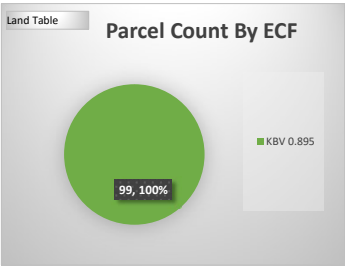


Township/Village of Oxford
Land Table KBR

BSA DATABASE		SALES DATA	
Parcel Count		# of Sales	12
ECF Nbhd		Sales Ratio	51.68%
Min ECF		(Land Resid.-Est. Land Value)/Est. LV	-15.87%
Max ECF		% Change	0.00%
Land Table LtoB		Projected Land Table LtoB	12.86%
CVT LtoB	15.38%	Sales Sample Size	12.12%

Color Key
Vacant Sales
Demol Sales or New Build after sale



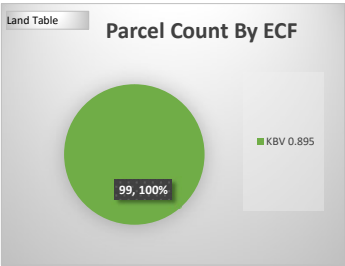
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$97,651	\$82,155	\$97,651
MINIMUM	\$63,685	\$53,579	\$63,685
MAXIMUM	\$196,478	\$165,299	\$196,478

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
P -04-25-476-012	71 HARMONY HILLS PKW	3/21/2023	\$700,000	\$713,905	\$83,392	\$97,297	2.56	\$32,575		Land Table KBR - BARR	13.63%
P -04-36-201-002	1240 SHEPHARDS LN	4/29/2023	\$400,000	\$405,354	\$155,570	\$160,924	11.08	\$14,041		Land Table KBR - BARR	39.70%
P -04-36-201-005	1302 SHEPHARDS LN	11/2/2022	\$110,000				2.92	\$37,671		Land Table KBR - BARR RD	
P -04-36-201-010	1339 SHEPHARDS LN	9/6/2022	\$160,000				3.07	-\$164,579		Land Table KBR - BARR RD	
P -04-36-201-014	1257 SHEPHARDS LN	5/2/2023	\$160,000				2.52	-\$168,919		Land Table KBR - BARR RD	
P -04-36-201-015	1233 SHEPHARDS LN	1/21/2022	\$111,500				2.61	-\$183,714		Land Table KBR - BARR RD	
P -04-36-201-019	1564 LARKSPUR LN	4/13/2022	\$127,500				2.62	-\$183,179		Land Table KBR - BARR RD	
P -04-36-201-021	1543 LARKSPUR LN	9/22/2023	\$142,500				2.56	-\$170,132		Land Table KBR - BARR RD	
P -04-36-201-022	1509 LARKSPUR LN	2/22/2022	\$132,000				6.17	\$21,394		Land Table KBR - BARR RD	
P -04-36-201-023	1477 LARKSPUR LN	9/22/2023	\$100,000				3.41	-\$122,201		Land Table KBR - BARR RD	
P -04-36-201-024	1439 LARKSPUR LN	6/2/2023	\$140,000				2.78	\$50,360		Land Table KBR - BARR RD	
P -04-36-201-025	1407 LARKSPUR LN	10/12/2023	\$669,500	\$709,786	\$76,725	\$117,011	2.53	\$30,326		Land Table KBR - BARR	16.49%

Township/Village of Oxford
Land Table KBV

BSA DATABASE		SALES DATA	
Parcel Count	99	# of Sales	8
ECF Nbhd	KBV	Sales Ratio	46.51%
Min ECF	0.895	(Land Resid.-Est. Land Value)/Est. LV	63.90%
Max ECF	0.895	% Change	55.00%
Land Table LtoB	12.86%	Projected Land Table LtoB	19.93%
CVT LtoB	15.38%	Sales Sample Size	8.08%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



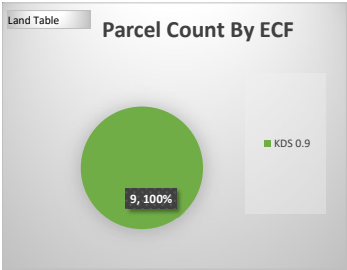
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$62,138	\$101,845	\$100,275
MINIMUM	\$44,275	\$72,568	\$66,413
MAXIMUM	\$95,000	\$155,708	\$123,500

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
P -04-21-101-035	1030 CROSS ST	6/30/2023	\$450,000	\$359,344	\$134,931	\$44,275	0.28	\$490,658		KBV	12.00%
P -04-21-101-031	1070 CROSS ST	4/6/2023	\$412,000	\$354,506	\$101,769	\$44,275	0.20	\$519,230		KBV	12.00%
P -04-21-101-070	761 W BAY SHORE DR	9/21/2022	\$655,000	\$567,279	\$167,721	\$80,000	0.39	\$433,388		KBV	14.00%
P -04-21-101-082	960 TOWNSEND DR	5/17/2023	\$430,000	\$392,769	\$81,506	\$44,275	0.21	\$389,981		KBV	11.00%
P -04-21-101-039	990 CROSS ST	4/25/2022	\$388,000	\$376,518	\$55,757	\$44,275	0.24	\$235,262		KBV	12.00%
P -04-21-101-010	690 MARKET ST	4/15/2022	\$419,900	\$427,065	\$37,110	\$44,275	0.23	\$162,763		KBV	10.00%
P -04-21-101-086	993 TOWNSEND DR	2/24/2022	\$370,000	\$376,288	\$37,987	\$44,275	0.22	\$176,684		KBV	12.00%
P -04-21-101-007	660 MARKET ST	8/26/2022	\$450,000	\$471,958	\$22,317	\$44,275	0.24	\$92,988		KBV	9.00%

Township/Village of Oxford
Land Table KDS

BSA DATABASE		SALES DATA	
Parcel Count	9	# of Sales	1
ECF Nbhd	KDS	Sales Ratio	41.60%
Min ECF	0.900	(Land Resid.-Est. Land Value)/Est. LV	151.53%
Max ECF	0.900	% Change	75.00%
Land Table LtoB	12.69%	Projected Land Table LtoB	22.21%
CVT LtoB	15.38%	Sales Sample Size	11.11%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



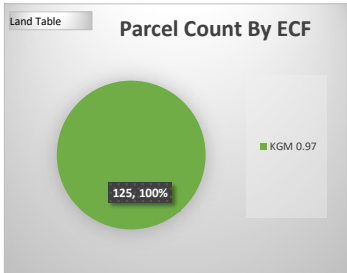
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$19,406	\$48,811	\$33,961
MINIMUM	\$19,406	\$48,811	\$33,961
MAXIMUM	\$19,406	\$48,811	\$33,961

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
PO-04-22-459-016	55 DEPOT ST	2/6/2023	\$175,000	\$145,595	\$48,811	\$19,406	1	\$48,811		KDS	13%

Township/Village of Oxford
Land Table KGM

BSA DATABASE		SALES DATA	
Parcel Count	125	# of Sales	11
ECF Nbhd	KGM	Sales Ratio	48.93%
Min ECF	0.970	(Land Resid.-Est. Land Value)/Est. LV	17.94%
Max ECF	0.970	% Change	0.00%
Land Table LtoB	12.76%	Projected Land Table LtoB	12.76%
CVT LtoB	15.38%	Sales Sample Size	8.80%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



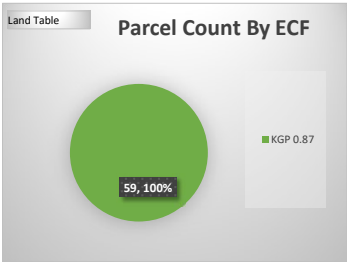
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$516	\$609	\$516
MINIMUM	\$516	\$609	\$516
MAXIMUM	\$516	\$609	\$516

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
P -04-27-351-028	961 CRESTMOOR DR	5/22/2023	\$445,000	\$403,396	\$85,551	\$43,947	0.33	\$256,910		KGM	11%
P -04-27-377-044	634 EIDER WAY	9/19/2023	\$401,000	\$371,957	\$70,603	\$41,560	0.3	\$238,524		KGM	11%
P -04-27-377-015	696 SANDPIPER WAY	7/26/2022	\$380,000	\$363,212	\$67,209	\$50,421	0.36	\$187,735		KGM	14%
P -04-27-352-002	920 CRESTMOOR DR	6/1/2023	\$400,000	\$388,884	\$59,477	\$48,361	0.37	\$160,749		KGM	12%
P -04-27-376-013	822 GLENMOOR DR	3/31/2023	\$430,000	\$428,403	\$48,823	\$47,226	0.35	\$139,894		KGM	11%
P -04-27-377-045	646 EIDER WAY	9/15/2023	\$415,000	\$420,142	\$39,439	\$44,581	0.33	\$119,875		KGM	11%
P -04-27-377-055	664 MALLARD WAY	8/25/2023	\$380,000	\$393,608	\$39,770	\$53,378	0.36	\$109,862		KGM	14%
P -04-27-377-003	663 SANDPIPER WAY	4/12/2023	\$381,455	\$399,872	\$28,030	\$46,447	0.35	\$80,315		KGM	12%
P -04-27-351-019	893 CRESTMOOR DR	10/11/2022	\$360,000	\$380,342	\$32,461	\$52,803	0.43	\$75,141		KGM	14%
P -04-27-351-020	516 CRESTMOOR CT	3/15/2023	\$425,000	\$454,323	\$31,550	\$60,873	0.59	\$53,840		KGM	13%
P -04-35-102-032	1166 MILL VALLEY CT	7/26/2023	\$332,000	\$252,349	\$108,210	\$28,559	0.31	\$351,331		KSL	11%

Township/Village of Oxford
Land Table KGP

BSA DATABASE		SALES DATA	
Parcel Count	59	# of Sales	6
ECF Nbhd	KGP	Sales Ratio	47.89%
Min ECF	0.870	(Land Resid.-Est. Land Value)/Est. LV	41.07%
Max ECF	0.870	% Change	0.00%
Land Table LtoB	10.45%	Projected Land Table LtoB	10.45%
CVT LtoB	15.38%	Sales Sample Size	10.17%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



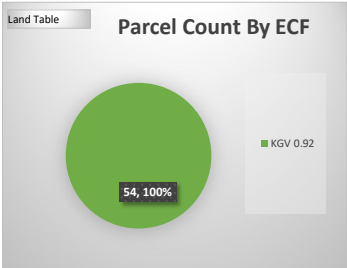
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$58,182	\$82,077	\$58,182
MINIMUM	\$40,727	\$57,454	\$40,727
MAXIMUM	\$87,273	\$123,116	\$87,273

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
P-04-19-326-018	225 GREAT PINES DR	4/6/2023	\$74,000				1.52	\$48,684		KGP	100%
P-04-19-376-001	2990 SEYMOUR LAKE RD	12/29/2022	\$325,000	\$337,099	\$28,628	\$40,727	0.33	\$86,752		KGP	12%
P-04-19-376-011	73 GREAT PINES DR	1/19/2023	\$470,000	\$455,947	\$54,780	\$40,727	0.26	\$210,692		KGP	9%
P-04-19-376-013	2921 SPRUCE LN	5/13/2022	\$460,000	\$413,242	\$87,485	\$40,727	0.47	\$186,138		KGP	10%
P-04-19-376-027	2856 OAK CT	6/10/2022	\$415,000	\$383,171	\$78,374	\$46,545	0.67	\$116,976		KGP	12%
P-04-19-376-030	102 GREAT PINES DR	9/30/2022	\$370,086	\$364,605	\$46,208	\$40,727	0.37	\$124,886		KGP	11%

Township/Village of Oxford
Land Table KGV

BSA DATABASE		SALES DATA	
Parcel Count	54	# of Sales	1
ECF Nbhd	KGV	Sales Ratio	46.26%
Min ECF	0.920	(Land Resid.-Est. Land Value)/Est. LV	67.22%
Max ECF	0.920	% Change	10.00%
Land Table LtoB	13.94%	Projected Land Table LtoB	15.33%
CVT LtoB	15.38%	Sales Sample Size	1.85%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



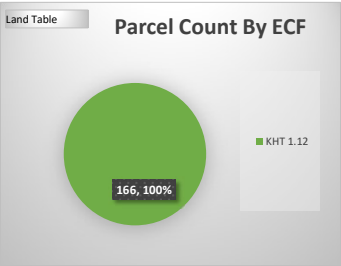
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$47,130	\$78,809	\$51,843
MINIMUM	\$35,609	\$59,544	\$39,170
MAXIMUM	\$54,461	\$91,068	\$59,907

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
P-04-21-428-027	761 GOLF VILLA DR	10/13/2023	\$319,900	\$295,965	\$59,544	\$35,609	\$1	\$59,544		Land Table KGV	12.00%

Township/Village of Oxford
Land Table KHT

BSA DATABASE		SALES DATA	
Parcel Count	166	# of Sales	9
ECF Nbhd	KHT	Sales Ratio	49.61%
Min ECF	1.120	(Land Resid.-Est. Land Value)/Est. LV	5.42%
Max ECF	1.120	% Change	10.00%
Land Table LtoB	14.59%	Projected Land Table LtoB	16.05%
CVT LtoB	15.38%	Sales Sample Size	5.42%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



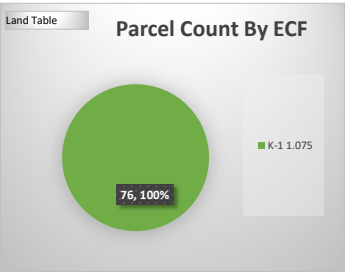
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$669	\$705	\$736
MINIMUM	\$393	\$414	\$432
MAXIMUM	\$1,030	\$1,086	\$1,133

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
P -04-21-376-010	1313 FOUNTAIN VIEW LN	6/17/2022	\$366,000	\$332,466	\$87,117	\$53,583	0.23	\$385,473		KHT	16.00%
P -04-21-353-005	57 CARRIAGE LANE CT	6/10/2022	\$370,000	\$352,710	\$57,430	\$40,140	0.17	\$333,895		KHT	11.00%
P -04-21-452-007	99 FOUNTAIN CRES	3/14/2023	\$390,000	\$372,150	\$72,822	\$54,972	0.24	\$305,975		KHT	15.00%
P -04-21-451-035	106 FOUNTAIN CRES	10/28/2022	\$400,000	\$384,221	\$93,915	\$78,136	0.22	\$432,788		KHT	20.00%
P -04-21-378-002	270 ATLANTIS CIR	10/28/2022	\$385,000	\$374,217	\$65,182	\$54,399	0.22	\$303,172		KHT	15.00%
P -04-21-376-009	1303 FOUNTAIN VIEW LN	10/14/2022	\$360,000	\$352,466	\$51,008	\$43,474	0.19	\$268,463		KHT	12.00%
P -04-21-376-032	319 ATLANTIS CIR	11/21/2023	\$330,000	\$341,771	\$35,293	\$47,064	0.23	\$154,794		KHT	14.00%
P -04-21-376-025	251 ATLANTIS CIR	3/23/2023	\$380,000	\$398,036	\$29,086	\$47,122	0.22	\$135,284		KHT	12.00%
P -04-21-454-006	140 ISLAND LAKE CRES	1/21/2022	\$315,000	\$362,333	\$6,710	\$54,043	0.22	\$30,362		KHT	15.00%

Township/Village of Oxford
Land Table KHV

BSA DATABASE		SALES DATA	
Parcel Count	76	# of Sales	22
ECF Nbhd	K-1	Sales Ratio	47.92%
Min ECF	1.075	(Land Resid.-Est. Land Value)/Est. LV	24.19%
Max ECF	1.075	% Change	25.00%
Land Table LtoB	20.27%	Projected Land Table LtoB	25.34%
CVT LtoB	15.38%	Sales Sample Size	28.95%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



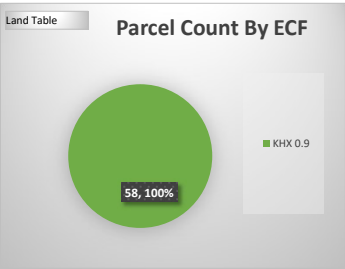
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$28,661	\$35,593	\$35,826
MINIMUM	\$28,661	\$35,593	\$35,826
MAXIMUM	\$28,661	\$35,593	\$35,826

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
P -04-34-226-008	387 W DRAHNER RD	9/22/2023	\$119,000	\$87,069	\$60,592	\$28,661	1.00	\$60,592		KHV	33.00%
P -04-34-226-004	411 W DRAHNER RD	8/10/2023	\$111,000	\$89,831	\$49,830	\$28,661	1.00	\$49,830		KHV	32.00%
P -04-34-226-006	383 W DRAHNER RD	7/29/2022	\$110,000	\$93,455	\$45,206	\$28,661	1.00	\$45,206		KHV	31.00%
P -04-34-226-062	1154 HILLCREST DR	2/27/2023	\$156,000	\$135,059	\$49,602	\$28,661	1.00	\$49,602		KHV	21.00%
P -04-34-226-058	1156 HILLCREST DR	7/22/2022	\$160,000	\$139,976	\$48,685	\$28,661	1.00	\$48,685		KHV	20.00%
P -04-34-226-005	381 W DRAHNER RD	5/15/2023	\$215,500	\$170,670	\$73,491	\$28,661	1.00	\$73,491		KHV	17.00%
P -04-34-226-034	435 HILLCREST CT	4/14/2023	\$225,000	\$201,461	\$52,200	\$28,661	1.00	\$52,200		KHV	14.00%
P -04-34-226-003	409 W DRAHNER RD	3/10/2023	\$100,000	\$89,831	\$38,830	\$28,661	1.00	\$38,830		KHV	32.00%
P -04-34-226-055	1152 HILLCREST DR	3/16/2022	\$165,000	\$151,586	\$42,075	\$28,661	1.00	\$42,075		KHV	19.00%
P -04-34-226-027	410 HILLCREST CT	1/5/2023	\$155,000	\$143,572	\$40,089	\$28,661	1.00	\$40,089		KHV	20.00%
P -04-34-226-046	1104 HILLCREST DR	6/30/2022	\$155,000	\$144,172	\$39,489	\$28,661	1.00	\$39,489		KHV	20.00%
P -04-34-226-056	1136 HILLCREST DR	11/4/2022	\$150,000	\$139,964	\$38,697	\$28,661	1.00	\$38,697		KHV	20.00%
P -04-34-226-009	369 W DRAHNER RD	3/10/2023	\$235,000	\$231,879	\$31,782	\$28,661	1.00	\$31,782		KHV	12.00%
P -04-34-226-065	1162 HILLCREST DR	7/24/2023	\$155,000	\$153,290	\$30,371	\$28,661	1.00	\$30,371		KHV	19.00%
P -04-34-226-013	1054 HILLCREST DR	2/1/2022	\$130,000	\$130,727	\$27,934	\$28,661	1.00	\$27,934		KHV	22.00%
P -04-34-226-020	386 HILLCREST CT	6/10/2022	\$130,000	\$132,376	\$26,285	\$28,661	1.00	\$26,285		KHV	22.00%
P -04-34-226-037	1094 HILLCREST DR	12/20/2022	\$132,000	\$138,742	\$21,919	\$28,661	1.00	\$21,919		KHV	21.00%
P -04-34-226-047	1116 HILLCREST DR	6/8/2022	\$135,700	\$143,925	\$20,436	\$28,661	1.00	\$20,436		KHV	20.00%
P -04-34-226-063	1146 HILLCREST DR	3/29/2022	\$105,000	\$112,988	\$20,673	\$28,661	1.00	\$20,673		KHV	25.00%
P -04-34-226-071	1180 HILLCREST DR	8/31/2022	\$155,000	\$169,081	\$14,580	\$28,661	1.00	\$14,580		KHV	17.00%
P -04-34-226-069	1176 HILLCREST DR	3/25/2022	\$100,000	\$112,988	\$15,673	\$28,661	1.00	\$15,673		KHV	25.00%
P -04-34-226-024	404 HILLCREST CT	10/17/2022	\$120,000	\$154,046	-\$5,385	\$28,661	1.00	-\$5,385		KHV	19.00%

Township/Village of Oxford
Land Table KHX

BSA DATABASE		SALES DATA	
Parcel Count	58	# of Sales	13
ECF Nbhd	KHX	Sales Ratio	48.21%
Min ECF	0.900	(Land Resid.-Est. Land Value)/Est. LV	43.20%
Max ECF	0.900	% Change	40.00%
Land Table LtoB	8.73%	Projected Land Table LtoB	12.23%
CVT LtoB	15.38%	Sales Sample Size	22.41%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



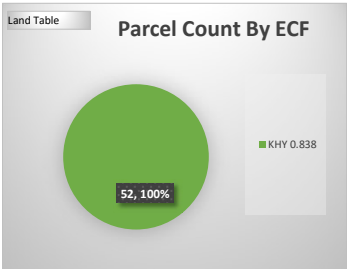
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$18,590	\$26,621	\$26,026
MINIMUM	\$18,590	\$26,621	\$26,026
MAXIMUM	\$18,590	\$26,621	\$26,026

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
P -04-35-451-035	3106 PARADISE TRL	11/17/2023	\$239,000	\$179,565	\$78,025	\$18,590	1	\$78,025		KHX	10%
P -04-35-451-158	9300 SCENIC WAY	3/3/2023	\$218,000	\$176,622	\$59,968	\$18,590	1	\$59,968		KHX	11%
P -04-35-451-151	9204 SCENIC WAY	12/20/2023	\$235,000	\$206,479	\$47,111	\$18,590	1	\$47,111		KHX	9%
P -04-35-451-048	4108 PARADISE TRL	12/15/2023	\$258,000	\$230,212	\$46,378	\$18,590	1	\$46,378		KHX	8%
P -04-35-451-037	3104 PARADISE TRL	8/2/2022	\$200,000	\$183,849	\$34,741	\$18,590	1	\$34,741		KHX	10%
P -04-35-451-040	3202 PARADISE TRL	9/1/2022	\$226,000	\$217,452	\$27,138	\$18,590	1	\$27,138		KHX	9%
P -04-35-451-104	2206 PARADISE TRL	10/19/2023	\$242,000	\$240,119	\$20,471	\$18,590	1	\$20,471		KHX	8%
P -04-35-451-108	2202 PARADISE TRL	6/14/2023	\$232,500	\$238,222	\$12,868	\$18,590	1	\$12,868		KHX	8%
P -04-35-451-047	4110 PARADISE TRL	10/12/2022	\$222,500	\$228,367	\$12,723	\$18,590	1	\$12,723		KHX	8%
P -04-35-451-106	2204 PARADISE TRL	6/30/2022	\$230,000	\$240,119	\$8,471	\$18,590	1	\$8,471		KHX	8%
P -04-35-451-036	3206 PARADISE TRL	2/22/2022	\$205,000	\$217,452	\$6,138	\$18,590	1	\$6,138		KHX	9%
P -04-35-451-059	5112 SCENIC WAY	3/29/2022	\$220,000	\$240,429	(\$1,839)	\$18,590	1	(\$1,839)		KHX	8%
P -04-35-451-030	3212 PARADISE TRL	3/24/2022	\$195,000	\$219,712	(\$6,122)	\$18,590	1	(\$6,122)		KHX	8%

Township/Village of Oxford
Land Table KHY

BSA DATABASE		SALES DATA	
Parcel Count	52	# of Sales	5
ECF Nbhd	KHY	Sales Ratio	45.28%
Min ECF	0.838	(Land Resid.-Est. Land Value)/Est. LV	115.72%
Max ECF	0.838	% Change	40.00%
Land Table LtoB	8.72%	Projected Land Table LtoB	12.20%
CVT LtoB	15.38%	Sales Sample Size	9.62%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$29,118	\$62,813	\$40,765
MINIMUM	\$29,118	\$62,813	\$40,765
MAXIMUM	\$29,118	\$62,813	\$40,765

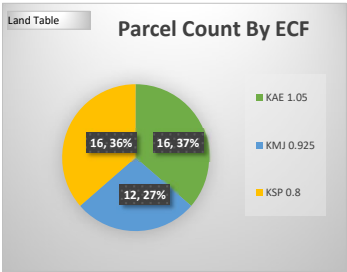
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
P -04-35-453-009	145 CRIMSON CT	6/23/2022	\$366,000	\$326,566	\$68,552	\$29,118	1.00	\$68,552		KHY	9.00%
P -04-35-453-012	2100 BRIDGE WATER	4/7/2023	\$380,000	\$327,966	\$81,152	\$29,118	1.00	\$81,152		KHY	9.00%
P -04-35-453-024	2245 BRIDGE WATER	2/9/2022	\$311,000	\$310,376	\$29,742	\$29,118	1.00	\$29,742		KHY	9.00%
P -04-35-453-027	2123 BRIDGE WATER	9/6/2022	\$338,525	\$328,426	\$39,217	\$29,118	1.00	\$39,217		KHY	9.00%
P -04-35-453-031	3161 BRIDGE WATER	10/4/2023	\$390,000	\$323,717	\$95,401	\$29,118	1.00	\$95,401		KHY	9.00%

Township/Village of Oxford

Land Table KMJ

BSA DATABASE		SALES DATA	
Parcel Count	44	# of Sales	4
ECF Nbhd	KAE, KMJ, KSP	Sales Ratio	46.45%
Min ECF	0.800	(Land Resid.-Est. Land Value)/Est. LV	53.49%
Max ECF	1.050	% Change	0.00%
Land Table LtoB	14.65%	Projected Land Table LtoB	14.65%
CVT LtoB	15.38%	Sales Sample Size	9.09%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



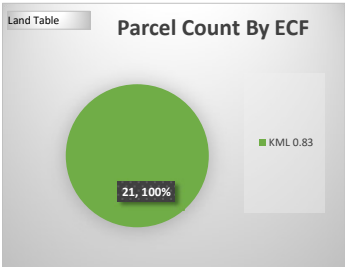
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$50,023	\$76,783	\$50,023
MINIMUM	\$50,023	\$76,783	\$50,023
MAXIMUM	\$50,023	\$76,783	\$50,023

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
PO-04-23-352-036	38 MELVIN J CT	8/30/2022	\$325,000	\$288,355	\$86,668	\$50,023	0.28	\$310,638		KMJ	17.00%
PO-04-26-102-002	11 SCRIPTER CT	2/13/2023	\$445,000	\$399,414	\$95,609	\$50,023	0.17	\$562,406		KMJ	13.00%
PO-04-26-102-007	29 SCRIPTER CT	5/17/2022	\$450,000	\$412,871	\$87,152	\$50,023	0.17	\$512,659		KMJ	12.00%
PO-04-26-155-010	169 S GLASPIE ST	7/27/2023	\$287,000	\$299,321	\$37,702	\$50,023	0.21	\$182,135		KMJ	17.00%

Township/Village of Oxford
Land Table KML

BSA DATABASE		SALES DATA	
Parcel Count	21	# of Sales	1
ECF Nbhd	KML	Sales Ratio	41.64%
Min ECF	0.830	(Land Resid.-Est. Land Value)/Est. LV	128.96%
Max ECF	0.830	% Change	40.00%
Land Table LtoB	11.44%	Projected Land Table LtoB	16.02%
CVT LtoB	15.38%	Sales Sample Size	4.76%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



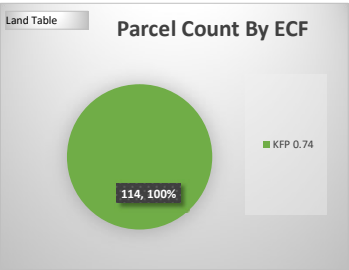
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$56,875	\$130,220	\$79,625
MINIMUM	\$48,750	\$111,617	\$68,250
MAXIMUM	\$73,126	\$167,428	\$102,376

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
P -04-36-400-035	1869 MANALEE LN	8/5/2022	\$460,000	\$383,110	\$136,514	\$59,624	3.29	\$41,494		KML	16.00%

Township/Village of Oxford
Land Table KPC

BSA DATABASE		SALES DATA	
Parcel Count	114	# of Sales	15
ECF Nbhd	KFP	Sales Ratio	47.05%
Min ECF	0.740	(Land Resid.-Est. Land Value)/Est. LV	61.67%
Max ECF	0.740	% Change	20.00%
Land Table LtoB	11.16%	Projected Land Table LtoB	13.39%
CVT LtoB	15.38%	Sales Sample Size	13.16%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



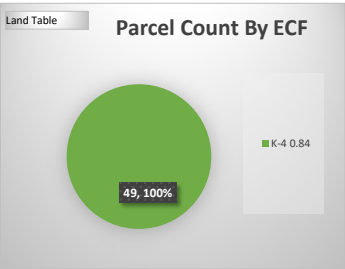
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$66,250	\$107,108	\$79,500
MINIMUM	\$49,500	\$80,028	\$59,400
MAXIMUM	\$95,000	\$153,588	\$114,000

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
P -04-33-176-001	1908 TURNBERRY CT	6/2/2023	\$590,000	\$520,009	\$134,991	\$65,000	0.88	\$152,878		KPC	12%
P -04-33-177-006	1729 TURNBERRY CT	8/11/2023	\$750,000	\$860,929	(\$35,929)	\$75,000	1.41	(\$25,572)		KPC	9%
P -04-33-351-003	1884 LOCH LOMOND CT	3/17/2023	\$610,000	\$679,134	(\$14,134)	\$55,000	0.28	(\$50,299)		KPC	8%
P -04-33-351-011	1772 LOCH LOMOND CT	8/25/2023	\$805,000	\$636,871	\$223,129	\$55,000	0.28	\$799,746		KPC	9%
P -04-33-352-003	1826 CARNOUSTIE CT	2/27/2023	\$625,000	\$646,098	\$33,902	\$55,000	0.34	\$98,840		KPC	9%
P -04-33-352-004	1812 CARNOUSTIE CT	4/21/2023	\$625,000	\$512,169	\$167,831	\$55,000	0.35	\$480,891		KPC	11%
P -04-33-353-010	1897 SAINT ANDREWS DR	4/15/2022	\$690,000	\$708,449	\$61,551	\$80,000	0.28	\$220,613		KPC	11%
P -04-33-354-003	1924 ROYAL BIRKDALE DR	8/16/2022	\$135,000				0.63	\$213,270		KPC	100%
P -04-33-354-008	1852 ROYAL BIRKDALE DR	2/24/2022	\$705,000	\$639,857	\$160,143	\$95,000	0.36	\$449,840		KPC	15%
P -04-33-354-024	1779 TROON CT	1/28/2022	\$65,000				0.3	\$218,855		KPC	40%
P -04-33-354-026	1811 TROON CT	1/6/2023	\$722,000	\$624,849	\$146,651	\$49,500	0.47	\$315,378		KPC	8%
P -04-33-354-032	1628 ROYAL BIRKDALE DR	8/9/2023	\$560,000	\$537,962	\$77,038	\$55,000	0.34	\$228,599		KPC	10%
P -04-33-354-036	1611 ROYAL BIRKDALE DR	4/1/2022	\$562,500	\$546,956	\$70,544	\$55,000	0.28	\$254,671		KPC	10%
P -04-33-354-043	1657 ROYAL BIRKDALE DR	6/20/2022	\$627,975	\$531,608	\$151,367	\$55,000	0.28	\$536,762		KPC	10%
P -04-33-354-048	1705 ROYAL BIRKDALE DR	8/17/2023	\$525,000	\$456,432	\$123,568	\$55,000	0.28	\$438,184		KPC	12%

Township/Village of Oxford
Land Table KSH

BSA DATABASE		SALES DATA	
Parcel Count	49	# of Sales	26
ECF Nbhd	K-4	Sales Ratio	46.46%
Min ECF	0.840	(Land Resid.-Est. Land Value)/Est. LV	63.81%
Max ECF	0.840	% Change	30.00%
Land Table LtoB	13.51%	Projected Land Table LtoB	17.56%
CVT LtoB	15.38%	Sales Sample Size	53.06%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



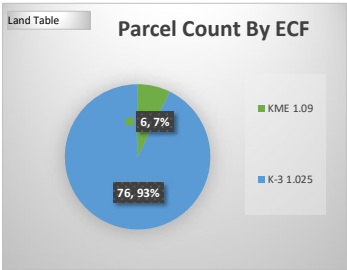
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$75,000	\$122,857	\$97,500
MINIMUM	\$66,000	\$108,114	\$85,800
MAXIMUM	\$81,250	\$133,095	\$105,625

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
P-04-35-201-032	539 TULLAMORE CIR	2/8/2022	\$650,184	\$556,925	\$159,259	\$66,000	0.34	\$468,409		KSH	12%
P-04-35-201-033	501 TULLAMORE CIR	12/7/2022	\$665,000	\$628,178	\$102,822	\$66,000	0.49	\$209,841		KSH	11%
P-04-35-201-039	770 TULLAMORE CIR	3/22/2023	\$579,900	\$569,568	\$76,332	\$66,000	0.41	\$186,176		KSH	12%
P-04-35-201-042	710 TULLAMORE CIR	10/27/2023	\$483,025	\$454,982	\$94,043	\$66,000	0.28	\$335,868		KSH	15%
P-04-35-201-002	535 TULLAMORE CIR	12/1/2023	\$117,552				0.28	\$419,829		KSH	100%
P-04-35-201-049	580 TULLAMORE CIR	12/1/2023	\$104,603				0.31	\$337,429		KSH	100%
P-04-35-201-046	640 TULLAMORE CIR	9/20/2023	\$101,977				0.31	\$328,958		KSH	87%
P-04-35-201-003	545 TULLAMORE CIR	8/18/2023	\$117,552				0.28	(\$192,054)		KSH	28%
P-04-35-201-004	555 TULLAMORE CIR	6/5/2023	\$112,552				0.28	(\$659,639)		KSH	18%
P-04-35-201-005	565 TULLAMORE CIR	10/10/2022	\$115,302				0.31	(\$1,056,855)		KSH	13%
P-04-35-201-006	575 TULLAMORE CIR	8/4/2022	\$102,500				0.3	(\$1,333,870)		KSH	12%
P-04-35-201-007	585 TULLAMORE CIR	7/13/2022	\$102,500				0.28	(\$1,096,264)		KSH	14%
P-04-35-201-009	605 TULLAMORE CIR	1/5/2022	\$95,000				0.28	(\$1,115,779)		KSH	14%
P-04-35-201-011	625 TULLAMORE CIR	8/3/2022	\$107,802				0.4	(\$768,973)		KSH	14%
P-04-35-201-012	635 TULLAMORE CIR	1/31/2023	\$105,052				0.37	(\$899,027)		KSH	13%
P-04-35-201-013	645 TULLAMORE CIR	7/19/2022	\$112,500				0.49	(\$791,041)		KSH	12%
P-04-35-201-021	725 TULLAMORE CIR	4/25/2022	\$107,500				0.31	(\$1,013,984)		KSH	14%
P-04-35-201-029	805 TULLAMORE CIR	1/7/2022	\$115,000				0.28	(\$1,158,407)		KSH	13%
P-04-35-201-034	860 TULLAMORE CIR	6/20/2023	\$90,727				0.35	(\$625,786)		KSH	18%
P-04-35-201-035	840 TULLAMORE CIR	8/30/2022	\$97,500				0.28	(\$1,071,679)		KSH	14%
P-04-35-201-036	820 TULLAMORE CIR	8/22/2022	\$97,852				0.28	(\$1,222,146)		KSH	13%
P-04-35-201-037	800 TULLAMORE CIR	2/21/2023	\$106,102				0.42	(\$866,369)		KSH	12%
P-04-35-201-040	750 TULLAMORE CIR	6/20/2023	\$109,227				0.37	(\$256,311)		KSH	24%
P-04-35-201-041	730 TULLAMORE CIR	8/29/2023	\$107,552				0.33	(\$10,603)		KSH	37%
P-04-35-201-043	690 TULLAMORE CIR	1/13/2023	\$99,852				0.28	(\$1,431,186)		KSH	12%
P-04-35-201-044	670 TULLAMORE CIR	2/17/2023	\$100,977				0.28	(\$1,421,854)		KSH	12%

Township/Village of Oxford
Land Table KSL

BSA DATABASE		SALES DATA	
Parcel Count	82	# of Sales	7
ECF Nbhd	K-3, KME	Sales Ratio	48.10%
Min ECF	1.025	(Land Resid.-Est. Land Value)/Est. LV	48.20%
Max ECF	1.090	% Change	35.00%
Land Table LtoB	9.27%	Projected Land Table LtoB	12.52%
CVT LtoB	15.38%	Sales Sample Size	8.54%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



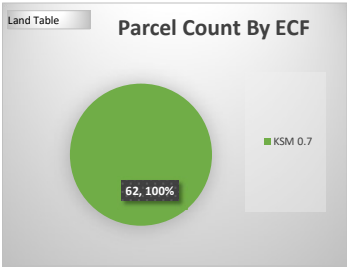
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$316	\$468	\$427
MINIMUM	\$316	\$468	\$427
MAXIMUM	\$316	\$468	\$427

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
P -04-29-401-029	723 PATRICIA CT	1/31/2022	\$389,900	\$399,489	\$23,884	\$33,473	0.34	\$69,836		KSL	8%
P -04-29-451-049	2373 MALENA LN	7/17/2023	\$336,000	\$293,824	\$68,329	\$26,153	0.29	\$235,617		KSL	9%
P -04-29-451-050	2385 MALENA LN	12/16/2022	\$350,000	\$350,591	\$27,782	\$28,373	0.33	\$83,934		KSL	8%
P -04-29-452-001	2440 MALENA LN	9/15/2023	\$384,900	\$397,419	\$26,010	\$38,529	0.49	\$52,866		KSL	10%
P -04-32-201-009	1134 CLEARVIEW DR	7/13/2023	\$375,000	\$330,431	\$72,382	\$27,813	0.3	\$242,893		KSL	8%
P -04-32-201-016	1093 CLEARVIEW DR	5/16/2023	\$306,000	\$290,523	\$40,985	\$25,508	0.28	\$146,900		KSL	9%
P -04-32-201-019	1055 CLEARVIEW DR	8/2/2022	\$525,000	\$503,411	\$51,532	\$29,943	0.45	\$113,757		KSL	6%

Township/Village of Oxford
Land Table KSM

BSA DATABASE		SALES DATA	
Parcel Count	62	# of Sales	7
ECF Nbhd	KSM	Sales Ratio	49.92%
Min ECF	0.700	(Land Resid.-Est. Land Value)/Est. LV	1.15%
Max ECF	0.700	% Change	20.00%
Land Table LtoB	11.73%	Projected Land Table LtoB	14.08%
CVT LtoB	15.38%	Sales Sample Size	11.29%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



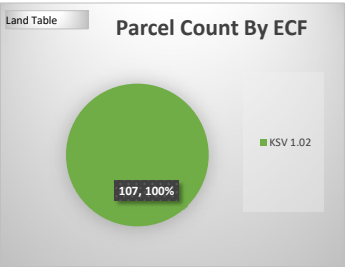
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$63,099	\$63,824	\$75,719
MINIMUM	\$40,154	\$40,616	\$48,185
MAXIMUM	\$103,253	\$104,440	\$123,904

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
P -04-35-351-026	1691 ALGONQUIAN TRL	9/19/2023	\$99,900				0.86	\$115,625		KSM	100%
P -04-35-476-002	295 INDIAN LAKE RD	6/15/2022	\$377,088	\$420,805	\$19,382	\$63,099	0.69	\$27,968		KSM	15%
P -04-35-476-004	235 STONEBRIDGE CT	11/13/2023	\$515,000	\$566,279	\$34,765	\$86,044	0.97	\$35,730		KSM	15%
P -04-35-476-011	270 FAIRWAY VIEW DR	6/17/2022	\$449,953	\$472,218	\$40,834	\$63,099	0.65	\$63,015		KSM	13%
P -04-35-476-014	1900 PINE RIDGE CT	8/5/2022	\$660,000	\$573,485	\$161,086	\$74,571	0.86	\$187,746		KSM	13%
P -04-35-476-018	211 FAIRWAY VIEW CT	5/24/2022	\$461,996	\$469,221	\$50,138	\$57,363	0.57	\$87,348		KSM	12%
P -04-35-476-021	245 FAIRWAY VIEW DR	7/8/2022	\$476,464	\$433,878	\$99,949	\$57,363	0.57	\$174,127		KSM	13%

Township/Village of Oxford
Land Table KSV

BSA DATABASE		SALES DATA	
Parcel Count	107	# of Sales	34
ECF Nbhd	KSV	Sales Ratio	47.63%
Min ECF	1.020	(Land Resid.-Est. Land Value)/Est. LV	31.19%
Max ECF	1.020	% Change	15.00%
Land Table LtoB	15.48%	Projected Land Table LtoB	17.80%
CVT LtoB	15.38%	Sales Sample Size	31.78%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$52,466	\$68,831	\$60,336
MINIMUM	\$45,121	\$59,195	\$51,889
MAXIMUM	\$75,551	\$99,117	\$86,884

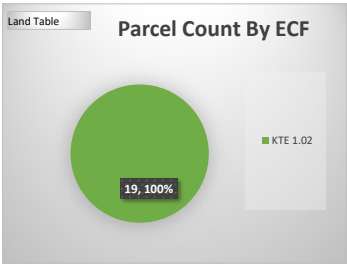
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
P-04-21-226-003	373 STONY LAKE DR	5/26/2022	\$330,000	\$328,203	\$46,918	\$45,121	1	\$46,918		KSV	14%
P-04-21-226-010	285 STONY LAKE DR	9/23/2022	\$410,000	\$355,997	\$99,124	\$45,121	1	\$99,124		KSV	13%
P-04-21-226-012	251 STONY LAKE DR	6/28/2022	\$385,000	\$411,633	\$18,488	\$45,121	1	\$18,488		KSV	11%
P-04-21-226-014	235 STONY LAKE DR	2/7/2023	\$392,000	\$364,113	\$73,008	\$45,121	1	\$73,008		KSV	12%
P-04-21-226-019	199 STONY LAKE DR	8/3/2022	\$410,000	\$380,335	\$74,786	\$45,121	1	\$74,786		KSV	12%
P-04-21-226-026	123 STONY LAKE DR	9/22/2023	\$460,000	\$402,415	\$110,051	\$52,466	1	\$110,051		KSV	13%
P-04-21-226-027	119 STONY LAKE DR	1/28/2022	\$382,500	\$401,045	\$33,921	\$52,466	1	\$33,921		KSV	13%
P-04-21-226-029	979 STONY LAKE CT	9/8/2023	\$394,000	\$362,373	\$107,178	\$75,551	1	\$107,178		KSV	21%
P-04-21-226-031	963 STONY LAKE CT	10/18/2022	\$439,000	\$417,779	\$96,772	\$75,551	1	\$96,772		KSV	18%
P-04-21-226-037	915 STONY LAKE CT	5/17/2022	\$436,000	\$403,594	\$107,957	\$75,551	1	\$107,957		KSV	19%
P-04-21-226-039	899 STONY LAKE CT	5/2/2022	\$440,000	\$467,802	\$47,749	\$75,551	1	\$47,749		KSV	16%
P-04-21-226-054	160 STONY LAKE DR	5/6/2023	\$376,000	\$339,871	\$88,595	\$52,466	1	\$88,595		KSV	15%
P-04-21-226-056	220 STONY LAKE DR	5/27/2022	\$460,000	\$401,518	\$110,948	\$52,466	1	\$110,948		KSV	13%
P-04-21-226-062	268 STONY LAKE DR	1/21/2022	\$385,000	\$449,241	(\$11,775)	\$52,466	1	(\$11,775)		KSV	12%
P-04-21-226-070	332 STONY LAKE DR	11/10/2023	\$390,000	\$367,731	\$74,735	\$52,466	1	\$74,735		KSV	14%
P-04-21-226-072	364 STONY LAKE DR	1/31/2023	\$335,000	\$382,343	(\$2,222)	\$45,121	1	(\$2,222)		KSV	12%
P-04-22-201-007	655 BROOKSTONE DR	8/4/2023	\$397,120	\$400,790	\$71,881	\$75,551	1	\$71,881		KSV	19%
P-04-22-201-008	665 BROOKSTONE DR	12/18/2023	\$500,675	\$440,599	\$135,627	\$75,551	1	\$135,627		KSV	17%
P-04-22-201-009	675 BROOKSTONE DR	3/31/2023	\$432,055	\$399,271	\$108,335	\$75,551	1	\$108,335		KSV	19%
P-04-22-201-010	685 BROOKSTONE DR	9/22/2023	\$515,993	\$454,035	\$137,509	\$75,551	1	\$137,509		KSV	17%
P-04-22-201-011	695 BROOKSTONE DR	7/20/2023	\$507,340	\$454,790	\$128,101	\$75,551	1	\$128,101		KSV	17%
P-04-22-201-012	705 BROOKSTONE DR	8/18/2023	\$511,245	\$455,488	\$131,308	\$75,551	1	\$131,308		KSV	17%
P-04-22-201-013	715 BROOKSTONE DR	7/31/2023	\$506,520	\$457,249	\$124,822	\$75,551	1	\$124,822		KSV	17%
P-04-22-201-014	725 BROOKSTONE DR	10/25/2023	\$504,900	\$455,488	\$124,963	\$75,551	1	\$124,963		KSV	17%
P-04-22-201-015	735 BROOKSTONE DR	12/28/2022	\$498,662	\$448,313	\$125,900	\$75,551	1	\$125,900		KSV	17%
P-04-22-201-016	745 BROOKSTONE DR	5/12/2023	\$494,885	\$468,753	\$101,683	\$75,551	1	\$101,683		KSV	16%
P-04-22-201-017	755 BROOKSTONE DR	5/25/2023	\$448,035	\$443,866	\$79,720	\$75,551	1	\$79,720		KSV	17%
P-04-22-201-018	765 BROOKSTONE DR	8/4/2023	\$467,740	\$447,103	\$96,188	\$75,551	1	\$96,188		KSV	17%
P-04-22-201-019	720 BROOKSTONE DR	8/4/2023	\$442,270	\$440,168	\$77,653	\$75,551	1	\$77,653		KSV	17%
P-04-22-201-021	700 BROOKSTONE DR	2/9/2023	\$438,680	\$437,141	\$77,090	\$75,551	1	\$77,090		KSV	17%
P-04-22-201-023	680 BROOKSTONE DR	10/5/2023	\$401,730	\$389,520	\$87,761	\$75,551	1	\$87,761		KSV	19%
P-04-22-201-024	670 BROOKSTONE DR	9/13/2023	\$402,980	\$384,581	\$93,950	\$75,551	1	\$93,950		KSV	20%
P-04-22-201-031	740 BROOKSTONE DR	5/1/2023	\$442,250	\$437,758	\$80,043	\$75,551	1	\$80,043		KSV	17%
P-04-22-201-032	730 BROOKSTONE DR	12/22/2023	\$462,025	\$447,616	\$89,960	\$75,551	1	\$89,960		KSV	17%

Township/Village of Oxford

Land Table KTE

BSA DATABASE		SALES DATA	
Parcel Count	19	# of Sales	1
ECF Nbhd	KTE	Sales Ratio	49.06%
Min ECF	1.020	(Land Resid.-Est. Land Value)/Est. LV	15.28%
Max ECF	1.020	% Change	5.00%
Land Table LtoB	12.50%	Projected Land Table LtoB	13.12%
CVT LtoB	15.38%	Sales Sample Size	5.26%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



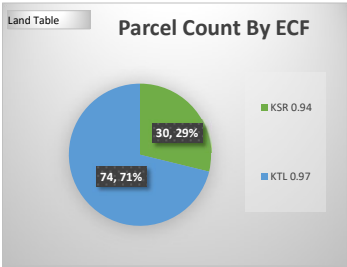
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$51,450	\$59,311	\$54,023
MINIMUM	\$44,100	\$50,838	\$46,305
MAXIMUM	\$56,700	\$65,363	\$59,535

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
P -04-05-228-006	731 ROXBURY CT	9/26/2022	\$357,000	\$350,262	\$50,838	\$44,100	0.93	\$54,430		KTE	13.00%

Township/Village of Oxford
Land Table KTL

BSA DATABASE		SALES DATA	
Parcel Count	104	# of Sales	7
ECF Nbhd	KSR, KTL	Sales Ratio	47.92%
Min ECF	0.940	(Land Resid.-Est. Land Value)/Est. LV	37.80%
Max ECF	0.970	% Change	10.00%
Land Table LtoB	11.59%	Projected Land Table LtoB	12.75%
CVT LtoB	15.38%	Sales Sample Size	6.73%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$62,150	\$85,642	\$68,365
MINIMUM	\$49,720	\$68,514	\$54,692
MAXIMUM	\$79,315	\$109,295	\$87,247

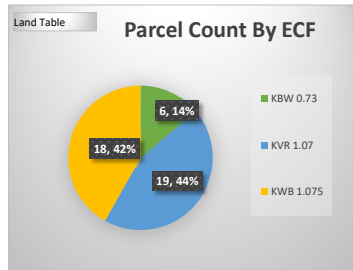
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
P -04-31-328-005	1715 HIGH POINTE DR	4/24/2023	\$485,800	\$403,346	\$132,529	\$50,075	1.03	\$128,669		KTL	12.00%
P -04-31-376-003	1834 TWIN LAKES BLVD	10/31/2023	\$496,500	\$416,521	\$132,718	\$52,739	1.75	\$75,839		KTL	13.00%
P -04-31-377-006	1971 TWIN LAKES BLVD	6/10/2022	\$434,000	\$419,528	\$69,282	\$54,810	1.43	\$48,449		KTL	13.00%
P -04-31-326-007	1744 TWIN LAKES BLVD	9/22/2022	\$450,000	\$435,771	\$65,961	\$51,732	1.17	\$56,377		KTL	12.00%
P -04-31-177-001	3493 PARK ISLAND DR	10/7/2022	\$415,000	\$417,735	\$54,040	\$56,775	1.66	\$32,554		KTL	14.00%
P -04-31-301-018	1656 WHITE PINE WAY	9/8/2022	\$619,435	\$635,243	\$35,569	\$51,377	1.14	\$31,201		KTL	8.00%
P -04-31-327-001	1815 TWIN LAKES BLVD	4/18/2022	\$450,000	\$482,888	\$19,200	\$52,088	1.20	\$16,000		KTL	11.00%

Township/Village of Oxford

Land Table KVR

BSA DATABASE		SALES DATA	
Parcel Count	43	# of Sales	14
ECF Nbhd	KBW, KVR, KWB	Sales Ratio	46.96%
Min ECF	0.730	(Land Resid.-Est. Land Value)/Est. LV	70.27%
Max ECF	1.075	% Change	35.00%
Land Table LtoB	9.89%	Projected Land Table LtoB	13.35%
CVT LtoB	15.38%	Sales Sample Size	32.56%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$29,944	\$50,985	\$40,424
MINIMUM	\$25,410	\$43,266	\$34,304
MAXIMUM	\$34,477	\$58,705	\$46,544

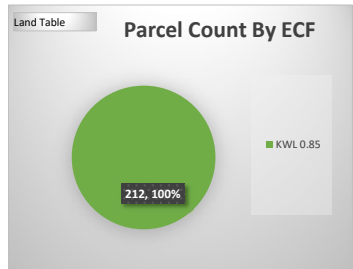
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
PO-04-27-126-057	20 BURDICK WOODS CT	8/14/2023	\$358,000	\$319,631	\$63,779	\$25,410	1	\$63,779		KVR	8%
PO-04-27-126-081	136 JORDYN WAY	8/24/2022	\$358,000	\$320,296	\$63,114	\$25,410	1	\$63,114		KVR	8%
PO-04-27-126-080	138 JORDYN WAY	9/30/2022	\$354,900	\$320,403	\$59,907	\$25,410	1	\$59,907		KVR	8%
PO-04-27-126-066	156 JORDYN WAY	10/26/2022	\$299,900	\$276,478	\$48,832	\$25,410	1	\$48,832		KVR	9%
PO-04-27-126-079	140 JORDYN WAY	7/7/2023	\$339,000	\$315,429	\$48,981	\$25,410	1	\$48,981		KVR	8%
PO-04-27-126-078	137 JORDYN WAY	4/10/2023	\$337,500	\$317,805	\$45,105	\$25,410	1	\$45,105		KVR	8%
PO-04-27-126-077	139 JORDYN WAY	7/14/2023	\$325,000	\$312,465	\$37,945	\$25,410	1	\$37,945		KVR	8%
PO-04-27-126-071	148 JORDYN WAY	8/2/2022	\$273,000	\$278,935	\$19,475	\$25,410	1	\$19,475		KVR	9%
PO-04-27-126-075	155 JORDYN WAY	4/19/2022	\$304,900	\$317,005	\$13,305	\$25,410	1	\$13,305		KVR	8%
PO-04-27-126-076	153 JORDYN WAY	4/19/2022	\$299,900	\$317,005	\$8,305	\$25,410	1	\$8,305		KVR	8%
PO-04-27-130-014	130 CONDA LN	6/7/2023	\$230,000	\$189,609	\$65,801	\$25,410	1	\$65,801		KVR	13%
PO-04-27-130-002	102 CONDA LN	7/25/2023	\$225,000	\$188,347	\$62,063	\$25,410	1	\$62,063		KVR	13%
PO-04-27-130-004	106 CONDA LN	8/9/2022	\$210,000	\$188,677	\$46,733	\$25,410	1	\$46,733		KVR	13%
PO-04-27-130-009	120 CONDA LN	6/14/2022	\$202,500	\$205,529	\$22,381	\$25,410	1	\$22,381		KVR	12%

Township/Village of Oxford

Land Table KWL

BSA DATABASE		SALES DATA	
Parcel Count	212	# of Sales	18
ECF Nbhd	KWL	Sales Ratio	47.52%
Min ECF	0.850	(Land Resid.-Est. Land Value)/Est. LV	47.45%
Max ECF	0.850	% Change	12.00%
Land Table LtoB	10.44%	Projected Land Table LtoB	11.69%
CVT LtoB	15.38%	Sales Sample Size	8.49%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$59,845	\$88,241	\$67,027
MINIMUM	\$37,950	\$55,957	\$42,504
MAXIMUM	\$105,326	\$155,302	\$117,965

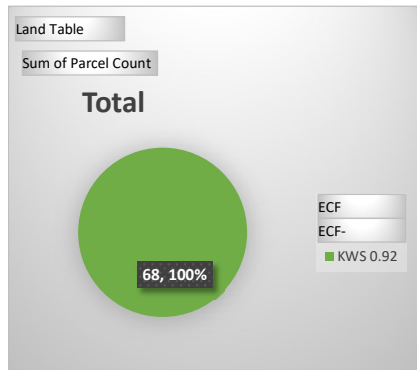
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
P-04-23-302-019	131 WILLOW LAKE DR	8/24/2022	\$510,000	\$570,613	\$29,872	\$90,485	0.85	\$35,144		KWL	16%
P-04-23-302-027	211 WILLOW LAKE DR	8/10/2023	\$98,900				0.44	\$224,773		KWL	100%
P-04-23-302-037	261 WILLOW LAKE DR	6/17/2022	\$607,500	\$625,585	\$66,894	\$84,979	0.64	\$104,522		KWL	14%
P-04-23-302-039	285 WILLOW LAKE DR	8/8/2022	\$97,900				0.79	(\$470,442)		KWL	15%
P-04-23-302-040	295 WILLOW LAKE DR	7/14/2022	\$165,523				0.68	(\$461,016)		KWL	15%
P-04-23-302-051	640 STATE ST	10/4/2022	\$490,000	\$499,592	\$39,566	\$49,158	0.34	\$116,371		KWL	10%
P-04-23-303-016	213 STATE ST	6/6/2022	\$431,000	\$407,409	\$61,541	\$37,950	0.23	\$267,570		KWL	9%
P-04-23-303-037	163 BEAUMONT CT	10/11/2022	\$457,000	\$408,937	\$91,126	\$43,063	0.26	\$350,485		KWL	11%
P-04-23-303-042	780 PHILLIPS DR	9/26/2023	\$419,000	\$311,288	\$145,662	\$37,950	0.24	\$606,925		KWL	12%
P-04-23-303-044	760 PHILLIPS DR	9/22/2023	\$460,000	\$356,659	\$141,291	\$37,950	0.24	\$588,713		KWL	11%
P-04-23-303-060	265 STATE ST	2/28/2022	\$400,000	\$399,856	\$38,094	\$37,950	0.23	\$165,626		KWL	9%
P-04-23-303-079	737 SNYDER ST	8/25/2022	\$480,000	\$443,581	\$79,482	\$43,063	0.34	\$233,771		KWL	10%
P-04-23-303-084	799 SNYDER ST	5/13/2022	\$474,000	\$498,494	\$24,664	\$49,158	0.37	\$66,659		KWL	10%
P-04-23-303-088	851 SNYDER ST	6/21/2023	\$428,800	\$375,127	\$96,736	\$43,063	0.26	\$372,062		KWL	11%
P-04-23-303-089	861 SNYDER ST	9/28/2022	\$381,300	\$333,618	\$90,745	\$43,063	0.26	\$349,019		KWL	13%
P-04-23-303-094	260 STATE ST	6/3/2022	\$450,000	\$436,289	\$51,661	\$37,950	0.22	\$234,823		KWL	9%
P-04-23-303-109	410 STATE ST	4/5/2022	\$421,000	\$395,760	\$63,190	\$37,950	0.23	\$274,739		KWL	10%
P-04-23-303-119	331 RED CEDAR DR	4/26/2022	\$440,000	\$446,678	\$36,385	\$43,063	0.3	\$121,283		KWL	10%

Township/Village of Oxford

Land Table KWS

BSA DATABASE		SALES DATA	
Parcel Count	68	# of Sales	21
ECF Nbhd	KWS	Sales Ratio	49.87%
Min ECF	0.920	(Land Resid.-Est. Land Value)/Est. LV	2.03%
Max ECF	0.920	% Change	20.00%
Land Table LtoB	13.95%	Projected Land Table LtoB	16.74%
CVT LtoB	15.38%	Sales Sample Size	30.88%

Color Key
Vacant Sales
Demo Sales or New Build

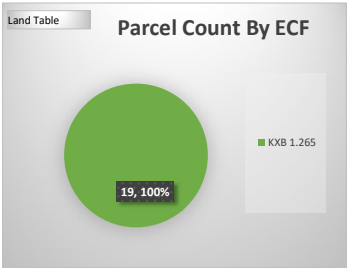


Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
P -04-21-303-002	631 WESTLAKE AVE	8/14/2023	\$110,000				0.34	(\$1,335,947)		KWS	14%
P -04-21-303-003	641 WESTLAKE AVE	6/3/2022	\$90,000				0.34	(\$1,118,868)		KWS	17%
P -04-21-303-005	661 WESTLAKE AVE	3/24/2023	\$590,995	\$611,879	\$73,616	\$94,500	0.4	\$184,040		KWS	15%
P -04-21-303-006	671 WESTLAKE AVE	6/27/2022	\$100,000				0.45	(\$966,696)		KWS	15%
P -04-21-303-009	685 WESTLAKE CT	10/13/2022	\$215,000				1.27	\$169,291		KWS	100%
P -04-21-303-015	721 WESTLAKE AVE	11/22/2023	\$765,000	\$808,228	\$71,772	\$115,000	0.51	\$140,729		KWS	14%
P -04-21-303-016	731 WESTLAKE AVE	2/18/2022	\$100,000				0.36	(\$1,220,411)		KWS	16%
P -04-21-303-017	741 WESTLAKE AVE	1/31/2022	\$230,000				0.37	\$621,622		KWS	100%
P -04-21-303-018	751 WESTLAKE AVE	9/29/2023	\$713,146	\$639,389	\$173,757	\$100,000	0.39	\$445,531		KWS	16%
P -04-21-303-021	781 WESTLAKE AVE	8/25/2022	\$130,000				0.43	(\$979,405)		KWS	15%
P -04-21-303-022	791 WESTLAKE AVE	11/18/2022	\$626,885	\$562,813	\$164,072	\$100,000	0.38	\$431,768		KWS	18%
P -04-21-303-023	801 WESTLAKE AVE	10/11/2023	\$140,000				0.35	(\$1,211,186)		KWS	15%
P -04-21-303-025	821 WESTLAKE AVE	1/28/2022	\$120,000				0.39	(\$1,317,397)		KWS	14%
P -04-21-303-027	841 WESTLAKE AVE	8/24/2022	\$120,000				0.34	(\$904,588)		KWS	21%
P -04-21-303-031	782 WESTLAKE AVE	5/12/2023	\$524,097	\$573,536	\$8,561	\$58,000	0.36	\$23,781		KWS	10%
P -04-21-303-032	772 WESTLAKE AVE	4/28/2023	\$85,000				0.36	\$236,111		KWS	20%
P -04-21-303-039	702 WESTLAKE AVE	6/5/2023	\$478,016	\$481,470	\$54,546	\$58,000	0.35	\$155,846		KWS	12%
P -04-21-303-047	735 MARLAYNA DR	9/25/2023	\$100,000				0.36	\$277,778		KWS	25%
P -04-21-303-055	820 MARLAYNA DR	6/16/2023	\$110,000				0.47	(\$1,044,900)		KWS	9%
P -04-21-303-058	790 MARLAYNA DR	3/27/2023	\$634,000	\$625,420	\$66,580	\$58,000	0.38	\$175,211		KWS	9%
P -04-21-303-061	760 MARLAYNA DR	3/15/2023	\$566,074	\$582,475	\$41,599	\$58,000	0.35	\$118,854		KWS	10%

Township/Village of Oxford
Land Table KXB

BSA DATABASE		SALES DATA	
Parcel Count	19	# of Sales	2
ECF Nbhd	KXB	Sales Ratio	48.42%
Min ECF	1.265	(Land Resid.-Est. Land Value)/Est. LV	27.51%
Max ECF	1.265	% Change	49.14%
Land Table LtoB	11.71%	Projected Land Table LtoB	17.47%
CVT LtoB	15.38%	Sales Sample Size	10.53%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



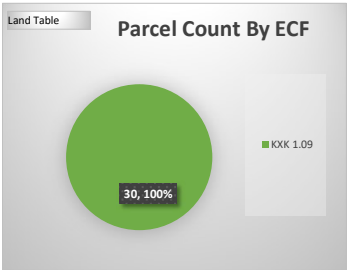
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$40,900	\$52,152	\$57,260
MINIMUM	\$35,970	\$45,866	\$35,970
MAXIMUM	\$40,900	\$52,152	\$99,796

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
P-04-28-228-012	621 AKRAM RD	1/3/2022	\$298,000	\$296,561	\$37,409	\$35,970	0.24	\$155,224		KXB	12%
P-04-28-228-018	675 AKRAM RD	8/15/2023	\$330,000	\$311,648	\$54,322	\$35,970	0.23	\$235,160		KXB	12%

Township/Village of Oxford
Land Table KXK

BSA DATABASE		SALES DATA	
Parcel Count	30	# of Sales	1
ECF Nbhd	KXK	Sales Ratio	45.45%
Min ECF	1.090	(Land Resid.-Est. Land Value)/Est. LV	70.49%
Max ECF	1.090	% Change	35.00%
Land Table LtoB	15.87%	Projected Land Table LtoB	21.42%
CVT LtoB	15.38%	Sales Sample Size	3.33%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



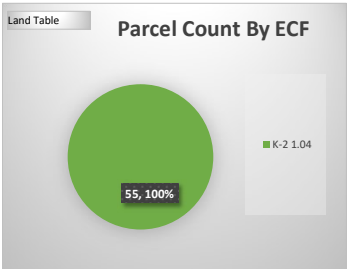
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$29,932	\$51,031	\$40,408
MINIMUM	\$29,932	\$51,031	\$40,408
MAXIMUM	\$29,932	\$51,031	\$40,408

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
P -04-28-227-010	77 OXFORD OAKS DR	9/27/2023	\$232,000	\$210,901	\$51,031	\$29,932	1.00	\$51,031		KXK	14.00%

Township/Village of Oxford
Land Table KXP

BSA DATABASE		SALES DATA	
Parcel Count	55	# of Sales	1
ECF Nbhd	K-2	Sales Ratio	47.98%
Min ECF	1.040	(Land Resid.-Est. Land Value)/Est. LV	38.36%
Max ECF	1.040	% Change	0.00%
Land Table LtoB	12.87%	Projected Land Table LtoB	12.87%
CVT LtoB	15.38%	Sales Sample Size	1.82%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



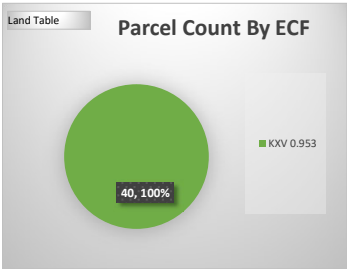
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$52,000	\$71,946	\$52,000
MINIMUM	\$33,419	\$46,238	\$33,419
MAXIMUM	\$102,000	\$141,125	\$102,000

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
P -04-30-176-020	3480 COUNTRY VIEW DR	4/12/2023	\$509,500	\$488,963	\$74,077	\$53,540	3.27	\$22,654		KXP	11.00%

Township/Village of Oxford
Land Table KXV

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	5
ECF Nbhd	KXV	Sales Ratio	48.34%
Min ECF	0.953	(Land Resid.-Est. Land Value)/Est. LV	17.94%
Max ECF	0.953	% Change	0.00%
Land Table LtoB	19.20%	Projected Land Table LtoB	19.20%
CVT LtoB	15.38%	Sales Sample Size	12.50%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$15,732	\$18,554	\$15,732
MINIMUM	\$15,732	\$18,554	\$15,732
MAXIMUM	\$15,732	\$18,554	\$15,732

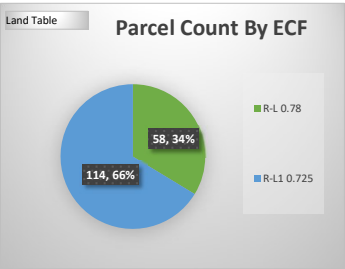
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
P -04-30-127-002	2941 SEYMOUR LAKE RD	2/3/2023	\$80,000	\$84,860	\$10,872	\$15,732	1.00	\$10,872		KXV	19.00%
P -04-30-127-004	2941 SEYMOUR LAKE RD	3/25/2022	\$90,000	\$84,860	\$20,872	\$15,732	1.00	\$20,872		KXV	19.00%
P -04-30-127-014	2921 SEYMOUR LAKE RD	3/31/2023	\$95,000	\$84,860	\$25,872	\$15,732	1.00	\$25,872		KXV	19.00%
P -04-30-127-017	2911 SEYMOUR LAKE RD	4/19/2022	\$89,000	\$84,860	\$19,872	\$15,732	1.00	\$19,872		KXV	19.00%
P -04-30-127-036	2951 SEYMOUR LAKE RD	2/4/2022	\$70,000	\$70,451	\$15,281	\$15,732	1.00	\$15,281		KXV	22.00%

Township/Village of Oxford

Land Table R-L

BSA DATABASE		SALES DATA	
Parcel Count	172	# of Sales	8
ECF Nbhd	R-L, R-L1	Sales Ratio	51.19%
Min ECF	0.725	(Land Resid.-Est. Land Value)/Est. LV	-11.75%
Max ECF	0.780	% Change	0.00%
Land Table LtoB	13.45%	Projected Land Table LtoB	13.45%
CVT LtoB	15.38%	Sales Sample Size	4.65%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



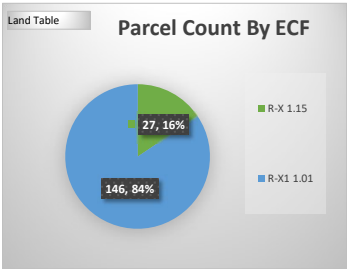
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$42,000	\$37,066	\$42,000
MINIMUM	\$1,500	\$1,324	\$1,500
MAXIMUM	\$55,000	\$48,539	\$55,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
PO-04-26-180-011	502 BAY POINTE DR	3/11/2022	\$470,000	\$397,515	\$107,388	\$34,903	0.23	\$471,000		R-L	9%
PO-04-26-203-007	662 BAY POINTE DR	1/6/2023	\$185,000	\$503,822	(\$216,742)	\$102,080	0.31	(\$694,686)		R-L	20%
PO-04-26-203-010	686 BAY POINTE DR	9/8/2022	\$200,000	\$100,094	\$200,000	\$100,094	0.34	\$581,395		R-L	100%
PO-04-26-204-055	611 BAY POINTE DR	6/9/2022	\$420,000	\$441,856	\$44,662	\$66,518	0.33	\$134,931		R-L	15%
PO-04-26-204-062	659 BAY POINTE DR	9/9/2022	\$410,000	\$471,636	\$17,961	\$79,597	0.18	\$99,783		R-L	17%
PO-04-26-204-063	651 BAY POINTE DR	8/8/2023	\$475,000	\$492,098	\$73,625	\$90,723	0.22	\$334,659		R-L	18%
PO-04-26-251-008	408 SUNSET BLVD	3/31/2023	\$424,900	\$353,039	\$139,114	\$67,253	0.3	\$462,173		R-L	19%
PO-04-26-328-007	22 SPRING LAKE DR	8/5/2022	\$599,900	\$500,806	\$205,398	\$106,304	0.53	\$390,490		R-L	21%

Township/Village of Oxford
Land Table R-X

BSA DATABASE		SALES DATA	
Parcel Count	173	SALES DATA	14
ECF Nbhd	R-X, R-X1	Sales Ratio	48.28%
Min ECF	1.010	(Land Resid.-Est. Land Value)/Est. LV	20.02%
Max ECF	1.150	% Change	5.00%
Land Table LtoB	17.15%	Projected Land Table LtoB	18.01%
CVT LtoB	15.38%	Sales Sample Size	8.09%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



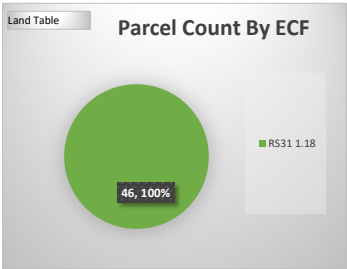
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$841	\$1,009	\$883
MINIMUM	\$640	\$768	\$672
MAXIMUM	\$896	\$1,075	\$941

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
PO-04-26-178-021	227 OXFORD LAKE DR	3/9/2022	\$298,000	\$238,649	\$117,598	\$58,247	0.19	\$635,665		R-X	24%
PO-04-26-127-001	793 WOODLEIGH WAY	8/15/2023	\$390,000	\$324,341	\$122,729	\$57,070	0.18	\$685,637		R-X	18%
PO-04-26-177-020	431 THORNEHILL TRL	10/27/2022	\$450,000	\$387,574	\$153,361	\$90,935	0.32	\$480,755		R-X	23%
PO-04-26-178-010	452 THORNEHILL TRL	9/1/2022	\$300,000	\$260,426	\$93,773	\$54,199	0.17	\$545,192		R-X	21%
PO-04-26-126-027	587 THORNEHILL TRL	6/23/2022	\$405,000	\$366,386	\$101,812	\$63,198	0.34	\$300,330		R-X	17%
PO-04-26-127-014	554 THORNEHILL TRL	4/28/2023	\$331,000	\$302,753	\$89,312	\$61,065	0.2	\$451,071		R-X	20%
PO-04-26-178-027	751 WOODLEIGH WAY	6/28/2023	\$425,000	\$393,412	\$88,726	\$57,138	0.18	\$492,207		R-X	15%
PO-04-26-126-022	617 THORNEHILL TRL	7/12/2022	\$410,000	\$381,352	\$82,408	\$53,760	0.18	\$457,822		R-X	14%
PO-04-26-129-004	830 LEIGHTON LN	6/23/2023	\$335,000	\$331,946	\$60,506	\$57,452	0.18	\$334,287		R-X	17%
PO-04-26-130-006	730 WOODLEIGH WAY	9/13/2022	\$277,500	\$278,339	\$60,159	\$60,998	0.19	\$318,302		R-X	22%
PO-04-26-127-007	512 THORNEHILL TRL	7/11/2022	\$340,000	\$373,278	\$28,156	\$61,434	0.2	\$138,020		R-X	16%
PO-04-26-130-004	932 ABINGDON ST	5/4/2022	\$340,000	\$385,152	\$14,304	\$59,456	0.24	\$58,864		R-X	15%
PO-04-26-177-006	515 THORNEHILL TRL	8/15/2022	\$340,000	\$393,337	\$1,698	\$55,035	0.47	\$3,605		R-X	14%
PO-04-26-128-004	975 LEIGHTON LN	5/13/2022	\$307,740	\$362,182	\$5,496	\$59,938	0.2	\$27,343		R-X	17%

Township/Village of Oxford
Land Table R23

BSA DATABASE		SALES DATA	
Parcel Count	46	# of Sales	2
ECF Nbhd	RS31	Sales Ratio	46.18%
Min ECF	1.180	(Land Resid.-Est. Land Value)/Est. LV	58.56%
Max ECF	1.180	% Change	13.36%
Land Table LtoB	17.82%	Projected Land Table LtoB	20.20%
CVT LtoB	15.38%	Sales Sample Size	4.35%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



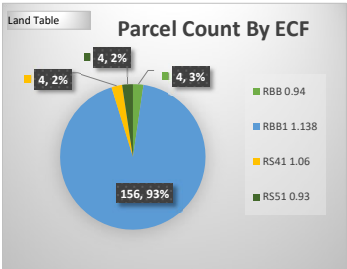
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$61,631	\$97,722	\$70,875
MINIMUM	\$28,000	\$44,397	\$32,200
MAXIMUM	\$279,464	\$443,122	\$265,491

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
P -04-23-100-018	1044 N OXFORD RD	8/17/2023	\$435,500	\$382,250	\$100,600	\$47,350	1.38	\$72,899		R23	12%
P -04-25-276-002	140 GRAMPIAN DR	5/20/2022	\$400,000	\$389,367	\$72,370	\$61,737	3.55	\$20,386		R23	16%

Township/Village of Oxford
Land Table R32

BSA DATABASE		SALES DATA	
Parcel Count	168	# of Sales	11
ECF Nbhd	RBB, RBB1, RS41, RS51	Sales Ratio	40.86%
Min ECF	0.930	(Land Resid.-Est. Land Value)/Est. LV	98.04%
Max ECF	1.138	% Change	11.71%
Land Table LtoB	19.65%	Projected Land Table LtoB	21.95%
CVT LtoB	15.38%	Sales Sample Size	6.55%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



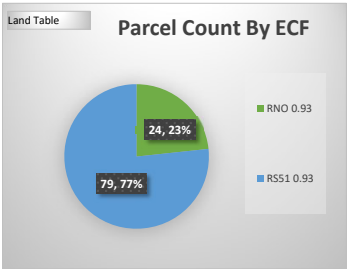
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$70,180	\$138,982	\$78,602
MINIMUM	\$36,300	\$71,887	\$41,745
MAXIMUM	\$411,400	\$814,720	\$411,400

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
P -04-29-451-013	2446 W DRAHNER RD	4/28/2022	\$217,500	\$133,600	\$122,620	\$38,720	0.59	\$207,831		R32	29%
P -04-32-300-021	3170 STANTON RD	4/21/2023	\$432,000	\$292,574	\$197,204	\$57,778	2.35	\$83,917		R32	20%
P -04-29-100-007	2201 SEYMOUR LAKE RD	6/30/2023	\$410,000	\$297,165	\$178,375	\$65,540	4.38	\$40,725		R32	22%
P -04-29-451-031	2300 W DRAHNER RD	5/16/2022	\$360,000	\$272,528	\$137,627	\$50,155	1.85	\$74,393		R32	18%
P -04-32-200-001	2495 W DRAHNER RD	8/18/2023	\$439,000	\$340,238	\$171,072	\$72,310	4.88	\$35,056		R32	21%
P -04-29-300-024	490 SANDERS RD	6/12/2023	\$450,000	\$392,934	\$132,147	\$75,081	5.82	\$22,706		R32	19%
P -04-31-300-005	1635 S BALDWIN RD	9/28/2022	\$439,900	\$386,813	\$125,009	\$71,922	4.72	\$26,485		R32	19%
P -04-32-400-010	2870 STANTON RD	10/18/2023	\$310,000	\$319,076	\$101,472	\$110,548	12.86	\$7,891		R32	35%
P -04-29-100-016	370 SANDERS RD	8/23/2022	\$235,000	\$256,459	\$50,560	\$72,019	4.76	\$10,622		R32	28%
P -04-32-200-039		4/25/2022	\$200,000				25.31	\$4,565	P -04-32-200-005	R32	100%
P -04-31-400-016		12/12/2022	\$128,000				9.68	\$13,223		R32	100%

Township/Village of Oxford
Land Table R36

BSA DATABASE		SALES DATA	
Parcel Count	103	# of Sales	6
ECF Nbhd	RNO, RSS1	Sales Ratio	#DIV/0!
Min ECF	0.930	(Land Resid.-Est. Land Value)/Est. LV	65.62%
Max ECF	0.930	% Change	-1.81%
Land Table LtoB	18.42%	Projected Land Table LtoB	18.09%
CVT LtoB	15.38%	Sales Sample Size	5.83%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$88,452	\$146,496	\$88,452
MINIMUM	\$348	\$576	\$348
MAXIMUM	\$729,389	\$1,208,028	\$729,389

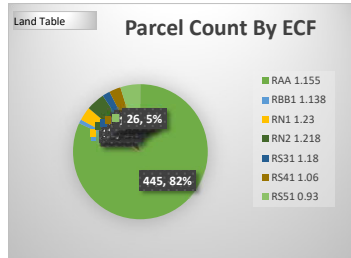
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
P -04-33-376-005	1956 MILL POND DR	11/4/2022	\$260,000	\$215,179	\$115,958	\$71,137	4.75	\$24,412		R36	33%
P -04-36-201-002	1240 SHEPHARDS LN	4/29/2023	\$400,000	\$359,174	\$137,309	\$96,483	11.08	\$12,393		R36	27%
P -04-36-300-003	645 INDIAN LAKE RD	7/6/2022	\$400,000	\$277,649	\$250,266	\$127,915	10	\$25,027		R36	46%
P -04-36-300-047	735 INDIAN LAKE RD	9/16/2022	\$2,277,000	\$2,074,409	\$302,215	\$99,624	7.69	\$39,300		R36	5%
P -04-36-400-040	1511 BARRWOOD TRL	3/3/2022	\$85,000				4.36	\$19,495		R36	100%
P -04-36-400-045	1420 BARRWOOD TRL	4/14/2022	\$980,000	\$1,051,553	\$49,939	\$121,492	2.7	\$18,496		R36	12%

Township/Village of Oxford

Land Table RAA

BSA DATABASE		SALES DATA	
Parcel Count	543	# of Sales	33
ECF Nbhd	RAA, RBB1, RN1, RN2, RS31, RS41, RS51	Sales Ratio	47.81%
Min ECF	0.930	(Land Resid.-Est. Land Value)/Est. LV	20.87%
Max ECF	1.230	% Change	20.00%
Land Table LtoB	25.92%	Projected Land Table LtoB	31.11%
CVT LtoB	15.38%	Sales Sample Size	6.08%

Color Key
Vacant Sales
Demo Sales or New Build after sale



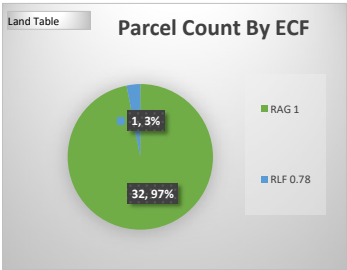
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$73,041	\$88,283	\$87,649
MINIMUM	\$353	\$427	\$424
MAXIMUM	\$692,096	\$836,523	\$830,515

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
P-04-02-100-009		6/23/2023	\$135,000	\$100,265	\$135,000	\$100,265	10.62	\$12,712		RAA	100%
P-04-04-126-009	3815 VICTORIA CT	5/5/2023	\$610,000	\$517,724	\$190,697	\$98,421	10.07	\$18,937		RAA	19%
P-04-04-352-009	472 W OAKWOOD RD	12/4/2023	\$315,000	\$305,320	\$61,528	\$51,848	1.55	\$39,695		RAA	17%
P-04-05-477-003	3135 THOMAS RD	6/9/2023	\$340,000	\$289,744	\$117,934	\$67,678	4.76	\$24,776		RAA	23%
P-04-06-251-002	1949 THORNTREE LN	6/23/2023	\$765,000	\$502,102	\$363,062	\$100,164	10.59	\$34,283		RAA	20%
P-04-06-351-014	3168 N BALDWIN RD	6/1/2022	\$195,000	\$142,924	\$99,039	\$46,963	1.23	\$80,520		RAA	33%
P-04-07-200-012	2875 N COATS RD	5/4/2022	\$425,000	\$377,907	\$125,498	\$78,405	7.64	\$16,426		RAA	21%
P-04-07-200-024	2800 ASHY HILL CT	10/30/2023	\$45,000	\$69,450	\$45,000	\$69,450	5.5	\$8,182		RAA	100%
P-04-08-100-015	1275 W OAKWOOD RD	1/7/2022	\$410,000	\$551,922	\$881	\$142,803	7.18	\$72	P-04-08-100-016	RAA	26%
P-04-08-200-004	1175 W OAKWOOD RD	6/7/2023	\$550,000	\$666,856	(\$25,124)	\$91,732	9.23	(\$2,722)		RAA	14%
P-04-09-300-004	2275 METAMORA RD	7/25/2022	\$290,000	\$400,731	(\$47,393)	\$63,338	1.68	(\$28,210)		RAA	16%
P-04-11-300-006		8/1/2023	\$260,000	\$197,176	\$260,000	\$197,176	10.12	\$12,846	P-04-11-300-007	RAA	100%
P-04-11-300-008	2285 GARDNER RD	8/1/2023	\$490,000	\$360,783	\$259,274	\$130,057	18.32	\$14,153		RAA	36%
P-04-12-400-018		2/28/2023	\$198,000	\$96,510	\$198,000	\$96,510	9.8	\$20,204		RAA	100%
P-04-17-300-004	1250 N COATS RD	5/16/2023	\$300,000	\$315,326	\$80,429	\$95,755	9.71	\$8,283		RAA	30%
P-04-17-300-007	1880 GRANGER RD	6/30/2023	\$387,000	\$271,498	\$171,253	\$55,751	2.07	\$82,731		RAA	21%
P-04-17-400-009	1192 MEADOWBROOK CT	10/16/2023	\$166,000	\$98,555	\$166,000	\$98,555	10.11	\$16,419		RAA	100%
P-04-18-100-017	2169 HUMMER LAKE RD	3/20/2023	\$374,000	\$396,410	\$21,032	\$43,442	1.02	\$20,620		RAA	11%
P-04-18-100-018	2147 HUMMER LAKE RD	7/15/2022	\$425,000	\$448,715	\$19,727	\$43,442	1.02	\$19,340		RAA	10%
P-04-18-100-027	2279 HUMMER LAKE RD	4/28/2023	\$413,000	\$360,768	\$98,692	\$46,460	1.2	\$82,243		RAA	13%
P-04-18-100-051	2467 BULL RUN RD	5/25/2023	\$425,000	\$332,393	\$140,743	\$48,136	1.3	\$108,264		RAA	14%
P-04-18-100-072	1692 N BALDWIN RD	9/21/2023	\$260,000	\$287,511	\$25,845	\$53,356	1.76	\$14,685		RAA	19%
P-04-18-101-001	2540 BULL RUN RD	6/23/2023	\$483,000	\$454,087	\$74,199	\$45,286	1.13	\$65,663		RAA	10%
P-04-18-200-005	1941 HUMMER LAKE RD	6/13/2022	\$492,000	\$372,393	\$187,549	\$67,942	4.87	\$38,511		RAA	18%
P-04-18-400-023	2350 GRANGER RD	7/15/2022	\$1,200,000	\$1,394,699	(\$123,956)	\$70,743	6.04	(\$20,523)		RAA	5%
P-04-19-100-012	880 N BALDWIN RD	8/10/2022	\$412,000	\$363,564	\$175,581	\$127,145	17.68	\$9,931		RAA	35%
P-04-19-200-009	2425 GRANGER RD	4/21/2023	\$283,000	\$318,510	\$66,029	\$101,539	11	\$6,003		RAA	32%
P-04-19-200-023	2401 SULLIVAN RD	1/18/2022	\$905,000	\$1,108,341	(\$96,304)	\$107,037	12.64	(\$7,619)		RAA	10%
P-04-19-300-013	190 N BALDWIN RD	7/1/2022	\$395,000	\$353,024	\$128,595	\$86,619	8.62	\$14,918		RAA	25%
P-04-19-300-017	310 N BALDWIN RD	6/6/2022	\$339,000	\$341,607	\$67,561	\$70,168	5.8	\$11,648		RAA	21%
P-04-19-300-020	450 N BALDWIN RD	6/30/2023	\$230,500	\$218,131	\$70,611	\$58,242	2.33	\$30,305		RAA	27%
P-04-19-400-014	306 BAHAR AVE	10/6/2023	\$430,000	\$404,390	\$93,863	\$68,253	5	\$18,773		RAA	17%
P-04-19-400-027		2/24/2022	\$185,000	\$137,225	\$185,000	\$137,225	5.07	\$17,961	P-04-19-400-026	RAA	100%

Township/Village of Oxford
Land Table RAG

BSA DATABASE		SALES DATA	
Parcel Count	33	# of Sales	3
ECF Nbhd	RAG, RLF	Sales Ratio	50.28%
Min ECF	0.780	(Land Resid.-Est. Land Value)/Est. LV	-2.22%
Max ECF	1.000	% Change	20.00%
Land Table LtoB	25.92%	Projected Land Table LtoB	31.11%
CVT LtoB	15.38%	Sales Sample Size	9.09%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



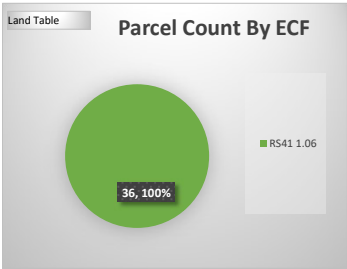
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$83,398	\$81,545	\$100,077
MINIMUM	\$41,990	\$41,057	\$50,388
MAXIMUM	\$674,179	\$659,201	\$809,015

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
P -04-02-400-004	3463 BARBER RD	7/31/2023	\$530,000	\$610,885	\$52,758	\$133,643	20.00	\$2,638		RAG	22.00%
P -04-13-451-002	2695 RAY RD	8/16/2023	\$500,000	\$447,367	\$202,026	\$149,393	24.40	\$8,280		RAG	33.00%
P -04-25-400-015	1501 E DRAHNER RD	9/15/2022	\$350,000	\$329,500	\$86,402	\$65,902	4.75	\$18,190		RAG	20.00%

Township/Village of Oxford
Land Table RBA

BSA DATABASE		SALES DATA	
Parcel Count	36	# of Sales	0
ECF Nbhd	RS41	Sales Ratio	#DIV/0!
Min ECF	1.060	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.060	% Change	0.00%
Land Table LtoB	15.32%	Projected Land Table LtoB	15.32%
CVT LtoB	15.38%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



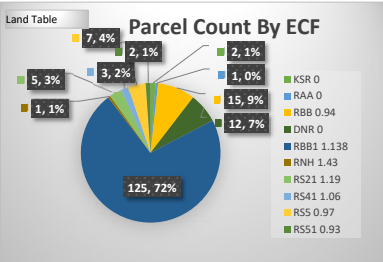
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$77,728	#DIV/0!	\$77,728
MINIMUM	\$60,000	#DIV/0!	\$60,000
MAXIMUM	\$106,364	#DIV/0!	\$106,364

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 Oxford
Land Table RBB

BSA DATABASE		SALES DATA	
Parcel Count	173	# of Sales	10
ECF Nbhd	DNR, KSR, RAA, RBB, RBB1, RNH, RS21, RS41, RSS, RSS1	Sales Ratio	45.15%
Min ECF	0.930	(Land Resid.-Est. Land Value)/Est. LV	57.34%
Max ECF	1.430	% Change	15.00%
Land Table LtoB	16.18%	Projected Land Table LtoB	18.61%
CVT LtoB	15.38%	Sales Sample Size	5.78%

Color Key
Vacant Sales
Demo Sales or New Build after sale



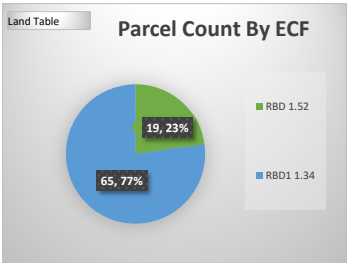
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$63,525	\$99,948	\$73,054
MINIMUM	\$12,100	\$19,038	\$13,915
MAXIMUM	\$1,058,750	\$1,665,805	\$1,217,563

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
P -04-20-300-005	480 N COATS RD	8/26/2022	\$375,000	\$382,412	\$50,366	\$57,778	2.55	\$19,751		RBB	15%
P -04-25-400-022	1355 E DRAHNER RD	1/25/2022	\$300,000	\$246,495	\$151,563	\$98,058	10.13	\$14,962		RBB	40%
P -04-26-400-011	445 E DRAHNER RD	12/8/2022	\$390,000	\$379,600	\$49,725	\$39,325	0.78	\$63,750		RBB	10%
P -04-27-102-009	10 WEST ST	9/28/2022	\$206,000	\$242,200	(\$2,925)	\$33,275	0.35	(\$8,357)		RBB	14%
P -04-27-351-012	490 W DRAHNER RD	6/26/2023	\$640,000	\$586,327	\$112,657	\$58,984	2.16	\$52,156		RBB	10%
P -04-27-401-003	561 PONTIAC RD	11/29/2022	\$250,000	\$171,360	\$151,599	\$72,600	0.49	\$157,916	P -04-27-401-002	RBB	42%
P -04-28-451-009		3/21/2022	\$150,000	\$83,581	\$150,000	\$83,581	2.21	\$67,873		RBB	100%
P -04-30-200-003	20 S COATS RD	8/31/2022	\$357,000	\$314,722	\$72,528	\$30,250	0.24	\$302,200		RBB	10%
P -04-30-351-004	955 S BALDWIN RD	3/1/2022	\$350,500	\$280,029	\$124,159	\$53,688	1.79	\$69,363		RBB	19%
P -04-30-426-010	910 S COATS RD	6/29/2022	\$575,000	\$558,426	\$97,206	\$80,632	9.85	\$9,869		RBB	14%

Township/Village of Oxford
Land Table RBD

BSA DATABASE		SALES DATA	
Parcel Count	84	# of Sales	5
ECF Nbhd	RBD, RBD1	Sales Ratio	39.10%
Min ECF	1.340	(Land Resid.-Est. Land Value)/Est. LV	145.34%
Max ECF	1.520	% Change	25.00%
Land Table LtoB	22.79%	Projected Land Table LtoB	28.48%
CVT LtoB	15.38%	Sales Sample Size	5.95%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$944	\$2,315	\$1,180
MINIMUM	\$460	\$1,129	\$575
MAXIMUM	\$1,427	\$3,501	\$1,784

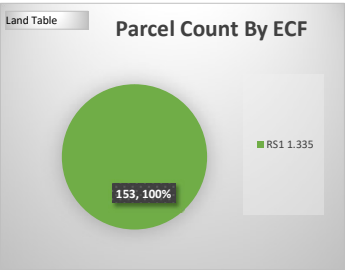
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
P -04-16-427-003	23 BRABB RD	8/11/2022	\$130,000	\$106,342	\$48,069	\$24,411	0.12	\$417,991		RBD	23.00%
P -04-16-427-024	1406 ORA RD	4/14/2022	\$150,000	\$99,745	\$71,961	\$21,706	0.08	\$877,573		RBD	22.00%
P -04-16-478-006	1426 DEWEY RD	12/1/2023	\$280,500	\$278,666	\$36,328	\$34,494	0.14	\$263,246		RBD	12.00%
P -04-16-479-022	215 ORA RD	8/22/2023	\$270,000	\$209,690	\$104,832	\$44,522	0.10	\$1,017,786		RBD	21.00%
P -04-16-479-031	1400 ORA RD	9/14/2023	\$210,000	\$119,183	\$121,778	\$30,961	0.13	\$936,754		RBD	26.00%

Township/Village of Oxford

Land Table RBM

BSA DATABASE		SALES DATA	
Parcel Count	153	# of Sales	9
ECF Nbhd	RS1	Sales Ratio	50.43%
Min ECF	1.335	(Land Resid.-Est. Land Value)/Est. LV	-4.45%
Max ECF	1.335	% Change	0.00%
Land Table LtoB	21.29%	Projected Land Table LtoB	21.29%
CVT LtoB	15.38%	Sales Sample Size	5.88%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



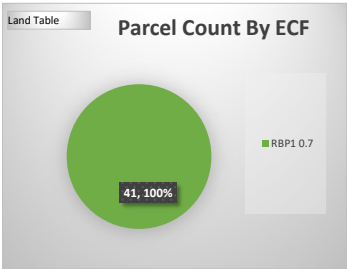
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$61,500	\$58,764	\$61,500
MINIMUM	\$47,000	\$44,909	\$47,000
MAXIMUM	\$84,000	\$80,263	\$84,000

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
P -04-27-427-005	235 MINNETONKA DR	8/18/2023	\$178,000	\$157,516	\$72,484	\$52,000	0.36	\$200,787		RBM	33.00%
P -04-26-352-011	937 OLIVE ST	8/7/2023	\$235,000	\$211,662	\$75,338	\$52,000	0.46	\$164,135		RBM	25.00%
P -04-26-352-007	875 OLIVE ST	3/31/2023	\$243,000	\$223,774	\$71,226	\$52,000	0.46	\$155,176		RBM	23.00%
P -04-27-403-009	639 PONTIAC RD	9/15/2022	\$255,000	\$256,682	\$45,318	\$47,000	0.29	\$156,269		RBM	18.00%
P -04-26-352-016	158 W DRAHNER RD	8/31/2023	\$285,000	\$291,390	\$40,610	\$47,000	0.28	\$145,556		RBM	16.00%
P -04-26-351-027	782 OLIVE ST	5/25/2023	\$286,000	\$294,942	\$43,058	\$52,000	0.34	\$126,270		RBM	18.00%
P -04-26-353-028	970 S LAPEER RD	11/29/2022	\$265,000	\$280,190	\$59,810	\$75,000	0.46	\$130,305		RBM	27.00%
P -04-27-402-015	624 MECHANIC ST	7/27/2022	\$448,750	\$475,943	\$19,807	\$47,000	0.20	\$97,093		RBM	10.00%
P -04-27-427-011	131 MINNETONKA DR	11/28/2022	\$234,900	\$259,503	\$22,397	\$47,000	0.20	\$114,270		RBM	18.00%

Township/Village of Oxford
Land Table RBP

BSA DATABASE		SALES DATA	
Parcel Count	41	# of Sales	2
ECF Nbhd	RBP1	Sales Ratio	46.76%
Min ECF	0.700	(Land Resid.-Est. Land Value)/Est. LV	73.56%
Max ECF	0.700	% Change	8.00%
Land Table LtoB	10.71%	Projected Land Table LtoB	11.57%
CVT LtoB	15.38%	Sales Sample Size	4.88%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



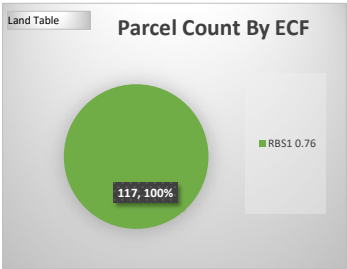
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$55,288	\$95,957	\$60,817
MINIMUM	\$600	\$1,041	\$660
MAXIMUM	\$96,308	\$167,151	\$96,308

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
P -04-30-351-014	3586 HIGH VIEW DR	5/25/2022	\$635,000	\$588,735	\$108,687	\$62,422	1.00	\$108,687		RBP	11.00%
P -04-31-102-001	3900 HIGH VIEW DR	10/1/2023	\$530,000	\$500,830	\$69,298	\$40,128	1.04	\$66,633		RBP	8.00%

Township/Village of Oxford
Land Table RBS

BSA DATABASE		SALES DATA	
Parcel Count	117	# of Sales	12
ECF Nbhd	RBS1	Sales Ratio	46.27%
Min ECF	0.760	(Land Resid.-Est. Land Value)/Est. LV	44.01%
Max ECF	0.760	% Change	0.00%
Land Table LtoB	16.42%	Projected Land Table LtoB	16.42%
CVT LtoB	15.38%	Sales Sample Size	10.26%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



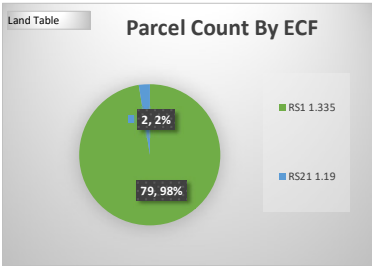
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$85,000	\$122,411	\$85,000
MINIMUM	\$55,000	\$79,207	\$55,000
MAXIMUM	\$160,000	\$230,421	\$160,000

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
P -04-21-251-004	573 EASTLAKE TRL	2/15/2022	\$660,800	\$666,270	\$119,530	\$125,000	0.40	\$299,574		RBS	19.00%
P -04-21-251-011	500 SOUTHSORE DR	8/12/2022	\$692,450	\$622,567	\$184,883	\$115,000	0.47	\$397,598		RBS	18.00%
P -04-21-251-024	681 SOUTHSORE DR	6/6/2023	\$1,000,000	\$740,666	\$419,334	\$160,000	0.46	\$917,580		RBS	22.00%
P -04-21-251-025	661 SOUTHSORE DR	8/28/2023	\$855,000	\$788,933	\$226,067	\$160,000	0.55	\$412,531		RBS	20.00%
P -04-21-251-042	429 SOUTHSORE DR	3/22/2023	\$530,000	\$541,508	\$73,492	\$85,000	0.34	\$213,640		RBS	16.00%
P -04-21-251-046	537 EASTLAKE TRL	1/13/2022	\$710,000	\$619,649	\$205,351	\$115,000	0.48	\$426,039		RBS	19.00%
P -04-21-401-009	496 OVERLOOK DR	5/2/2022	\$625,000	\$533,231	\$176,769	\$85,000	0.34	\$513,863		RBS	16.00%
P -04-21-401-017	612 OVERLOOK DR	2/28/2022	\$565,000	\$551,772	\$98,228	\$85,000	0.36	\$271,348		RBS	15.00%
P -04-21-401-035	410 GOLFSIDE DR	4/4/2022	\$610,000	\$541,917	\$153,083	\$85,000	0.38	\$407,136		RBS	16.00%
P -04-21-401-042	322 GOLFSIDE DR	12/2/2022	\$85,000	\$85,000	\$85,000	\$85,000	0.42	\$201,422		RBS	100.00%
P -04-21-402-007	391 GOLFSIDE DR	7/7/2023	\$539,900	\$552,255	\$55,645	\$68,000	0.34	\$161,759		RBS	12.00%
P -04-21-402-016	481 OVERLOOK DR	5/19/2022	\$420,000	\$505,383	-\$17,383	\$68,000	0.36	-\$48,019		RBS	13.00%

Township/Village of Oxford
Land Table RCV

BSA DATABASE		SALES DATA	
Parcel Count	81	# of Sales	7
ECF Nbhd	RS1, RS21	Sales Ratio	44.88%
Min ECF	1.190	(Land Resid.-Est. Land Value)/Est. LV	97.73%
Max ECF	1.335	% Change	30.00%
Land Table LtoB	11.40%	Projected Land Table LtoB	14.82%
CVT LtoB	15.38%	Sales Sample Size	8.64%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



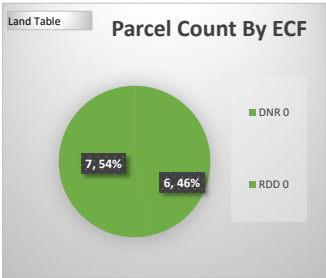
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$300	\$593	\$390
MINIMUM	\$300	\$593	\$390
MAXIMUM	\$300	\$593	\$390

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
P -04-30-151-020	3644 COUNTRY VIEW DR	9/19/2023	\$355,000	\$263,631	\$121,382	\$30,013	0.30	\$405,960		RCV	11.00%
P -04-30-152-008	3701 ESTATE DR	5/31/2022	\$310,000	\$250,901	\$97,950	\$38,851	0.62	\$158,495		RCV	15.00%
P -04-30-303-005	527 BROAD MEADOW BLVD	2/21/2022	\$350,000	\$288,203	\$93,974	\$32,177	0.42	\$221,637		RCV	11.00%
P -04-30-303-013	3610 W DRAHNER RD	11/2/2022	\$320,000	\$266,840	\$85,387	\$32,227	0.34	\$248,218		RCV	12.00%
P -04-30-151-024	3726 COUNTRY VIEW DR	5/20/2022	\$267,000	\$262,731	\$34,988	\$30,719	0.34	\$103,515		RCV	12.00%
P -04-30-151-012	319 S BALDWIN RD	3/15/2022	\$260,000	\$260,626	\$29,142	\$29,768	0.29	\$99,122		RCV	11.00%
P -04-30-151-023	3704 COUNTRY VIEW DR	11/30/2022	\$275,000	\$325,378	-\$20,366	\$30,012	0.30	-\$68,114		RCV	9.00%

Township/Village of Oxford
Land Table RDD

BSA DATABASE		SALES DATA	
Parcel Count	13	# of Sales	0
ECF Nbhd	DNR, RDD	Sales Ratio	#DIV/0!
Min ECF	0.000	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.000	% Change	20.00%
Land Table LtoB	0.00%	Projected Land Table LtoB	0.00%
CVT LtoB	15.38%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



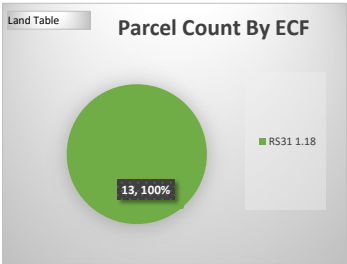
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$334,548	#DIV/0!	\$401,458
MINIMUM	\$35,551	#DIV/0!	\$42,661
MAXIMUM	\$836,649	#DIV/0!	\$1,003,979

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 Oxford
Land Table RDF

BSA DATABASE		SALES DATA	
Parcel Count	13	# of Sales	0
ECF Nbhd	RS31	Sales Ratio	#DIV/0!
Min ECF	1.180	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.180	% Change	20.00%
Land Table LtoB	13.84%	Projected Land Table LtoB	16.61%
CVT LtoB	15.38%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



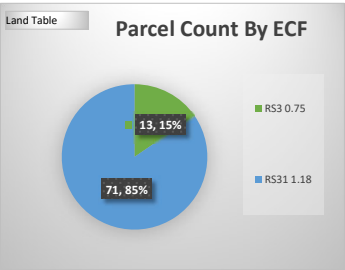
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$66,596	#DIV/0!	\$79,915
MINIMUM	\$31,360	#DIV/0!	\$37,632
MAXIMUM	\$265,491	#DIV/0!	\$318,589

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

BSA DATABASE		SALES DATA	
Parcel Count	84	# of Sales	9
ECF Nbhd	RS3, RS31	Sales Ratio	41.17%
Min ECF	0.750	(Land Resid.-Est. Land Value)/Est. LV	115.13%
Max ECF	1.180	% Change	15.00%
Land Table LtoB	15.13%	Projected Land Table LtoB	17.40%
CVT LtoB	15.38%	Sales Sample Size	10.71%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



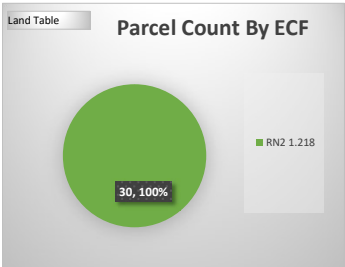
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$46,000	\$98,961	\$52,900
MINIMUM	\$800	\$1,721	\$920
MAXIMUM	\$60,000	\$129,080	\$69,000

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
P -04-28-252-006		5/2/2022	\$102,500	\$77,200	\$102,500	\$77,200	1.11	\$92,676		RDH	100%
P -04-28-276-031	486 DAVIS LAKE DR	8/21/2023	\$485,000	\$394,615	\$197,549	\$107,164	1.54	\$128,112		RDH	27%
P -04-28-226-005	91 CROSS TIMBERS ST	4/5/2023	\$295,000	\$262,400	\$70,537	\$37,937	0.37	\$191,157		RDH	14%
P -04-28-226-013	711 SEYMOUR LAKE RD	6/8/2022	\$313,000	\$260,440	\$88,302	\$35,742	0.36	\$243,928		RDH	14%
P -04-28-226-016	102 INDIAN KNOLLS ST	7/11/2022	\$295,100	\$259,595	\$70,587	\$35,082	0.37	\$193,389		RDH	14%
P -04-28-226-021	168 INDIAN KNOLLS ST	8/22/2023	\$322,500	\$276,039	\$82,040	\$35,579	0.34	\$238,488		RDH	13%
P -04-28-228-003	147 INDIAN KNOLLS ST	11/22/2023	\$350,000	\$291,885	\$93,652	\$35,537	0.34	\$273,038		RDH	12%
P -04-28-276-001	206 CROSS TIMBERS ST	12/4/2023	\$375,000	\$298,767	\$113,223	\$36,990	0.43	\$265,159		RDH	12%
P -04-28-276-009	317 DAVIS LAKE DR	5/6/2022	\$300,123	\$216,000	\$118,287	\$34,164	0.34	\$349,962		RDH	16%

Township/Village of Oxford
Land Table RDL

BSA DATABASE		SALES DATA	
Parcel Count	30	# of Sales	1
ECF Nbhd	RN2	Sales Ratio	50.50%
Min ECF	1.218	(Land Resid.-Est. Land Value)/Est. LV	-7.14%
Max ECF	1.218	% Change	0.00%
Land Table LtoB	17.29%	Projected Land Table LtoB	17.29%
CVT LtoB	15.38%	Sales Sample Size	3.33%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



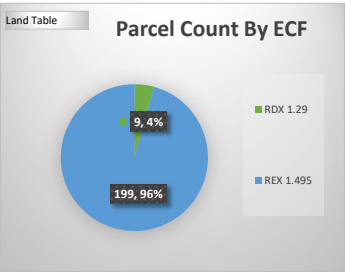
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$62,380	\$57,927	\$62,380
MINIMUM	\$53,950	\$50,098	\$53,950
MAXIMUM	\$65,752	\$61,058	\$65,752

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
P -04-04-201-007	3893 METAMORA RD	7/18/2022	\$400,000	\$403,972	\$51,664	\$55,636	1.10	\$46,967		RDL	14.00%

Township/Village of Oxford
Land Table REX

BSA DATABASE		SALES DATA	
Parcel Count	208	# of Sales	17
ECF Nbhd	RDX, REX	Sales Ratio	49.40%
Min ECF	1.290	(Land Resid.-Est. Land Value)/Est. LV	5.65%
Max ECF	1.495	% Change	5.00%
Land Table LtoB	20.44%	Projected Land Table LtoB	21.46%
CVT LtoB	15.38%	Sales Sample Size	8.17%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



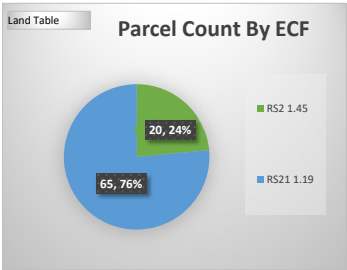
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$71,750	\$75,803	\$75,338
MINIMUM	\$19,500	\$20,601	\$20,475
MAXIMUM	\$145,000	\$153,190	\$152,250

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
PO-04-22-482-016	37 COTTAGE CT	2/25/2022	\$187,000	\$155,142	\$69,758	\$37,900	0.1	\$697,580		REX	24%
PO-04-22-479-005	14 DIVISION ST	7/12/2023	\$205,000	\$176,272	\$66,628	\$37,900	0.2	\$333,140		REX	22%
PO-04-22-482-032	24 N GLASPIE ST	2/2/2022	\$200,000	\$174,657	\$63,243	\$37,900	0.12	\$527,025		REX	22%
PO-04-22-457-005	16 CENTER ST	8/17/2022	\$195,000	\$187,225	\$45,675	\$37,900	0.24	\$190,313		REX	20%
PO-04-22-482-011	32 COTTAGE CT	6/9/2023	\$180,000	\$179,575	\$38,325	\$37,900	0.21	\$182,500		REX	21%
PO-04-26-151-006	66 PEARL ST	4/28/2023	\$280,000	\$284,097	\$33,803	\$37,900	0.19	\$177,911		REX	13%
PO-04-27-228-007	2 S GLASPIE ST	12/15/2022	\$185,300	\$190,493	\$32,707	\$37,900	0.11	\$297,336		REX	20%
PO-04-22-456-006	15 CENTER ST	12/2/2022	\$175,000	\$191,187	\$21,713	\$37,900	0.14	\$155,093		REX	20%
PO-04-22-482-003	102 EAST ST	2/28/2023	\$140,000	\$155,537	\$22,363	\$37,900	0.26	\$86,012		REX	24%
PO-04-27-231-006	46 BROADWAY ST	9/26/2022	\$267,500	\$297,985	\$7,415	\$37,900	0.27	\$27,463		REX	13%
PO-04-22-482-030	73 E BURDICK ST	6/29/2023	\$275,000	\$242,469	\$82,531	\$50,000	0.46	\$179,415		REX	21%
PO-04-22-460-055	44 EAST ST	8/18/2023	\$265,000	\$238,672	\$76,328	\$50,000	0.32	\$238,525		REX	21%
PO-04-27-279-031	25 PEARL ST	11/28/2023	\$170,000	\$161,548	\$58,452	\$50,000	0.3	\$194,840		REX	31%
PO-04-26-101-018	1 S GLASPIE ST	3/24/2023	\$275,000	\$286,900	\$38,100	\$50,000	0.33	\$115,455		REX	17%
PO-04-22-482-005	112 EAST ST	3/16/2022	\$150,000	\$163,203	\$36,797	\$50,000	0.45	\$81,771		REX	31%
PO-04-27-230-010	26 BROADWAY ST	8/9/2023	\$168,000	\$201,099	\$16,901	\$50,000	0.35	\$48,289		REX	25%
PO-04-22-460-029	33 MILL ST	4/17/2023	\$200,000	\$189,517	\$78,983	\$68,500	1	\$78,983		REX	36%

Township/Village of Oxford
Land Table RFL

BSA DATABASE		SALES DATA	
Parcel Count	85	# of Sales	2
ECF Nbhd	RS2, RS21	Sales Ratio	46.22%
Min ECF	1.190	(Land Resid.-Est. Land Value)/Est. LV	34.01%
Max ECF	1.450	% Change	10.00%
Land Table LtoB	19.02%	Projected Land Table LtoB	20.92%
CVT LtoB	15.38%	Sales Sample Size	2.35%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



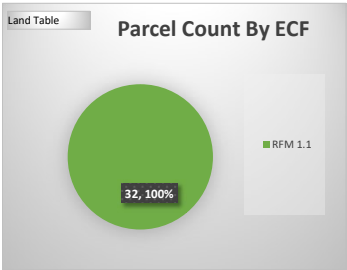
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$55,000	\$73,705	\$60,500
MINIMUM	\$42,000	\$56,284	\$46,200
MAXIMUM	\$70,000	\$93,807	\$77,000

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
P -04-29-477-004	813 SEBEK BLVD	6/23/2023	\$200,000	\$199,372	\$49,358	\$48,730	0.92	\$53,650		RFL	24.00%
P -04-29-477-007	867 SEBEK BLVD	12/21/2023	\$238,000	\$205,482	\$81,248	\$48,730	0.92	\$88,313		RFL	24.00%

Township/Village of Oxford
Land Table RFM

BSA DATABASE		SALES DATA	
Parcel Count	32	# of Sales	2
ECF Nbhd	RFM	Sales Ratio	47.26%
Min ECF	1.100	(Land Resid.-Est. Land Value)/Est. LV	12.01%
Max ECF	1.100	% Change	4.00%
Land Table LtoB	36.64%	Projected Land Table LtoB	38.10%
CVT LtoB	15.38%	Sales Sample Size	6.25%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



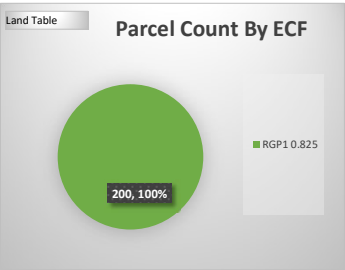
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$85,140	\$95,362	\$88,545
MINIMUM	\$40,586	\$45,459	\$42,209
MAXIMUM	\$589,158	\$659,899	\$612,724

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
P-04-11-400-002	2265 N OXFORD RD	2/20/2023	\$1,090,000	\$1,118,937	\$461,130	\$490,067	76.7	\$6,012		RFM	44%
P-04-12-100-010	2573 DELANO RD	8/25/2023	\$197,000	\$97,512	\$197,000	\$97,512	10.64	\$18,515		RFM	100%

Township/Village of Oxford
Land Table RGH

BSA DATABASE		SALES DATA	
Parcel Count	200	# of Sales	21
ECF Nbhd	RGP1	Sales Ratio	46.82%
Min ECF	0.825	(Land Resid.-Est. Land Value)/Est. LV	52.00%
Max ECF	0.825	% Change	10.00%
Land Table LtoB	13.65%	Projected Land Table LtoB	15.01%
CVT LtoB	15.38%	Sales Sample Size	10.50%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



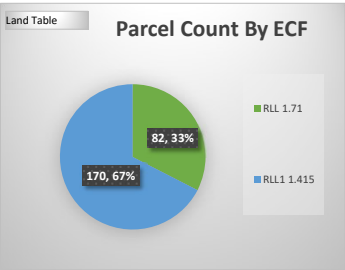
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$82,500	\$125,402	\$90,750
MINIMUM	\$60,000	\$91,201	\$66,000
MAXIMUM	\$105,000	\$159,602	\$115,500

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
P-04-16-357-026	1460 GLASS LAKE CIR	6/29/2023	\$850,000	\$643,150	\$301,850	\$95,000	0.4	\$749,007		RGH	15%
P-04-16-357-039	1531 GLASS LAKE CIR	8/11/2023	\$700,000	\$588,426	\$171,574	\$60,000	0.35	\$488,815		RGH	10%
P-04-16-352-002	984 CHELSEA BLVD	3/17/2023	\$570,000	\$488,282	\$141,718	\$60,000	0.45	\$317,043		RGH	12%
P-04-21-107-002	801 CHELSEA CT	6/24/2022	\$500,000	\$429,815	\$130,185	\$60,000	0.35	\$375,173		RGH	14%
P-04-16-356-002	783 BROOKS LN	6/30/2022	\$450,000	\$386,968	\$123,032	\$60,000	0.42	\$294,335		RGH	16%
P-04-16-351-004	971 COVENTRY CT	8/8/2022	\$506,900	\$447,346	\$119,554	\$60,000	0.49	\$242,503		RGH	13%
P-04-16-354-002	1280 BELLWOOD CT	6/1/2022	\$568,000	\$501,726	\$126,274	\$60,000	0.48	\$264,172		RGH	12%
P-04-16-357-057	1369 GLASS LAKE CIR	10/6/2023	\$615,000	\$560,825	\$114,175	\$60,000	0.49	\$234,446		RGH	11%
P-04-16-357-025	1440 GLASS LAKE CIR	6/14/2022	\$710,000	\$656,562	\$148,438	\$95,000	0.38	\$392,693		RGH	14%
P-04-16-351-007	988 COVENTRY CT	9/23/2022	\$479,900	\$457,034	\$92,866	\$70,000	0.55	\$169,773		RGH	15%
P-04-16-357-089	1320 GLASS LAKE CIR	2/23/2023	\$1,007,000	\$961,076	\$150,924	\$105,000	0.53	\$283,159		RGH	11%
P-04-16-357-008	547 BROOKS CT	8/11/2022	\$500,000	\$491,695	\$68,305	\$60,000	0.48	\$143,197		RGH	12%
P-04-21-107-013	790 CHELSEA CT	9/30/2022	\$460,000	\$452,708	\$67,292	\$60,000	0.34	\$195,616		RGH	13%
P-04-16-352-003	994 CHELSEA BLVD	4/21/2023	\$386,000	\$387,331	\$58,669	\$60,000	0.36	\$162,518		RGH	15%
P-04-16-357-014	712 BROOKS LN	7/27/2022	\$525,000	\$534,002	\$50,998	\$60,000	0.4	\$126,546		RGH	11%
P-04-16-355-004	1179 BELLWOOD CT	4/19/2023	\$450,000	\$459,174	\$50,826	\$60,000	0.44	\$115,252		RGH	13%
P-04-16-357-071	120 RIVERCREST CT	4/5/2022	\$520,000	\$533,670	\$56,330	\$70,000	0.53	\$105,883		RGH	13%
P-04-21-200-011	1071 CEDAR ST	9/7/2022	\$699,900	\$730,827	\$74,073	\$105,000	0.39	\$188,962		RGH	14%
P-04-16-351-006	990 COVENTRY CT	12/1/2022	\$395,000	\$420,855	\$44,145	\$70,000	0.62	\$71,317		RGH	17%
P-04-16-357-006	567 BROOKS CT	11/15/2023	\$490,000	\$528,398	\$21,602	\$60,000	0.44	\$49,320		RGH	11%
P-04-16-357-076	119 RIVERCREST CT	6/16/2023	\$118,000				0.44	\$270,023		RGH	25%

Township/Village of Oxford
Land Table RLL

BSA DATABASE		SALES DATA	
Parcel Count	252	# of Sales	15
ECF Nbhd	RLL, RLL1	Sales Ratio	47.64%
Min ECF	1.415	(Land Resid.-Est. Land Value)/Est. LV	24.89%
Max ECF	1.710	% Change	10.00%
Land Table LtoB	22.76%	Projected Land Table LtoB	25.03%
CVT LtoB	15.38%	Sales Sample Size	5.95%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



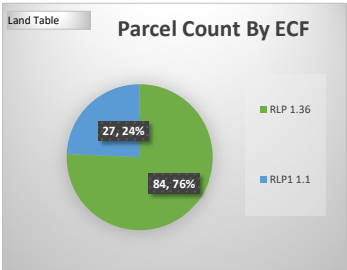
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$47,000	\$58,697	\$51,700
MINIMUM	\$39,000	\$48,706	\$42,900
MAXIMUM	\$60,000	\$74,932	\$66,000

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
P -04-28-355-006	899 GILL AVE	8/8/2023	\$249,000	\$188,297	\$99,703	\$39,000	0.17	\$593,470		Land Table RLL	
P -04-28-353-042	858 KEITH AVE	10/14/2022	\$269,900	\$207,857	\$109,043	\$47,000	0.27	\$406,877		Land Table RLL	
P -04-28-356-019	947 GIBSON AVE	1/21/2022	\$211,500	\$167,242	\$91,258	\$47,000	0.25	\$362,135		Land Table RLL	
P -04-28-355-032	828 GIBSON AVE	11/3/2023	\$215,000	\$170,427	\$83,573	\$39,000	0.17	\$497,458		Land Table RLL	
P -04-28-354-042	1919 LAKESVIEW BLVD	12/15/2023	\$186,000	\$151,248	\$73,752	\$39,000	0.14	\$512,167		Land Table RLL	
P -04-28-379-003	1717 LAKESVIEW BLVD	2/16/2022	\$216,000	\$184,490	\$70,510	\$39,000	0.23	\$305,238		Land Table RLL	
P -04-28-353-007	819 HILBERG AVE	3/15/2023	\$320,000	\$273,655	\$106,345	\$60,000	0.64	\$167,209		Land Table RLL	
P -04-28-353-031	932 KEITH AVE	10/14/2022	\$239,000	\$222,802	\$63,198	\$47,000	0.26	\$246,867		Land Table RLL	
P -04-28-353-003	745 HILBERG AVE	4/4/2022	\$200,000	\$186,912	\$60,088	\$47,000	0.35	\$174,168		Land Table RLL	
P -04-28-356-016	970 BURLINGHAM AVE	10/11/2023	\$300,000	\$281,102	\$57,898	\$39,000	0.24	\$241,242		Land Table RLL	
P -04-28-380-002	1675 LAKESVIEW BLVD	4/21/2023	\$221,650	\$230,555	\$38,095	\$47,000	0.29	\$130,911		Land Table RLL	
P -04-28-353-021	784 KEITH AVE	10/26/2022	\$238,000	\$251,041	\$33,959	\$47,000	0.34	\$101,370		Land Table RLL	
P -04-28-355-018	1859 LAKESVIEW BLVD	5/18/2023	\$263,000	\$302,330	\$34,158	\$73,488	0.18	\$107,754	P -04-28-355-019	Land Table RLL	
P -04-28-353-019	1959 LAKESVIEW BLVD	12/22/2022	\$349,000	\$431,044	(\$43,044)	\$39,000	0.24	(\$178,606)		Land Table RLL	
P -04-28-353-011	899 HILBERG AVE	10/4/2022	\$153,000	\$210,707	(\$18,707)	\$39,000	0.2	(\$92,153)		Land Table RLL	

Township/Village of Oxford
Land Table RLP

BSA DATABASE		SALES DATA	
Parcel Count		SALES DATA	7
ECF Nbhd		Sales Ratio	51.43%
Min ECF		(Land Resid.-Est. Land Value)/Est. LV	-13.34%
Max ECF		% Change	0.00%
Land Table LtoB		Projected Land Table LtoB	0.00%
CVT LtoB	15.38%	Sales Sample Size	#DIV/0!

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$50,879	\$44,094	\$50,879
MINIMUM	\$375	\$325	\$375
MAXIMUM	\$118,853	\$103,003	\$118,853

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
P -04-28-476-010	781 TANVIEW DR	3/24/2023	\$410,000	\$347,814	\$146,340	\$84,154	0.25	\$576,142		Land Table RLP	
P -04-28-402-001	583 TANVIEW DR	6/26/2023	\$550,000	\$482,173	\$160,397	\$92,570	1.77	\$90,722		Land Table RLP	
P -04-28-251-017	551 TANVIEW DR	8/15/2023	\$495,000	\$463,615	\$126,497	\$95,112	1.49	\$84,840		Land Table RLP	
P -04-28-402-002	599 TANVIEW DR	7/11/2022	\$338,000	\$355,164	\$72,046	\$89,210	1.5	\$47,903		Land Table RLP	
P -04-28-251-006	361 SPEZIA DR	12/1/2022	\$550,000	\$589,776	\$63,151	\$102,927	1.96	\$32,269		Land Table RLP	
P -04-28-251-015	527 TANVIEW DR	7/22/2022	\$340,000	\$386,725	\$41,556	\$88,281	1.61	\$25,892		Land Table RLP	
P -04-28-402-008	679 TANVIEW DR	10/18/2023	\$327,500	\$471,083	(\$52,093)	\$91,490	0.42	(\$122,861)		Land Table RLP	

Township/Village of Oxford

Land Table RLS

BSA DATABASE		SALES DATA	
Parcel Count		SALES DATA	18
ECF Nbhd		Sales Ratio	51.09%
Min ECF		(Land Resid.-Est. Land Value)/Est. LV	-10.19%
Max ECF		% Change	0.00%
Land Table LtoB		Projected Land Table LtoB	0.00%
CVT LtoB	15.38%	Sales Sample Size	#DIV/0!

Color Key

Vacant Sales

Demo Sales or New

Build after sale

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$50,879	\$45,695	\$50,879
MINIMUM	\$375	\$337	\$375
MAXIMUM	\$118,853	\$106,744	\$118,853

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
P -04-28-101-007	22 BROOKFIELD DR	06/01/23	\$438,000	\$396,064	\$116,371	\$74,435	0.45	\$258,602		Land Table RLS - STRINGY LAKES	
P -04-29-276-016	1611 HARWOOD DR	08/09/23	\$865,000	\$782,427	\$267,715	\$185,142	1.46	\$183,870		Land Table RLS - STRINGY LAKES	
P -04-28-107-004	1403 HARWOOD DR	06/17/22	\$755,000	\$699,116	\$141,284	\$85,400	0.47	\$301,889		Land Table RLS - STRINGY LAKES	
P -04-29-201-011	65 CHELTENHAM LN	08/25/23	\$699,900	\$682,573	\$170,305	\$152,978	1.55	\$109,874		Land Table RLS - STRINGY LAKES	
P -04-29-228-002	1787 JOHN PAUL CT	06/01/22	\$822,000	\$827,282	\$83,767	\$89,049	0.34	\$243,509		Land Table RLS - STRINGY LAKES	
P -04-29-277-002	1774 LAVERNE CT	07/12/23	\$610,000	\$622,846	\$74,328	\$87,174	0.46	\$163,358		Land Table RLS - STRINGY LAKES	
P -04-29-253-012	1800 HARWOOD DR	06/01/22	\$561,000	\$573,994	\$101,333	\$114,327	0.95	\$107,004		Land Table RLS - STRINGY LAKES	
P -04-28-477-018	1334 BEEMER CT	07/31/23	\$411,000	\$427,727	\$73,509	\$90,236	0.53	\$138,435		Land Table RLS - STRINGY LAKES	
P -04-28-102-003	57 BROOKFIELD DR	11/30/23	\$400,000	\$416,413	\$153,279	\$169,692	0.69	\$222,143		Land Table RLS - STRINGY LAKES	
P -04-28-327-022	622 MALONEY AVE	07/29/22	\$520,000	\$544,197	\$185,833	\$210,030	0.13	\$1,418,573		Land Table RLS - STRINGY LAKES	
P -04-29-201-009	141 CHELTENHAM LN	06/17/22	\$735,000	\$776,643	\$155,525	\$197,168	1.62	\$96,003		Land Table RLS - STRINGY LAKES	
P -04-29-427-005	2156 FERNLOCK DR	09/05/23	\$675,000	\$713,995	\$133,342	\$172,337	0.50	\$266,684		Land Table RLS - STRINGY LAKES	
P -04-28-376-007	1764 LAKESVIEW BLVD	05/25/22	\$621,000	\$667,637	\$114,060	\$160,697	0.38	\$301,746		Land Table RLS - STRINGY LAKES	
P -04-29-277-013	1600 HARWOOD DR	08/17/23	\$555,000	\$612,544	\$30,416	\$87,960	0.32	\$93,877		Land Table RLS - STRINGY LAKES	
P -04-29-428-008	2076 FERNLOCK DR	11/22/23	\$540,000	\$664,904	(\$34,023)	\$90,881	0.50	(\$68,046)		Land Table RLS - STRINGY LAKES	
P -04-28-304-006		07/05/22	\$150,000				0.16	\$925,926		Land Table RLS - STRINGY LAKES	
P -04-28-451-009		03/21/22	\$150,000				2.21	\$67,873		Land Table RLS - STRINGY LAKES	
P -04-29-254-012	1865 SANDY SHORES DR	08/30/23	\$90,000				0.39	(\$1,340,905)		Land Table RLS - STRINGY LAKES	

Township/Village of Oxford
Land Table RLS1

BSA DATABASE		SALES DATA	
Parcel Count		SALES DATA	1
ECF Nbhd		Sales Ratio	49.15%
Min ECF		(Land Resid.-Est. Land Value)/Est. LV	31.33%
Max ECF		% Change	0.00%
Land Table LtoB		Projected Land Table LtoB	0.00%
CVT LtoB	15.38%	Sales Sample Size	#DIV/0!

Color Key
Vacant Sales
Demo Sales or New
Build after sale

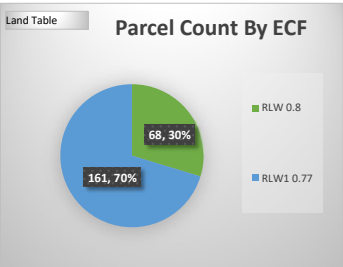
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$47,500	\$62,380	\$47,500
MINIMUM	\$35,000	\$45,964	\$35,000
MAXIMUM	\$60,000	\$78,795	\$60,000

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
P -04-29-229-014	1728 JOHN PAUL CT	06/01/23	\$647,700	\$636,736	\$45,964	\$35,000	0.28	\$165,935			Land Table RLS1-NON LAKEFRONT

Township/Village of Oxford
Land Table RLW

BSA DATABASE		SALES DATA	
Parcel Count	229	SALES DATA	38
ECF Nbhd	RLW, RLW1	Sales Ratio	48.35%
Min ECF	0.770	(Land Resid.-Est. Land Value)/Est. LV	7.60%
Max ECF	0.800	% Change	10.00%
Land Table LtoB	10.52%	Projected Land Table LtoB	11.58%
CVT LtoB	15.38%	Sales Sample Size	16.59%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



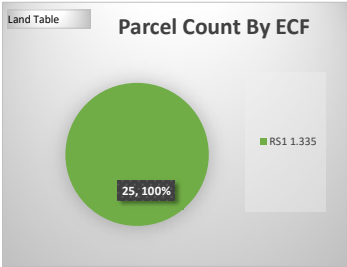
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$111,083	\$119,523	\$122,191
MINIMUM	\$381	\$410	\$419
MAXIMUM	\$375,000	\$403,493	\$412,500

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
P-04-34-329-011	1220 LACROSSE TRL	6/29/2022	\$718,650	\$547,083	\$235,070	\$63,503	0.53	\$440,206		RLW	12%
P-04-34-330-001	1391 DEER PATH TRL	3/6/2023	\$665,000	\$542,274	\$190,122	\$67,396	1.03	\$184,584		RLW	12%
P-04-34-329-019	1261 LACROSSE TRL	4/4/2023	\$965,000	\$792,954	\$286,834	\$114,788	1.7	\$168,726		RLW	14%
P-04-34-329-003	1380 DEER PATH TRL	8/28/2023	\$545,000	\$460,483	\$153,867	\$69,350	0.59	\$260,792		RLW	15%
P-04-34-427-015	525 LAKE MANITOU TRL	11/20/2023	\$513,873	\$436,846	\$137,114	\$60,087	0.58	\$236,403		RLW	14%
P-04-34-331-004	1840 CHIEFTAN CIR	6/29/2022	\$710,000	\$616,459	\$158,005	\$64,464	0.74	\$214,681		RLW	10%
P-04-33-277-002	1367 WOOD TRL	8/31/2023	\$619,900	\$548,388	\$121,903	\$50,391	0.89	\$136,357		RLW	9%
P-04-34-427-006	490 LAKE MANITOU TRL	12/22/2023	\$502,993	\$445,443	\$117,637	\$60,087	0.58	\$202,822		RLW	13%
P-04-33-479-002	1536 WOOD TRL	7/10/2023	\$590,000	\$535,903	\$99,738	\$45,641	0.53	\$189,977		RLW	9%
P-04-34-329-010	1250 LACROSSE TRL	4/11/2022	\$690,000	\$641,288	\$110,034	\$61,322	0.49	\$225,943		RLW	10%
P-04-34-427-003	530 LAKE MANITOU TRL	11/29/2023	\$527,434	\$490,369	\$114,981	\$77,916	0.94	\$122,320		RLW	16%
P-04-33-479-014	1582 EAGLE TRL	8/31/2023	\$675,000	\$632,120	\$88,579	\$45,699	0.6	\$148,374		RLW	7%
P-04-34-377-002	1866 ARROWHEAD TRL	9/29/2023	\$779,000	\$740,099	\$107,669	\$68,768	0.88	\$122,212		RLW	9%
P-04-33-476-010	1821 DEER PATH TRL	6/15/2022	\$683,450	\$652,956	\$114,013	\$83,519	0.6	\$190,977		RLW	13%
P-04-34-329-008	1270 LACROSSE TRL	1/18/2022	\$862,500	\$849,403	\$79,674	\$66,577	0.56	\$143,299		RLW	8%
P-04-33-476-009	1843 DEER PATH TRL	9/27/2022	\$920,000	\$908,581	\$88,070	\$76,651	0.76	\$115,426		RLW	8%
P-04-34-377-010	1789 HURON CT	12/16/2022	\$932,500	\$929,972	\$116,993	\$114,465	1.63	\$71,775		RLW	12%
P-04-34-252-015	980 DEER PATH TRL	7/18/2023	\$850,000	\$872,947	\$58,423	\$81,370	0.8	\$73,304		RLW	9%
P-04-33-479-001	1504 WOOD TRL	7/31/2023	\$575,000	\$597,000	\$27,257	\$49,257	0.61	\$44,393		RLW	8%
P-04-34-331-007	1301 DEER PATH TRL	4/28/2023	\$750,000	\$793,448	\$25,757	\$69,205	0.83	\$30,958		RLW	9%
P-04-34-376-001	1683 CHIEFTAN CIR	6/3/2022	\$919,900	\$1,009,658	(\$23,720)	\$66,038	0.81	(\$29,356)		RLW	7%
P-04-34-252-018	1521 DAKOTA CT	12/15/2022	\$640,000	\$723,518	(\$28,668)	\$54,850	0.65	(\$44,241)		RLW	8%
P-04-33-276-007	1482 WOOD TRL	6/17/2022	\$525,000	\$594,568	(\$23,682)	\$45,886	0.47	(\$50,387)		RLW	8%
P-04-34-329-013	1180 LACROSSE TRL	4/11/2022	\$785,000	\$892,091	(\$6,200)	\$100,891	0.94	(\$6,610)		RLW	11%
P-04-34-351-003	1999 DEER PATH TRL	2/11/2022	\$780,000	\$887,708	(\$19,142)	\$88,566	1.31	(\$14,612)		RLW	10%
P-04-34-252-019	1533 DAKOTA CT	9/28/2022	\$59,900				0.66	\$91,033		RLW	100%
P-04-34-252-021	1079 IROQUOIS TRL	4/15/2022	\$99,900				1.02	(\$458,773)		RLW	13%
P-04-34-252-022	1059 IROQUOIS TRL	3/28/2022	\$80,000				0.73	\$108,992		RLW	100%
P-04-34-252-023	1039 IROQUOIS TRL	3/28/2022	\$80,000				0.73	\$109,739		RLW	100%
P-04-34-252-024	1019 IROQUOIS TRL	5/3/2022	\$97,500				1.04	(\$396,952)		RLW	14%
P-04-34-329-018	1251 LACROSSE TRL	2/3/2023	\$95,000				0.85	(\$605,833)		RLW	15%
P-04-34-331-011	1620 OTTAWA TRAIL CT	1/18/2023	\$94,000				0.73	(\$561,724)		RLW	14%
P-04-34-377-003	1888 ARROWHEAD TRL	6/6/2023	\$195,000				0.87	\$224,138		RLW	100%
P-04-34-401-003	1061 DEER PATH TRL	9/16/2022	\$50,000			\$64,039	0.71	\$70,922		RLW	100%
P-04-34-401-005	1580 DAKOTA CT	5/5/2022	\$119,000			\$72,419	1.45	(\$191,693)		RLW	15%
P-04-34-427-002	540 LAKE MANITOU TRL	8/15/2023	\$100,000			\$74,387	0.87	\$114,943		RLW	26%
P-04-34-427-010	475 LAKE MANITOU TRL	8/23/2023	\$100,000			\$147,304	3.32	\$30,120		RLW	52%
P-04-34-427-018	555 LAKE MANITOU TRL	6/26/2023	\$100,000			\$60,933	0.59	(\$141,012)		RLW	25%

Township/Village of Oxford
Land Table RMA

BSA DATABASE		SALES DATA	
Parcel Count	25	SALES DATA	2
ECF Nbhd	RS1	Sales Ratio	50.63%
Min ECF	1.335	(Land Resid.-Est. Land Value)/Est. LV	-7.58%
Max ECF	1.335	% Change	3.33%
Land Table LtoB	20.97%	Projected Land Table LtoB	21.67%
CVT LtoB	15.38%	Sales Sample Size	8.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$51,030	\$47,164	\$51,030
MINIMUM	\$630	\$582	\$630
MAXIMUM	\$79,014	\$73,028	\$86,915

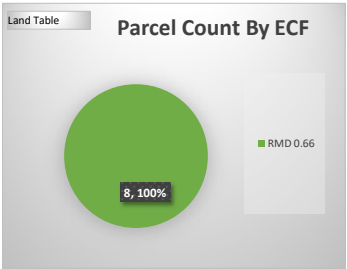
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
P-04-35-101-024	1082 RED BARN DR	11/6/2023	\$450,000	\$447,112	\$76,961	\$74,073	0.58	\$132,921		RMA	17%
P-04-35-102-020	111 W DRAHNER RD	4/24/2023	\$260,000	\$271,867	\$32,582	\$44,449	0.51	\$63,389		RMA	16%

Township/Village of Oxford

Land Table RMD

BSA DATABASE		SALES DATA	
Parcel Count	8	SALES DATA	1
ECF Nbhd	RMD	Sales Ratio	24.16%
Min ECF	0.660	(Land Resid.-Est. Land Value)/Est. LV	106.96%
Max ECF	0.660	% Change	20.00%
Land Table LtoB	15.93%	Projected Land Table LtoB	19.11%
CVT LtoB	15.38%	Sales Sample Size	12.50%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$86,730	\$179,500	\$104,076
MINIMUM	\$86,730	\$179,500	\$104,076
MAXIMUM	\$86,730	\$179,500	\$104,076

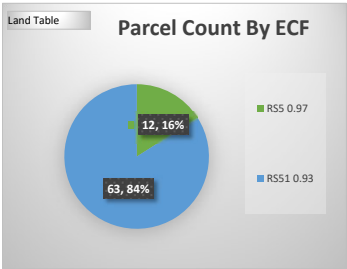
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
P-04-05-401-006	3261 PURDY LN	7/29/2022	\$179,500	\$86,730	\$179,500	\$86,730	6.42	\$27,960		RMD	100%

Township/Village of Oxford

Land Table RMR

BSA DATABASE		SALES DATA	
Parcel Count	75	SALES DATA	4
ECF Nbhd	RSS, RS51	Sales Ratio	53.49%
Min ECF	0.930	(Land Resid.-Est. Land Value)/Est. LV	-56.15%
Max ECF	0.970	% Change	0.00%
Land Table LtoB	11.17%	Projected Land Table LtoB	11.17%
CVT LtoB	15.38%	Sales Sample Size	5.33%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



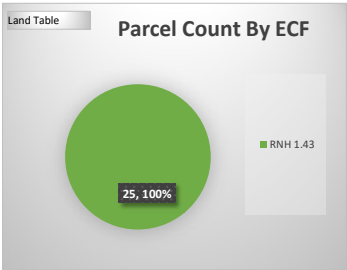
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$693	\$304	\$693
MINIMUM	\$370	\$162	\$370
MAXIMUM	\$130,323	\$57,147	\$130,323

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
P-04-34-103-015	955 WATERSMEET DR	1/7/2022	\$478,000	\$407,366	\$127,742	\$57,108	0.57	\$222,547		RMR	14%
P-04-34-103-016	965 WATERSMEET DR	9/1/2022	\$485,000	\$522,926	\$23,694	\$61,620	0.58	\$41,135		RMR	12%
P-04-34-103-011	909 WATERSMEET DR	7/26/2022	\$535,000	\$615,942	(\$19,816)	\$61,126	0.61	(\$32,326)		RMR	10%
P-04-34-102-030	896 WATERSMEET DR	12/19/2022	\$445,000	\$532,267	(\$25,799)	\$61,468	0.7	(\$36,803)		RMR	12%

Township/Village of Oxford
Land Table RNH

BSA DATABASE		SALES DATA	
Parcel Count	25	SALES DATA	3
ECF Nbhd	RNH	Sales Ratio	49.75%
Min ECF	1.430	(Land Resid.-Est. Land Value)/Est. LV	3.19%
Max ECF	1.430	% Change	10.00%
Land Table LtoB	18.76%	Projected Land Table LtoB	20.64%
CVT LtoB	15.38%	Sales Sample Size	12.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



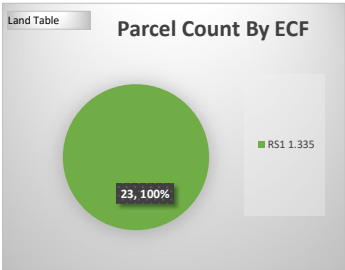
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$944	\$974	\$1,038
MINIMUM	\$382	\$394	\$420
MAXIMUM	\$1,025	\$1,058	\$1,128

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
P -04-34-451-004	1199 INCA TRL	10/7/2022	\$380,000	\$375,999	\$60,449	\$56,448	0.27	\$223,885		RNH	15.00%
P -04-34-451-018	1165 INCA TRL	6/13/2022	\$380,000	\$409,101	\$43,893	\$72,994	0.29	\$151,355		RNH	18.00%
P -04-34-452-013	1100 INCA TRL	6/24/2022	\$550,000	\$518,351	\$107,484	\$75,835	0.25	\$429,936		RNH	15.00%

Township/Village of Oxford
Land Table RNM

BSA DATABASE		SALES DATA	
Parcel Count	23	SALES DATA	2
ECF Nbhd	RS1	Sales Ratio	42.45%
Min ECF	1.335	(Land Resid.-Est. Land Value)/Est. LV	140.91%
Max ECF	1.335	% Change	25.00%
Land Table LtoB	18.74%	Projected Land Table LtoB	23.43%
CVT LtoB	15.38%	Sales Sample Size	8.70%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



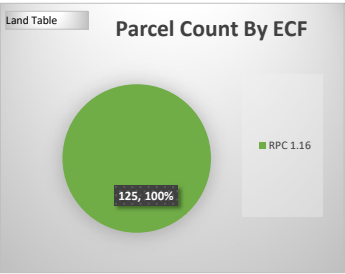
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$561	\$1,352	\$701
MINIMUM	\$417	\$1,005	\$521
MAXIMUM	\$590	\$1,421	\$738

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
P-04-22-328-002	24 HARRIET ST	3/20/2023	\$334,950	\$307,231	\$48,081	\$20,362	0.13	\$372,721		RNM	7%
P-04-22-404-007	220 LINCOLN AVE	7/22/2022	\$182,000	\$131,616	\$85,449	\$35,065	0.2	\$425,119		RNM	27%

Township/Village of Oxford
Land Table RPC

BSA DATABASE		SALES DATA	
Parcel Count	125	SALES DATA	10
ECF Nbhd	RPC	Sales Ratio	45.62%
Min ECF	1.160	(Land Resid.-Est. Land Value)/Est. LV	63.21%
Max ECF	1.160	% Change	20.00%
Land Table LtoB	15.62%	Projected Land Table LtoB	18.74%
CVT LtoB	15.38%	Sales Sample Size	8.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,847	\$3,014	\$2,216
MINIMUM	\$702	\$1,146	\$842
MAXIMUM	\$2,992	\$4,883	\$3,590

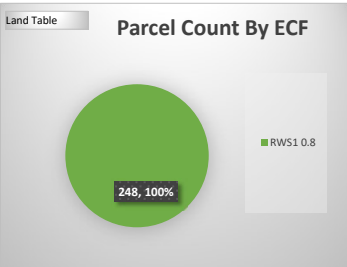
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
P -04-27-428-014	707 DORAL DR	5/12/2023	\$375,000	\$297,813	\$123,498	\$46,311	0.19	\$660,417		RPC	16%
P -04-27-427-034	700 DORAL DR	8/25/2023	\$395,000	\$323,869	\$120,819	\$49,688	0.2	\$598,114		RPC	15%
P -04-27-427-047	816 DORAL DR	5/25/2023	\$401,000	\$331,160	\$116,905	\$47,065	0.19	\$621,835		RPC	14%
P -04-27-428-018	659 DORAL DR	7/7/2022	\$340,000	\$298,770	\$88,862	\$47,632	0.19	\$472,670		RPC	16%
P -04-27-428-026	744 INVERNESS DR	7/25/2023	\$425,000	\$390,587	\$84,069	\$49,656	0.19	\$449,567		RPC	13%
P -04-27-479-014	863 INVERNESS DR	4/1/2022	\$320,000	\$302,713	\$65,104	\$47,817	0.19	\$346,298		RPC	16%
P -04-27-427-020	560 DORAL DR	6/15/2022	\$355,000	\$345,619	\$57,677	\$48,296	0.2	\$282,730		RPC	14%
P -04-27-428-017	677 DORAL DR	8/23/2022	\$275,000	\$270,693	\$53,851	\$49,544	0.19	\$287,973		RPC	18%
P -04-27-427-024	600 DORAL DR	12/15/2023	\$300,000	\$305,563	\$43,522	\$49,085	0.23	\$190,052		RPC	16%
P -04-27-477-003	833 DORAL DR	3/10/2022	\$288,600	\$303,647	\$31,086	\$46,133	0.17	\$181,789		RPC	15%

Township/Village of Oxford

Land Table RPT

BSA DATABASE		SALES DATA	
Parcel Count	248	SALES DATA	14
ECF Nbhd	RWS1	Sales Ratio	46.01%
Min ECF	0.800	(Land Resid.-Est. Land Value)/Est. LV	52.11%
Max ECF	0.800	% Change	0.00%
Land Table LtoB	17.06%	Projected Land Table LtoB	17.06%
CVT LtoB	15.38%	Sales Sample Size	5.65%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



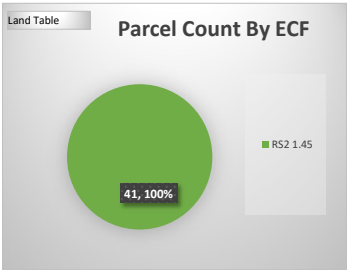
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$73,100	\$111,189	\$73,100
MINIMUM	\$55,000	\$83,658	\$55,000
MAXIMUM	\$105,000	\$159,710	\$105,000

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
P -04-21-477-004	135 RIDGE FIELD CT	5/27/2022	\$500,000	\$409,751	\$158,249	\$68,000	0.28	\$563,164		RPT	17%
P -04-21-477-003	585 SANDHURST ST	5/31/2022	\$375,000	\$322,942	\$120,058	\$68,000	0.25	\$476,421		RPT	21%
P -04-22-355-013	530 BOULDER LAKE DR	8/5/2022	\$450,000	\$391,818	\$148,182	\$90,000	0.26	\$563,430		RPT	23%
P -04-22-306-015	436 FRANKLIN LAKE CIR	8/5/2022	\$545,000	\$476,453	\$136,547	\$68,000	0.49	\$278,667		RPT	14%
P -04-22-303-011	322 FRANKLIN LAKE CIR	12/29/2022	\$495,000	\$438,842	\$134,358	\$78,200	0.37	\$365,103		RPT	18%
P -04-21-201-003	859 EASTLAKE CT	12/22/2023	\$463,000	\$421,405	\$119,795	\$78,200	0.47	\$253,266		RPT	19%
P -04-21-477-013	45 RIDGE FIELD CT	6/30/2023	\$375,000	\$343,340	\$96,660	\$55,000	0.24	\$365,654		RPT	16%
P -04-21-426-002	500 E PENINSULA CT	10/12/2022	\$465,000	\$426,718	\$93,282	\$55,000	0.21	\$446,325		RPT	13%
P -04-22-306-003	361 FRANKLIN LAKE CIR	7/1/2022	\$435,000	\$401,271	\$96,979	\$63,250	0.21	\$470,772		RPT	16%
P -04-22-307-016	395 FRANKLIN LAKE CIR	4/12/2022	\$392,000	\$363,564	\$83,436	\$55,000	0.24	\$355,047		RPT	15%
P -04-21-426-006	460 E PENINSULA CT	6/14/2023	\$350,000	\$327,026	\$77,974	\$55,000	0.21	\$373,081		RPT	17%
P -04-22-303-015	360 FRANKLIN LAKE CIR	4/22/2022	\$410,000	\$393,556	\$79,694	\$63,250	0.22	\$367,253		RPT	16%
P -04-22-307-017	385 FRANKLIN LAKE CIR	12/12/2023	\$439,000	\$458,682	\$48,318	\$68,000	0.28	\$170,735		RPT	15%
P -04-22-306-014	434 FRANKLIN LAKE CIR	2/8/2023	\$395,000	\$427,543	\$35,457	\$68,000	0.39	\$90,452		RPT	16%

Township/Village of Oxford
Land Table RPW

BSA DATABASE		SALES DATA	
Parcel Count	41	SALES DATA	2
ECF Nbhd	RS2	Sales Ratio	48.54%
Min ECF	1.450	(Land Resid.-Est. Land Value)/Est. LV	20.66%
Max ECF	1.450	% Change	10.00%
Land Table LtoB	17.60%	Projected Land Table LtoB	19.36%
CVT LtoB	15.38%	Sales Sample Size	4.88%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



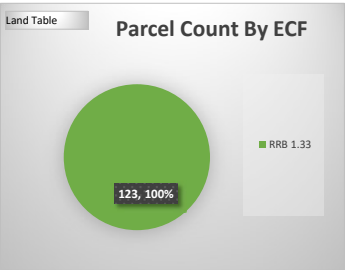
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$113,850	\$137,371	\$125,235
MINIMUM	\$604	\$729	\$664
MAXIMUM	\$142,560	\$172,012	\$156,816

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
P -04-30-452-021	1030 LAKE DR	4/11/2022	\$410,000	\$396,909	\$60,045	\$46,954	0.39	\$153,962		RPW	12.00%
P -04-30-453-014	3229 W DRAHNER RD	10/6/2023	\$425,000	\$413,684	\$82,501	\$71,185	1.11	\$74,325		RPW	17.00%

Township/Village of Oxford
Land Table RRB

BSA DATABASE		SALES DATA	
Parcel Count	123	SALES DATA	9
ECF Nbhd	RRB	Sales Ratio	48.88%
Min ECF	1.330	(Land Resid.-Est. Land Value)/Est. LV	10.34%
Max ECF	1.330	% Change	10.00%
Land Table LtoB	21.33%	Projected Land Table LtoB	23.46%
CVT LtoB	15.38%	Sales Sample Size	7.32%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



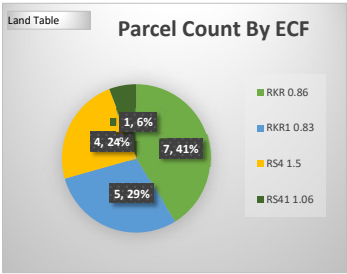
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$475	\$524	\$523
MINIMUM	\$405	\$447	\$446
MAXIMUM	\$545	\$601	\$600

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
P -04-35-176-014	1394 CARDIGAN DR	10/13/2023	\$263,000	\$213,312	\$94,585	\$44,897	0.3	\$316,338		RRB	21%
P -04-35-176-006	1415 FORELAND DR	4/8/2022	\$220,000	\$188,282	\$78,868	\$47,150	0.3	\$266,446		RRB	25%
P -04-35-155-016	1406 ATHLONE DR	9/10/2023	\$275,000	\$245,256	\$78,890	\$49,146	0.31	\$253,666		RRB	20%
P -04-35-153-006	1324 RED BARN DR	5/1/2023	\$235,000	\$213,771	\$69,198	\$47,969	0.28	\$248,914		RRB	22%
P -04-35-176-001	1323 FORELAND DR	6/29/2022	\$240,000	\$227,559	\$64,885	\$52,444	0.36	\$180,236		RRB	23%
P -04-35-156-004	1373 ATHLONE DR	1/6/2023	\$180,000	\$187,109	\$38,066	\$45,175	0.27	\$139,949		RRB	24%
P -04-35-153-011	1372 RED BARN DR	10/4/2023	\$240,000	\$249,946	\$37,392	\$47,338	0.29	\$128,495		RRB	19%
P -04-35-176-010	1324 CARDIGAN DR	12/1/2022	\$175,000	\$209,471	\$22,638	\$57,109	0.36	\$62,536		RRB	27%
P -04-35-156-011	1340 FORELAND DR	1/10/2022	\$211,500	\$259,092	\$3,184	\$50,776	0.31	\$10,140		RRB	20%

Township/Village of Oxford
Land Table RSL

BSA DATABASE		SALES DATA	
Parcel Count	17	# of Sales	3
ECF Nbhd	RKR, RKR1, RS4, RS41	Sales Ratio	51.38%
Min ECF	0.830	(Land Resid.-Est. Land Value)/Est. LV	-21.62%
Max ECF	1.500	% Change	89.40%
Land Table LtoB	13.44%	Projected Land Table LtoB	25.45%
CVT LtoB	15.38%	Sales Sample Size	17.65%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



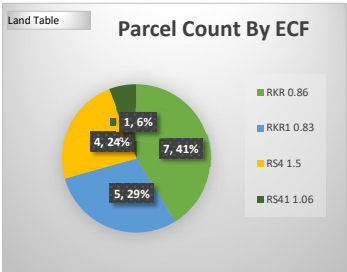
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$449	\$352	\$850
MINIMUM	\$449	\$352	\$700
MAXIMUM	\$449	\$352	\$1,000

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
P-04-20-400-017	1836 SEYMOUR LAKE RD	5/12/2022	\$500,000	\$429,514	\$119,993	\$49,507	0.34	\$349,834		RKR	12%
P-04-20-400-028	210 OAK RIDGE RD	10/12/2022	\$305,000	\$303,610	\$64,156	\$62,766	1.34	\$47,878		RKR	21%
P-04-20-400-035	1772 SEYMOUR LAKE RD	10/5/2023	\$730,000	\$844,077	(\$31,131)	\$82,946	0.81	(\$38,292)		RKR	10%

Township/Village of Oxford
Land Table RSL1

BSA DATABASE		SALES DATA	
Parcel Count	17	# of Sales	1
ECF Nbhd	RKR, RKR1, RS4, RS41	Sales Ratio	49.77%
Min ECF	0.830	(Land Resid.-Est. Land Value)/Est. LV	2.21%
Max ECF	1.500	% Change	0.00%
Land Table LtoB	13.44%	Projected Land Table LtoB	13.44%
CVT LtoB	15.38%	Sales Sample Size	5.88%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



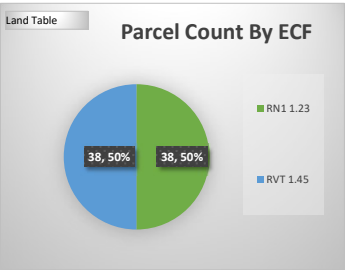
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$104,500	\$106,814	\$104,500
MINIMUM	\$66,000	\$67,462	\$66,000
MAXIMUM	\$275,000	\$281,090	\$275,000

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
P -04-20-400-028	210 OAK RIDGE RD	10/12/2022	\$305,000	\$303,610	\$64,156	\$62,766	1.34	\$47,878		RKR	21%

Township/Village of Oxford
Land Table RSS

BSA DATABASE		SALES DATA	
Parcel Count	76	SALES DATA	6
ECF Nbhd	RN1, RVT	Sales Ratio	49.71%
Min ECF	1.230	(Land Resid.-Est. Land Value)/Est. LV	3.43%
Max ECF	1.450	% Change	5.00%
Land Table LtoB	17.14%	Projected Land Table LtoB	17.99%
CVT LtoB	15.38%	Sales Sample Size	7.89%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$64,472	\$66,682	\$67,696
MINIMUM	\$360	\$372	\$378
MAXIMUM	\$81,665	\$84,465	\$85,748

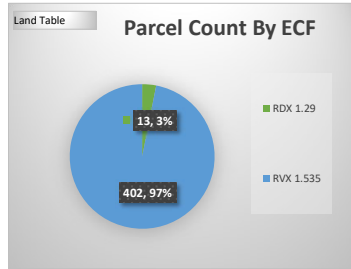
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
P -04-05-277-004	3767 THOMAS RD	7/14/2023	\$285,000	\$250,317	\$81,689	\$47,006	0.54	\$151,276		RSS	19%
P -04-05-277-003	3805 THOMAS RD	7/7/2022	\$290,000	\$266,720	\$73,241	\$49,961	0.61	\$120,067		RSS	19%
P -04-05-227-009	635 GAIL CT	2/22/2023	\$220,000	\$215,986	\$37,892	\$33,878	0.29	\$130,662		RSS	16%
P -04-05-226-004	3887 THOMAS RD	5/22/2023	\$310,000	\$315,006	\$45,097	\$50,103	0.54	\$83,513		RSS	16%
P -04-04-153-002	424 1ST ST	5/19/2023	\$151,000	\$162,766	\$10,756	\$22,522	0.17	\$65,188		RSS	14%
P -04-05-226-007	781 W DAVISON LAKE RD	1/27/2022	\$205,000	\$241,719	\$7,357	\$44,076	0.48	\$15,327		RSS	18%

Township/Village of Oxford

Land Table RVX

BSA DATABASE		SALES DATA	
Parcel Count	415	SALES DATA	31
ECF Nbhd	RDX, RVX	Sales Ratio	49.60%
Min ECF	1.290	(Land Resid.-Est. Land Value)/Est. LV	4.66%
Max ECF	1.535	% Change	-4.82%
Land Table LtoB	16.38%	Projected Land Table LtoB	15.60%
CVT LtoB	15.38%	Sales Sample Size	7.47%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



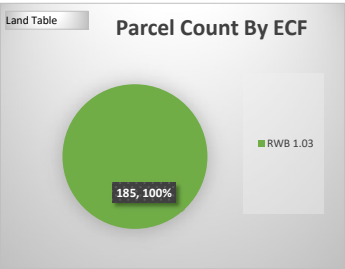
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$56,595	\$59,235	\$51,484
MINIMUM	\$15,624	\$16,353	\$17,186
MAXIMUM	\$96,075	\$100,557	\$76,860

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
PO-04-22-377-001	39 1ST ST	9/19/2022	\$155,000	\$112,090	\$78,820	\$35,910	0.17	\$455,607		RVX	32%
PO-04-27-203-014	46 PONTIAC ST	10/20/2022	\$235,000	\$171,489	\$99,421	\$35,910	0.14	\$731,037		RVX	21%
PO-04-22-379-016	6 DAYTON ST	6/10/2022	\$249,317	\$199,501	\$85,726	\$35,910	0.28	\$306,164		RVX	18%
PO-04-27-176-007	71 PONTIAC ST	8/7/2023	\$239,000	\$199,070	\$75,840	\$35,910	0.27	\$284,045		RVX	18%
PO-04-27-251-015	31 MOYERS ST	6/23/2023	\$400,000	\$334,088	\$101,822	\$35,910	0.24	\$419,021		RVX	11%
PO-04-27-254-012	59 MECHANIC ST	8/25/2023	\$240,000	\$222,549	\$53,361	\$35,910	0.25	\$210,083		RVX	16%
PO-04-27-201-027	27 DENNISON ST	2/13/2023	\$347,500	\$346,219	\$37,191	\$35,910	0.21	\$180,539		RVX	10%
PO-04-27-253-027	57 HOVEY ST	9/26/2022	\$285,000	\$301,274	\$19,636	\$35,910	0.28	\$69,141		RVX	12%
PO-04-22-384-010	46 LAFAYETTE ST	5/31/2022	\$275,000	\$298,775	\$12,135	\$35,910	0.23	\$53,458		RVX	12%
PO-04-27-201-030	12 PONTIAC ST	12/13/2023	\$153,000	\$175,282	\$13,628	\$35,910	0.14	\$100,948		RVX	20%
PO-04-22-377-007	11 1ST ST	10/27/2023	\$340,000	\$413,800	(\$37,890)	\$35,910	0.25	(\$149,173)		RVX	9%
PO-04-27-277-015	23 LINCOLN ST	2/18/2022	\$141,500	\$192,919	(\$15,509)	\$35,910	0.23	(\$67,430)		RVX	19%
PO-04-22-380-008	62 PLEASANT ST	7/5/2022	\$220,000	\$184,459	\$81,846	\$46,305	0.36	\$230,552		RVX	25%
PO-04-27-254-005	44 HOVEY ST	2/14/2022	\$295,000	\$250,319	\$90,986	\$46,305	0.34	\$270,792		RVX	18%
PO-04-22-453-002	22 DAVISON ST	10/31/2022	\$170,000	\$149,498	\$66,807	\$46,305	0.33	\$204,303		RVX	31%
PO-04-27-126-045	19 PONTIAC ST	3/21/2022	\$327,100	\$292,253	\$81,152	\$46,305	0.38	\$215,830		RVX	16%
PO-04-27-127-006	100 DENNISON ST	10/6/2022	\$295,000	\$269,497	\$71,808	\$46,305	0.33	\$220,270		RVX	17%
PO-04-27-204-017	19 MECHANIC ST	8/12/2022	\$269,900	\$255,443	\$60,762	\$46,305	0.37	\$166,471		RVX	18%
PO-04-22-352-018	1 WILLOW ST	11/22/2023	\$297,000	\$284,692	\$58,613	\$46,305	0.35	\$166,514		RVX	16%
PO-04-27-276-012	50 MECHANIC ST	8/24/2023	\$219,900	\$214,071	\$52,134	\$46,305	0.31	\$167,633		RVX	22%
PO-04-22-352-002	94 1ST ST	7/20/2023	\$291,000	\$309,648	\$27,657	\$46,305	0.32	\$87,800		RVX	15%
PO-04-27-176-006	67 PONTIAC ST	8/30/2023	\$270,000	\$304,515	\$11,790	\$46,305	0.33	\$35,945		RVX	15%
PO-04-27-251-007	32 PARK ST	11/7/2022	\$443,000	\$506,747	(\$17,442)	\$46,305	0.3	(\$57,947)		RVX	9%
PO-04-22-376-001	87 1ST ST	8/8/2022	\$245,000	\$283,820	\$7,485	\$46,305	0.36	\$20,563		RVX	16%
PO-04-27-126-026	105 DENNISON ST	2/18/2022	\$230,000	\$266,587	\$9,718	\$46,305	0.33	\$29,538		RVX	17%
PO-04-27-129-007	70 PARK ST	6/15/2022	\$225,000	\$222,145	\$54,389	\$51,534	0.18	\$221,093	PO-04-27-129-008	RVX	23%
PO-04-22-385-020	67 W BURDICK ST	8/28/2023	\$280,000	\$237,525	\$101,800	\$59,325	0.82	\$124,908		RVX	25%
PO-04-27-127-018	9 JERSEY ST	11/1/2022	\$260,000	\$271,079	\$48,246	\$59,325	0.61	\$79,483		RVX	22%
PO-04-22-352-006	20 CHARI CT	10/25/2022	\$319,000	\$333,719	\$44,606	\$59,325	0.62	\$71,945		RVX	18%
PO-04-27-127-004	106 DENNISON ST	7/18/2022	\$230,000	\$257,577	\$31,748	\$59,325	0.63	\$50,716		RVX	23%
PO-04-27-278-014	78 MINNETONKA DR	12/22/2023	\$125,000	\$146,757	\$45,867	\$67,624	0.07	\$100,807	P-04-27-426-011	RVX	46%

Township/Village of Oxford
Land Table RWB

BSA DATABASE		SALES DATA	
Parcel Count	185	SALES DATA	16
ECF Nbhd	RWB	Sales Ratio	47.62%
Min ECF	1.030	(Land Resid.-Est. Land Value)/Est. LV	33.12%
Max ECF	1.030	% Change	10.00%
Land Table LtoB	15.33%	Projected Land Table LtoB	16.87%
CVT LtoB	15.38%	Sales Sample Size	8.65%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



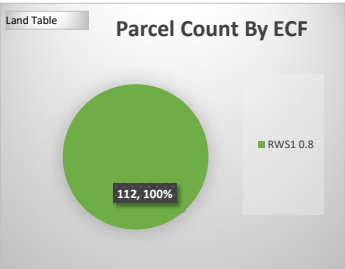
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$774	\$1,030	\$851
MINIMUM	\$614	\$817	\$675
MAXIMUM	\$829	\$1,104	\$912

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
P-04-34-228-011	1097 WOODBRIAR DR	7/5/2023	\$350,000	\$291,175	\$110,085	\$51,260	0.17	\$647,559		RWB	18%
P-04-34-277-009	1287 OAKMONT DR	10/16/2023	\$425,000	\$363,781	\$140,277	\$79,058	0.33	\$430,298		RWB	22%
P-04-34-227-014	454 PINE VALLEY CT	3/30/2023	\$365,000	\$321,935	\$100,803	\$57,738	0.35	\$286,372		RWB	18%
P-04-34-227-047	1131 OLYMPIC CT	4/14/2023	\$440,000	\$397,809	\$95,232	\$53,041	0.23	\$408,721		RWB	13%
P-04-33-226-030	1100 BROOKSIDE CT	9/26/2023	\$400,000	\$365,124	\$86,057	\$51,181	0.21	\$402,136		RWB	14%
P-04-33-226-020	1311 PARKSIDE CT	11/29/2022	\$379,900	\$352,957	\$81,276	\$54,333	0.29	\$284,182		RWB	15%
P-04-34-227-035	1131 WOODBRIAR CT	11/27/2023	\$360,000	\$337,125	\$74,463	\$51,588	0.23	\$328,031		RWB	15%
P-04-34-278-029	1238 OAKMONT DR	8/7/2023	\$426,000	\$400,093	\$77,172	\$51,265	0.22	\$352,384		RWB	13%
P-04-34-227-012	436 PINE VALLEY CT	5/6/2022	\$290,000	\$274,649	\$68,182	\$52,831	0.19	\$358,853		RWB	19%
P-04-34-277-005	395 TEELIN DR	3/24/2022	\$319,000	\$303,509	\$65,626	\$50,135	0.17	\$395,337		RWB	17%
P-04-33-226-018	1300 PARKSIDE CT	8/26/2022	\$375,000	\$369,439	\$46,980	\$41,419	0.19	\$244,688		RWB	11%
P-04-33-226-032	1070 BROOKSIDE CT	12/12/2022	\$365,900	\$363,696	\$44,206	\$42,002	0.2	\$222,141		RWB	12%
P-04-34-228-030	1249 QUAIL RIDGE DR	12/2/2022	\$355,000	\$360,799	\$47,691	\$53,490	0.24	\$197,888		RWB	15%
P-04-34-278-010	1240 POPPY HILL DR	7/25/2022	\$350,000	\$362,313	\$39,854	\$52,167	0.21	\$193,466		RWB	14%
P-04-34-276-008	1228 QUAIL RIDGE DR	12/19/2022	\$360,000	\$374,217	\$36,842	\$51,059	0.18	\$202,429		RWB	14%
P-04-34-278-045	1269 WOODBRIAR DR	4/8/2022	\$355,000	\$396,020	\$15,331	\$56,351	0.26	\$58,965		RWB	14%

Township/Village of Oxford
Land Table RWL

BSA DATABASE		SALES DATA	
Parcel Count	112	SALES DATA	10
ECF Nbhd	RWS1	Sales Ratio	48.25%
Min ECF	0.800	(Land Resid.-Est. Land Value)/Est. LV	33.59%
Max ECF	0.800	% Change	15.00%
Land Table LtoB	11.36%	Projected Land Table LtoB	13.06%
CVT LtoB	15.38%	Sales Sample Size	8.93%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$54,000	\$72,136	\$62,100
MINIMUM	\$54,000	\$72,136	\$62,100
MAXIMUM	\$54,000	\$72,136	\$62,100

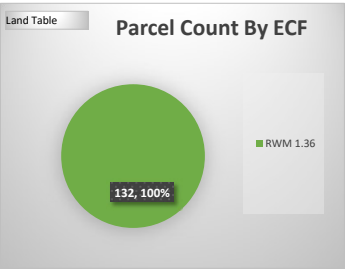
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
P -04-21-101-119	782 W BAY SHORE DR	6/15/2023	\$524,900	\$510,772	\$68,128	\$54,000	0.20	\$340,640		RWL	11.00%
P -04-21-102-013	940 WOODSIDE DR	8/29/2023	\$75,900				0.21	-\$1,947,333		RWL	10.00%
P -04-21-102-018	890 WOODSIDE DR	7/20/2023	\$500,000	\$494,664	\$59,336	\$54,000	0.22	\$269,709		RWL	11.00%
P -04-21-103-009	922 CHELSEA BLVD	4/19/2022	\$550,000	\$488,284	\$115,716	\$54,000	0.21	\$551,029		RWL	11.00%
P -04-21-103-015	931 WOODSIDE DR	12/8/2023	\$464,009	\$490,835	\$27,174	\$54,000	0.21	\$129,400		RWL	11.00%
P -04-21-104-002	836 W BAY SHORE DR	5/30/2023	\$515,000	\$442,747	\$126,253	\$54,000	0.20	\$631,265		RWL	12.00%
P -04-21-104-006	862 W BAY SHORE DR	6/7/2023	\$500,000	\$504,805	\$49,195	\$54,000	0.20	\$245,975		RWL	11.00%
P -04-21-104-008	882 W BAY SHORE DR	5/17/2023	\$532,500	\$500,965	\$85,535	\$54,000	0.22	\$388,795		RWL	11.00%
P -04-21-104-009	881 PINE RIDGE AVE	3/16/2022	\$551,000	\$546,807	\$58,193	\$54,000	0.22	\$264,514		RWL	10.00%
P -04-21-105-018	696 PINE RIDGE AVE	5/15/2023	\$520,000	\$514,303	\$59,697	\$54,000	0.22	\$271,350		RWL	10.00%

Township/Village of Oxford

Land Table RWM

BSA DATABASE		SALES DATA	
Parcel Count	132	SALES DATA	9
ECF Nbhd	RWM	Sales Ratio	49.89%
Min ECF	1.360	(Land Resid.-Est. Land Value)/Est. LV	1.65%
Max ECF	1.360	% Change	10.00%
Land Table LtoB	13.58%	Projected Land Table LtoB	14.94%
CVT LtoB	15.38%	Sales Sample Size	6.82%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$40,217	\$40,881	\$44,239
MINIMUM	\$37,166	\$37,780	\$40,883
MAXIMUM	\$45,700	\$46,455	\$50,270

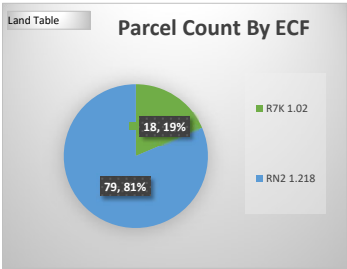
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
P -04-28-204-002	31 FREDERICK DR	6/10/2022	\$291,000	\$252,469	\$78,147	\$39,616	0.40	\$195,368		RWM	16.00%
P -04-28-128-050	1081 SEYMOUR LAKE RD	1/13/2023	\$306,000	\$281,874	\$64,952	\$40,826	0.44	\$147,618		RWM	14.00%
P -04-28-128-019	331 TANVIEW DR	3/14/2022	\$350,000	\$337,608	\$53,829	\$41,437	0.51	\$105,547		RWM	12.00%
P -04-28-128-049	410 SPEZIA DR	6/24/2022	\$360,000	\$351,391	\$48,225	\$39,616	0.40	\$120,563		RWM	11.00%
P -04-28-204-011	830 EDITH ST	8/30/2022	\$274,000	\$273,510	\$39,486	\$38,996	0.38	\$103,911		RWM	14.00%
P -04-28-201-012	861 SEYMOUR LAKE RD	2/28/2022	\$285,000	\$297,460	\$24,706	\$37,166	0.30	\$82,353		RWM	12.00%
P -04-28-201-014	1042 EUGENE DR	12/21/2022	\$229,900	\$240,178	\$29,338	\$39,616	0.39	\$75,226		RWM	16.00%
P -04-28-128-006	105 TANVIEW DR	1/19/2022	\$289,900	\$312,152	\$16,744	\$38,996	0.37	\$45,254		RWM	12.00%
P -04-28-128-027	465 TANVIEW DR	9/7/2023	\$282,000	\$315,309	\$4,468	\$37,777	0.31	\$14,413		RWM	12.00%

Township/Village of Oxford

Land Table RXH

BSA DATABASE		SALES DATA	
Parcel Count	97	SALES DATA	7
ECF Nbhd	R7K, RN2	Sales Ratio	47.32%
Min ECF	1.020	(Land Resid.-Est. Land Value)/Est. LV	33.85%
Max ECF	1.218	% Change	8.00%
Land Table LtoB	15.73%	Projected Land Table LtoB	16.99%
CVT LtoB	15.38%	Sales Sample Size	7.22%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$62,520	\$83,683	\$67,521
MINIMUM	\$48,485	\$64,897	\$52,364
MAXIMUM	\$74,300	\$99,451	\$80,244

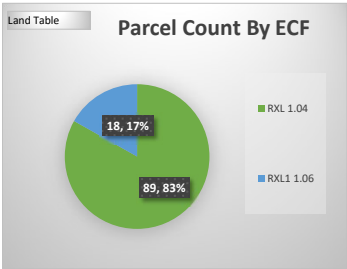
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
P -04-09-200-004	2850 METAMORA RD	2/15/2023	\$295,000	\$225,604	\$124,928	\$55,532	2.09	\$59,774		RXH	25%
P -04-05-427-004	3320 LUDWIG RD	6/15/2023	\$318,000	\$274,196	\$94,279	\$50,475	1.13	\$83,433		RXH	18%
P -04-05-126-008	3897 LUDWIG RD	3/10/2022	\$257,500	\$246,277	\$63,229	\$52,006	1.23	\$51,406		RXH	21%
P -04-05-251-018	811 RAMSGATE LN	6/12/2023	\$520,000	\$509,907	\$73,481	\$63,388	2.42	\$30,364		RXH	12%
P -04-05-427-014	670 VIVIAN LN	6/21/2023	\$352,000	\$346,802	\$57,204	\$52,006	1.23	\$46,507		RXH	15%
P -04-05-276-012	777 VIVIAN LN	3/21/2023	\$365,000	\$370,150	\$45,478	\$50,628	1.14	\$39,893		RXH	14%
P -04-05-251-015	866 RAMSGATE LN	2/25/2022	\$300,000	\$305,735	\$50,812	\$56,547	1.54	\$32,995		RXH	18%

Township/Village of Oxford

Land Table RXL

BSA DATABASE		SALES DATA	
Parcel Count	107	SALES DATA	6
ECF Nbhd	RXL, RXL1	Sales Ratio	48.06%
Min ECF	1.040	(Land Resid.-Est. Land Value)/Est. LV	22.30%
Max ECF	1.060	% Change	7.42%
Land Table LtoB	17.15%	Projected Land Table LtoB	18.42%
CVT LtoB	15.38%	Sales Sample Size	5.61%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



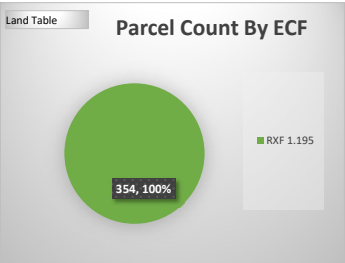
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$661	\$808	\$727
MINIMUM	\$386	\$472	\$325
MAXIMUM	\$966	\$1,181	\$1,063

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
PO-04-26-401-009	390 LAKES EDGE DR	1/9/2023	\$522,500	\$462,082	\$135,563	\$75,145	0.32	\$423,634		RXL	16%
PO-04-26-277-002	605 LAKES EDGE DR	8/14/2023	\$410,000	\$363,210	\$85,399	\$38,609	0.33	\$258,785		RXL	11%
PO-04-26-402-011	45 LAKES EDGE CT	8/17/2023	\$425,000	\$402,377	\$167,813	\$145,190	0.92	\$182,405		RXL	36%
PO-04-26-402-017	445 LAKES EDGE DR	9/12/2022	\$380,000	\$371,361	\$81,372	\$72,733	0.32	\$254,288		RXL	20%
PO-04-26-227-011	665 LAKES EDGE DR	2/18/2022	\$400,000	\$395,867	\$42,342	\$38,209	0.36	\$117,617		RXL	10%
PO-04-26-402-018	455 LAKES EDGE DR	2/21/2023	\$409,900	\$453,784	\$28,910	\$72,794	0.3	\$96,367		RXL	16%

Township/Village of Oxford
Land Table RXW

BSA DATABASE		SALES DATA	
Parcel Count	354	SALES DATA	25
ECF Nbhd	RXF	Sales Ratio	47.45%
Min ECF	1.195	(Land Resid.-Est. Land Value)/Est. LV	37.70%
Max ECF	1.195	% Change	15.00%
Land Table LtoB	15.35%	Projected Land Table LtoB	17.65%
CVT LtoB	15.38%	Sales Sample Size	7.06%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$47,601	\$65,546	\$54,742
MINIMUM	\$35,260	\$48,552	\$40,549
MAXIMUM	\$56,416	\$77,684	\$64,878

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
P-04-33-152-003	1346 PEMBROKE LN	4/4/2022	\$350,000	\$283,788	\$112,050	\$45,838	0.26	\$430,962		RXW	16%
P-04-33-104-043	1846 WORCESTER DR	8/28/2023	\$329,000	\$270,164	\$108,200	\$49,364	0.29	\$373,103		RXW	18%
P-04-33-126-007	1696 HARVARD CT	7/24/2023	\$318,000	\$267,829	\$99,535	\$49,364	0.28	\$360,634		RXW	18%
P-04-33-103-019	1132 KEBLE LN	6/9/2022	\$325,000	\$274,614	\$92,698	\$42,312	0.23	\$403,035		RXW	15%
P-04-33-152-020	1992 SOMERVILLE DR	9/29/2023	\$329,500	\$284,361	\$94,503	\$49,364	0.28	\$337,511		RXW	17%
P-04-32-277-023	2201 YORK CT	10/30/2023	\$500,000	\$438,740	\$114,150	\$52,890	0.43	\$265,465		RXW	12%
P-04-33-100-043	1170 FOX CT	9/26/2023	\$357,500	\$324,998	\$78,340	\$45,838	0.35	\$225,115		RXW	14%
P-04-33-102-006	1196 QUEENS DR	7/5/2022	\$350,000	\$319,720	\$72,592	\$42,312	0.24	\$302,467		RXW	13%
P-04-33-103-020	1144 KEBLE LN	3/31/2022	\$278,000	\$257,154	\$63,158	\$42,312	0.23	\$274,600		RXW	16%
P-04-33-151-001	1977 WORCESTER DR	6/20/2022	\$295,000	\$274,728	\$66,110	\$45,838	0.27	\$244,852		RXW	17%
P-04-33-152-007	1394 PEMBROKE LN	3/29/2022	\$324,900	\$306,822	\$63,916	\$45,838	0.25	\$254,645		RXW	15%
P-04-32-276-016	2092 SOMERVILLE DR	8/31/2022	\$299,900	\$283,358	\$65,906	\$49,364	0.33	\$199,715		RXW	17%
P-04-33-104-033	1832 CHESAPEAKE CT	8/15/2022	\$316,500	\$299,398	\$62,940	\$45,838	0.25	\$251,760		RXW	15%
P-04-33-103-029	1248 KEBLE LN	6/10/2022	\$305,000	\$292,810	\$54,502	\$42,312	0.24	\$227,092		RXW	14%
P-04-33-128-004	1110 YALE DR	8/1/2023	\$310,000	\$300,327	\$59,037	\$49,364	0.34	\$175,705		RXW	16%
P-04-33-127-001	1044 FOX CT	4/3/2023	\$319,000	\$311,888	\$56,476	\$49,364	0.35	\$160,900		RXW	16%
P-04-32-227-005	1276 QUEENS DR	6/6/2023	\$345,000	\$338,717	\$55,647	\$49,364	0.29	\$191,886		RXW	15%
P-04-32-276-031	2296 SOMERVILLE DR	3/28/2022	\$350,500	\$346,531	\$53,333	\$49,364	0.29	\$183,907		RXW	14%
P-04-32-228-016	1259 CLEAR LAKE CT	5/4/2022	\$345,000	\$343,976	\$50,388	\$49,364	0.32	\$157,463		RXW	14%
P-04-33-105-018	1223 SOMERVILLE DR	10/24/2022	\$325,000	\$325,142	\$45,696	\$45,838	0.25	\$182,784		RXW	14%
P-04-33-104-018	1265 KEBLE LN	2/9/2023	\$290,000	\$293,300	\$46,064	\$49,364	0.28	\$164,514		RXW	17%
P-04-32-276-041	1337 QUEENS DR	10/31/2022	\$320,000	\$336,197	\$33,167	\$49,364	0.28	\$118,454		RXW	15%
P-04-32-277-010	2357 SOMERVILLE DR	9/1/2022	\$365,000	\$388,761	\$25,603	\$49,364	0.33	\$77,585		RXW	13%
P-04-33-155-011	1850 SOMERVILLE DR	4/12/2023	\$267,000	\$268,498	\$44,340	\$45,838	0.27	\$164,222		RXW	17%
P-04-33-155-008	1834 STANFORD CT	8/12/2022	\$277,000	\$314,689	\$8,149	\$45,838	0.26	\$31,342		RXW	15%