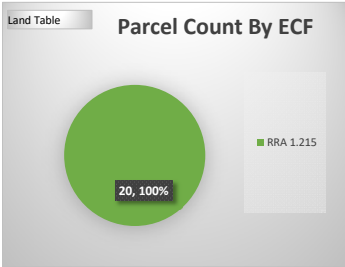


Township/Village of Rose
Land Table J Site

BSA DATABASE		SALES DATA	
Parcel Count	58	# of Sales	18
ECF Nbnhd	HDBG	Sales Ratio	88.36%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	-233.39%
Max ECF	1.000	% Change	0.00%
Land Table LtoB	97.00%	Projected Land Table LtoB	97.00%
CVT LtoB	23.46%	Sales Sample Size	31.03%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



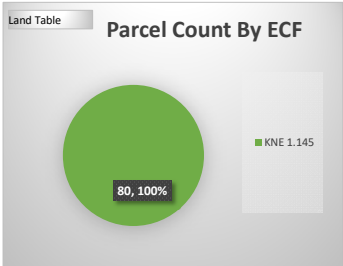
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$61,600	-\$82,170	\$61,600
MINIMUM	\$61,600	-\$82,170	\$61,600
MAXIMUM	\$61,600	-\$82,170	\$61,600

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
R -06-12-477-001	101 FOREST WAY	08/11/23	\$364,900	\$353,819	\$72,681	\$61,600	1.26	\$57,546		HILLS OF DAVISBURG	17.41%
R -06-12-477-002	103 FOREST WAY	08/02/23	\$364,900	\$362,492	\$64,008	\$61,600	1.41	\$45,428		HILLS OF DAVISBURG	16.99%
R -06-12-477-003	105 FOREST WAY	06/06/23	\$359,900	\$358,150	\$63,350	\$61,600	1.04	\$61,090		HILLS OF DAVISBURG	17.20%
R -06-12-477-004	107 FOREST WAY	06/09/23	\$364,900	\$358,786	\$67,714	\$61,600	1.06	\$63,701		HILLS OF DAVISBURG	17.17%
R -06-12-477-005	109 FOREST WAY	09/29/23	\$379,900	\$387,040	\$54,460	\$61,600	1.06	\$51,621		HILLS OF DAVISBURG	15.92%
R -06-12-477-006	111 FOREST WAY	10/14/22	\$60,000	\$510,796	(\$389,196)	\$61,600	1.05	(\$371,725)		HILLS OF DAVISBURG	12.06%
R -06-12-477-006	111 FOREST WAY	08/23/23	\$520,000	\$510,796	\$70,804	\$61,600	1.05	\$67,626		HILLS OF DAVISBURG	12.06%
R -06-12-477-011	201 LINDA LN	12/27/23	\$62,000	\$61,600	\$62,000	\$61,600	1.00	\$61,815		HILLS OF DAVISBURG	100.00%
R -06-12-477-024	299 SAMANTHA WAY	12/08/23	\$369,900	\$359,840	\$71,660	\$61,600	1.04	\$69,237		HILLS OF DAVISBURG	17.12%
R -06-12-477-043	311 SAMANTHA WAY	08/03/23	\$60,000	\$61,600	\$60,000	\$61,600	1.22	\$49,261		HILLS OF DAVISBURG	100.00%
R -06-12-477-044		10/26/23	\$60,000	\$61,600	\$60,000	\$61,600	1.35	\$44,510		HILLS OF DAVISBURG	100.00%
R -06-12-477-045	312 SAMANTHA WAY	03/13/23	\$60,000	\$579,216	(\$457,616)	\$61,600	1.32	(\$347,733)		HILLS OF DAVISBURG	10.64%
R -06-12-477-046	310 SAMANTHA WAY	05/26/23	\$60,000	\$71,600	\$60,000	\$61,600	1.00	\$60,060		HILLS OF DAVISBURG	86.03%
R -06-12-477-047	308 SAMANTHA WAY	05/03/23	\$60,000	\$429,301	(\$307,701)	\$61,600	1.00	(\$306,781)		HILLS OF DAVISBURG	14.35%
R -06-12-477-048	306 SAMANTHA WAY	05/27/23	\$60,000	\$309,470	(\$187,870)	\$61,600	1.00	(\$187,870)		HILLS OF DAVISBURG	19.90%
R -06-12-477-049	304 SAMANTHA WAY	04/20/23	\$60,000	\$471,206	(\$349,606)	\$61,600	1.00	(\$349,606)		HILLS OF DAVISBURG	13.07%
R -06-12-477-050	302 SAMANTHA WAY	03/29/23	\$60,000	\$423,896	(\$302,296)	\$61,600	1.00	(\$302,296)		HILLS OF DAVISBURG	14.53%
R -06-12-477-052	298 SAMANTHA WAY	05/26/23	\$60,000	\$313,044	(\$191,444)	\$61,600	1.08	(\$177,592)		HILLS OF DAVISBURG	19.68%

Township/Village of Rose
Land Table KNE

BSA DATABASE		SALES DATA	
Parcel Count	80	# of Sales	5
ECF Nbhd	KNE	Sales Ratio	49.83%
Min ECF	1.145	(Land Resid.-Est. Land Value)/Est. LV	12.70%
Max ECF	1.145	% Change	10.00%
Land Table LtoB	12.68%	Projected Land Table LtoB	13.95%
CVT LtoB	23.46%	Sales Sample Size	6.25%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



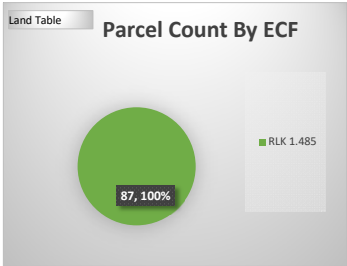
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$58,008	\$65,373	\$63,809
MINIMUM	\$48,007	\$54,102	\$52,808
MAXIMUM	\$68,010	\$76,645	\$74,811

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
R -06-13-101-016	10340 WHISTLER PKWY	10/14/22	\$375,900	\$356,868	\$67,039	\$48,007	0.94	\$71,318		Land Table KNE	13.45%
R -06-13-102-008	10490 DEER RIDGE TRL	05/25/22	\$635,000	\$682,712	\$295	\$48,007	0.90	\$328		Land Table KNE	7.03%
R -06-13-102-021		05/18/23	\$28,000				0.98	\$28,571		Land Table KNE	100.00%
R -06-13-251-033	3020 PATRIOT SQ	12/12/22	\$399,900	\$401,812	\$54,096	\$56,008	1.50	\$36,064		Land Table KNE	13.94%
R -06-14-126-020	10741 W BRAEMAR DR	03/28/23	\$475,000	\$417,996	\$113,012	\$56,008	1.36	\$83,097		Land Table KNE	13.40%

Township/Village of Rose
Land Table L31

BSA DATABASE		SALES DATA	
Parcel Count	87	# of Sales	7
ECF Nbhd	RLK	Sales Ratio	64.41%
Min ECF	1.485	(Land Resid.-Est. Land Value)/Est. LV	31.65%
Max ECF	1.485	% Change	5.00%
Land Table LtoB	20.67%	Projected Land Table LtoB	21.70%
CVT LtoB	23.46%	Sales Sample Size	8.05%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



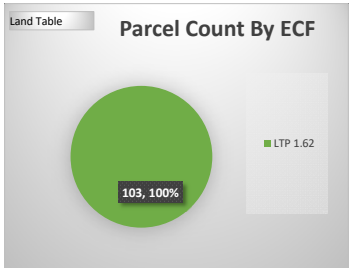
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$56,375	\$74,218	\$59,194
MINIMUM	\$27,500	\$36,204	\$28,875
MAXIMUM	\$115,500	\$152,057	\$121,275

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
R -06-16-452-010	1236 BEAVER BROOK DR	10/31/23	\$315,000	\$253,995	\$116,005	\$55,000	0.49	\$237,229		Land Table L31	21.65%
R -06-16-478-028	2 S BIG SCHOOL LOT LAKE	02/15/23	\$320,000	\$284,575	\$106,925	\$71,500	0.84	\$126,839		Land Table L31	25.13%
R -06-16-452-008	1260 BEAVER BROOK DR	12/20/22	\$290,000	\$289,964	\$55,036	\$55,000	0.39	\$139,685		Land Table L31	18.97%
R -06-21-203-003	9720 BLOOM HILL DR	05/05/22	\$265,000	\$281,389	\$55,111	\$71,500	0.84	\$98,943		Land Table L31	25.41%
R -06-16-478-026	0 S BIG SCHOOL LOT LAKE	06/01/23	\$225,000				0.52	\$18,017		Land Table L31	21.91%
R -06-16-478-031		11/14/23	\$60,000				1.33	\$45,113		Land Table L31	100.00%
R -06-16-478-030	0 S BIG SCHOOL LOT LAKE	01/25/22	\$80,000				2.19	(\$170,688)		Land Table L31	15.83%

Township/Village of Rose
Land Table L42

BSA DATABASE		SALES DATA	
Parcel Count	103	# of Sales	2
ECF Nbhd	LTP	Sales Ratio	53.69%
Min ECF	1.620	(Land Resid.-Est. Land Value)/Est. LV	-13.53%
Max ECF	1.620	% Change	5.00%
Land Table LtoB	38.52%	Projected Land Table LtoB	40.45%
CVT LtoB	23.46%	Sales Sample Size	1.94%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



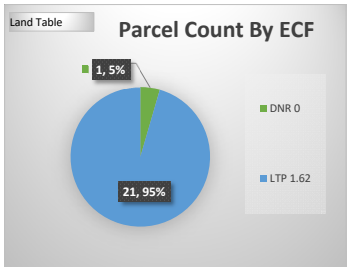
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,772	\$1,532	\$1,861
MINIMUM	\$709	\$613	\$744
MAXIMUM	\$2,835	\$2,452	\$2,977

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
R -06-30-305-011	8208 LEONARD DR	12/01/23	\$220,000	\$277,237	\$47,222	\$104,459	0.13	\$357,742		Land Table L42	37.68%
R -06-30-452-011	7837 TIPSICO TRL	11/09/22	\$220,000	\$195,253	\$160,500	\$135,753	0.82	\$196,210		Land Table L42	69.53%

Township/Village of Rose
Land Table L43

BSA DATABASE		SALES DATA	
Parcel Count	22	# of Sales	0
ECF Nbhd	DNR, LTP	Sales Ratio	#DIV/0!
Min ECF	1.620	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.620	% Change	5.00%
Land Table LtoB	31.47%	Projected Land Table LtoB	33.05%
CVT LtoB	23.46%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



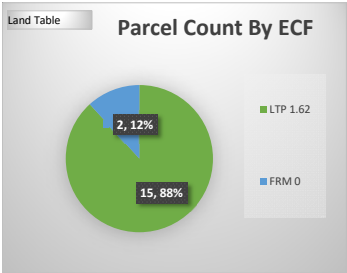
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$279,072	#DIV/0!	\$293,026
MINIMUM	\$1,175	#DIV/0!	\$1,234
MAXIMUM	\$1,468,800	#DIV/0!	\$1,542,240

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 Rose
Land Table L45

BSA DATABASE		SALES DATA	
Parcel Count	17	# of Sales	0
ECF Nbhd	FRM, LTP	Sales Ratio	#DIV/0!
Min ECF	1.620	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.620	% Change	47.35%
Land Table LtoB	29.32%	Projected Land Table LtoB	43.20%
CVT LtoB	23.46%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



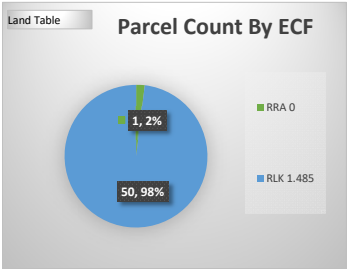
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$132,276	#DIV/0!	\$198,414
MINIMUM	\$1,175	#DIV/0!	\$1,234
MAXIMUM	\$734,865	#DIV/0!	\$1,102,298

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

Township/Village of Rose
Land Table L51

BSA DATABASE		SALES DATA	
Parcel Count	51	# of Sales	4
ECF Nbhd	RLK, RRA	Sales Ratio	41.12%
Min ECF	1.485	(Land Resid.-Est. Land Value)/Est. LV	98.42%
Max ECF	1.485	% Change	10.00%
Land Table LtoB	21.57%	Projected Land Table LtoB	23.73%
CVT LtoB	23.46%	Sales Sample Size	7.84%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



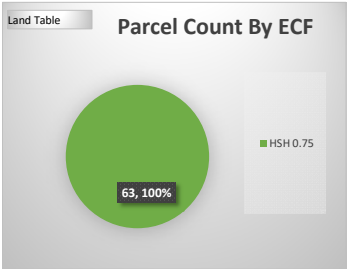
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$110,000	\$218,265	\$121,000
MINIMUM	\$250	\$496	\$275
MAXIMUM	\$230,000	\$456,373	\$253,000

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
R -06-22-331-015	9061 CLINTON ST	08/05/22	\$187,500	\$110,771	\$110,365	\$33,636	0.09	\$1,199,620		Land Table L51	30.37%
R -06-22-331-023	9095 CLINTON ST	06/10/22	\$275,000	\$214,261	\$109,721	\$48,982	0.19	\$401,908		Land Table L51	22.86%
R -06-22-302-011	487 BLUE WATER DR	09/12/22	\$345,000	\$287,950	\$107,016	\$49,966	0.23	\$475,627		Land Table L51	17.35%
R -06-22-302-015	447 BLUE WATER DR	01/20/23	\$245,000	\$252,514	\$49,902	\$57,416	0.38	\$146,340		Land Table L51	22.74%

Township/Village of Rose
Land Table LE3

BSA DATABASE		SALES DATA	
Parcel Count	63	# of Sales	2
ECF Nbhd	HSB	Sales Ratio	47.63%
Min ECF	0.750	(Land Resid.-Est. Land Value)/Est. LV	19.87%
Max ECF	0.750	% Change	5.00%
Land Table LtoB	23.12%	Projected Land Table LtoB	24.28%
CVT LtoB	23.46%	Sales Sample Size	3.17%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



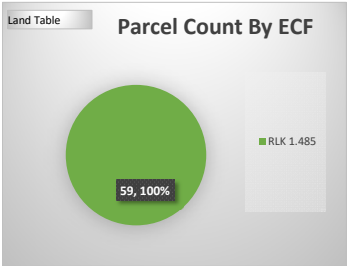
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$85,680	\$102,700	\$89,964
MINIMUM	\$107	\$128	\$112
MAXIMUM	\$535,500	\$641,878	\$562,275

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
R -06-03-229-002	4388 COGSHALL ST	09/04/22	\$55,000	\$45,344	\$22,429	\$12,773	0.30	\$74,763		Land Table LE3	28.17%
R -06-03-229-018	17184 HOLLY SHORES DR	11/04/22	\$65,000	\$68,972	\$11,868	\$15,840	0.53	\$22,563		Land Table LE3	22.97%

Township/Village of Rose
Land Table LK1

BSA DATABASE		SALES DATA	
Parcel Count	59	# of Sales	3
ECF Nbhd	RLK	Sales Ratio	46.75%
Min ECF	1.485	(Land Resid.-Est. Land Value)/Est. LV	26.00%
Max ECF	1.485	% Change	26.00%
Land Table LtoB	26.50%	Projected Land Table LtoB	33.39%
CVT LtoB	23.46%	Sales Sample Size	5.08%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



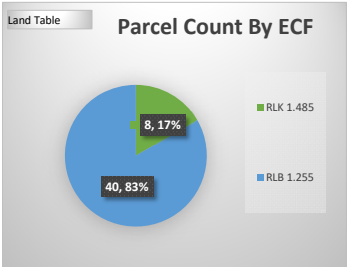
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$120,084	\$151,311	\$151,306
MINIMUM	\$500	\$630	\$630
MAXIMUM	\$259,182	\$326,580	\$326,569

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
R -06-08-352-015	18449 PELLETT CT	09/02/22	\$390,000	\$336,448	\$117,128	\$63,576	0.29	\$398,395		Land Table LK1	18.90%
R -06-08-377-022	1745 TANNOCK DR	07/12/23	\$355,000	\$348,856	\$67,132	\$60,988	0.35	\$194,586		Land Table LK1	17.48%
R -06-08-352-001	18391 PELLETT DR	07/11/23	\$190,000	\$188,996	\$109,864	\$108,860	1.08	\$109,535		Land Table LK1	57.60%

Township/Village of Rose
Land Table LK2

BSA DATABASE		SALES DATA	
Parcel Count	48	# of Sales	6
ECF Nbhd	RLB, RLK	Sales Ratio	44.22%
Min ECF	1.255	(Land Resid.-Est. Land Value)/Est. LV	109.86%
Max ECF	1.485	% Change	40.00%
Land Table LtoB	17.55%	Projected Land Table LtoB	24.58%
CVT LtoB	23.46%	Sales Sample Size	12.50%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



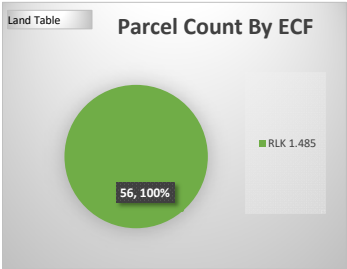
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$122,464	\$256,997	\$171,450
MINIMUM	\$617	\$1,295	\$864
MAXIMUM	\$944,719	\$1,982,542	\$1,322,607

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
R -06-14-400-010	1855 PARKER RD	06/07/23	\$490,000	\$371,136	\$159,961	\$41,097	2.20	\$72,710		Land Table LK2	11.07%
R -06-14-251-022	10393 TAMRYN BLVD	03/23/23	\$425,000	\$336,577	\$138,793	\$50,370	1.00	\$138,793		Land Table LK2	14.97%
R -06-14-201-010	10715 TAMRYN BLVD	07/14/23	\$397,900	\$341,632	\$125,087	\$68,819	0.95	\$131,671		Land Table LK2	20.14%
R -06-14-201-012	10699 TAMRYN BLVD	08/31/22	\$1,320,000	\$1,215,305	\$215,787	\$111,092	10.98	\$19,653		Land Table LK2	9.14%
R -06-14-251-014	10475 TAMRYN BLVD	01/27/23	\$315,000	\$329,257	\$36,601	\$50,858	0.93	\$39,483		Land Table LK2	15.45%
R -06-14-251-031		10/27/22	\$22,000				0.68	\$32,258		Land Table LK2	100.00%

Township/Village of Rose
Land Table LK6

BSA DATABASE		SALES DATA	
Parcel Count	56	# of Sales	3
ECF Nbhd	RLK	Sales Ratio	50.03%
Min ECF	1.485	(Land Resid.-Est. Land Value)/Est. LV	-0.27%
Max ECF	1.485	% Change	11.77%
Land Table LtoB	23.95%	Projected Land Table LtoB	26.77%
CVT LtoB	23.46%	Sales Sample Size	5.36%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$229,500	\$228,875	\$269,331
MINIMUM	\$1,122	\$1,119	\$1,150
MAXIMUM	\$326,400	\$325,511	\$342,720

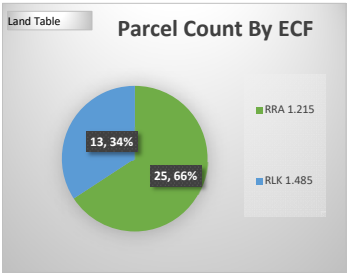
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
R -06-32-426-003		12/28/23	\$50,000	\$46,715	\$50,000	\$46,715	0.64	\$78,125		Land Table LK6	100.00%
R -06-32-426-032	6995 BIG TRAIL RD	05/29/22	\$335,000	\$330,871	\$59,815	\$55,686	0.19	\$311,536		Land Table LK6	16.83%
R -06-32-451-023	6823 BIG TRAIL RD	06/17/22	\$395,000	\$402,860	\$53,495	\$61,355	0.22	\$238,817		Land Table LK6	15.23%

Township/Village of Rose

Land Table LW1

BSA DATABASE		SALES DATA	
Parcel Count	38	# of Sales	2
ECF Nbhd	RRA, RLK	Sales Ratio	39.79%
Min ECF	1.215	(Land Resid.-Est. Land Value)/Est. LV	59.25%
Max ECF	1.485	% Change	15.00%
Land Table LtoB	25.08%	Projected Land Table LtoB	28.85%
CVT LtoB	23.46%	Sales Sample Size	5.26%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



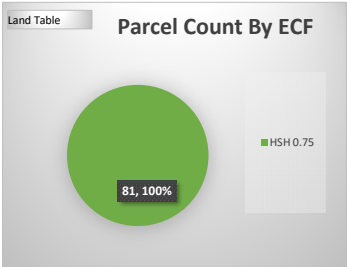
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$129,653	\$206,470	\$149,100
MINIMUM	\$65,166	\$103,776	\$74,941
MAXIMUM	\$950,334	\$1,513,393	\$1,092,884

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
R -06-05-300-033		10/26/22	\$175,000	\$115,075	\$175,000	\$115,075	8.04	\$21,766		Land Table LW1	100.00%
R -06-05-300-040	17532 TAYLOR LAKE RD	01/26/23	\$330,000	\$286,842	\$102,067	\$58,909	3.85	\$26,511		Land Table LW1	20.54%

Township/Village of Rose
Land Table HSH

BSA DATABASE		SALES DATA	
Parcel Count	81	# of Sales	0
ECF Nbhd	HSH	Sales Ratio	#DIV/0!
Min ECF	0.750	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.750	% Change	0.00%
Land Table LtoB	24.81%	Projected Land Table LtoB	24.81%
CVT LtoB	23.46%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



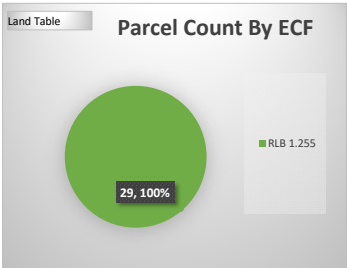
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$15,428	#DIV/0!	\$15,428
MINIMUM	\$12,623	#DIV/0!	\$12,623
MAXIMUM	\$18,233	#DIV/0!	\$18,233

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

Township/Village of Rose
Land Table RLB

BSA DATABASE		SALES DATA	
Parcel Count	29	# of Sales	2
ECF Nbhd	RLB	Sales Ratio	58.01%
Min ECF	1.255	(Land Resid.-Est. Land Value)/Est. LV	-50.41%
Max ECF	1.255	% Change	5.00%
Land Table LtoB	10.03%	Projected Land Table LtoB	10.53%
CVT LtoB	23.46%	Sales Sample Size	6.90%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$55,015	\$27,282	\$57,766
MINIMUM	\$24,128	\$11,965	\$25,334
MAXIMUM	\$123,371	\$61,179	\$129,540

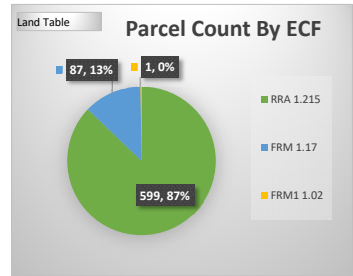
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
R -06-14-252-009	10478 TAMRYN BLVD	05/10/23	\$250,000	\$290,732	(\$13,530)	\$27,202	0.33	(\$41,376)		Land Table NE4	9.36%
R -06-14-252-020		09/01/23	\$62,825	\$72,204	\$62,825	\$72,204	3.66	\$17,165		Land Table NE4	100.00%

Township/Village of Rose

Land Table NE2

BSA DATABASE		SALES DATA	
Parcel Count	687	# of Sales	29
ECF Nbrd	FRM, RRA, FRM1	Sales Ratio	47.76%
Min ECF	1.020	(Land Resid.-Est. Land Value)/Est. LV	19.82%
Max ECF	1.215	% Change	7.50%
Land Table LtoB	23.37%	Projected Land Table LtoB	25.12%
CVT LtoB	23.46%	Sales Sample Size	4.22%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$54,810	\$65,671	\$58,921
MINIMUM	\$18,861	\$22,598	\$20,276
MAXIMUM	\$550,066	\$659,063	\$591,321

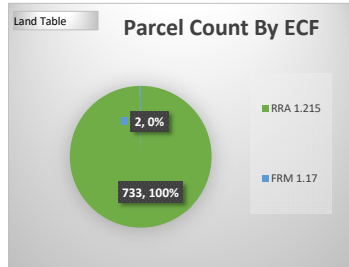
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
R -06-03-101-003	816 MILFORD RD	01/05/22	\$115,000	\$128,004	\$16,931	\$29,935	0.63	\$26,875		Land Table NE2	23.39%
R -06-03-226-011	898 E ROSE ST	01/14/22	\$269,900	\$288,863	\$26,053	\$45,016	2.02	\$12,898		Land Table NE2	15.58%
R -06-03-376-012	165 E RATTALEE LAKE RD	08/02/22	\$300,000	\$266,512	\$75,828	\$42,340	1.49	\$50,891		Land Table NE2	15.89%
R -06-10-126-012	11679 MILFORD RD	12/11/23	\$286,000	\$243,477	\$80,622	\$38,099	1.04	\$77,521		Land Table NE2	15.65%
R -06-10-326-009	11300 MILFORD RD	12/16/22	\$333,500	\$302,134	\$95,613	\$64,247	4.44	\$21,534		Land Table NE2	21.26%
R -06-10-326-011	11180 MILFORD RD	06/01/22	\$417,000	\$383,709	\$86,096	\$52,805	2.48	\$34,716		Land Table NE2	13.76%
R -06-11-126-016	1590 E RATTALEE LAKE RC	04/08/22	\$63,500	\$55,305	\$63,500	\$55,305	2.82	\$22,518		Land Table NE2	100.00%
R -06-11-151-011	11545 HENSELL RD	09/06/22	\$240,000	\$280,780	\$28,991	\$69,771	5.38	\$5,389		Land Table NE2	24.85%
R -06-11-176-005		11/17/23	\$35,000	\$58,967	\$35,000	\$58,967	3.38	\$10,355		Land Table NE2	100.00%
R -06-11-176-007	11301 HENSELL RD	11/30/22	\$270,105	\$287,658	\$27,050	\$44,603	1.73	\$15,636		Land Table NE2	15.51%
R -06-11-200-022	11140 HENSELL RD	11/17/22	\$75,000	\$63,933	\$75,000	\$63,933	4.34	\$17,281		Land Table NE2	100.00%
R -06-11-300-038	10890 ERINDALE CT	08/19/22	\$465,000	\$450,824	\$108,519	\$94,343	10.01	\$10,841		Land Table NE2	20.93%
R -06-11-300-052		10/21/22	\$85,000	\$64,845	\$85,000	\$64,845	4.63	\$18,359		Land Table NE2	100.00%
R -06-11-402-004	11041 HENSELL RD	06/29/22	\$452,000	\$404,092	\$93,077	\$45,169	1.79	\$51,998		Land Table NE2	11.18%
R -06-11-451-006	10901 HENSELL RD	07/11/23	\$68,000	\$222,115	(\$113,943)	\$40,172	1.26	(\$90,431)		Land Table NE2	18.09%
R -06-12-252-003	11322 EAGLE RD	10/07/22	\$349,900	\$403,316	(\$6,273)	\$47,143	2.21	(\$2,838)		Land Table NE2	11.69%
R -06-12-300-015	10938 TERRACE RD	05/30/23	\$585,000	\$355,543	\$323,357	\$93,900	9.86	\$32,795		Land Table NE2	26.41%
R -06-13-126-004	2865 E DAVISBURG RD	03/11/22	\$240,000	\$229,426	\$71,867	\$61,293	3.75	\$19,165		Land Table NE2	26.72%
R -06-13-400-034	10040 OLDE FARM TRL	04/01/22	\$360,000	\$309,383	\$107,196	\$56,579	3.00	\$35,732		Land Table NE2	18.29%
R -06-13-400-042	9985 OLDE FARM TRL	01/12/23	\$435,600	\$393,303	\$99,442	\$57,145	3.09	\$32,182		Land Table NE2	14.53%
R -06-14-226-025	10555 APPOMATTOX ST	07/22/22	\$400,000	\$389,812	\$63,229	\$53,041	2.50	\$25,292		Land Table NE2	13.61%
R -06-14-400-003	1835 PARKER RD	11/09/23	\$405,000	\$280,001	\$182,646	\$57,647	3.17	\$57,617		Land Table NE2	20.59%
R -06-15-126-009	10591 MILFORD RD	06/30/22	\$321,000	\$306,111	\$57,135	\$42,246	1.48	\$39,000		Land Table NE2	13.80%
R -06-15-200-017	10700 MILFORD RD	08/07/23	\$304,125	\$349,207	\$304,125	\$48,093	2.08	\$1,448		Land Table NE2	13.77%
R -06-15-200-023	160 MILL OAK LN	02/02/23	\$409,000	\$373,162	\$78,272	\$42,434	1.50	\$52,181		Land Table NE2	11.37%
R -06-15-200-046	400 E DAVISBURG RD	03/28/23	\$380,000	\$319,205	\$128,882	\$68,087	5.21	\$24,737		Land Table NE2	21.33%
R -06-15-351-006	3860 BUCKHORN LAKE RC	07/28/23	\$385,000	\$235,043	\$237,604	\$87,647	9.28	\$25,604		Land Table NE2	37.29%
R -06-21-176-001	1301 ROSE CENTER RD	06/02/23	\$850,000	\$1,073,389	\$110,312	\$333,701	54.11	\$1,960		Land Table NE2	31.09%
R -06-26-100-002	1445 RANCH RD	09/28/22	\$590,000	\$545,528	\$335,733	\$291,261	48.77	\$6,884		Land Table NE2	53.39%

Township/Village of Rose

Land Table NW1

BSA DATABASE		SALES DATA	
Parcel Count	735	# of Sales	38
ECF Nbnhd	RRA, FRM	Sales Ratio	47.73%
Min ECF	1.170	(Land Resid.-Est. Land Value)/Est. LV	19.57%
Max ECF	1.215	% Change	0.00%
Land Table LtoB	23.10%	Projected Land Table LtoB	23.10%
CVT LtoB	23.46%	Sales Sample Size	5.17%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



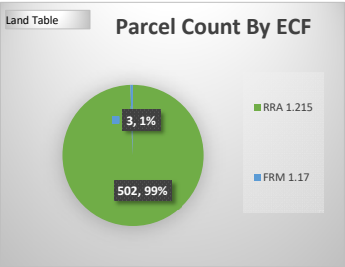
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$67,860	\$81,142	\$67,860
MINIMUM	\$23,352	\$27,923	\$23,352
MAXIMUM	\$681,034	\$814,339	\$681,034

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
R -06-04-100-010	3125 S FENTON RD	08/25/23	\$334,950	\$256,347	\$159,587	\$80,984	4.81	\$33,178		Land Table NW1	31.59%
R -06-04-100-013	17019 FISH LAKE RD	11/28/22	\$375,000	\$363,217	\$135,419	\$123,636	11.18	\$12,113		Land Table NW1	34.04%
R -06-04-100-058	17230 WILLIAMS DR	09/02/22	\$410,000	\$378,410	\$84,828	\$53,238	1.56	\$54,377		Land Table NW1	14.07%
R -06-04-200-013	3495 S FENTON RD	08/23/23	\$245,000	\$256,692	\$59,836	\$71,528	3.19	\$18,757		Land Table NW1	27.87%
R -06-04-200-019	235 W ROSE ST	08/10/23	\$212,000	\$150,251	\$97,047	\$35,298	0.54	\$179,717		Land Table NW1	23.49%
R -06-04-300-010	1175 W RATTALEE LAKE RI	06/21/22	\$265,000	\$249,597	\$97,249	\$81,846	5.01	\$19,411		Land Table NW1	32.79%
R -06-05-226-015	2462 HOUSER RD	07/08/22	\$224,500	\$209,898	\$49,900	\$35,298	0.54	\$92,407		Land Table NW1	16.82%
R -06-05-226-026	17140 JON JON TER	06/02/23	\$325,000	\$370,947	\$6,590	\$52,537	1.50	\$4,393		Land Table NW1	14.16%
R -06-05-276-005	2476 HOLLY HEIGHTS DR	07/29/22	\$230,000	\$213,855	\$69,616	\$53,471	1.58	\$44,061		Land Table NW1	25.00%
R -06-05-279-002	17152 JON JON TER	07/14/22	\$430,000	\$438,495	\$46,611	\$55,106	1.72	\$27,099		Land Table NW1	12.57%
R -06-05-426-011	17370 FISH LAKE RD	10/09/23	\$655,000	\$605,930	\$158,289	\$109,219	7.85	\$20,164		Land Table NW1	18.03%
R -06-06-276-006	1487 S HOLLY RD	03/07/23	\$299,900	\$288,364	\$90,613	\$79,077	4.32	\$20,975		Land Table NW1	27.42%
R -06-06-276-007	1527 S HOLLY RD	03/22/22	\$485,000	\$403,319	\$145,746	\$64,065	2.39	\$60,982		Land Table NW1	15.88%
R -06-06-376-008	1187 BAKER RD	09/18/23	\$385,000	\$387,753	\$112,664	\$115,417	9.62	\$11,711		Land Table NW1	29.77%
R -06-06-376-009	1195 BAKER RD	07/28/23	\$345,000	\$291,674	\$169,094	\$115,768	9.72	\$17,397		Land Table NW1	39.69%
R -06-06-400-011	1201 BAKER RD	04/08/22	\$437,000	\$431,053	\$121,855	\$115,908	9.76	\$12,485		Land Table NW1	26.89%
R -06-06-400-030	17268 JADOR LN	08/22/22	\$640,000	\$669,943	\$92,409	\$122,352	10.96	\$8,431		Land Table NW1	18.26%
R -06-07-151-008	1105 BONE RD	08/08/23	\$615,000	\$506,733	\$209,361	\$101,094	6.58	\$31,818		Land Table NW1	19.95%
R -06-07-200-032	1258 BAKER RD	04/29/22	\$404,000	\$396,337	\$119,073	\$111,410	10.09	\$11,801		Land Table NW1	28.11%
R -06-07-300-013	18489 TIPSICO LAKE RD	09/25/23	\$470,000	\$492,531	\$33,976	\$56,507	1.84	\$18,465		Land Table NW1	11.47%
R -06-07-400-006	18500 OLD HICKORY LN	08/29/22	\$355,000	\$340,227	\$129,910	\$115,137	9.54	\$13,617		Land Table NW1	33.84%
R -06-07-400-009	1353 SACKNER RD	05/26/23	\$400,000	\$440,569	\$40,220	\$80,789	4.76	\$8,450		Land Table NW1	18.34%
R -06-08-301-013	18319 HICKORY RIDGE RD	03/06/23	\$300,000	\$271,766	\$65,297	\$37,063	0.69	\$94,771		Land Table NW1	13.64%
R -06-08-301-018	2036 BONE RD	06/27/23	\$325,000	\$315,221	\$46,842	\$37,063	0.69	\$67,985		Land Table NW1	11.76%
R -06-08-301-020	2050 BONE RD	01/21/22	\$305,000	\$267,528	\$74,535	\$37,063	0.69	\$108,179		Land Table NW1	13.85%
R -06-17-200-003	10535 FISH LAKE RD	07/11/22	\$170,000	\$253,336	\$32,642	\$115,978	9.78	\$3,338		Land Table NW1	45.78%
R -06-17-300-026		08/05/22	\$79,130	\$65,670	\$79,130	\$65,670	2.50	\$31,652		Land Table NW1	100.00%
R -06-17-300-028	2021 ROSE CENTER RD	11/02/22	\$169,000	\$201,278	\$32,079	\$64,357	2.41	\$13,311		Land Table NW1	31.97%
R -06-17-400-029	19335 TAYLOR LAKE RD	01/24/22	\$400,000	\$372,880	\$143,658	\$116,538	9.94	\$14,453		Land Table NW1	31.25%
R -06-17-400-033	10325 FISH LAKE RD	11/16/22	\$300,000	\$341,284	\$77,799	\$119,083	10.40	\$7,481		Land Table NW1	34.89%
R -06-18-200-009	19040 HICKORY RIDGE RD	04/06/23	\$71,000	\$73,629	\$71,000	\$73,629	3.46	\$20,520		Land Table NW1	100.00%
R -06-18-400-014	19310 HICKORY RIDGE RD	01/25/23	\$359,900	\$318,043	\$110,330	\$68,473	2.82	\$39,124		Land Table NW1	21.53%
R -06-18-400-018	11940 CALDWALLER RD	06/12/23	\$480,000	\$392,973	\$168,750	\$81,723	5.00	\$33,750		Land Table NW1	20.80%
R -06-18-400-023	1465 W ROSE CENTER RD	09/19/23	\$47,500	\$62,752	\$47,500	\$62,752	2.30	\$20,652		Land Table NW1	100.00%
R -06-21-201-020	9573 BLOOM HILL DR	05/06/22	\$201,000	\$211,096	\$25,202	\$35,298	0.50	\$50,103		Land Table NW1	16.72%
R -06-21-201-021	9701 CAIRN CT	06/09/23	\$287,500	\$234,884	\$116,243	\$63,627	2.36	\$49,256		Land Table NW1	27.09%
R -06-21-201-024	9750 CAIRN CT	04/19/23	\$200,000	\$200,147	\$66,924	\$67,071	2.66	\$25,159		Land Table NW1	33.51%
R -06-21-201-026	9690 CAIRN CT	11/02/23	\$355,000	\$295,159	\$110,056	\$50,215	1.30	\$84,593		Land Table NW1	17.01%

Township/Village of Rose
Land Table SE1

BSA DATABASE		SALES DATA	
Parcel Count	505	# of Sales	28
ECF Nbrhd	RRA, FRM	Sales Ratio	46.57%
Min ECF	1.170	(Land Resid.-Est. Land Value)/Est. LV	30.16%
Max ECF	1.215	% Change	5.00%
Land Table LtoB	24.39%	Projected Land Table LtoB	25.61%
CVT LtoB	23.46%	Sales Sample Size	5.54%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



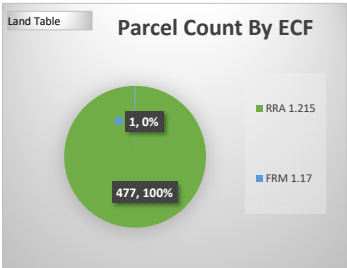
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$67,507	\$87,867	\$70,882
MINIMUM	\$24,004	\$31,244	\$25,204
MAXIMUM	\$700,084	\$911,232	\$735,088

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
R -06-22-151-005	3580 BUCKHORN LAKE RC	07/07/23	\$339,900	\$333,499	\$73,458	\$67,057	2.47	\$29,740		Land Table SE1	20.11%
R -06-22-153-003	558 GREEN COVE DR	08/23/22	\$167,000	\$233,511	(\$33,853)	\$32,658	0.35	(\$97,559)		Land Table SE1	13.99%
R -06-22-176-005	9426 MILFORD RD	10/20/23	\$290,000	\$343,894	\$11,863	\$65,757	2.69	\$4,410		Land Table SE1	19.12%
R -06-22-301-006	554 BLUE WATER DR	02/25/22	\$245,000	\$222,102	\$55,556	\$32,658	0.36	\$153,470		Land Table SE1	14.70%
R -06-22-301-009	502 BLUE WATER DR	11/09/22	\$230,000	\$163,359	\$99,299	\$32,658	0.34	\$291,199		Land Table SE1	19.99%
R -06-22-301-010	484 BLUE WATER DR	03/11/22	\$235,500	\$205,199	\$62,959	\$32,658	0.34	\$183,554		Land Table SE1	15.92%
R -06-22-330-004	156 FRANKLIN ST	05/09/23	\$200,000	\$137,065	\$90,150	\$27,215	0.17	\$546,364		Land Table SE1	19.86%
R -06-22-332-011	227 FRANKLIN ST	07/05/22	\$305,000	\$263,535	\$74,123	\$32,658	0.33	\$223,937		Land Table SE1	12.39%
R -06-22-334-013	9070 WATER RD	11/02/22	\$189,000	\$174,716	\$48,755	\$34,471	0.50	\$97,510		Land Table SE1	19.73%
R -06-22-334-018	9130 WATER RD	01/23/23	\$180,000	\$166,521	\$68,663	\$55,184	1.84	\$26,470		Land Table SE1	33.14%
R -06-22-451-003	205 DEMODE RD	04/06/23	\$144,000	\$182,408	\$16,679	\$55,087	1.59	\$10,490		Land Table SE1	30.20%
R -06-23-100-022	9505 JOEL RD	04/28/22	\$430,000	\$265,001	\$284,653	\$119,654	9.90	\$28,753		Land Table SE1	45.15%
R -06-24-100-002	2500 PARKER RD	05/10/23	\$350,000	\$348,986	\$120,740	\$119,726	9.92	\$12,171		Land Table SE1	34.31%
R -06-24-200-023	9535 RYELLA LN	09/23/22	\$393,025	\$363,245	\$114,798	\$85,018	5.08	\$22,598		Land Table SE1	23.41%
R -06-24-400-001	9170 EAGLE RD	06/03/22	\$365,000	\$495,718	\$17,799	\$148,517	16.10	\$1,106		Land Table SE1	29.96%
R -06-26-200-007		12/07/22	\$170,000	\$117,782	\$170,000	\$117,782	9.38	\$18,124		Land Table SE1	100.00%
R -06-26-301-004	8180 MILFORD RD	08/15/22	\$220,000	\$173,474	\$82,811	\$36,285	0.53	\$155,077		Land Table SE1	20.92%
R -06-26-301-010	8080 MILFORD RD	05/19/22	\$425,000	\$367,987	\$116,062	\$59,049	1.92	\$60,449		Land Table SE1	16.05%
R -06-26-301-013	1320 E ROSE CENTER RD	07/18/22	\$400,000	\$311,537	\$148,233	\$59,770	1.98	\$74,865		Land Table SE1	19.19%
R -06-26-302-004	1289 E ROSE CENTER RD	11/16/23	\$270,000	\$199,723	\$108,377	\$38,100	0.60	\$180,628		Land Table SE1	19.08%
R -06-34-400-007		12/14/23	\$2,000	\$3,919	\$2,000	\$3,919	0.26	\$7,692		Land Table SE1	100.00%
R -06-34-400-029	1000 NATURE TRL	03/30/22	\$390,000	\$415,859	\$51,030	\$76,889	3.61	\$14,136		Land Table SE1	18.49%
R -06-34-400-030	955 NATURE TRL	11/22/22	\$410,000	\$463,334	\$39,049	\$92,383	3.07	\$8,135	R -06-34-400-031	Land Table SE1	19.94%
R -06-34-400-036	948 MUNGER RD	12/14/23	\$399,900	\$307,963	\$141,266	\$49,329	1.11	\$127,267		Land Table SE1	16.02%
R -06-35-101-008		10/12/23	\$41,000	\$64,508	\$41,000	\$64,508	2.30	\$17,826		Land Table SE1	100.00%
R -06-35-126-003		03/29/22	\$100,000	\$59,971	\$100,000	\$59,971	9.98	\$10,020		Land Table SE1	100.00%
R -06-35-177-004	1861 E ROSE CENTER RD	09/18/23	\$235,000	\$215,366	\$61,362	\$41,728	0.75	\$81,816		Land Table SE1	19.38%
R -06-36-400-019	3500 MAUREEN LN	11/18/22	\$375,000	\$386,441	\$54,417	\$65,858	2.39	\$22,769		Land Table SE1	17.04%

Township/Village of Rose
Land Table SW1

BSA DATABASE		SALES DATA	
Parcel Count	478	# of Sales	23
ECF Nbnhd	RRA, FRM	Sales Ratio	52.22%
Min ECF	1.170	(Land Resid.-Est. Land Value)/Est. LV	-9.35%
Max ECF	1.215	% Change	5.00%
Land Table LtoB	22.60%	Projected Land Table LtoB	23.73%
CVT LtoB	23.46%	Sales Sample Size	4.81%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



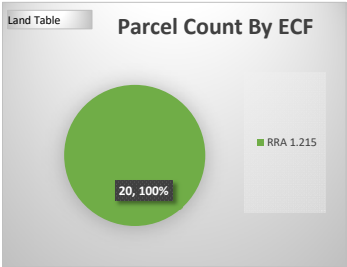
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$57,252	\$51,897	\$60,114
MINIMUM	\$558	\$506	\$586
MAXIMUM	\$628,646	\$569,857	\$660,078

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
R -06-19-378-006	4113 ORCHARD ST	04/24/23	\$135,000	\$182,087	(\$21,021)	\$26,066	0.17	(\$122,215)		Land Table SW1	14.32%
R -06-19-379-012	4060 SOUTH ST	06/09/22	\$105,000	\$93,638	\$37,428	\$26,066	0.17	\$217,605		Land Table SW1	27.84%
R -06-19-426-009	3800 DEMODE RD	02/15/23	\$27,000	\$25,434	\$27,000	\$25,434	1.72	\$15,698		Land Table SW1	100.00%
R -06-19-476-005	9013 HICKORY RIDGE RD	09/20/23	\$62,500	\$74,575	\$62,500	\$74,575	4.76	\$13,130		Land Table SW1	100.00%
R -06-20-100-008	19101 ROSE BUSH LN	05/13/22	\$68,000	\$112,105	\$23,142	\$67,247	3.36	\$6,888		Land Table SW1	59.99%
R -06-20-100-013	20101 ROSE BUSH LN	07/07/22	\$114,500	\$108,683	\$114,500	\$108,683	10.17	\$11,259		Land Table SW1	100.00%
R -06-21-376-002	1370 DEMODE RD	04/12/23	\$218,000	\$222,303	\$86,782	\$91,085	11.13	\$7,797		Land Table SW1	40.97%
R -06-21-401-001		11/20/23	\$525,000	\$345,018	\$525,000	\$345,018	79.01	\$6,645		Land Table SW1	100.00%
R -06-21-426-008	3237 BUCKHORN LAKE RE	07/15/22	\$379,900	\$354,411	\$151,983	\$126,494	1.00	\$13,606	R -06-21-426-007	Land Table SW1	35.69%
R -06-28-100-044	1305 DEMODE RD	05/31/22	\$135,000	\$622,338	(\$339,336)	\$148,002	16.48	(\$20,591)		Land Table SW1	23.78%
R -06-28-300-002	8000 FISH LAKE RD	02/14/23	\$395,000	\$620,900	\$395,000	\$620,900	49.50	\$3,809	-06-28-300-007, R -06-28-401-0	Land Table SW1	100.00%
R -06-28-300-006		06/05/23	\$205,000	\$155,186	\$205,000	\$155,186	17.28	\$11,863		Land Table SW1	100.00%
R -06-28-426-003		12/28/22	\$200,000	\$178,993	\$200,000	\$178,993	9.91	\$10,116	R -06-28-426-004	Land Table SW1	100.00%
R -06-29-300-005	7850 HICKORY RIDGE RD	08/30/22	\$260,000	\$335,754	(\$2,795)	\$72,959	4.31	(\$648)		Land Table SW1	21.73%
R -06-30-304-003	8090 TIPSICO LAKE RD	02/18/22	\$350,000	\$395,253	(\$6,153)	\$39,100	0.92	(\$6,666)		Land Table SW1	9.89%
R -06-30-353-010	4691 WEBBERDALE DR	09/27/23	\$146,450	\$138,276	\$37,500	\$29,326	0.39	\$95,178		Land Table SW1	21.21%
R -06-30-377-006	4419 WEBBERDALE DR	06/06/22	\$175,000	\$136,457	\$67,869	\$29,326	0.42	\$161,209		Land Table SW1	21.49%
R -06-30-426-007	8135 HICKORY RIDGE RD	12/29/23	\$370,000	\$283,315	\$145,822	\$59,137	2.39	\$61,013		Land Table SW1	20.87%
R -06-30-426-017	3360 TIPSICO TRL	08/19/22	\$294,900	\$288,665	\$49,345	\$43,110	1.00	\$49,345		Land Table SW1	14.93%
R -06-32-426-047		08/29/23	\$55,000	\$48,873	\$55,000	\$48,873	0.55	\$100,182		Land Table SW1	100.00%
R -06-32-427-010	7014 BIG TRAIL RD	09/26/23	\$425,000	\$400,958	\$72,538	\$48,496	1.50	\$48,359		Land Table SW1	12.10%
R -06-33-300-009	1655 W MUNGER RD	05/05/23	\$413,000	\$411,032	\$74,029	\$72,061	4.06	\$18,234		Land Table SW1	17.53%
R -06-33-300-015	6882 FISH LAKE RD	11/22/23	\$610,000	\$369,717	\$314,068	\$73,785	4.54	\$69,178		Land Table SW1	19.96%

Township/Village of Rose
Land Table TCH 2023

BSA DATABASE		SALES DATA	
Parcel Count	20	# of Sales	0
ECF Nbhd	RRA	Sales Ratio	#DIV/0!
Min ECF	1.215	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.215	% Change	15.00%
Land Table LtoB	10.81%	Projected Land Table LtoB	12.43%
CVT LtoB	23.46%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$69,000	#DIV/0!	\$79,350
MINIMUM	\$46,000	#DIV/0!	\$52,900
MAXIMUM	\$94,875	#DIV/0!	\$109,106

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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