167,986	\$83,282	0.40	\$419,965		VRL	21.62%
LM-16-11-179-024	837 CANAL ST	4/22/2022	\$320,000	\$259,039	\$140,622	\$79,661	0.30	\$468,740		VRL	30.75%
LM-16-11-201-017	533 ELIZABETH ST	6/8/2023	\$250,000	\$242,312	\$72,865	\$65,177	0.17	\$423,634		VRL	26.90%
LM-16-11-202-014	1217 E COMMERCE ST	1/5/2022	\$187,000	\$216,858	\$46,181	\$76,039	0.27	\$172,317		VRL	35.06%
LM-16-11-202-019	622 ELIZABETH ST	12/14/2022	\$250,000	\$250,293	\$64,884	\$65,177	0.17	\$377,233		VRL	26.04%
LM-16-11-203-015	1127 E COMMERCE ST	3/17/2023	\$260,000	\$277,126	\$58,913	\$76,039	0.23	\$260,677		VRL	27.44%
LM-16-11-203-016	1125 E COMMERCE ST	4/8/2022	\$195,000	\$220,896	\$39,281	\$65,177	0.12	\$321,975		VRL	29.51%
LM-16-11-206-006	1118 E COMMERCE ST	6/14/2022	\$265,000	\$252,845	\$77,332	\$65,177	0.17	\$449,605		VRL	25.78%
LM-16-11-206-012	565 HILL ST	3/31/2022	\$272,500	\$228,784	\$119,755	\$76,039	0.26	\$464,167		VRL	33.24%
LM-16-11-251-007	425 CRYSTAL ST	9/22/2022	\$375,000	\$281,192	\$158,985	\$65,177	0.19	\$845,665		VRL	23.18%
LM-16-11-251-020	1009 CANAL ST	5/13/2022	\$251,450	\$247,226	\$80,263	\$76,039	0.26	\$312,307		VRL	30.76%
LM-16-11-251-022	1021 CANAL ST	6/16/2023	\$380,000	\$346,826	\$109,213	\$76,039	0.20	\$546,065		VRL	21.92%
LM-16-11-251-027	435 CRYSTAL ST	8/12/2022	\$259,500	\$228,017	\$96,660	\$65,177	0.19	\$514,149		VRL	28.58%
LM-16-11-252-006	1022 CANAL ST	6/17/2022	\$289,000	\$243,507	\$125,154	\$79,661	0.30	\$417,180		VRL	32.71%
LM-16-11-252-014	1021 ATLANTIC ST	12/11/2023	\$490,000	\$486,139	\$87,143	\$83,282	0.40	\$217,314		VRL	17.13%
LM-16-11-253-034	220 CRYSTAL ST	8/25/2022	\$390,000	\$398,021	\$78,881	\$86,902	0.50	\$157,762		VRL	21.83%
LM-16-11-253-036	410 CRYSTAL ST	5/6/2022	\$325,000	\$355,728	\$45,311	\$76,039	0.20	\$232,364		VRL	21.38%
LM-16-11-254-018	239 HILL ST	1/25/2022	\$260,000	\$237,088	\$88,089	\$65,177	0.17	\$527,479		VRL	27.49%
LM-16-11-303-005		12/23/2022	\$62,500				0.70	\$89,286		VRL	100.00%
LM-16-11-326-035	535 E HURON ST	4/26/2023	\$375,000	\$368,633	\$82,406	\$76,039	0.22	\$367,884		VRL	20.63%
LM-16-11-328-001	804 ATLANTIC ST	11/14/2022	\$323,000	\$327,573	\$71,466	\$76,039	0.20	\$357,330		VRL	23.21%
LM-16-11-329-009	735 E HURON ST	4/13/2022	\$342,500	\$394,345	\$24,194	\$76,039	0.20	\$120,970		VRL	19.28%
LM-16-11-330-002	223 FRANKLIN ST	7/19/2022	\$225,000	\$182,663	\$118,376	\$76,039	0.20	\$591,880		VRL	41.63%
LM-16-11-351-010	214 OAKLAND ST	2/11/2022	\$406,000	\$415,798	\$66,241	\$76,039	0.20	\$331,205		VRL	18.29%
LM-16-11-353-011	615 S MAIN ST	11/22/2022	\$419,000	\$399,405	\$102,877	\$83,282	0.40	\$257,192		VRL	20.85%
LM-16-11-376-047	380 MONT EAGLE ST	2/10/2023	\$388,000	\$453,881	\$21,021	\$86,902	0.51	\$41,626		VRL	19.15%
LM-16-11-376-048	410 MONT EAGLE ST	2/10/2023	\$415,000	\$434,926	\$56,113	\$76,039	0.20	\$283,399		VRL	17.48%
LM-16-11-376-052	634 E HURON ST	3/17/2022	\$249,900	\$245,417	\$80,522	\$76,039	0.20	\$402,610		VRL	30.98%
LM-16-11-380-005	764 OAKLAND AVE	1/31/2022	\$160,000	\$197,135	\$53,388	\$90,523	0.91	\$58,992		VRL	45.92%
LM-16-14-201-021	1120 GARDEN RD	9/18/2023	\$236,000	\$228,349	\$90,933	\$83,282	0.40	\$228,475		VRL	36.47%
LM-16-14-201-027	951 OLD PLANK RD	2/6/2023	\$275,000	\$270,348	\$80,768	\$76,116	1.28	\$63,100		VRL	28.15%
LM-16-14-201-035	1230 GARDEN RD	6/23/2022	\$270,000				6.70	\$34,353		VRL	34.97%
LM-16-14-252-008	957 OLD PLANK RD	1/27/2023	\$335,000	\$376,367	\$2,084	\$43,451	0.79	\$2,638		VRL	11.54%
LM-16-15-226-012	996 BYRON DR	5/6/2022	\$350,000	\$298,256	\$127,783	\$76,039	0.28	\$464,665		VRL	25.49%
LM-16-15-227-001	833 BYRON DR	9/13/2023	\$360,000	\$313,234	\$122,805	\$76,039	0.25	\$497,186		VRL	24.28%
LM-16-15-227-008	168 SHELLEY DR	7/7/2023	\$286,000	\$229,474	\$132,565	\$76,039	0.20	\$679,821		VRL	33.14%
LM-16-15-228-001	1024 BYRON DR	12/29/2022	\$290,000	\$345,140	\$20,899	\$76,039	0.28	\$75,996		VRL	22.03%
LM-16-15-229-018	860 S MAIN ST	9/2/2022	\$285,000	\$290,253	\$70,786	\$76,039	0.21	\$335,479		VRL	26.20%
LM-16-15-229-026	1028 S MAIN ST	8/11/2023	\$250,000	\$266,531	\$59,508	\$76,039	0.21	\$284,727		VRL	28.53%