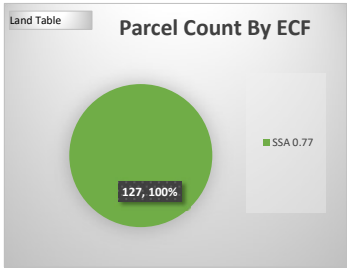


Township of Royal Oak
Land Table SSA

BSA DATABASE		SALES DATA	
Parcel Count	127	# of Sales	9
ECF Nbhd	SSA	Sales Ratio	47.95%
Min ECF	0.770	(Land Resid.-Est. Land Value)/Est. LV	28.40%
Max ECF	0.770	% Change	0.00%
Land Table LtoB	15.63%	Projected Land Table LtoB	15.63%
CVT LtoB	14.34%	Sales Sample Size	7.09%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



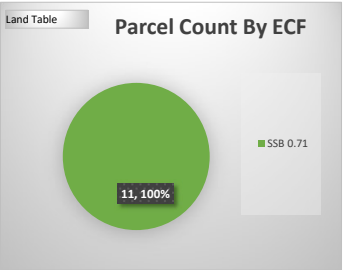
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$231	\$297	\$231
MINIMUM	\$154	\$198	\$154
MAXIMUM	\$308	\$395	\$308

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
S -25-32-401-012	21471 SCOTIA LN	07/24/23	\$120,000	\$102,842	\$41,765	\$24,607	0.30	\$139,217		Land Table SSA	23.93%
S -25-32-402-006	10641 N OAK DR	12/15/23	\$100,000	\$103,258	\$13,017	\$16,275	0.15	\$85,638		Land Table SSA	15.76%
S -25-32-402-007	10629 N OAK DR	04/11/22	\$140,000	\$105,509	\$50,766	\$16,275	0.15	\$333,987		Land Table SSA	15.43%
S -25-32-402-014	10515 N OAK DR	03/29/23	\$120,000	\$122,625	\$15,130	\$17,755	0.17	\$91,697		Land Table SSA	14.48%
S -25-32-402-024	10666 CLOVERDALE AVE	06/08/22	\$137,000	\$87,788	\$65,487	\$16,275	0.15	\$430,836		Land Table SSA	18.54%
S -25-32-426-013	10371 N OAK DR	07/12/23	\$111,300	\$119,279	\$11,122	\$19,101	0.19	\$58,230		Land Table SSA	16.01%
S -25-32-426-032	21347 MAJESTIC AVE	10/27/22	\$129,000	\$167,875	(\$21,120)	\$17,755	0.17	(\$128,000)		Land Table SSA	10.58%
S -25-32-428-003	21360 MAJESTIC AVE	12/22/22	\$140,000	\$148,279	\$9,476	\$17,755	0.17	\$57,430		Land Table SSA	11.97%
S -25-32-428-017	21317 ITHACA AVE	02/22/22	\$135,000	\$128,399	\$24,356	\$17,755	0.17	\$147,612		Land Table SSA	13.83%

Township of Royal Oak
Land Table SSB

BSA DATABASE		SALES DATA	
Parcel Count	11	# of Sales	23
ECF Nbhd	SSB	Sales Ratio	38.29%
Min ECF	0.710	(Land Resid.-Est. Land Value)/Est. LV	245.52%
Max ECF	0.710	% Change	0.00%
Land Table LtoB	14.28%	Projected Land Table LtoB	14.28%
CVT LtoB	14.34%	Sales Sample Size	209.09%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



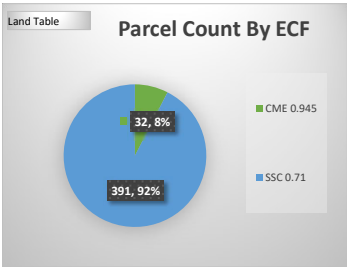
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$277	\$957	\$277
MINIMUM	\$277	\$957	\$277
MAXIMUM	\$277	\$957	\$277

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
S -25-33-303-043	21340 GLEN LODGE RD	03/06/23	\$195,000	\$131,014	\$77,716	\$13,730	0.16	\$473,878		Land Table SSC	10.48%
S -25-33-304-016	21340 GARDEN LN	11/30/23	\$48,000	\$50,137	\$8,168	\$10,305	0.11	\$77,790		Land Table SSC	20.55%
S -25-33-304-039	21368 GARDEN LN	03/21/22	\$111,000	\$108,868	\$18,142	\$16,010	0.21	\$85,981		Land Table SSC	14.71%
S -25-33-305-015	21358 PARKSIDE BLVD	12/21/22	\$100,000	\$85,872	\$24,433	\$10,305	0.11	\$232,695		Land Table SSC	12.00%
S -25-33-305-032	21341 WESTVIEW AVE	08/17/23	\$56,000	\$69,232	(\$2,485)	\$10,747	0.12	(\$21,609)		Land Table SSC	15.52%
S -25-33-351-009	21063 WOODSIDE AVE	09/07/22	\$190,000	\$139,381	\$60,924	\$10,305	0.11	\$580,229		Land Table SSC	7.39%
S -25-33-352-001	21148 WOODSIDE AVE	02/28/22	\$17,000				0.11	\$154,545		Land Table SSC	100.00%
S -25-33-352-013	21040 WOODSIDE AVE	08/26/22	\$109,900	\$77,434	\$42,771	\$10,305	0.11	\$407,343		Land Table SSC	13.31%
S -25-33-352-036	21121 GLEN LODGE RD	09/01/23	\$192,000	\$120,030	\$85,700	\$13,730	0.16	\$522,561		Land Table SSC	11.44%
S -25-33-353-009	21024 GLEN LODGE RD	09/07/22	\$230,000	\$167,100	\$73,205	\$10,305	0.11	\$697,190		Land Table SSC	6.17%
S -25-33-353-018	21031 GARDEN LN	08/28/23	\$180,000	\$121,172	\$69,133	\$10,305	0.11	\$658,410		Land Table SSC	8.50%
S -25-33-354-016	21043 PARKSIDE BLVD	11/08/22	\$7,500				0.11	\$71,429		Land Table SSC	100.00%
S -25-33-355-028	21059 WESTVIEW AVE	01/27/22	\$180,000	\$120,492	\$70,578	\$11,070	0.12	\$578,508		Land Table SSC	9.19%
S -25-33-358-019	20881 GARDEN LN	03/31/22	\$130,000	\$90,963	\$50,487	\$11,450	0.12	\$431,513		Land Table SSC	12.59%
S -25-33-359-026	20817 PARKSIDE BLVD	09/05/23	\$30,000	\$37,224	\$3,310	\$10,534	0.11	\$30,648		Land Table SSC	28.30%
S -25-33-377-003	8247 GROVEVIEW AVE	12/09/22	\$75,000	\$74,623	\$11,485	\$11,108	0.14	\$83,225		Land Table SSC	14.89%
S -25-33-377-007	8211 GROVEVIEW AVE	08/17/23	\$100,000	\$60,866	\$50,242	\$11,108	0.14	\$364,072		Land Table SSC	18.25%
S -25-33-378-011	21060 BETHLAWN BLVD	09/15/23	\$84,000	\$52,466	\$43,476	\$11,942	0.16	\$280,490		Land Table SSC	22.76%
S -25-33-380-007	20838 WESTVIEW AVE	12/14/22	\$123,000	\$88,611	\$44,967	\$10,578	0.13	\$359,736		Land Table SSC	11.94%
S -25-33-380-031	20797 REIMANVILLE AVE	02/10/22	\$85,000	\$80,183	\$15,355	\$10,538	0.12	\$123,831		Land Table SSC	13.14%
S -25-33-381-028	20805 BETHLAWN BLVD	08/24/23	\$78,600	\$78,835	\$11,415	\$11,650	0.15	\$75,099		Land Table SSC	14.78%
S -25-33-382-010	20806 BETHLAWN BLVD	11/17/23	\$12,000				0.30	\$39,604		Land Table SSC	100.00%
S -25-33-383-002	20878 MITCHELDALE AVI	03/14/22	\$82,500	\$68,009	\$25,530	\$11,039	0.14	\$187,721		Land Table SSC	16.23%

Township of Royal Oak
Land Table SSC

BSA DATABASE		SALES DATA	
Parcel Count	423	# of Sales	0
ECF Nbhd	CME, SSC	Sales Ratio	#DIV/0!
Min ECF	0.710	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.945	% Change	10.00%
Land Table LtoB	13.88%	Projected Land Table LtoB	15.27%
CVT LtoB	14.34%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



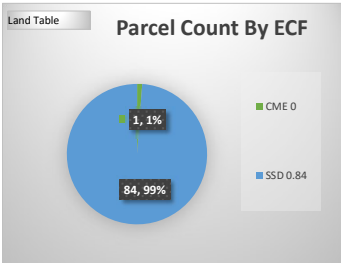
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$172	#DIV/0!	\$189
MINIMUM	\$114	#DIV/0!	\$125
MAXIMUM	\$229	#DIV/0!	\$252

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

BSA DATABASE		SALES DATA	
Parcel Count	85	# of Sales	1
ECF Nbhd	SSD, CME	Sales Ratio	32.01%
Min ECF	0.840	(Land Resid.-Est. Land Value)/Est. LV	315.66%
Max ECF	0.840	% Change	10.00%
Land Table LtoB	14.33%	Projected Land Table LtoB	15.76%
CVT LtoB	14.34%	Sales Sample Size	1.18%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$220	\$912	\$242
MINIMUM	\$146	\$607	\$161
MAXIMUM	\$293	\$1,218	\$322

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
S -25-33-329-015	21425 MITCHELLDALE AVI	10/06/23	\$105,000	\$67,219	\$49,750	\$11,969	0.13	\$371,269		Land Table SSD	17.81%