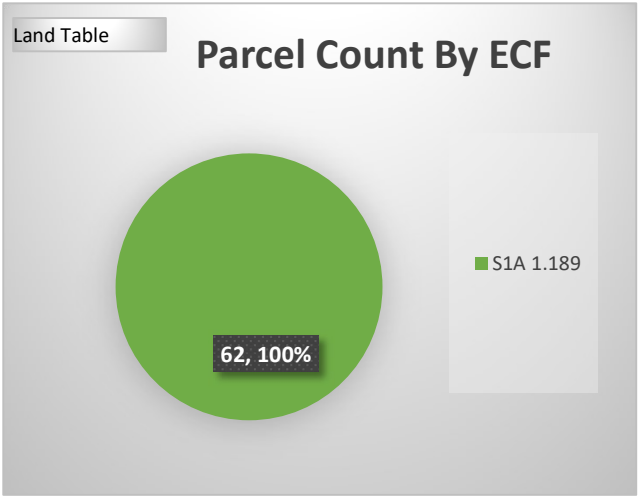


TOWNSHIP OF NOVI

S1A

BSA DATABASE		SALES DATA	
Parcel Count	62	# of Sales	2
ECF Nbhd	S1A	Sales Ratio	46.02%
Min ECF	1.189	(Land Resid.-Est. Land Value)/Est. LV	44.21%
Max ECF	1.189	% Change	10.00%
Land Table LtoB	25.88%	Projected Land Table LtoB	35.88%
CVT LtoB	25.88%	Sales Sample Size	3.23%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$103,654	\$149,480	\$114,019
MINIMUM	\$7,403	\$10,676	\$8,143
MAXIMUM	\$139,934	\$201,801	\$153,927

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	LtoB
M -22-27-326-006	44555 CHEDWORTH CT	09/20/23	\$915,000	\$854,175	\$200,759	\$139,934	0.94	\$213,573		Land Table S1A	16.38%
M -22-27-451-005	44119 BROOKWOOD DR	07/20/22	\$640,000	\$577,092	\$202,842	\$139,934	0.95	\$213,518		Land Table S1A	24.25%