

BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

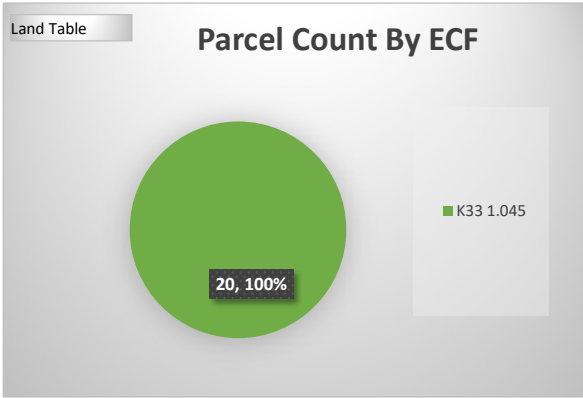
Land Table K33

BSA DATABASE		SALES DATA	
Parcel Count	20	# of Sales	4
ECF Nbhd	K33	Sales Ratio	48.14%
Min ECF	1.045	(Land Resid.-Est. Land Value)/Est. LV	14.49%
Max ECF	1.045	% Change	10.00%
Land Table LtoB	27.16%	Projected Land Table LtoB	29.87%
CVT LtoB	28.66%	Sales Sample Size	20.00%

Color Key

Vacant Sales

Demo Sales or
New Build after
sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$189,319	\$216,749	\$208,251
MINIMUM	\$173,476	\$198,611	\$190,824
MAXIMUM	\$205,161	\$234,887	\$225,677

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TH-24-10-102-030	10 RIVERBANK DR	3/1/2023	\$925,000	\$773,128	\$357,033	\$205,161	0.11	\$3,245,755.00		K33	26.54%
TH-24-10-102-026	18 RIVERBANK DR	6/7/2023	\$712,000	\$652,928	\$232,548	\$173,476	0.121	\$1,921,884.00		K33	26.57%
TH-24-10-102-034	2 RIVERBANK DR	9/27/2022	\$715,000	\$743,085	\$177,076	\$205,161	0.142	\$1,247,014.00		K33	27.61%
TH-24-10-102-045	25 RIVERBANK DR	6/23/2022	\$595,000	\$668,136	\$100,340	\$173,476	0.215	\$466,698.00		K33	25.96%

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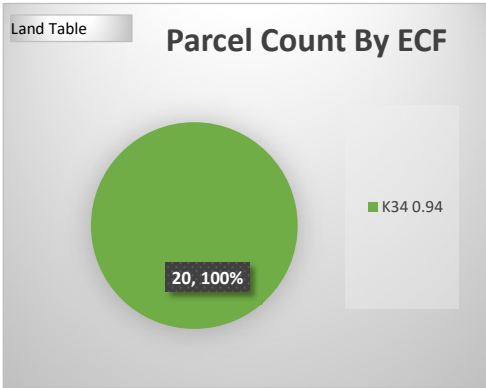
Land Table K34

BSA DATABASE		SALES DATA	
Parcel Count	20	# of Sales	1
ECF Nbhd	K34	Sales Ratio	46.36%
Min ECF	0.940	(Land Resid.-Est. Land Value)/Est. LV	34.19%
Max ECF	0.940	% Change	5.00%
Land Table LtoB	21.18%	Projected Land Table LtoB	22.24%
CVT LtoB	28.66%	Sales Sample Size	5.00%

Color Key

Vacant Sales

Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$93,260	\$125,144	\$97,923
MINIMUM	\$86,754	\$116,415	\$91,092
MAXIMUM	\$99,765	\$133,874	\$104,753

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TH-24-01-477-042	140 CHARRINGTON CT	9/19/2022	\$469,000	\$434,891	\$133,874	\$99,765	1	\$133,874.00		K34	50.63%

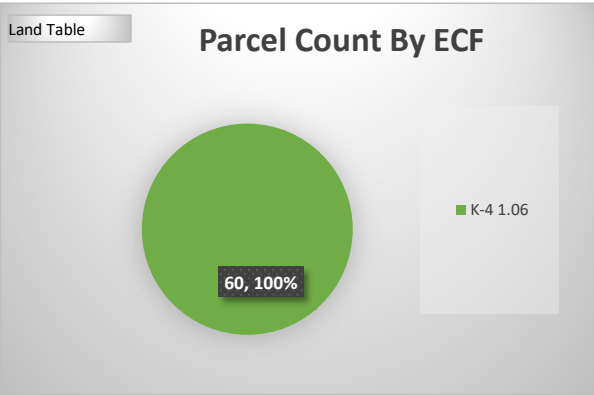
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Land Table K-4

BSA DATABASE		SALES DATA	
Parcel Count	60	# of Sales	4
ECF Nbhd	K-4	Sales Ratio	40.49%
Min ECF	1.060	(Land Resid.-Est. Land Value)/Est. LV	104.13%
Max ECF	1.060	% Change	5.00%
Land Table LtoB	22.37%	Projected Land Table LtoB	23.49%
CVT LtoB	28.66%	Sales Sample Size	6.67%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$68,425	\$139,672	\$71,267
MINIMUM	\$56,849	\$116,044	\$62,534
MAXIMUM	\$80,000	\$163,301	\$80,000

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	LtoB
TH-24-02-353-026	19710 W 13 MILE RD	6/30/2022	\$325,000	\$222,222	\$159,627	\$56,849	0.1	\$1,596,270.00		K-4	25.58%
TH-24-02-353-025	19710 W 13 MILE RD	4/7/2023	\$325,000	\$247,509	\$134,340	\$56,849	0.1	\$1,343,400.00		K-4	22.97%
TH-24-02-353-028	19710 W 13 MILE RD	3/15/2023	\$300,000	\$247,604	\$109,245	\$56,849	0.1	\$1,092,450.00		K-4	22.96%
TH-24-02-456-019	18674 W 13 MILE RD	9/22/2023	\$295,000	\$290,887	\$60,962	\$56,849	0.1	\$609,620.00		K-4	19.54%

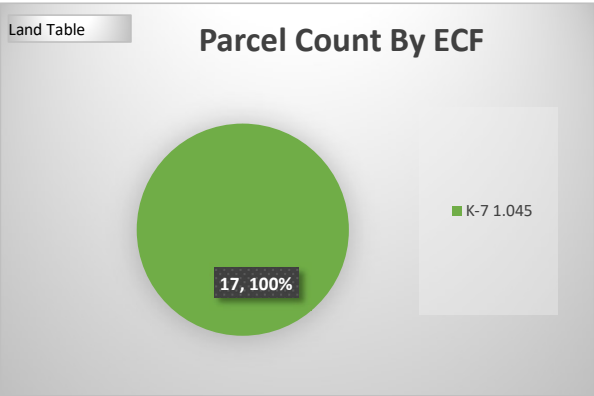
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Land Table K-7

BSA DATABASE		SALES DATA	
Parcel Count	17	# of Sales	1
ECF Nbhd	K-7	Sales Ratio	45.37%
Min ECF	1.045	(Land Resid.-Est. Land Value)/Est. LV	42.35%
Max ECF	1.045	% Change	10.00%
Land Table LtoB	25.91%	Projected Land Table LtoB	28.50%
CVT LtoB	28.66%	Sales Sample Size	5.88%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$234,874	\$334,333	\$258,362
MINIMUM	\$222,512	\$316,736	\$244,763
MAXIMUM	\$247,236	\$351,930	\$271,960

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TH-24-03-152-041	200 TURNBERRY CT	12/1/2023	\$1,131,000	\$1,026,306	\$351,930	\$247,236	0.52	\$676,788.00		K-7	50.63%

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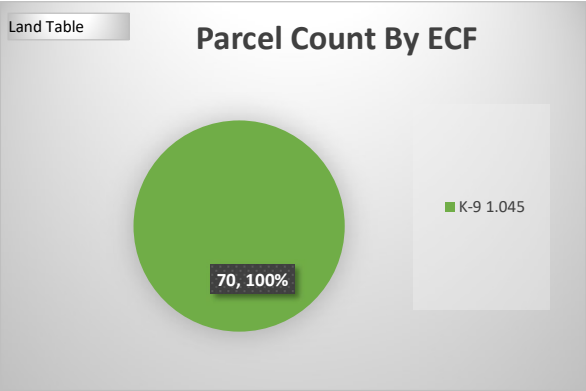
Land Table K-9

BSA DATABASE		SALES DATA	
Parcel Count	70	# of Sales	11
ECF Nbhd	K-9	Sales Ratio	49.27%
Min ECF	1.045	(Land Resid.-Est. Land Value)/Est. LV	5.84%
Max ECF	1.045	% Change	7.26%
Land Table LtoB	23.99%	Projected Land Table LtoB	25.73%
CVT LtoB	28.66%	Sales Sample Size	15.71%

Color Key

Vacant Sales

Demo Sales or
New Build after
sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$120,060	\$127,076	\$127,500
MINIMUM	\$89,700	\$94,942	\$100,000
MAXIMUM	\$150,420	\$159,211	\$155,000

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	LtoB
TH-24-04-276-031	22201 VILLAGE PINES DR	1/24/2022	\$670,000	\$603,807	\$216,613	\$150,420	0.33	\$656,403.00		K-9	24.91%
TH-24-04-276-056	32288 SPRUCE LN	2/13/2023	\$715,000	\$648,094	\$217,326	\$150,420	0.33	\$658,564.00		K-9	23.21%
TH-24-04-276-076	32095 SPRUCE LN	4/8/2022	\$570,000	\$530,990	\$189,430	\$150,420	0.33	\$574,030.00		K-9	28.33%
TH-24-04-276-052	22005 VILLAGE PINES DR	6/21/2022	\$525,000	\$496,525	\$178,895	\$150,420	0.33	\$542,106.00		K-9	30.29%
TH-24-04-276-067	22200 ORCHARD WAY	7/26/2022	\$548,500	\$523,693	\$175,227	\$150,420	0.33	\$530,991.00		K-9	28.72%
TH-24-04-276-033	22218 VILLAGE PINES DR	8/31/2023	\$555,000	\$542,138	\$163,282	\$150,420	0.33	\$494,794.00		K-9	27.75%
TH-24-04-276-051	32451 PINES DR	9/7/2022	\$600,000	\$601,860	\$148,560	\$150,420	0.33	\$450,182.00		K-9	24.99%
TH-24-03-101-026	21845 DOVER CT	2/24/2023	\$498,000	\$499,621	\$88,079	\$89,700	0.416	\$211,728.00		K-9	17.95%
TH-24-04-276-042	22045 VILLAGE PINES DR	5/27/2022	\$600,000	\$612,379	\$138,041	\$150,420	0.33	\$418,306.00		K-9	24.56%
TH-24-04-227-018	22404 VALLEY OAKS DR	4/19/2022	\$640,000	\$692,500	\$97,920	\$150,420	0.437	\$224,073.00		K-9	21.72%
TH-24-04-276-030	22205 VILLAGE PINES DR	4/4/2023	\$425,000	\$501,745	\$73,675	\$150,420	0.33	\$223,258.00		K-9	29.98%

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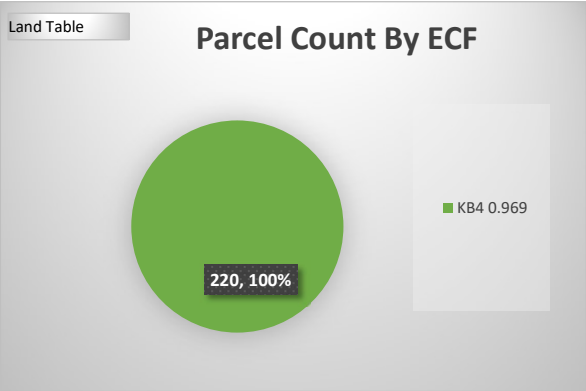
Land Table KB4

BSA DATABASE		SALES DATA	
Parcel Count	220	# of Sales	25
ECF Nbhd	KB4	Sales Ratio	48.23%
Min ECF	0.969	(Land Resid.-Est. Land Value)/Est. LV	16.54%
Max ECF	0.969	% Change	3.38%
Land Table LtoB	22.09%	Projected Land Table LtoB	22.83%
CVT LtoB	28.66%	Sales Sample Size	11.36%

Color Key

Vacant Sales

Demo Sales or
New Build after
sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$91,897	\$107,098	\$95,000
MINIMUM	\$91,897	\$107,098	\$95,000
MAXIMUM	\$91,897	\$107,098	\$95,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TB-24-05-476-043	24130 BINGHAM POINTE DR	7/8/2022	\$615,250	\$468,740	\$238,407	\$91,897	0.41	\$581,480.00		KB4	19.61%
TB-24-09-101-048	30825 RIVER CROSSING ST	7/28/2022	\$435,000	\$355,899	\$170,998	\$91,897	0.39	\$438,456.00		KB4	25.82%
TB-24-09-101-042	30765 RIVER CROSSING ST	9/26/2023	\$475,000	\$397,879	\$169,018	\$91,897	0.39	\$433,379.00		KB4	23.10%
TB-24-09-101-028	30735 TIMBERBROOK LN	4/28/2023	\$515,000	\$440,007	\$166,890	\$91,897	0.39	\$427,923.00		KB4	20.89%
TB-24-09-101-163	23740 OVERLOOK CIR	11/1/2023	\$515,000	\$440,790	\$166,107	\$91,897	0.39	\$425,915.00		KB4	20.85%
TB-24-05-476-033	24086 BINGHAM POINTE DR	10/5/2022	\$419,900	\$367,155	\$144,642	\$91,897	0.41	\$352,785.00		KB4	25.03%
TB-24-09-101-034	30505 TIMBERBROOK LN	11/16/2022	\$440,000	\$395,651	\$136,246	\$91,897	0.39	\$349,349.00		KB4	23.23%
TB-24-09-101-031	30705 TIMBERBROOK LN	9/28/2022	\$500,000	\$456,700	\$135,197	\$91,897	0.39	\$346,659.00		KB4	20.12%
TB-24-09-101-049	30835 RIVER CROSSING ST	6/15/2022	\$462,000	\$422,989	\$130,908	\$91,897	0.39	\$335,662.00		KB4	21.73%
TB-24-09-101-014	30915 TIMBERBROOK LN	7/18/2022	\$410,000	\$378,801	\$123,096	\$91,897	0.39	\$315,631.00		KB4	24.26%
TB-24-09-101-047	30815 RIVER CROSSING ST	9/9/2022	\$427,000	\$396,060	\$122,837	\$91,897	0.39	\$314,967.00		KB4	23.20%
TB-24-09-101-011	30955 TIMBERBROOK LN	5/5/2022	\$480,000	\$449,331	\$122,566	\$91,897	0.39	\$314,272.00		KB4	20.45%
TB-24-05-476-020	24030 BINGHAM POINTE DR	2/27/2023	\$387,500	\$369,872	\$109,525	\$91,897	0.41	\$267,134.00		KB4	24.85%
TB-24-09-101-054	30790 RIVER CROSSING ST	10/19/2023	\$424,000	\$405,451	\$110,446	\$91,897	0.39	\$283,195.00		KB4	22.67%
TB-24-09-101-159	23825 OVERLOOK CIR	12/7/2022	\$432,000	\$427,459	\$96,438	\$91,897	0.39	\$247,277.00		KB4	21.50%
TB-24-09-101-147	30515 OAKVIEW WAY	1/6/2022	\$380,000	\$383,314	\$88,583	\$91,897	0.39	\$227,136.00		KB4	23.97%
TB-24-09-101-046	30805 RIVER CROSSING ST	10/4/2022	\$400,000	\$419,660	\$72,237	\$91,897	0.39	\$185,223.00		KB4	21.90%
TB-24-09-101-137	23935 GREENGLEN CT	10/12/2023	\$425,000	\$448,252	\$68,645	\$91,897	0.39	\$176,013.00		KB4	20.50%

BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table KB4

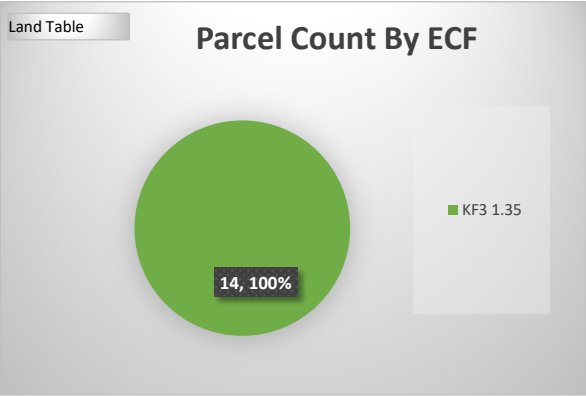
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TB-24-05-476-021	24034 BINGHAM POINTE DR	6/20/2023	\$438,000	\$462,960	\$66,937	\$91,897	0.41	\$163,261.00		KB4	19.85%
TB-24-09-101-214	30920 RIVER CROSSING ST	7/31/2023	\$330,000	\$349,163	\$72,734	\$91,897	0.39	\$186,497.00		KB4	26.32%
TB-24-05-476-042	24126 BINGHAM POINTE DR	1/7/2022	\$420,000	\$454,805	\$57,092	\$91,897	0.41	\$139,249.00		KB4	20.21%
TB-24-09-101-037	30715 RIVER CROSSING ST	5/12/2023	\$365,000	\$416,236	\$40,661	\$91,897	0.39	\$104,259.00		KB4	22.08%
TB-24-09-101-213	30910 RIVER CROSSING ST	4/18/2023	\$360,000	\$415,527	\$36,370	\$91,897	0.39	\$93,256.00		KB4	22.12%
TB-24-09-101-083	23700 RAVINEVIEW CT	11/9/2022	\$372,000	\$452,663	\$11,234	\$91,897	0.39	\$28,805.00		KB4	20.30%
TB-24-09-101-039	30735 RIVER CROSSING ST	9/28/2022	\$300,000	\$372,259	\$19,638	\$91,897	0.39	\$50,354.00		KB4	24.69%

BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table KF3

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	1
ECF Nbhd	KF3	Sales Ratio	28.51%
Min ECF	1.350	(Land Resid.-Est. Land Value)/Est. LV	271.86%
Max ECF	1.350	% Change	0.00%
Land Table LtoB	31.81%	Projected Land Table LtoB	31.81%
CVT LtoB	28.66%	Sales Sample Size	7.14%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$205,559	\$764,393	\$205,559
MINIMUM	\$205,559	\$764,393	\$205,559
MAXIMUM	\$205,559	\$764,393	\$205,559

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TF-24-06-226-034	32704 RAVINE DR	6/17/2022	\$1,300,000	\$741,166	\$764,393	\$205,559	0.18	\$4,246,628.00		KF3	50.63%

BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

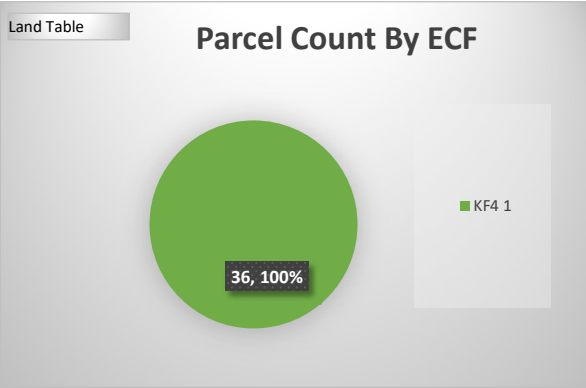
Land Table KF4

BSA DATABASE		SALES DATA	
Parcel Count	36	# of Sales	1
ECF Nbhd	KF4	Sales Ratio	56.34%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	-47.21%
Max ECF	1.000	% Change	0.00%
Land Table LtoB	21.04%	Projected Land Table LtoB	21.04%
CVT LtoB	28.66%	Sales Sample Size	2.78%

Color Key

Vacant Sales

Demo Sales or
New Build after
sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$233,375	\$123,190	\$233,375
MINIMUM	\$159,781	\$84,343	\$159,781
MAXIMUM	\$319,559	\$168,684	\$319,559

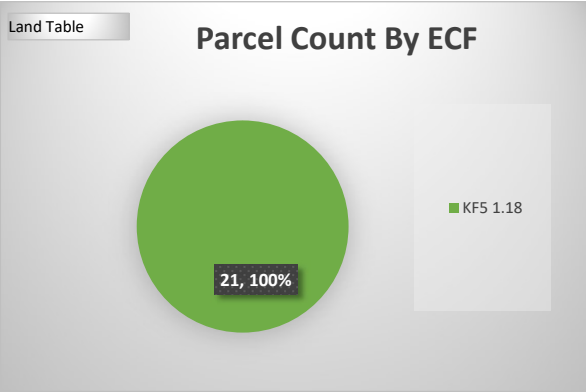
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TF-24-08-103-017	30800 FRANKLIN WOODS CT	3/21/2022	\$873,000	\$983,642	\$123,702	\$234,344	0.7	\$176,717.00		KF4	50.63%

BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table KF5

BSA DATABASE		SALES DATA	
Parcel Count	21	# of Sales	1
ECF Nbhd	KF5	Sales Ratio	43.26%
Min ECF	1.180	(Land Resid.-Est. Land Value)/Est. LV	53.30%
Max ECF	1.180	% Change	0.00%
Land Table LtoB	31.55%	Projected Land Table LtoB	33.12%
CVT LtoB	28.66%	Sales Sample Size	4.76%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$424,505	\$650,766	\$445,730
MINIMUM	\$390,991	\$599,390	\$410,541
MAXIMUM	\$460,810	\$706,423	\$483,851

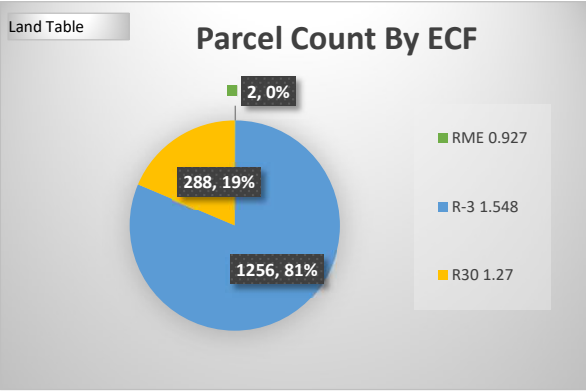
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TF-24-06-227-030	32679 BROOKWOOD LN	10/26/2022	\$1,700,000	\$1,470,761	\$659,329	\$430,090	0.24	\$2,747,204.00		KF5	50.63%

BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table R-3

BSA DATABASE		SALES DATA	
Parcel Count	1546	# of Sales	133
ECF Nbhd	R30, R-3, RME	Sales Ratio	45.80%
Min ECF	0.927	(Land Resid.-Est. Land Value)/Est. LV	18.02%
Max ECF	1.548	% Change	20.00%
Land Table LtoB	34.10%	Projected Land Table LtoB	40.91%
CVT LtoB	28.66%	Sales Sample Size	8.60%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$142,053	\$167,645	\$170,464
MINIMUM	\$19,730	\$23,285	\$23,676
MAXIMUM	\$256,486	\$302,695	\$307,783

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TH-24-01-130-015	17132 BUCKINGHAM AVE	10/4/2023	\$670,000				0.062	\$10,806,452.00	TH-24-01-130-016	R-3	100.00%
TH-24-01-277-017	32490 SHERIDAN DR	12/28/2022	\$435,000				0.132	\$3,295,455.00	TH-24-01-277-018	R-3	100.00%
TH-24-01-431-009		4/13/2023	\$410,000				0.165	\$2,484,848.00	TH-24-01-431-008	R-3	100.00%
TH-24-01-452-021		7/28/2023	\$385,000				0.123	\$3,130,081.00	TH-24-01-452-019	R-3	100.00%
TH-24-01-227-015	15619 KIRKSHIRE AVE	7/8/2022	\$175,000				0.179	\$977,654.00		R-3	91.96%
TH-24-01-130-016	17132 BUCKINGHAM AVE	10/4/2023	\$670,000				0.186	\$1,329,206.00	TH-24-01-130-015	R-3	29.73%
TH-24-01-229-025	15948 DUNBLAINE AVE	8/4/2023	\$553,100	\$413,925	\$281,228	\$142,053	0.215	\$1,308,037.00		R-3	34.32%
TH-24-01-255-021	16170 BEVERLY RD	10/31/2023	\$435,000	\$327,259	\$205,008	\$97,267	0.195	\$1,051,323.00		R-3	29.72%
TH-24-01-107-005	17869 BUCKINGHAM AVE	6/9/2023	\$600,000	\$455,090	\$314,585	\$169,675	0.309	\$1,018,074.00		R-3	37.28%
TH-24-01-255-013	16161 BEECHWOOD AVE	10/6/2023	\$500,000	\$384,977	\$229,455	\$114,432	0.183	\$1,253,852.00		R-3	29.72%
TH-24-01-377-026	31139 E RUTLAND ST	9/29/2023	\$402,000	\$311,688	\$204,744	\$114,432	0.198	\$1,034,061.00		R-3	36.71%
TH-24-01-229-004	15807 BUCKINGHAM AVE	10/16/2023	\$525,000	\$407,219	\$232,213	\$114,432	0.186	\$1,248,457.00		R-3	28.10%
TH-24-01-155-008	17876 BEECHWOOD AVE	6/27/2022	\$640,000	\$497,467	\$312,208	\$169,675	0.335	\$931,964.00		R-3	34.11%
TH-24-01-378-001	31280 E RUTLAND ST	1/19/2023	\$450,000	\$350,495	\$213,937	\$114,432	0.187	\$1,144,048.00		R-3	32.65%
TH-24-01-157-014	17880 BEVERLY RD	10/6/2023	\$440,000	\$344,044	\$216,701	\$120,745	0.246	\$880,898.00		R-3	35.10%
TH-24-01-406-007	16026 LAUDERDALE AVE	11/7/2023	\$460,000	\$364,480	\$209,952	\$114,432	0.166	\$1,264,771.00		R-3	31.40%
TH-24-01-377-029	31079 E RUTLAND ST	12/22/2023	\$393,000	\$317,518	\$189,914	\$114,432	0.198	\$959,162.00		R-3	36.04%
TH-24-01-377-001	31374 W RUTLAND ST	4/8/2022	\$430,000	\$347,698	\$196,734	\$114,432	0.172	\$1,143,802.00		R-3	32.91%

BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table R-3

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TH-24-01-377-023	31199 E RUTLAND ST	1/6/2023	\$449,900	\$364,698	\$199,634	\$114,432	0.198	\$1,008,253.00		R-3	31.38%
TH-24-01-278-020	32261 AUBURN DR	10/18/2023	\$620,000	\$504,754	\$229,678	\$114,432	0.147	\$1,562,435.00		R-3	22.67%
TH-24-01-103-011	17825 KIRKSHIRE AVE	6/10/2022	\$540,000	\$440,410	\$241,643	\$142,053	0.22	\$1,098,377.00		R-3	32.25%
TH-24-01-403-023	16114 LAUDERDALE AVE	9/6/2023	\$613,800	\$500,757	\$255,096	\$142,053	0.254	\$1,004,315.00		R-3	28.37%
TH-24-01-376-022	31387 W RUTLAND ST	9/20/2023	\$334,000	\$273,036	\$175,396	\$114,432	0.184	\$953,239.00		R-3	41.91%
TH-24-01-155-004	17861 LOCHERBIE AVE	5/24/2023	\$450,000	\$369,054	\$222,999	\$142,053	0.219	\$1,018,260.00		R-3	38.49%
TH-24-01-129-005	16945 KIRKSHIRE AVE	6/21/2023	\$377,000	\$311,232	\$180,200	\$114,432	0.186	\$968,817.00		R-3	36.77%
TH-24-01-404-006	16211 LAUDERDALE AVE	9/20/2023	\$455,000	\$376,329	\$193,103	\$114,432	0.172	\$1,122,692.00		R-3	30.41%
TH-24-01-208-003	16083 BUCKINGHAM AVE	12/15/2023	\$417,000	\$349,305	\$209,748	\$142,053	0.236	\$888,763.00		R-3	40.67%
TH-24-01-278-013	32207 AUBURN DR	1/28/2022	\$529,000	\$444,185	\$199,247	\$114,432	0.185	\$1,077,011.00		R-3	25.76%
TH-24-01-253-014	16124 LOCHERBIE AVE	5/13/2022	\$593,775	\$501,661	\$311,113	\$218,999	0.439	\$708,686.00		R-3	43.65%
TH-24-01-131-014	16950 BUCKINGHAM AVE	12/4/2023	\$437,500	\$369,996	\$181,936	\$114,432	0.186	\$978,151.00		R-3	30.93%
TH-24-01-281-013	32081 AUBURN DR	11/21/2022	\$375,000	\$317,332	\$172,100	\$114,432	0.142	\$1,211,972.00		R-3	36.06%
TH-24-01-329-004	16933 LAUDERDALE AVE	7/6/2022	\$425,000	\$360,851	\$178,581	\$114,432	0.195	\$915,800.00		R-3	31.71%
TH-24-01-281-011	32101 AUBURN DR	3/8/2023	\$455,000	\$388,925	\$180,507	\$114,432	0.142	\$1,271,176.00		R-3	29.42%
TH-24-01-202-041	32742 PIERCE ST	4/14/2022	\$385,000	\$330,968	\$151,299	\$97,267	0.115	\$1,315,643.00		R-3	29.39%
TH-24-01-103-016	17820 BIRWOOD AVE	6/21/2023	\$419,000	\$364,601	\$168,831	\$114,432	0.161	\$1,048,640.00		R-3	31.39%
TH-24-01-251-005	16270 LOCHERBIE AVE	12/1/2022	\$449,000	\$390,750	\$200,303	\$142,053	0.223	\$898,220.00		R-3	36.35%
TH-24-01-201-045	16244 KIRKSHIRE AVE	5/9/2022	\$315,000	\$275,414	\$136,853	\$97,267	0.119	\$1,150,025.00		R-3	35.32%
TH-24-01-206-009	16015 KIRKSHIRE AVE	6/6/2022	\$595,000	\$521,333	\$170,934	\$97,267	0.177	\$965,729.00		R-3	18.66%
TH-24-01-401-022	31829 SHERIDAN DR	7/11/2022	\$465,000	\$407,914	\$199,139	\$142,053	0.214	\$934,925.00		R-3	34.82%
TH-24-01-255-001	16299 BEECHWOOD AVE	8/22/2022	\$595,000	\$523,805	\$215,419	\$144,224	0.31	\$694,900.00		R-3	27.53%
TH-24-01-254-023	16190 BEECHWOOD AVE	11/29/2022	\$425,000	\$375,255	\$191,798	\$142,053	0.232	\$826,716.00		R-3	37.86%
TH-24-01-376-006	31275 W RUTLAND ST	7/27/2022	\$335,000	\$295,857	\$153,575	\$114,432	0.193	\$795,725.00		R-3	38.68%
TH-24-01-458-005	16046 W 13 MILE RD	5/10/2023	\$300,000	\$265,355	\$155,390	\$120,745	0.202	\$769,257.00		R-3	45.50%
TH-24-01-427-007	31760 GLENCOE DR	7/8/2022	\$418,000	\$370,564	\$168,181	\$120,745	0.237	\$709,624.00		R-3	32.58%
TH-24-01-229-014	15637 BUCKINGHAM AVE	12/27/2022	\$362,000	\$322,984	\$153,448	\$114,432	0.162	\$947,210.00		R-3	35.43%
TH-24-01-277-038	32343 ARLINGTON DR	8/12/2022	\$435,000	\$389,840	\$187,213	\$142,053	0.289	\$647,796.00		R-3	36.44%
TH-24-01-376-003	31327 W RUTLAND ST	10/31/2023	\$361,000	\$325,270	\$150,162	\$114,432	0.193	\$778,041.00		R-3	35.18%
TH-24-01-404-001	16275 LAUDERDALE AVE	8/21/2023	\$486,000	\$438,937	\$167,808	\$120,745	0.253	\$663,273.00		R-3	27.51%
TH-24-01-279-010	32286 AUBURN DR	7/12/2022	\$421,000	\$380,702	\$154,730	\$114,432	0.128	\$1,208,828.00		R-3	30.06%
TH-24-01-130-017	17124 BUCKINGHAM AVE	12/29/2023	\$390,000	\$353,365	\$178,688	\$142,053	0.223	\$801,291.00		R-3	40.20%
TH-24-01-283-005	32200 VERONA CIR	2/15/2023	\$360,000	\$326,652	\$147,780	\$114,432	0.152	\$972,237.00		R-3	35.03%
TH-24-01-378-007	16997 MARGUERITE ST	6/1/2023	\$355,000	\$322,336	\$147,096	\$114,432	0.185	\$795,114.00		R-3	35.50%
TH-24-01-228-038	15574 BUCKINGHAM AVE	6/23/2023	\$385,000	\$350,669	\$148,763	\$114,432	0.173	\$859,902.00		R-3	32.63%
TH-24-01-408-003	16029 AMHERST AVE	6/15/2023	\$468,000	\$427,264	\$155,168	\$114,432	0.182	\$852,571.00		R-3	26.78%
TH-24-01-202-035	16228 BIRWOOD AVE	7/26/2023	\$300,000	\$273,949	\$140,483	\$114,432	0.108	\$1,300,769.00		R-3	41.77%
TH-24-01-181-011	16948 BEECHWOOD AVE	9/9/2022	\$446,000	\$407,546	\$180,507	\$142,053	0.263	\$686,338.00		R-3	34.86%
TH-24-01-326-006	16974 WETHERBY ST	1/11/2023	\$585,000	\$534,906	\$164,526	\$114,432	0.188	\$875,138.00		R-3	21.39%
TH-24-01-228-017	15575 BIRWOOD AVE	10/20/2023	\$350,000	\$320,051	\$144,381	\$114,432	0.179	\$806,598.00		R-3	35.75%
TH-24-01-407-006	15951 LAUDERDALE AVE	5/18/2022	\$420,000	\$384,414	\$150,018	\$114,432	0.18	\$833,433.00		R-3	29.77%
TH-24-01-154-014	17310 LOCHERBIE AVE	2/4/2022	\$393,600	\$362,205	\$173,448	\$142,053	0.265	\$654,521.00		R-3	39.22%
TH-24-01-104-007	17560 BIRWOOD AVE	4/8/2022	\$425,000	\$394,922	\$144,510	\$114,432	0.167	\$865,329.00		R-3	28.98%
TH-24-01-277-018	32490 SHERIDAN DR	12/28/2022	\$435,000				0.14	\$743,849.00	TH-24-01-277-017	R-3	42.45%
TH-24-01-401-013	16230 WETHERBY ST	12/29/2023	\$400,000	\$372,027	\$142,405	\$114,432	0.179	\$795,559.00		R-3	30.76%
TH-24-01-278-011	32388 ARLINGTON DR	7/8/2022	\$360,000	\$334,881	\$139,551	\$114,432	0.13	\$1,073,469.00		R-3	34.17%

BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table R-3

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TH-24-01-254-007	16255 LOCHERBIE AVE	9/8/2022	\$371,000	\$345,652	\$139,780	\$114,432	0.155	\$901,806.00		R-3	33.11%
TH-24-01-226-031	15728 KIRKSHIRE AVE	5/6/2022	\$312,500	\$291,581	\$135,351	\$114,432	0.179	\$756,151.00		R-3	39.25%
TH-24-01-476-013	31167 FAIRFAX AVE	2/10/2023	\$415,000	\$388,004	\$245,009	\$218,013	1.001	\$244,764.00		R-3	56.19%
TH-24-01-228-033	15656 BUCKINGHAM AVE	4/11/2023	\$309,000	\$288,989	\$134,443	\$114,432	0.173	\$777,127.00		R-3	39.60%
TH-24-01-228-012	15659 BIRWOOD AVE	3/2/2022	\$305,000	\$285,243	\$134,189	\$114,432	0.179	\$749,659.00		R-3	40.12%
TH-24-01-127-002	16975 W 14 MILE RD	3/4/2022	\$350,000	\$329,078	\$141,667	\$120,745	0.207	\$684,382.00		R-3	36.69%
TH-24-01-203-011	16321 BIRWOOD AVE	8/2/2023	\$430,000	\$404,541	\$139,891	\$114,432	0.132	\$1,059,780.00		R-3	28.29%
TH-24-01-403-005	16227 REEDMERE AVE	10/24/2022	\$402,500	\$379,620	\$164,933	\$142,053	0.207	\$796,778.00		R-3	37.42%
TH-24-01-280-022	16020 BEVERLY RD	3/30/2022	\$454,900	\$429,155	\$146,490	\$120,745	0.232	\$631,422.00		R-3	28.14%
TH-24-01-130-001	17235 BIRWOOD AVE	10/26/2022	\$385,000	\$364,394	\$162,659	\$142,053	0.252	\$645,472.00		R-3	38.98%
TH-24-01-182-013	17210 BEVERLY RD	9/22/2022	\$400,000	\$379,471	\$141,274	\$120,745	0.211	\$669,545.00		R-3	31.82%
TH-24-01-429-010	31760 VERONA CIR	5/6/2022	\$355,000	\$337,725	\$131,707	\$114,432	0.184	\$715,799.00		R-3	33.88%
TH-24-01-226-036	15636 KIRKSHIRE AVE	11/7/2022	\$340,000	\$324,978	\$129,454	\$114,432	0.179	\$723,207.00		R-3	35.21%
TH-24-01-179-001	16993 KINROSS AVE	5/5/2022	\$467,000	\$447,767	\$161,286	\$142,053	0.229	\$704,306.00		R-3	31.72%
TH-24-01-228-008	15743 BIRWOOD AVE	7/7/2022	\$260,000	\$251,183	\$123,249	\$114,432	0.179	\$688,542.00		R-3	45.56%
TH-24-01-130-007	17123 BIRWOOD AVE	6/5/2023	\$385,000	\$372,277	\$154,776	\$142,053	0.223	\$694,063.00		R-3	38.16%
TH-24-01-429-006	31850 VERONA CIR	8/21/2023	\$655,000	\$633,613	\$142,132	\$120,745	0.257	\$553,043.00		R-3	19.06%
TH-24-01-228-007	15755 BIRWOOD AVE	4/29/2022	\$270,000	\$261,259	\$123,173	\$114,432	0.179	\$688,117.00		R-3	43.80%
TH-24-01-183-008	16976 BEVERLY RD	7/17/2023	\$410,000	\$400,102	\$130,643	\$120,745	0.239	\$546,623.00		R-3	30.18%
TH-24-01-182-001	17231 BEECHWOOD AVE	6/30/2023	\$570,000	\$558,097	\$181,578	\$169,675	0.39	\$465,585.00		R-3	30.40%
TH-24-01-202-028	16284 BIRWOOD AVE	3/14/2022	\$460,000	\$450,410	\$124,022	\$114,432	0.108	\$1,148,352.00		R-3	25.41%
TH-24-01-151-012	17800 KINROSS AVE	5/25/2022	\$560,000	\$550,158	\$179,517	\$169,675	0.325	\$552,360.00		R-3	30.84%
TH-24-01-154-009	17380 LOCHERBIE AVE	10/30/2023	\$425,000	\$421,285	\$145,768	\$142,053	0.246	\$592,553.00		R-3	33.72%
TH-24-01-106-003	17451 BIRWOOD AVE	6/17/2022	\$448,500	\$445,967	\$172,208	\$169,675	0.335	\$514,054.00		R-3	38.05%
TH-24-01-407-018	15942 AMHERST AVE	7/13/2023	\$425,000	\$425,421	\$141,632	\$142,053	0.215	\$658,753.00		R-3	33.39%
TH-24-01-427-008	31740 GLENCOE DR	5/25/2022	\$411,000	\$412,647	\$140,406	\$142,053	0.224	\$626,812.00		R-3	34.42%
TH-24-01-405-005	31746 SHERIDAN DR	10/12/2023	\$378,000	\$380,776	\$139,277	\$142,053	0.213	\$653,883.00		R-3	37.31%
TH-24-01-229-034	32463 SHERIDAN DR	7/28/2022	\$380,000	\$384,561	\$137,492	\$142,053	0.228	\$603,035.00		R-3	36.94%
TH-24-01-453-025	31130 PIERCE ST	7/7/2022	\$335,000	\$341,478	\$137,746	\$144,224	0.367	\$375,330.00		R-3	42.24%
TH-24-01-126-012	17178 KIRKSHIRE AVE	8/10/2022	\$355,000	\$363,073	\$133,980	\$142,053	0.252	\$531,667.00		R-3	39.13%
TH-24-01-277-013	32466 SHERIDAN DR	2/28/2022	\$386,400	\$395,918	\$104,914	\$114,432	0.132	\$794,803.00		R-3	28.90%
TH-24-01-283-013	32055 BEVERLY CT	2/28/2023	\$459,000	\$470,380	\$158,295	\$169,675	0.308	\$513,945.00		R-3	36.07%
TH-24-01-226-021	15545 W 14 MILE RD	8/31/2022	\$275,000	\$282,087	\$113,658	\$120,745	0.298	\$381,403.00		R-3	42.80%
TH-24-01-228-016	15593 BIRWOOD AVE	10/12/2022	\$294,000	\$302,239	\$106,193	\$114,432	0.179	\$593,257.00		R-3	37.86%
TH-24-01-452-019	31245 SHERIDAN DR	7/28/2023	\$385,000				0.232	\$528,169.00	TH-24-01-452-021	R-3	50.22%
TH-24-01-228-039	15558 BUCKINGHAM AVE	9/26/2022	\$275,000	\$284,342	\$105,090	\$114,432	0.173	\$607,457.00		R-3	40.24%
TH-24-01-376-042	16950 MARGUERITE ST	1/24/2022	\$320,000	\$331,688	\$102,744	\$114,432	0.185	\$555,373.00		R-3	34.50%
TH-24-01-405-001	31844 SHERIDAN DR	12/12/2023	\$430,000	\$445,842	\$104,903	\$120,745	0.217	\$483,424.00		R-3	27.08%
TH-24-01-378-003	31240 E RUTLAND ST	12/5/2022	\$320,000	\$332,429	\$102,003	\$114,432	0.178	\$573,051.00		R-3	34.42%
TH-24-01-452-004	16255 MARGUERITE ST	6/20/2023	\$790,000	\$820,828	\$138,847	\$169,675	0.349	\$397,842.00		R-3	20.67%
TH-24-01-226-016	15691 W 14 MILE RD	5/3/2023	\$208,000	\$217,974	\$87,293	\$97,267	0.149	\$585,859.00		R-3	44.62%
TH-24-01-227-024	15836 BIRWOOD AVE	5/22/2023	\$272,500	\$286,237	\$128,316	\$142,053	0.224	\$572,839.00		R-3	49.63%
TH-24-01-151-009	17928 KINROSS AVE	9/8/2023	\$340,000	\$358,029	\$124,024	\$142,053	0.223	\$556,161.00		R-3	39.68%
TH-24-01-454-005	16239 MADOLINE ST	4/14/2022	\$249,500	\$263,056	\$128,497	\$142,053	0.292	\$440,058.00		R-3	54.00%
TH-24-01-203-013	16305 BIRWOOD AVE	10/21/2022	\$327,500	\$346,634	\$95,298	\$114,432	0.133	\$716,526.00		R-3	33.01%
TH-24-01-451-017	16210 MARGUERITE ST	2/18/2022	\$380,000	\$406,648	\$143,027	\$169,675	0.305	\$468,941.00		R-3	41.73%

BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table R-3

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TH-24-01-229-018	15573 BUCKINGHAM AVE	2/17/2023	\$350,000	\$375,251	\$89,181	\$114,432	0.174	\$512,534.00		R-3	30.49%
TH-24-01-201-049	16212 KIRKSHIRE AVE	10/27/2023	\$210,000	\$225,254	\$82,013	\$97,267	0.188	\$436,239.00		R-3	43.18%
TH-24-01-226-022	15535 W 14 MILE RD	8/11/2023	\$292,500	\$314,759	\$75,008	\$97,267	0.149	\$503,409.00		R-3	30.90%
TH-24-01-183-006	16933 BEECHWOOD AVE	3/4/2022	\$404,000	\$434,849	\$111,204	\$142,053	0.241	\$461,427.00		R-3	32.67%
TH-24-01-158-008	17430 BEVERLY RD	4/20/2023	\$335,000	\$362,928	\$92,817	\$120,745	0.232	\$400,073.00		R-3	33.27%
TH-24-01-155-001	18051 LOCHERBIE AVE	9/12/2022	\$315,000	\$341,310	\$87,332	\$113,642	0.28	\$311,900.00		R-3	33.30%
TH-24-01-154-007	17426 LOCHERBIE AVE	1/5/2023	\$610,000	\$661,159	\$118,516	\$169,675	0.302	\$392,437.00		R-3	25.66%
TH-24-01-129-003	16969 KIRKSHIRE AVE	5/11/2023	\$338,000	\$379,883	\$72,549	\$114,432	0.186	\$390,048.00		R-3	30.12%
TH-24-01-107-008	17928 DUNBLAINE AVE	8/25/2022	\$566,000	\$636,878	\$98,797	\$169,675	0.325	\$303,991.00		R-3	26.64%
TH-24-01-377-030	31059 E RUTLAND ST	11/22/2022	\$260,000	\$295,894	\$106,159	\$142,053	0.213	\$498,399.00		R-3	48.01%
TH-24-01-106-009	17500 BUCKINGHAM AVE	10/31/2022	\$335,000	\$381,931	\$122,744	\$169,675	0.335	\$366,400.00		R-3	44.43%
TH-24-01-180-005	17181 LOCHERBIE AVE	7/25/2023	\$300,000	\$347,629	\$94,424	\$142,053	0.274	\$344,613.00		R-3	40.86%
TH-24-01-226-029	15764 KIRKSHIRE AVE	9/28/2022	\$250,000	\$291,545	\$72,887	\$114,432	0.188	\$387,697.00		R-3	39.25%
TH-24-01-429-012	31718 VERONA CIR	6/2/2023	\$435,000	\$508,280	\$47,465	\$120,745	0.256	\$185,410.00		R-3	23.76%
TH-24-01-252-013	16040 KINROSS AVE	12/7/2022	\$310,000	\$363,935	\$88,118	\$142,053	0.258	\$341,543.00		R-3	39.03%
TH-24-01-431-008	31613 AUBURN DR	4/13/2023	\$410,000				0.164	\$478,249.00	TH-24-01-431-009	R-3	47.53%
TH-24-01-454-008	16165 MADOLINE ST	1/10/2022	\$320,000	\$375,928	\$163,071	\$218,999	0.482	\$338,322.00		R-3	58.26%
TH-24-01-226-030	15746 KIRKSHIRE AVE	12/13/2022	\$245,000	\$291,449	\$67,983	\$114,432	0.185	\$367,476.00		R-3	39.26%
TH-24-01-454-007	16195 MADOLINE ST	10/18/2023	\$362,500	\$432,499	\$149,000	\$218,999	0.486	\$306,584.00		R-3	50.64%
TH-24-01-451-018	16192 MARGUERITE ST	3/24/2022	\$299,900	\$359,330	\$82,623	\$142,053	0.298	\$277,258.00		R-3	39.53%
TH-24-01-377-018	31299 E RUTLAND ST	3/3/2022	\$575,000	\$710,804	-\$21,372	\$114,432	0.198	-\$107,939.00		R-3	16.10%
TH-24-01-106-013	17340 BUCKINGHAM AVE	3/2/2022	\$277,500	\$343,490	\$76,063	\$142,053	0.232	\$327,858.00		R-3	41.36%
TH-24-01-452-005	16239 MARGUERITE ST	3/3/2023	\$299,000				0.427	\$254,002.00		R-3	53.47%

BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

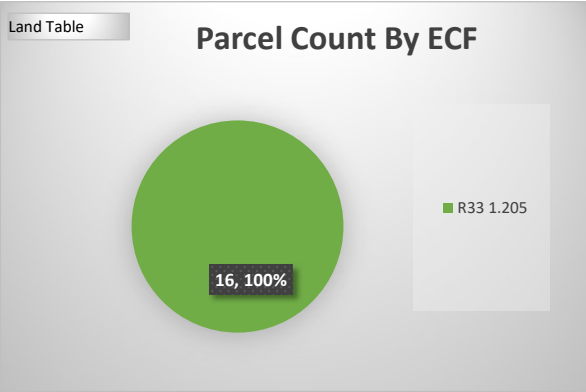
Land Table R33

BSA DATABASE		SALES DATA	
Parcel Count	16	# of Sales	2
ECF Nbhd	R33	Sales Ratio	46.07%
Min ECF	1.205	(Land Resid.-Est. Land Value)/Est. LV	27.33%
Max ECF	1.205	% Change	5.00%
Land Table LtoB	30.26%	Projected Land Table LtoB	31.77%
CVT LtoB	28.66%	Sales Sample Size	12.50%

Color Key

Vacant Sales

Demo Sales or
New Build after
sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$238,693	\$303,939	\$250,627
MINIMUM	\$214,409	\$273,018	\$225,129
MAXIMUM	\$262,976	\$334,860	\$276,125

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TH-24-03-276-021	20150 VILLAGE DR	2/8/2023	\$587,400	\$667,855	\$133,954	\$214,409	0.212	\$631,858.00		R33	32.10%
TH-24-03-276-012	20060 VILLAGE DR	10/17/2023	\$905,000	\$707,328	\$412,081	\$214,409	0.387	\$1,064,809.00		R33	30.31%

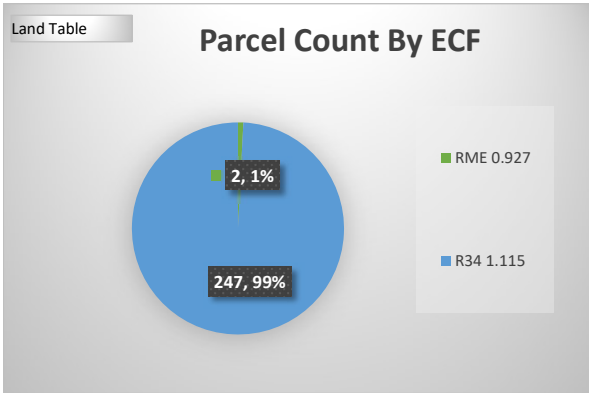
BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table R34

BSA DATABASE		SALES DATA	
Parcel Count	249	# of Sales	9
ECF Nbhd	R34, RME	Sales Ratio	44.34%
Min ECF	0.927	(Land Resid.-Est. Land Value)/Est. LV	<u>38.55%</u>
Max ECF	1.115	% Change	7.50%
Land Table LtoB	28.24%	Projected Land Table LtoB	30.36%
CVT LtoB	28.66%	Sales Sample Size	3.61%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,238	\$1,715	\$1,331
MINIMUM	\$573	\$794	\$616
MAXIMUM	\$2,475	\$3,429	\$2,661

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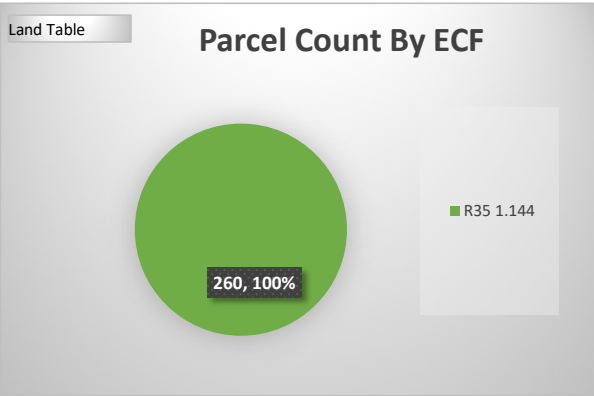
BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table R35

BSA DATABASE		SALES DATA	
Parcel Count	260	# of Sales	22
ECF Nbhd	R35	Sales Ratio	48.20%
Min ECF	1.144	(Land Resid.-Est. Land Value)/Est. LV	12.81%
Max ECF	1.144	% Change	5.00%
Land Table LtoB	30.30%	Projected Land Table LtoB	31.82%
CVT LtoB	28.66%	Sales Sample Size	8.46%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,877	\$2,118	\$1,971
MINIMUM	\$1,111	\$1,253	\$1,167
MAXIMUM	\$346,234	\$390,603	\$363,546

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TH-24-04-403-014	31755 ROBINHOOD DR	6/23/2022	\$1,100,000	\$839,122	\$441,278	\$180,400	0.367	\$1,202,392.00		R35	21.50%
TH-24-04-403-009	31961 ROBINHOOD DR	10/23/2023	\$766,000	\$603,832	\$360,608	\$198,440	0.393	\$917,578.00		R35	32.86%
TH-24-04-204-014	32838 FRIAR TUCK LN	5/4/2022	\$733,500	\$593,055	\$320,845	\$180,400	0.382	\$839,908.00		R35	30.42%
TH-24-04-429-009	31718 ROBINHOOD DR	6/16/2022	\$1,041,000	\$882,681	\$389,225	\$230,906	0.669	\$581,801.00		R35	26.16%
TH-24-04-228-001	22140 W VALLEY WOODS DR	2/21/2023	\$600,000	\$517,664	\$264,483	\$182,147	0.377	\$701,546.00		R35	35.19%
TH-24-04-252-005	32060 CROSS BOW	7/12/2023	\$925,000	\$799,289	\$315,131	\$189,420	0.398	\$791,786.00		R35	23.70%
TH-24-04-403-005	31758 CROSS BOW	4/7/2022	\$705,000	\$625,008	\$274,376	\$194,384	0.421	\$651,724.00		R35	31.10%
TH-24-04-404-002	31548 ROBINHOOD DR	12/11/2023	\$620,000	\$553,420	\$246,980	\$180,400	0.367	\$672,970.00		R35	32.60%
TH-24-04-204-024	22596 KING RICHARD CT	8/9/2022	\$750,000	\$687,399	\$270,546	\$207,945	0.456	\$593,303.00		R35	30.25%
TH-24-04-204-020	32724 FRIAR TUCK LN	10/2/2023	\$786,000	\$723,565	\$278,020	\$215,585	0.558	\$498,244.00		R35	29.79%
TH-24-04-201-012	32507 ROBINHOOD DR	8/11/2023	\$605,500	\$560,774	\$226,062	\$181,336	0.367	\$615,973.00		R35	32.34%
TH-24-04-226-003	32911 LONG BOW CT	5/12/2022	\$671,000	\$655,966	\$210,015	\$194,981	0.425	\$494,153.00		R35	29.72%
TH-24-04-202-003	32802 ROBINHOOD DR	5/18/2022	\$645,000	\$671,387	\$151,019	\$177,406	0.368	\$410,378.00		R35	26.42%
TH-24-04-476-001	22067 CAMELOT CT	8/31/2022	\$550,000	\$575,650	\$186,226	\$211,876	0.47	\$396,226.00		R35	36.81%
TH-24-04-204-013	32870 ROBINHOOD DR	7/12/2023	\$580,000	\$624,120	\$144,913	\$189,033	0.374	\$387,468.00		R35	30.29%
TH-24-04-277-004	22026 ALLEN A DALE CT	2/11/2022	\$500,000	\$547,129	\$135,952	\$183,081	0.701	\$193,940.00		R35	33.46%
TH-24-04-252-001	32293 ROBINHOOD DR	8/26/2023	\$761,515	\$852,235	\$103,946	\$194,666	0.458	\$226,956.00		R35	22.84%

BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table R35

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TH-24-04-429-028	22066 CAMELOT CT	2/7/2022	\$471,000	\$530,746	\$120,654	\$180,400	0.367	\$328,757.00		R35	33.99%
TH-24-04-201-001	32881 ROBINHOOD DR	4/12/2023	\$615,000	\$699,010	\$119,110	\$203,120	0.878	\$135,661.00		R35	29.06%
TH-24-04-326-004	23078 NOTTINGHAM DR	12/16/2022	\$600,000	\$708,132	\$116,046	\$224,178	0.539	\$215,299.00		R35	31.66%
TH-24-04-429-002	31952 ROBINHOOD DR	12/14/2022	\$450,000	\$535,884	\$111,743	\$197,627	0.422	\$264,794.00		R35	36.88%
TH-24-04-253-021	22465 N NOTTINGHAM DR	2/14/2022	\$575,000	\$713,908	\$59,532	\$198,440	0.404	\$147,356.00		R35	27.80%

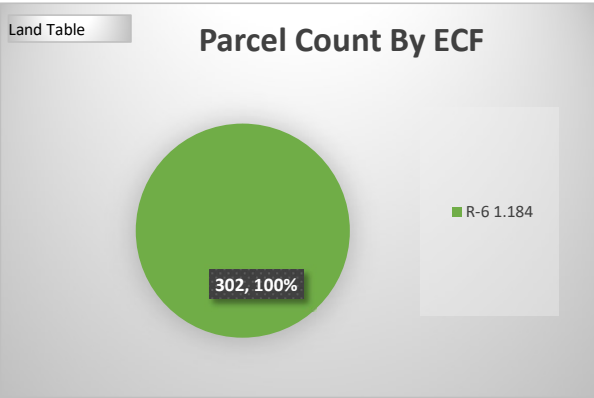
BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table R36

BSA DATABASE		SALES DATA	
Parcel Count	302	# of Sales	20
ECF Nbhd	R-6	Sales Ratio	46.97%
Min ECF	1.184	(Land Resid.-Est. Land Value)/Est. LV	22.73%
Max ECF	1.184	% Change	5.00%
Land Table LtoB	30.50%	Projected Land Table LtoB	32.02%
CVT LtoB	28.66%	Sales Sample Size	6.62%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,544	\$1,895	\$1,621
MINIMUM	\$702	\$862	\$737
MAXIMUM	\$171,844	\$210,906	\$180,436

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TH-24-09-202-002	30637 PEBBLESTONE CT	9/25/2023	\$595,000	\$530,267	\$252,129	\$187,396	0.503	\$501,250.00		R36	35.34%
TH-24-04-451-007	31244 OLD STAGE RD	4/11/2022	\$573,000	\$484,697	\$253,511	\$165,208	0.368	\$688,889.00		R36	34.08%
TH-24-09-202-010	22868 SHAGBARK DR	7/24/2023	\$525,000	\$503,495	\$191,614	\$170,109	0.369	\$519,279.00		R36	33.79%
TH-24-04-476-016	22536 METAMORA DR	7/22/2022	\$637,000	\$553,046	\$261,514	\$177,560	0.423	\$618,236.00		R36	32.11%
TH-24-04-477-008	22530 FIDDLERS CV	6/10/2022	\$549,000	\$565,365	\$162,760	\$179,125	0.378	\$430,582.00		R36	31.68%
TH-24-09-202-001	30655 PEBBLESTONE CT	9/1/2023	\$595,000	\$560,804	\$210,729	\$176,533	0.389	\$541,720.00		R36	31.48%
TH-24-04-478-007	31254 FOXBORO WAY	12/23/2022	\$619,000	\$616,472	\$189,671	\$187,143	0.496	\$382,401.00		R36	30.36%
TH-24-09-204-005	30564 GEORGETOWN DR	3/24/2023	\$610,000	\$589,628	\$197,515	\$177,143	0.4	\$493,788.00		R36	30.04%
TH-24-04-452-010	31119 OLD STAGE RD	2/23/2022	\$566,500	\$577,092	\$160,671	\$171,263	0.374	\$429,602.00		R36	29.68%
TH-24-09-253-005	30354 E LINCOLNSHIRE ST	11/9/2022	\$638,888	\$608,207	\$205,817	\$175,136	0.368	\$559,285.00		R36	28.80%
TH-24-10-153-004	21617 MEADOW LN	12/12/2022	\$580,000	\$559,731	\$181,324	\$161,055	0.367	\$494,071.00		R36	28.77%
TH-24-09-251-009	30055 FOX RUN DR	9/29/2023	\$665,000	\$587,444	\$245,956	\$168,400	0.367	\$670,180.00		R36	28.67%
TH-24-09-205-012	30554 E LINCOLNSHIRE ST	7/28/2023	\$515,000	\$516,704	\$143,544	\$145,248	0.441	\$325,497.00		R36	28.11%
TH-24-04-477-018	31319 FOXBORO WAY	11/29/2023	\$675,000	\$626,779	\$224,361	\$176,140	0.374	\$599,896.00		R36	28.10%
TH-24-09-204-006	30550 GEORGETOWN DR	4/20/2023	\$627,000	\$606,805	\$174,214	\$154,019	0.365	\$477,299.00		R36	25.38%
TH-24-09-204-011	30875 E LINCOLNSHIRE ST	5/26/2023	\$706,546	\$675,462	\$199,484	\$168,400	0.367	\$543,553.00		R36	24.93%
TH-24-10-152-009	21727 RIVERVIEW DR	1/10/2022	\$659,000	\$683,281	\$142,327	\$166,608	0.368	\$386,758.00		R36	24.38%

BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table R36

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TH-24-04-476-024	22146 METAMORA DR	3/15/2023	\$895,000	\$667,940	\$389,444	\$162,384	0.342	\$1,138,725.00		R36	24.31%
TH-24-10-151-007	21840 RIVERVIEW DR	5/4/2023	\$725,000	\$749,147	\$146,733	\$170,880	0.379	\$387,158.00		R36	22.81%
TH-24-04-404-013	31493 LOST HOLLOW RD	4/29/2023	\$810,000	\$729,589	\$245,611	\$165,200	0.371	\$662,024.00		R36	22.64%

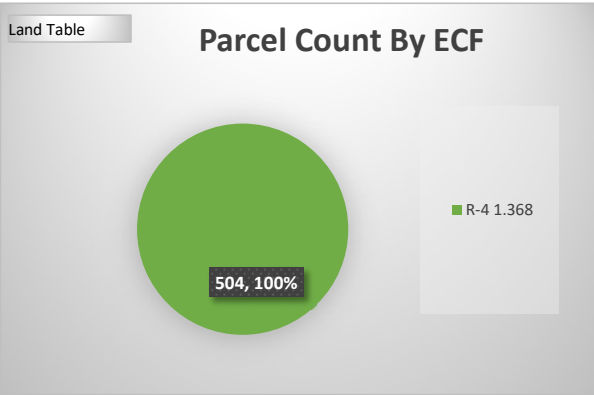
BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table R-4

BSA DATABASE		SALES DATA	
Parcel Count	504	# of Sales	32
ECF Nbhd	R-4	Sales Ratio	46.11%
Min ECF	1.368	(Land Resid.-Est. Land Value)/Est. LV	17.50%
Max ECF	1.368	% Change	10.00%
Land Table LtoB	32.05%	Projected Land Table LtoB	35.25%
CVT LtoB	28.66%	Sales Sample Size	6.35%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$174,681	\$205,257	\$192,149
MINIMUM	\$53,867	\$63,296	\$59,254
MAXIMUM	\$301,650	\$354,452	\$331,815

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TH-24-02-127-009	19138 RIVERSIDE DR	5/12/2023	\$650,000				0.537	\$1,210,428.00		R-4	100.00%
TH-24-02-229-011	18181 KIRKSHIRE AVE	6/23/2023	\$650,000	\$479,592	\$362,787	\$192,379	0.326	\$1,112,844.00		R-4	40.11%
TH-24-02-181-006	19340 DEVONSHIRE DR	11/6/2023	\$961,500	\$715,970	\$437,909	\$192,379	0.303	\$1,445,244.00		R-4	26.87%
TH-24-02-228-005	18520 HILLCREST BLVD	8/17/2022	\$835,000	\$671,531	\$355,848	\$192,379	0.318	\$1,119,019.00		R-4	28.65%
TH-24-02-155-001	32080 WALTHAM RD	5/23/2022	\$965,000	\$779,085	\$487,565	\$301,650	1.277	\$381,805.00		R-4	38.72%
TH-24-02-152-003	32096 ROSEVEAR DR	5/11/2023	\$635,000	\$527,595	\$275,160	\$167,755	0.244	\$1,127,705.00		R-4	31.80%
TH-24-02-202-007	18570 RIVERSIDE DR	9/30/2022	\$470,000	\$405,808	\$231,947	\$167,755	0.23	\$1,008,465.00		R-4	41.34%
TH-24-02-256-005	18851 DEVONSHIRE DR	4/7/2023	\$502,000	\$434,454	\$235,301	\$167,755	0.224	\$1,050,451.00		R-4	38.61%
TH-24-02-178-003	32380 INGLEWOOD DR	7/29/2022	\$515,000	\$447,312	\$272,379	\$204,691	0.376	\$724,412.00		R-4	45.76%
TH-24-02-129-004	19101 HILLCREST BLVD	6/28/2023	\$595,000	\$517,699	\$269,680	\$192,379	0.341	\$790,850.00		R-4	37.16%
TH-24-02-230-017	18184 BUCKINGHAM AVE	11/27/2023	\$555,000	\$485,695	\$261,684	\$192,379	0.326	\$802,712.00		R-4	39.61%
TH-24-02-230-020	18105 BIRWOOD AVE	8/8/2023	\$520,000	\$458,767	\$224,755	\$163,522	0.29	\$775,017.00		R-4	35.64%
TH-24-02-201-005	18861 SAXON DR	4/14/2022	\$870,000	\$769,432	\$283,712	\$183,144	0.569	\$498,615.00		R-4	23.80%
TH-24-02-231-003	18245 BUCKINGHAM AVE	11/1/2023	\$634,350	\$562,586	\$276,455	\$204,691	0.372	\$743,159.00		R-4	36.38%
TH-24-02-201-012	18890 RIVERSIDE DR	8/15/2022	\$625,000	\$558,782	\$247,824	\$181,606	0.266	\$931,669.00		R-4	32.50%
TH-24-02-255-002	18855 WARWICK DR	12/5/2022	\$500,000	\$450,134	\$242,245	\$192,379	0.358	\$676,662.00		R-4	42.74%
TH-24-03-230-011	19900 RIVERSIDE DR	7/26/2023	\$480,000	\$438,527	\$215,460	\$173,987	0.475	\$453,600.00		R-4	39.68%

BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table R-4

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TH-24-02-254-023	18414 WARWICK DR	8/12/2022	\$520,000	\$489,161	\$235,530	\$204,691	0.39	\$603,923.00		R-4	41.85%
TH-24-02-201-008	32851 WENTWORTH AVE	8/28/2023	\$437,500	\$413,291	\$228,900	\$204,691	0.373	\$613,673.00		R-4	49.53%
TH-24-02-183-004	19321 DEVONSHIRE DR	6/28/2023	\$475,000	\$471,480	\$208,211	\$204,691	0.469	\$443,947.00		R-4	43.41%
TH-24-02-276-011	18184 KINROSS AVE	3/6/2023	\$797,500	\$794,612	\$195,267	\$192,379	0.341	\$572,630.00		R-4	24.21%
TH-24-02-203-009	18551 RIVERSIDE DR	6/22/2022	\$580,000	\$583,273	\$189,106	\$192,379	0.276	\$685,167.00		R-4	32.98%
TH-24-02-228-016	18301 RIVERSIDE DR	4/3/2023	\$585,000	\$594,704	\$182,675	\$192,379	0.306	\$596,977.00		R-4	32.35%
TH-24-02-228-008	18466 HILLCREST BLVD	5/27/2022	\$425,000	\$436,833	\$180,546	\$192,379	0.338	\$534,160.00		R-4	44.04%
TH-24-02-228-010	18455 RIVERSIDE DR	7/7/2023	\$415,000	\$438,845	\$168,534	\$192,379	0.33	\$510,709.00		R-4	43.84%
TH-24-02-127-006	19037 SAXON DR	3/15/2023	\$375,000	\$399,642	\$138,880	\$163,522	0.307	\$452,378.00		R-4	40.92%
TH-24-02-178-005	32340 INGLEWOOD DR	12/27/2023	\$435,000	\$483,909	\$143,470	\$192,379	0.317	\$452,587.00		R-4	39.76%
TH-24-02-229-027	18106 BIRWOOD AVE	10/3/2022	\$401,000	\$457,864	\$106,658	\$163,522	0.29	\$367,786.00		R-4	35.71%
TH-24-02-201-013	18870 RIVERSIDE DR	2/23/2023	\$1,100,000	\$1,268,646	\$36,045	\$204,691	0.392	\$91,952.00		R-4	16.13%
TH-24-02-228-017	18281 RIVERSIDE DR	9/16/2022	\$585,000	\$690,844	\$86,535	\$192,379	0.282	\$306,862.00		R-4	27.85%
TH-24-02-229-012	18161 KIRKSHIRE AVE	4/12/2022	\$355,000	\$434,635	\$88,120	\$167,755	0.239	\$368,703.00		R-4	38.60%
TH-24-02-280-047	18103 RIVERSIDE DR	5/8/2023	\$440,000	\$544,496	\$69,491	\$173,987	0.396	\$175,482.00		R-4	31.95%

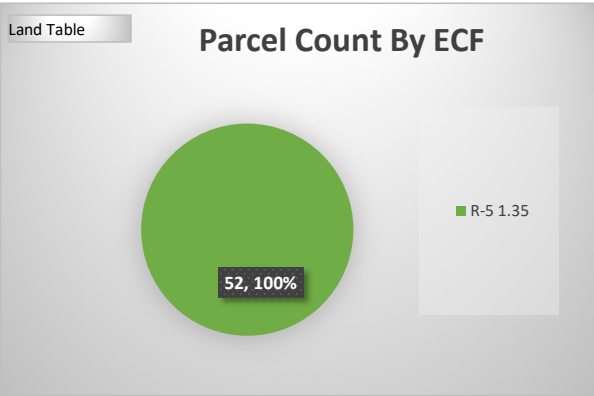
BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table R-5

BSA DATABASE		SALES DATA	
Parcel Count	52	# of Sales	6
ECF Nbhd	R-5	Sales Ratio	44.66%
Min ECF	1.350	(Land Resid.-Est. Land Value)/Est. LV	-0.91%
Max ECF	1.350	% Change	5.00%
Land Table LtoB	34.52%	Projected Land Table LtoB	36.25%
CVT LtoB	28.66%	Sales Sample Size	11.54%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,971	\$2,944	\$3,120
MINIMUM	\$2,225	\$2,205	\$2,336
MAXIMUM	\$8,072	\$7,999	\$8,476

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TH-24-03-277-001	32460 EVERGREEN RD	3/21/2022	\$631,000				0.355	\$1,777,465.00	TH-24-03-277-002	R-5	100.00%
TH-24-03-278-002	19966 OLD POND CT	5/5/2022	\$1,125,000	\$948,284	\$509,236	\$332,520	0.374	\$1,361,594.00		R-5	35.07%
TH-24-02-104-010	19500 RIVERSIDE DR	3/1/2022	\$900,000	\$906,281	\$314,541	\$320,822	0.901	\$349,102.00		R-5	35.40%
TH-24-03-277-002	32460 EVERGREEN RD	3/21/2022	\$631,000				0.395	\$239,635.00	TH-24-03-277-001	R-5	32.07%
TH-24-02-104-009	19526 RIVERSIDE DR	7/7/2023	\$775,000	\$849,161	\$237,339	\$311,500	0.851	\$278,894.00		R-5	36.68%
TH-24-03-279-005	19911 OLD POND CT	8/22/2022	\$925,000	\$1,032,933	\$214,692	\$322,625	0.575	\$373,377.00		R-5	31.23%

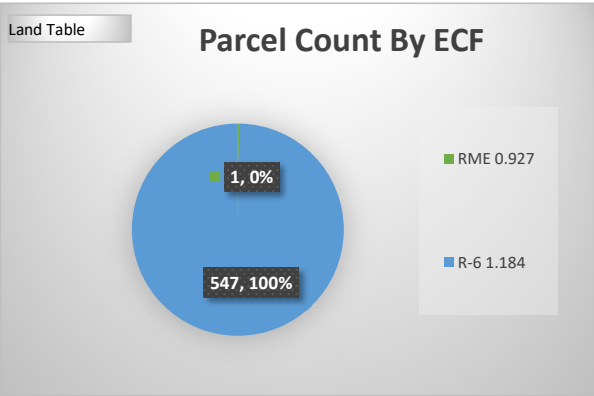
BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table R-6

BSA DATABASE		SALES DATA	
Parcel Count	548	# of Sales	47
ECF Nbhd	R-6, RME	Sales Ratio	46.84%
Min ECF	0.927	(Land Resid.-Est. Land Value)/Est. LV	20.72%
Max ECF	1.184	% Change	10.00%
Land Table LtoB	31.35%	Projected Land Table LtoB	34.49%
CVT LtoB	28.66%	Sales Sample Size	8.58%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,793	\$2,164	\$1,972
MINIMUM	\$1,018	\$1,229	\$1,120
MAXIMUM	\$2,890	\$3,489	\$3,179

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TH-24-02-184-012	19100 BEVERLY RD	9/28/2023	\$525,000				0.203	\$1,485,921.00		R-6	34.54%
TH-24-03-228-009	20053 CARRIAGE LN	12/19/2023	\$750,000	\$533,183	\$382,744	\$165,927	0.377	\$1,015,236.00		R-6	31.12%
TH-24-02-330-002	31610 MAYFAIR LN	10/17/2023	\$665,000	\$480,128	\$377,319	\$192,447	0.495	\$762,261.00		R-6	40.08%
TH-24-02-326-008	31605 MAYFAIR LN	6/17/2023	\$565,000	\$417,750	\$327,986	\$180,736	0.414	\$792,237.00		R-6	43.26%
TH-24-02-280-030	18346 BEVERLY RD	2/18/2022	\$399,000	\$303,362	\$205,084	\$109,446	0.173	\$1,185,457.00		R-6	36.08%
TH-24-02-280-027	18418 BEVERLY RD	3/14/2022	\$379,900	\$290,738	\$198,608	\$109,446	0.173	\$1,148,023.00		R-6	37.64%
TH-24-03-228-006	20095 CARRIAGE LN	6/14/2023	\$655,000	\$531,679	\$250,855	\$127,534	0.371	\$676,159.00		R-6	23.99%
TH-24-02-352-007	31404 SUNSET DR	3/7/2023	\$675,000	\$552,815	\$293,385	\$171,200	0.313	\$937,332.00		R-6	30.97%
TH-24-03-276-008	20027 WELLESLEY ST	6/30/2022	\$675,000	\$559,900	\$258,183	\$143,083	0.431	\$599,032.00		R-6	25.56%
TH-24-02-280-038	18210 BEVERLY RD	6/9/2023	\$320,000	\$268,965	\$167,255	\$116,220	0.218	\$767,225.00		R-6	43.21%
TH-24-03-229-010	20159 COBBLESTONE CT	8/14/2023	\$640,000	\$538,551	\$260,631	\$159,182	0.37	\$704,408.00		R-6	29.56%
TH-24-02-402-006	31772 ALLERTON DR	4/26/2022	\$475,000	\$405,329	\$192,259	\$122,588	0.229	\$839,559.00		R-6	30.24%
TH-24-03-428-001	20410 RONSDALE DR	6/22/2023	\$560,000	\$492,527	\$250,713	\$183,240	0.417	\$601,230.00		R-6	37.20%
TH-24-03-229-001	32666 OLD POST RD	12/15/2022	\$630,000	\$560,692	\$237,168	\$167,860	0.404	\$587,050.00		R-6	29.94%
TH-24-02-280-029	18362 BEVERLY RD	6/14/2022	\$345,000	\$311,721	\$142,725	\$109,446	0.173	\$825,000.00		R-6	35.11%
TH-24-02-351-009	31423 SUNSET DR	5/19/2023	\$590,000	\$535,659	\$225,541	\$171,200	0.399	\$565,266.00		R-6	31.96%
TH-24-02-280-032	18316 BEVERLY RD	1/26/2023	\$300,000	\$273,584	\$135,862	\$109,446	0.173	\$785,329.00		R-6	40.00%

BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table R-6

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TH-24-02-331-003	31714 SOUTHVIEW RD	10/16/2023	\$473,000	\$432,084	\$218,844	\$177,928	0.37	\$591,470.00		R-6	41.18%
TH-24-03-430-021	20025 RONSDALE DR	9/15/2023	\$790,000	\$722,792	\$238,408	\$171,200	0.367	\$649,613.00		R-6	23.69%
TH-24-02-377-003	19197 CHELTON DR	6/7/2022	\$637,000	\$588,630	\$217,756	\$169,386	0.369	\$590,125.00		R-6	28.78%
TH-24-02-352-019	19501 WILSHIRE BLVD	8/25/2023	\$610,500	\$566,469	\$225,016	\$180,985	0.472	\$476,729.00		R-6	31.95%
TH-24-03-429-001	20024 RONSDALE DR	6/6/2022	\$570,000	\$530,913	\$210,287	\$171,200	0.367	\$572,989.00		R-6	32.25%
TH-24-02-328-002	31970 CARLELDER RD	3/8/2022	\$405,000	\$378,073	\$182,579	\$155,652	0.293	\$623,137.00		R-6	41.17%
TH-24-02-378-021	31133 PICKWICK LN	11/22/2023	\$392,000	\$373,867	\$175,540	\$157,407	0.298	\$589,060.00		R-6	42.10%
TH-24-02-453-007	31335 CHURCHILL DR	7/20/2022	\$569,000	\$544,416	\$185,287	\$160,703	0.374	\$495,420.00		R-6	29.52%
TH-24-02-328-009	31921 INGLEWOOD DR	7/20/2022	\$579,000	\$555,125	\$181,038	\$157,163	0.306	\$591,627.00		R-6	28.31%
TH-24-02-303-012	31444 WALTHAM RD	7/31/2023	\$592,000	\$569,510	\$193,690	\$171,200	0.368	\$526,332.00		R-6	30.06%
TH-24-03-430-016	20137 EVANS CT	3/16/2023	\$616,000	\$597,708	\$197,262	\$178,970	0.449	\$439,336.00		R-6	29.94%
TH-24-02-330-015	31685 SOUTHVIEW RD	4/13/2023	\$475,000	\$461,656	\$183,994	\$170,650	0.393	\$468,178.00		R-6	36.96%
TH-24-02-351-014	19938 S WALTHAM RD	7/31/2023	\$535,000	\$524,184	\$179,705	\$168,889	0.408	\$440,453.00		R-6	32.22%
TH-24-02-352-017	19541 WILSHIRE BLVD	6/20/2023	\$520,000	\$511,199	\$177,664	\$168,863	0.369	\$481,474.00		R-6	33.03%
TH-24-02-353-003	19921 S WALTHAM RD	5/5/2023	\$628,000	\$619,287	\$228,659	\$219,946	0.581	\$393,561.00		R-6	35.52%
TH-24-03-228-013	20232 OLD COACH RD	4/14/2023	\$456,000	\$455,844	\$159,267	\$159,111	0.371	\$429,291.00		R-6	34.90%
TH-24-03-428-012	20070 RONSDALE DR	1/6/2023	\$790,000	\$790,940	\$189,011	\$189,951	0.64	\$295,330.00		R-6	24.02%
TH-24-02-378-011	31130 DOWNING PL	8/29/2022	\$525,000	\$534,762	\$145,127	\$154,889	0.287	\$505,669.00		R-6	28.96%
TH-24-02-280-023	18474 BEVERLY RD	2/9/2023	\$280,000	\$288,224	\$101,222	\$109,446	0.173	\$585,098.00		R-6	37.97%
TH-24-02-402-003	31820 ALLERTON DR	8/18/2023	\$445,000	\$458,559	\$98,930	\$112,489	0.194	\$509,948.00		R-6	24.53%
TH-24-02-455-001	31330 CLINE DR	8/8/2023	\$596,000	\$627,754	\$138,242	\$169,996	0.314	\$440,261.00		R-6	27.08%
TH-24-03-226-001	32855 OLD POST RD	12/21/2023	\$432,500	\$456,202	\$118,979	\$142,681	0.402	\$295,968.00		R-6	31.28%
TH-24-02-378-006	31288 DOWNING PL	7/20/2022	\$584,000	\$623,929	\$114,487	\$154,416	0.294	\$389,412.00		R-6	24.75%
TH-24-03-226-010	32545 OLD POST RD	10/4/2023	\$687,222	\$753,145	\$98,057	\$163,980	0.371	\$264,305.00		R-6	21.77%
TH-24-02-402-012	31676 ALLERTON DR	6/23/2023	\$400,000	\$443,437	\$79,151	\$122,588	0.23	\$344,135.00		R-6	27.64%
TH-24-02-353-006	31149 SUNSET CT	4/8/2022	\$455,000	\$522,483	\$117,575	\$185,058	0.422	\$278,614.00		R-6	35.42%
TH-24-02-332-003	31940 MAYFAIR LN	2/9/2023	\$320,000	\$378,342	\$111,146	\$169,488	0.378	\$294,037.00		R-6	44.80%
TH-24-02-451-003	18734 CHELTON DR	6/23/2022	\$411,000	\$486,849	\$91,530	\$167,379	0.385	\$237,740.00		R-6	34.38%
TH-24-02-329-014	31729 MAYFAIR LN	12/6/2022	\$399,900	\$475,640	\$89,556	\$165,296	0.305	\$293,626.00		R-6	34.75%
TH-24-02-380-002	31110 CHURCHILL DR	3/3/2022	\$320,000				0.317	\$215,221.00		R-6	39.40%

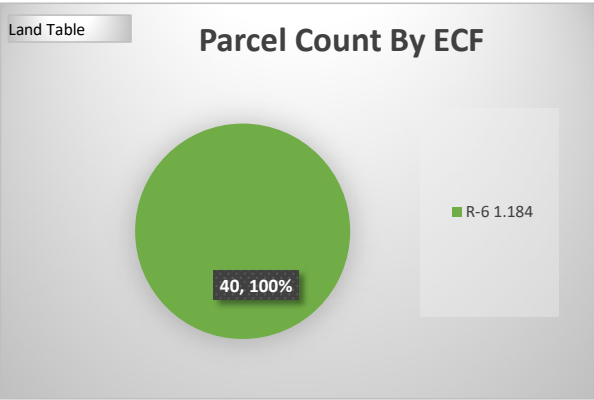
BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table R-7

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	3
ECF Nbhd	R-6	Sales Ratio	46.23%
Min ECF	1.184	(Land Resid.-Est. Land Value)/Est. LV	27.58%
Max ECF	1.184	% Change	20.00%
Land Table LtoB	26.67%	Projected Land Table LtoB	32.00%
CVT LtoB	28.66%	Sales Sample Size	7.50%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,197	\$1,527	\$1,437
MINIMUM	\$808	\$1,031	\$970
MAXIMUM	\$1,584	\$2,021	\$1,901

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TH-24-03-176-001	21525 CORSAUT LN	2/27/2023	\$590,000	\$574,617	\$229,334	\$213,951	0.955	\$240,140.00		R-7	37.23%
TH-24-03-126-004	32349 MCKENZIE CT	7/10/2023	\$559,000	\$535,071	\$172,922	\$148,993	0.391	\$442,256.00		R-7	27.85%
TH-24-03-151-006	21634 E VALLEY WOODS DR	10/6/2023	\$675,000	\$576,771	\$233,929	\$135,700	0.389	\$601,360.00		R-7	23.53%

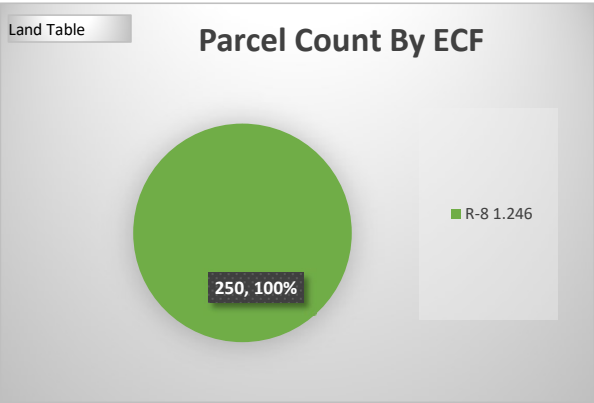
BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table R-8

BSA DATABASE		SALES DATA	
Parcel Count	250	# of Sales	11
ECF Nbhd	R-8	Sales Ratio	45.68%
Min ECF	1.246	(Land Resid.-Est. Land Value)/Est. LV	29.77%
Max ECF	1.246	% Change	20.00%
Land Table LtoB	28.52%	Projected Land Table LtoB	34.22%
CVT LtoB	28.66%	Sales Sample Size	4.40%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,480	\$1,921	\$1,776
MINIMUM	\$720	\$934	\$864
MAXIMUM	\$366,314	\$475,355	\$439,577

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TH-24-03-401-005	31675 WESTLADY DR	6/9/2022	\$650,000	\$511,862	\$288,582	\$150,444	0.72	\$400,808.00		R-8	29.39%
TH-24-03-251-001	32600 WESTLADY DR	12/15/2023	\$520,000	\$440,107	\$271,989	\$192,096	0.96	\$283,322.00		R-8	43.65%
TH-24-03-352-014	31150 MARLIN CT	4/27/2022	\$575,000	\$488,621	\$257,979	\$171,600	0.879	\$293,491.00		R-8	35.12%
TH-24-03-177-009	32525 PLUMWOOD ST	5/12/2022	\$805,000	\$690,143	\$291,857	\$177,000	0.844	\$345,802.00		R-8	25.65%
TH-24-03-178-018	32165 WESTLADY DR	3/3/2023	\$850,000	\$730,121	\$302,779	\$182,900	0.914	\$331,268.00		R-8	25.05%
TH-24-03-178-007	32300 PLUMWOOD ST	4/15/2022	\$580,000	\$505,554	\$292,077	\$217,631	1.244	\$234,789.00		R-8	43.05%
TH-24-03-351-002	21681 HAMPSTEAD ST	8/18/2022	\$750,000	\$704,339	\$265,601	\$219,940	1.721	\$154,329.00		R-8	31.23%
TH-24-03-302-012	21600 HAMPSTEAD ST	9/21/2023	\$542,500	\$536,717	\$194,583	\$188,800	0.845	\$230,276.00		R-8	35.18%
TH-24-03-403-007	31650 EASTLADY DR	8/9/2023	\$601,000	\$603,240	\$211,773	\$214,013	0.867	\$244,260.00		R-8	35.48%
TH-24-03-126-009	32755 BELL VINE TRL	6/7/2022	\$1,050,000	\$1,061,478	\$189,252	\$200,730	1.007	\$187,936.00		R-8	18.91%
TH-24-03-178-020	32055 WESTLADY DR	8/15/2023	\$450,000	\$464,252	\$210,762	\$225,014	1.208	\$174,472.00		R-8	48.47%

BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

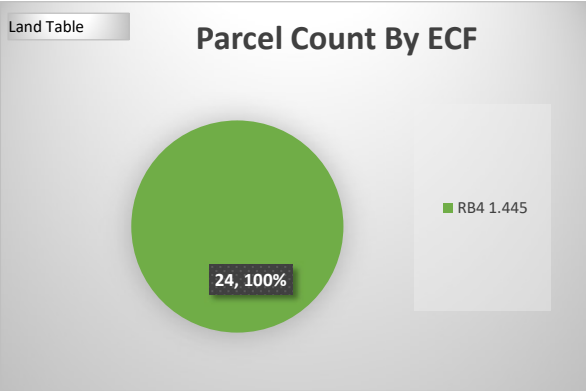
Land Table RB4

BSA DATABASE		SALES DATA	
Parcel Count	24	# of Sales	2
ECF Nbhd	RB4	Sales Ratio	50.18%
Min ECF	1.445	(Land Resid.-Est. Land Value)/Est. LV	-1.37%
Max ECF	1.445	% Change	10.00%
Land Table LtoB	24.30%	Projected Land Table LtoB	26.74%
CVT LtoB	28.66%	Sales Sample Size	8.33%

Color Key

Vacant Sales

Demo Sales or
New Build after
sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$175,329	\$172,924	\$192,862
MINIMUM	\$175,329	\$172,924	\$192,862
MAXIMUM	\$175,329	\$172,924	\$192,862

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TB-24-04-126-029	32816 OUTLAND TRL	10/27/2023	\$485,000	\$615,061	\$45,268	\$175,329	0.32	\$141,462.00		RB4	28.51%
TB-24-04-126-041	32916 OUTLAND TRL	9/23/2022	\$849,900	\$724,649	\$300,580	\$175,329	0.32	\$939,312.00		RB4	24.20%

BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

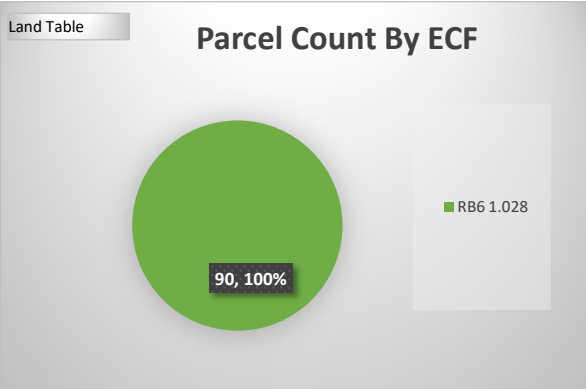
Land Table RB6

BSA DATABASE		SALES DATA	
Parcel Count	90	# of Sales	7
ECF Nbhd	RB6	Sales Ratio	45.52%
Min ECF	1.028	(Land Resid.-Est. Land Value)/Est. LV	15.48%
Max ECF	1.028	% Change	15.00%
Land Table LtoB	27.66%	Projected Land Table LtoB	31.81%
CVT LtoB	28.66%	Sales Sample Size	7.78%

Color Key

Vacant Sales

Demo Sales or
New Build after
sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$265,633	\$306,755	\$305,478
MINIMUM	\$116,680	\$134,743	\$134,182
MAXIMUM	\$364,029	\$420,383	\$418,633

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TB-24-04-176-001	23171 HICKORY HOLLOW DR	5/15/2023	\$660,000				0.85	\$408,641.00		RB6	37.57%
TB-24-04-377-018	31301 COACHLIGHT LN	8/31/2022	\$535,000	\$465,112	\$158,450	\$88,562	0.4	\$396,125.00		RB6	19.04%
TB-24-04-178-014	23059 OLD ORCHARD TRL	3/13/2023	\$375,000	\$339,361	\$375,000	\$329,361	1.68	\$223,214.00		RB6	97.05%
TB-24-04-177-004	23700 OLD ORCHARD TRL	10/3/2023	\$800,000	\$725,415	\$338,449	\$263,864	1.24	\$272,943.00		RB6	36.37%
TB-24-04-376-003	31435 FROMM CT	10/14/2022	\$480,000	\$457,596	\$275,653	\$253,249	1.18	\$233,604.00		RB6	55.34%
TB-24-04-126-025	23060 HICKORY HOLLOW DR	11/2/2022	\$672,000	\$666,704	\$319,490	\$314,194	1.54	\$207,461.00		RB6	47.13%
TB-24-04-326-001	23480 SHAGWOOD DR	5/27/2022	\$625,000	\$620,288	\$192,906	\$188,194	0.85	\$226,948.00		RB6	30.34%

BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

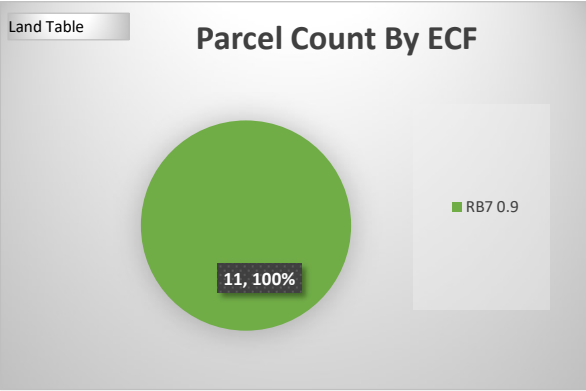
Land Table RB7

BSA DATABASE		SALES DATA	
Parcel Count	11	# of Sales	2
ECF Nbhd	RB7	Sales Ratio	50.08%
Min ECF	0.900	(Land Resid.-Est. Land Value)/Est. LV	-32.38%
Max ECF	0.900	% Change	10.00%
Land Table LtoB	24.53%	Projected Land Table LtoB	26.98%
CVT LtoB	28.66%	Sales Sample Size	18.18%

Color Key

Vacant Sales

Demo Sales or
New Build after
sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$667,969	\$451,710	\$734,766
MINIMUM	\$326,173	\$220,572	\$358,790
MAXIMUM	\$978,506	\$661,709	\$1,076,357

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TB-24-04-327-024		8/30/2023	\$580,000				1.43	\$405,594.00		RB7	100.00%
TB-24-04-327-018	23750 WOODLYNNE DR	9/28/2022	\$1,500,000	\$1,640,642	\$293,765	\$434,407	1.4	\$209,832.00		RB7	26.48%

BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

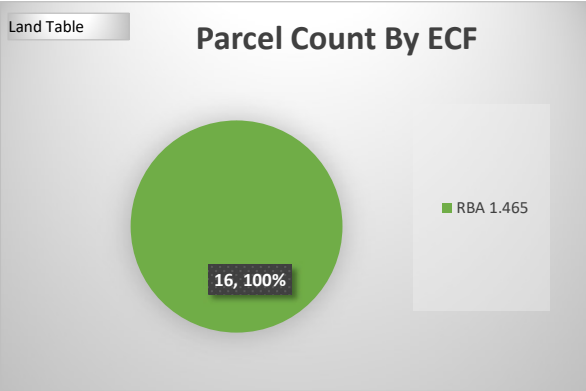
Land Table RB8

BSA DATABASE		SALES DATA	
Parcel Count	16	# of Sales	3
ECF Nbhd	RBA	Sales Ratio	54.18%
Min ECF	1.465	(Land Resid.-Est. Land Value)/Est. LV	-59.26%
Max ECF	1.465	% Change	10.00%
Land Table LtoB	23.37%	Projected Land Table LtoB	25.71%
CVT LtoB	28.66%	Sales Sample Size	18.75%

Color Key

Vacant Sales

Demo Sales or
New Build after
sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$458,964	\$187,001	\$504,860
MINIMUM	\$211,390	\$86,129	\$232,529
MAXIMUM	\$2,141,832	\$872,671	\$2,356,015

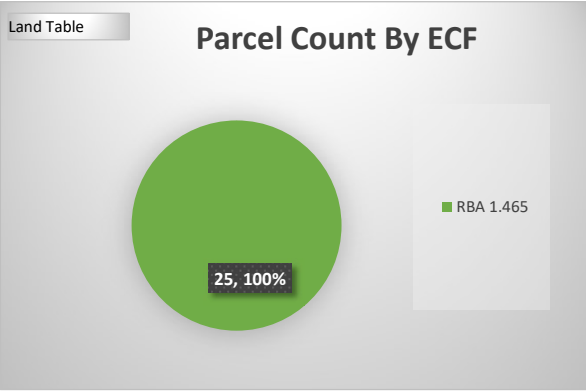
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TB-24-04-351-026		12/23/2022	\$350,000				1.71	\$204,678.00		RB8	100.00%
TB-24-04-351-019	31360 BINGHAM RD	9/14/2023	\$1,255,000	\$1,272,960	\$286,539	\$304,499	1.46	\$196,260.00		RB8	23.92%
TB-24-04-351-008	31010 BINGHAM RD	7/28/2023	\$1,775,000	\$2,080,839	-\$63,896	\$241,943	1.59	-\$40,186.00		RB8	11.63%

BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table RBA

BSA DATABASE		SALES DATA	
Parcel Count	25	# of Sales	0
ECF Nbhd	RBA	Sales Ratio	#DIV/0!
Min ECF	1.465	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.465	% Change	10.00%
Land Table LtoB	31.18%	Projected Land Table LtoB	34.30%
CVT LtoB	28.66%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$467,029	#DIV/0!	\$513,732
MINIMUM	\$204,275	#DIV/0!	\$224,703
MAXIMUM	\$1,115,779	#DIV/0!	\$1,227,357

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

BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

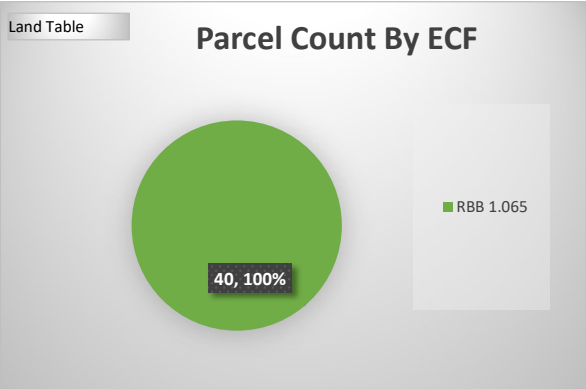
Land Table RBB

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	6
ECF Nbhd	RBB	Sales Ratio	44.52%
Min ECF	1.065	(Land Resid.-Est. Land Value)/Est. LV	19.04%
Max ECF	1.065	% Change	10.00%
Land Table LtoB	28.82%	Projected Land Table LtoB	31.70%
CVT LtoB	28.66%	Sales Sample Size	15.00%

Color Key

Vacant Sales

Demo Sales or
New Build after
sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$353,119	\$420,342	\$388,431
MINIMUM	\$230,630	\$274,535	\$253,693
MAXIMUM	\$668,718	\$796,022	\$735,590

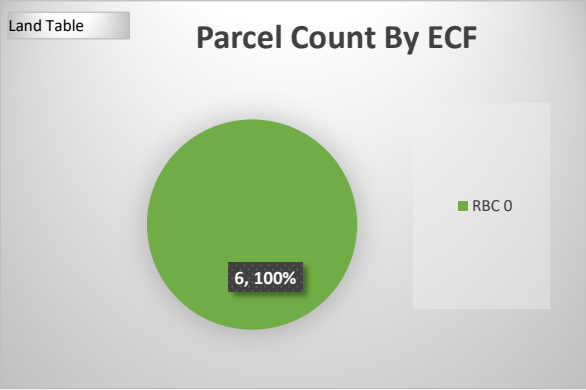
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TB-24-04-126-016	32700 BINGHAM LN	5/25/2023	\$3,200,000				3.13	\$371,399.00		RBB	17.40%
TB-24-05-426-012	24265 BINGHAM CT	5/8/2023	\$1,050,000	\$951,922	\$358,061	\$259,983	1.35	\$265,230.00		RBB	27.31%
TB-24-05-426-018	24035 BINGHAM CT	4/24/2023	\$1,760,000	\$1,608,690	\$453,184	\$301,874	1.38	\$328,394.00		RBB	18.77%
TB-24-04-126-008	32848 BINGHAM LN	10/13/2023	\$1,000,000	\$929,351	\$679,778	\$609,129	5.92	\$114,827.00		RBB	65.54%
TB-24-04-101-014	32721 BINGHAM LN	8/31/2023	\$1,999,000	\$1,883,802	\$458,076	\$342,878	2.21	\$207,274.00		RBB	18.20%
TB-24-04-126-014	32300 BINGHAM RD	8/12/2022	\$900,000	\$982,708	\$255,226	\$337,934	2.07	\$123,298.00		RBB	34.39%

BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table RBC

BSA DATABASE		SALES DATA	
Parcel Count	6	# of Sales	0
ECF Nbhd	RBC	Sales Ratio	#DIV/0!
Min ECF	0.000	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.000	% Change	0.00%
Land Table LtoB	0.00%	Projected Land Table LtoB	0.00%
CVT LtoB	28.66%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$140,061	#DIV/0!	\$140,061
MINIMUM	\$115,606	#DIV/0!	\$115,606
MAXIMUM	\$155,623	#DIV/0!	\$155,623

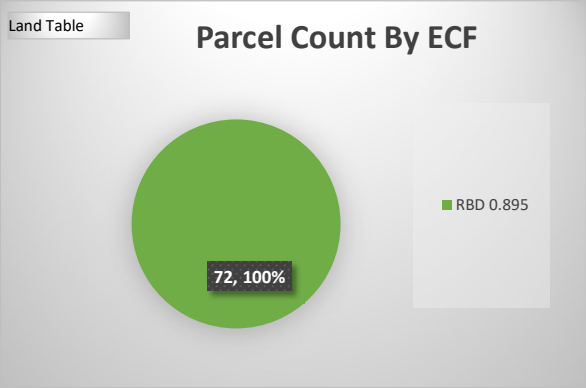
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
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BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table RBD

BSA DATABASE		SALES DATA	
Parcel Count	72	# of Sales	0
ECF Nbhd	RBD	Sales Ratio	#DIV/0!
Min ECF	0.895	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.895	% Change	0.00%
Land Table LtoB	26.50%	Projected Land Table LtoB	26.50%
CVT LtoB	28.66%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$185,328	#DIV/0!	\$185,328
MINIMUM	\$74,389	#DIV/0!	\$74,389
MAXIMUM	\$474,903	#DIV/0!	\$474,903

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
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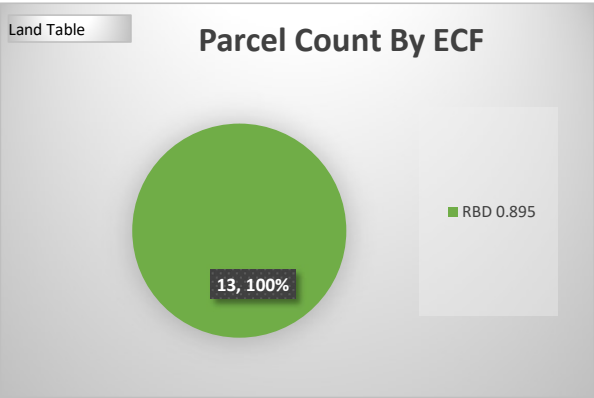
BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table RBE

BSA DATABASE		SALES DATA	
Parcel Count	13	# of Sales	0
ECF Nbhd	RBD	Sales Ratio	#DIV/0!
Min ECF	0.895	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.895	% Change	0.00%
Land Table LtoB	29.41%	Projected Land Table LtoB	29.41%
CVT LtoB	28.66%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$138,600	#DIV/0!	\$138,600
MINIMUM	\$46,200	#DIV/0!	\$46,200
MAXIMUM	\$232,100	#DIV/0!	\$232,100

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	LtoB
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BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

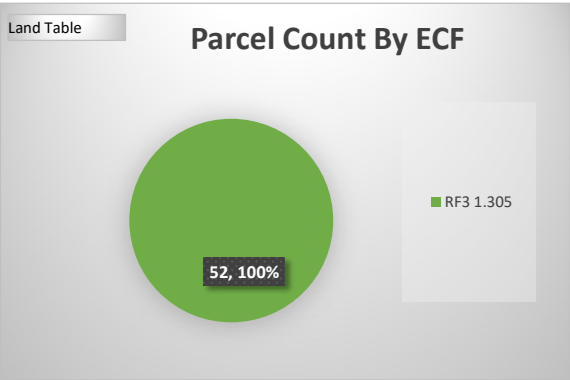
Land Table RF3

BSA DATABASE		SALES DATA	
Parcel Count	52	# of Sales	5
ECF Nbhd	RF3	Sales Ratio	53.55%
Min ECF	1.305	(Land Resid.-Est. Land Value)/Est. LV	3.70%
Max ECF	1.305	% Change	10.00%
Land Table LtoB	25.09%	Projected Land Table LtoB	27.60%
CVT LtoB	28.66%	Sales Sample Size	9.62%

Color Key

Vacant Sales

Demo Sales or
New Build after
sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$119,507	\$123,923	\$131,458
MINIMUM	\$30,027	\$31,137	\$33,030
MAXIMUM	\$162,983	\$169,006	\$179,281

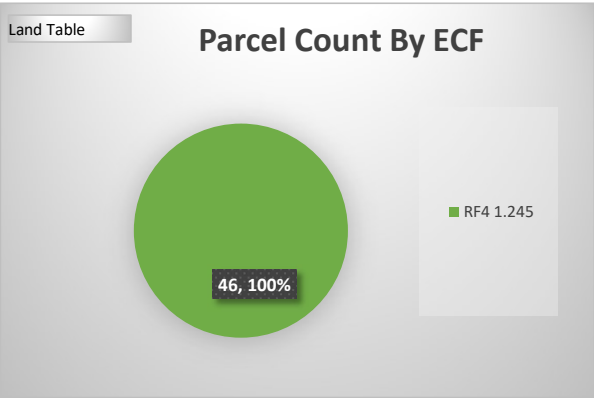
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TF-24-06-102-002		7/22/2022	\$390,000				0.18	\$157,436.00	TF-24-06-102-003, TF-24-06-102-004	RF3	47.22%
TF-24-06-102-003		7/22/2022	\$390,000				0.33	\$157,436.00	TF-24-06-102-002, TF-24-06-102-004	RF3	47.22%
TF-24-06-105-001	27331 GARDENWAY RD	8/15/2023	\$435,000	\$428,977	\$169,006	\$162,983	0.79	\$213,932.00		RF3	37.99%
TF-24-06-102-010		6/17/2022	\$525,000				0.53	\$179,908.00	TF-24-06-102-011	RF3	35.14%
TF-24-06-102-011	32875 COLONY HILL DR	6/17/2022	\$525,000				0.49	\$139,520.00	TF-24-06-102-010	RF3	33.67%

BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table RF4

BSA DATABASE		SALES DATA	
Parcel Count	46	# of Sales	0
ECF Nbhd	RF4	Sales Ratio	#DIV/0!
Min ECF	1.245	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.245	% Change	5.00%
Land Table LtoB	22.07%	Projected Land Table LtoB	23.18%
CVT LtoB	28.66%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$216,023	#DIV/0!	\$226,825
MINIMUM	\$1,912	#DIV/0!	\$2,008
MAXIMUM	\$406,985	#DIV/0!	\$427,334

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
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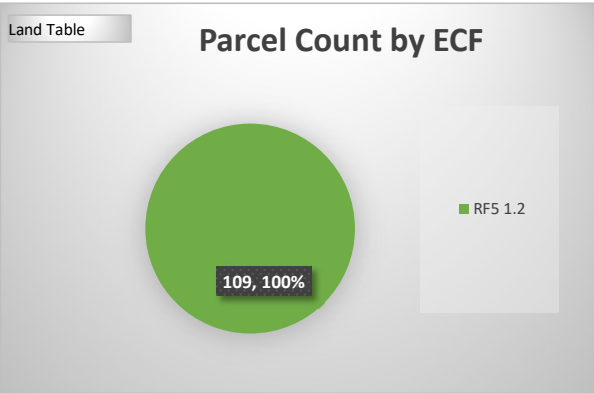
BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table RF5

BSA DATABASE		SALES DATA	
Parcel Count	109	# of Sales	9
ECF Nbhd	RF5	Sales Ratio	49.41%
Min ECF	1.200	(Land Resid.-Est. Land Value)/Est. LV	23.36%
Max ECF	1.200	% Change	10.00%
Land Table LtoB	27.53%	Projected Land Table LtoB	30.28%
CVT LtoB	28.66%	Sales Sample Size	8.26%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$281,432	\$347,174	\$309,575
MINIMUM	\$109,615	\$135,221	\$120,577
MAXIMUM	\$508,369	\$627,125	\$559,206

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TF-24-06-201-002	32870 BRANDINGHAM RD	8/9/2023	\$680,000	\$567,891	\$326,978	\$214,869	0.58	\$563,755.00		RF5	37.84%
TF-24-06-131-004	26701 CAROL AVE	1/6/2022	\$875,000	\$740,932	\$404,210	\$270,142	0.91	\$444,187.00		RF5	36.46%
TF-24-06-177-002	26930 WELLINGTON RD	9/22/2022	\$1,192,000	\$1,013,002	\$561,248	\$382,250	1.57	\$357,483.00		RF5	37.73%
TF-24-06-256-004	26426 SCENIC HWY	2/28/2023	\$744,900	\$686,031	\$315,778	\$256,909	0.84	\$375,926.00		RF5	37.45%
TF-24-06-201-003	32800 BRANDINGHAM RD	1/12/2022	\$850,000	\$783,925	\$322,984	\$256,909	0.78	\$414,082.00		RF5	32.77%
TF-24-06-131-008	26580 WELLINGTON RD	5/25/2022	\$849,000	\$791,887	\$298,918	\$241,805	0.74	\$403,943.00		RF5	30.54%
TF-24-06-129-001	26851 CAPTAINS LN	1/3/2023	\$1,900,000	\$1,805,337	\$448,107	\$353,444	1.34	\$334,408.00		RF5	19.58%
TF-24-06-204-012	26340 WELLINGTON RD	10/5/2022	\$368,000	\$416,363	\$147,043	\$195,406	0.33	\$445,585.00		RF5	46.93%
TF-24-06-180-001	26662 SCENIC HWY	5/22/2023	\$2,490,000	\$2,517,455	\$480,914	\$508,369	2.32	\$207,291.00		RF5	20.19%

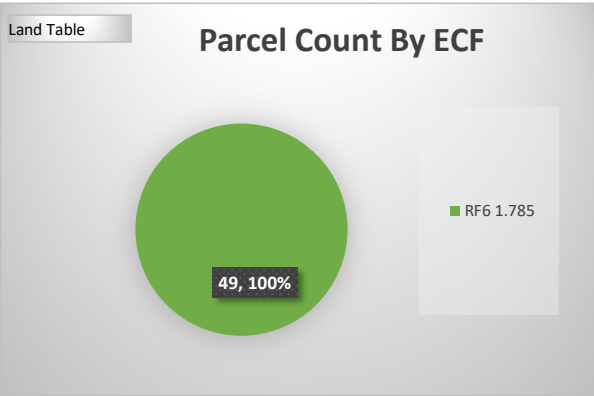
BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table RF6

BSA DATABASE		SALES DATA	
Parcel Count	49	# of Sales	3
ECF Nbhd	RF6	Sales Ratio	26.30%
Min ECF	1.785	(Land Resid.-Est. Land Value)/Est. LV	61.23%
Max ECF	1.785	% Change	10.00%
Land Table LtoB	21.72%	Projected Land Table LtoB	23.89%
CVT LtoB	28.66%	Sales Sample Size	6.12%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$128,663	\$207,447	\$141,529
MINIMUM	\$3,358	\$5,414	\$3,694
MAXIMUM	\$354,050	\$570,848	\$389,455

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TF-24-06-205-005		6/30/2023	\$802,000				0.083	\$9,662,651.00	TF-24-06-205-006	RF6	100.00%
TF-24-06-202-005	26285 W 14 MILE RD	10/17/2023	\$400,000	\$332,055	\$178,905	\$110,960	0.23	\$777,848.00		RF6	33.42%
TF-24-06-205-006	26243 VINCENNES AVE	6/30/2023	\$802,000				0.16	\$760,218.00	TF-24-06-205-005	RF6	13.84%

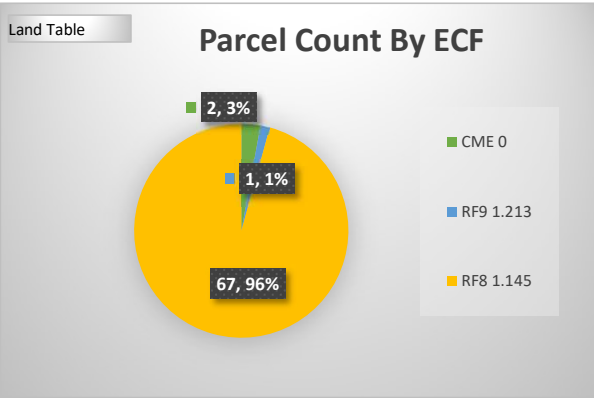
BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table RF8

BSA DATABASE		SALES DATA	
Parcel Count	70	# of Sales	11
ECF Nbhd	RF8, RF9, CME	Sales Ratio	48.16%
Min ECF	1.145	(Land Resid.-Est. Land Value)/Est. LV	-3.07%
Max ECF	1.213	% Change	0.00%
Land Table LtoB	22.75%	Projected Land Table LtoB	22.75%
CVT LtoB	28.66%	Sales Sample Size	15.71%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$389,137	\$377,171	\$389,137
MINIMUM	\$1,395	\$1,352	\$1,395
MAXIMUM	\$1,380,922	\$1,338,459	\$1,380,922

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TF-24-06-280-011		5/3/2023	\$990,000				0.96	\$1,031,250.00	TF-24-06-280-012	RF8	100.00%
TF-24-05-304-006	31460 BRIARCLIFF RD	3/17/2022	\$1,637,500	\$1,201,012	\$796,301	\$359,813	2.03	\$392,267.00		RF8	29.96%
TF-24-06-428-004	26025 WOODLORE RD	4/3/2023	\$1,865,000	\$1,431,756	\$774,036	\$340,792	1.98	\$390,927.00		RF8	23.80%
TF-24-06-280-010	25800 FRANKLIN PARK CT	6/17/2022	\$875,000	\$677,883	\$387,327	\$190,210	0.83	\$466,659.00		RF8	28.06%
TF-24-05-301-002	25700 FRANKLIN PARK DR	7/21/2023	\$1,325,000	\$1,153,550	\$580,401	\$408,951	2.59	\$224,093.00		RF8	35.45%
TF-24-06-428-015	26125 WOODLORE RD	7/31/2023	\$905,000	\$925,940	\$305,587	\$326,527	1.61	\$189,806.00		RF8	35.26%
TF-24-05-353-001	25485 CANTERBURY RD	6/15/2022	\$840,000	\$873,470	\$307,322	\$340,792	1.9	\$161,748.00		RF8	39.02%
TF-24-05-351-002	31425 NOTTINGHAM DR	7/17/2023	\$2,440,000	\$2,557,841	\$241,972	\$359,813	2.19	\$110,489.00		RF8	14.07%
TF-24-05-301-005	25450 FRANKLIN PARK DR	6/14/2023	\$1,825,000	\$1,928,214	\$285,923	\$389,137	2.4	\$119,135.00		RF8	20.18%
TF-24-06-280-012	25900 ROMANY WAY	5/3/2023	\$990,000				0.74	\$118,172.00	TF-24-06-280-011	RF8	26.56%
TF-24-06-427-001	26155 HAWTHORNE DR	3/20/2023	\$5,800,000	\$6,861,608	-\$565,478	\$496,130	3.43	-\$164,862.00		RF8	7.23%

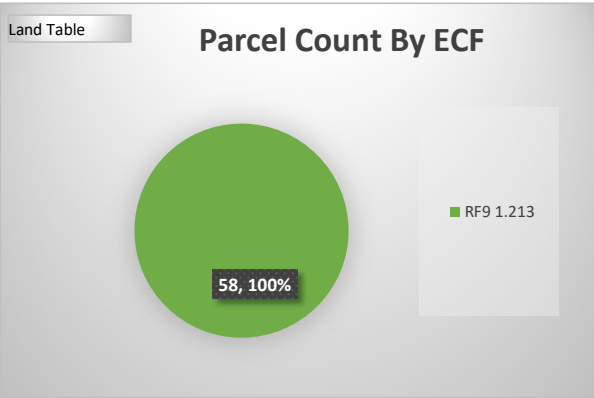
BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table RF9

BSA DATABASE		SALES DATA	
Parcel Count	58	# of Sales	5
ECF Nbhd	RF9	Sales Ratio	32.83%
Min ECF	1.213	(Land Resid.-Est. Land Value)/Est. LV	25.30%
Max ECF	1.213	% Change	10.00%
Land Table LtoB	24.76%	Projected Land Table LtoB	27.24%
CVT LtoB	28.66%	Sales Sample Size	8.62%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$382,604	\$479,390	\$420,864
MINIMUM	\$26,979	\$33,804	\$29,677
MAXIMUM	\$1,059,356	\$1,327,337	\$1,165,292

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TF-24-05-327-006		7/31/2023	\$667,000				0.25	\$2,668,000.00	4-05-327-005, TF-24-05-327	RF9	100.00%
TF-24-05-327-007		7/31/2023	\$667,000				0.68	\$980,882.00	4-05-327-005, TF-24-05-327	RF9	100.00%
TF-24-05-151-004	25635 RIVER DR	5/15/2023	\$945,000	\$733,497	\$517,259	\$305,756	1.53	\$338,078.00		RF9	41.68%
TF-24-05-151-008	25401 RIVER DR	3/11/2022	\$875,000	\$855,099	\$348,548	\$328,647	2	\$174,274.00		RF9	38.43%
TF-24-05-402-004	24820 RIVERWOOD DR	7/5/2022	\$1,075,000	\$1,077,675	\$267,110	\$269,785	1.07	\$249,636.00		RF9	25.03%

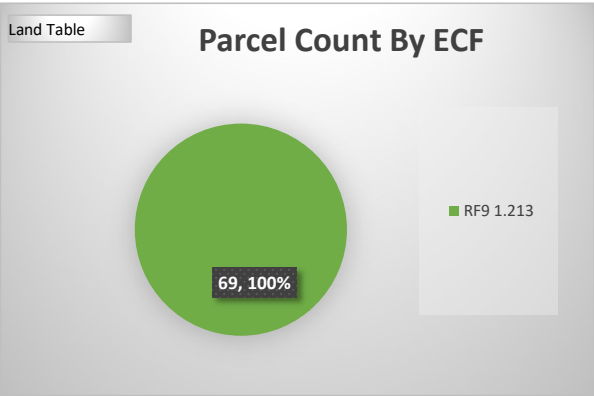
BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table RFA

BSA DATABASE		SALES DATA	
Parcel Count	69	# of Sales	2
ECF Nbhd	RF9	Sales Ratio	49.52%
Min ECF	1.213	(Land Resid.-Est. Land Value)/Est. LV	1.36%
Max ECF	1.213	% Change	7.50%
Land Table LtoB	26.14%	Projected Land Table LtoB	28.10%
CVT LtoB	28.66%	Sales Sample Size	2.90%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$241,491	\$244,782	\$259,603
MINIMUM	\$158,875	\$161,040	\$170,791
MAXIMUM	\$321,987	\$326,375	\$346,136

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TF-24-05-127-004		7/5/2023	\$365,000	\$321,987	\$365,000	\$321,987	3.01	\$121,262.00		RFA	100.00%
TF-24-05-126-011	32875 WING LAKE RD	4/1/2022	\$398,000	\$433,633	\$183,904	\$219,537	1.07	\$171,873.00		RFA	50.63%

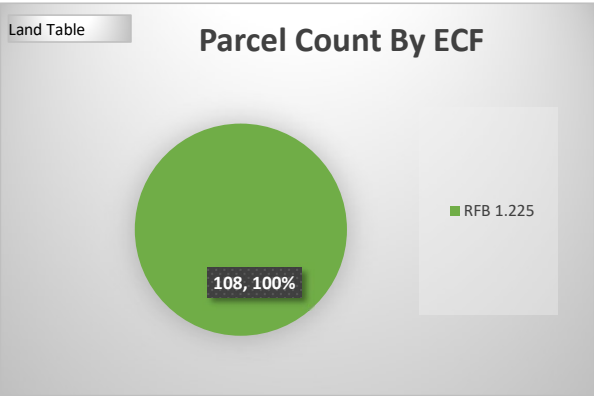
BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table RFB

BSA DATABASE		SALES DATA	
Parcel Count	108	# of Sales	6
ECF Nbhd	RFB	Sales Ratio	44.64%
Min ECF	1.225	(Land Resid.-Est. Land Value)/Est. LV	46.21%
Max ECF	1.225	% Change	20.00%
Land Table LtoB	30.15%	Projected Land Table LtoB	36.18%
CVT LtoB	28.66%	Sales Sample Size	5.56%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$133,548	\$195,255	\$160,257
MINIMUM	\$93,416	\$136,580	\$112,099
MAXIMUM	\$180,160	\$263,405	\$216,192

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TF-24-05-253-004	24605 TUDOR LN	6/27/2023	\$425,000	\$348,913	\$202,486	\$126,399	0.67	\$302,218.00		RFB	36.23%
TF-24-05-204-006	32620 W HAVERFORD DR	6/2/2023	\$615,000	\$505,948	\$249,748	\$140,696	0.73	\$342,121.00		RFB	27.81%
TF-24-05-201-018	24440 BLOOMINGTON DR	7/6/2022	\$415,000	\$360,576	\$180,823	\$126,399	0.64	\$282,536.00		RFB	35.05%
TF-24-05-252-006	24505 N CROMWELL DR	7/17/2023	\$605,000	\$533,237	\$198,162	\$126,399	0.67	\$295,764.00		RFB	23.70%
TF-24-05-253-008	24670 S CROMWELL DR	5/18/2022	\$873,000	\$804,832	\$228,311	\$160,143	0.97	\$235,372.00		RFB	19.90%
TF-24-05-202-001	32954 CHATHAM LN	7/13/2022	\$465,000	\$480,064	\$93,605	\$108,669	0.52	\$180,010.00		RFB	22.64%

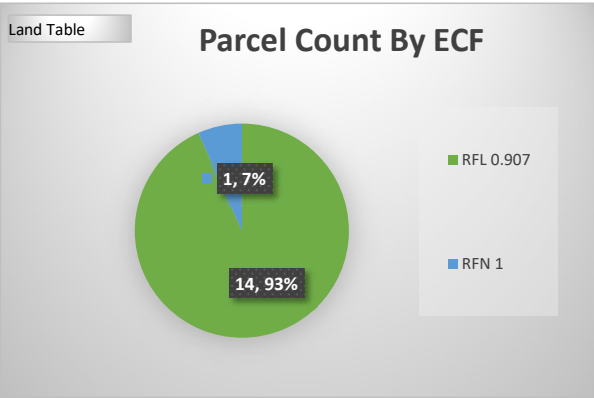
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Land Table RFC

BSA DATABASE		SALES DATA	
Parcel Count	15	# of Sales	0
ECF Nbhd	RFL, RFN	Sales Ratio	#DIV/0!
Min ECF	0.907	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.000	% Change	20.00%
Land Table LtoB	22.29%	Projected Land Table LtoB	26.75%
CVT LtoB	28.66%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$188,356	#DIV/0!	\$226,027
MINIMUM	\$55,320	#DIV/0!	\$66,384
MAXIMUM	\$562,496	#DIV/0!	\$674,995

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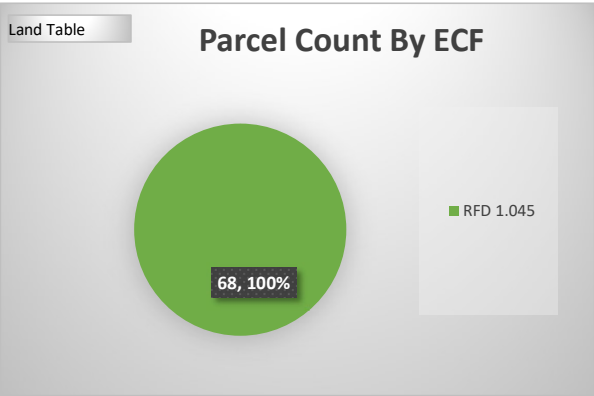
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Land Table RFD

BSA DATABASE		SALES DATA	
Parcel Count	68	# of Sales	5
ECF Nbhd	RFD	Sales Ratio	46.10%
Min ECF	1.045	(Land Resid.-Est. Land Value)/Est. LV	49.22%
Max ECF	1.045	% Change	20.00%
Land Table LtoB	19.84%	Projected Land Table LtoB	23.81%
CVT LtoB	28.66%	Sales Sample Size	7.35%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$189,295	\$282,463	\$227,154
MINIMUM	\$160,901	\$240,094	\$193,081
MAXIMUM	\$277,851	\$414,605	\$333,421

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TF-24-05-379-005	31220 LUCERNE DR	12/5/2022	\$859,000	\$668,815	\$379,480	\$189,295	0.58	\$654,276.00		RFD	28.30%
TF-24-05-377-002	25265 CANTERBURY RD	4/5/2023	\$2,224,900	\$1,903,299	\$599,452	\$277,851	1.58	\$379,400.00		RFD	14.60%
TF-24-05-379-008	25066 CANTERBURY RD	12/21/2022	\$2,300,000	\$2,062,477	\$426,818	\$189,295	0.54	\$790,404.00		RFD	9.18%
TF-24-05-455-009	24501 FRANKLIN PARK DR	4/29/2022	\$640,888	\$696,734	\$173,797	\$229,643	1.33	\$130,674.00		RFD	32.96%
TF-24-05-380-005	31040 LUCERNE DR	5/16/2022	\$800,000	\$961,274	\$33,923	\$195,197	1.38	\$24,582.00		RFD	20.31%

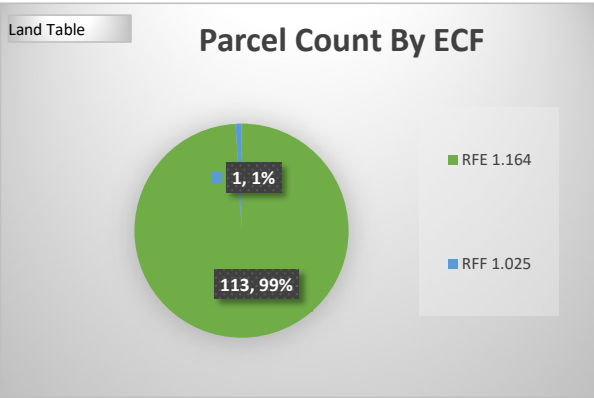
BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table RFE

BSA DATABASE		SALES DATA	
Parcel Count	114	# of Sales	4
ECF Nbhd	RFE, RFF	Sales Ratio	40.83%
Min ECF	1.025	(Land Resid.-Est. Land Value)/Est. LV	60.01%
Max ECF	1.164	% Change	10.00%
Land Table LtoB	24.45%	Projected Land Table LtoB	26.89%
CVT LtoB	28.66%	Sales Sample Size	3.51%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$455,370	\$728,637	\$500,907
MINIMUM	\$275,153	\$440,272	\$302,668
MAXIMUM	\$847,985	\$1,356,859	\$932,784

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	LtoB
TF-24-06-327-010	26840 CRESTWOOD DR	12/4/2023	\$3,177,500				1.61	\$750,488.00		RFE	15.16%
TF-24-06-352-009	31235 WOODSIDE DR	6/5/2023	\$2,750,000	\$2,252,595	\$849,311	\$351,906	1.61	\$527,522.00		RFE	15.62%
TF-24-06-352-002	27135 CRESTWOOD DR	3/29/2023	\$1,250,000	\$1,108,969	\$622,589	\$481,558	2.68	\$232,309.00		RFE	43.42%
TF-24-06-301-003	27245 SCENIC HWY	6/9/2023	\$1,410,000	\$1,330,338	\$442,832	\$363,170	1.71	\$258,966.00		RFE	27.30%

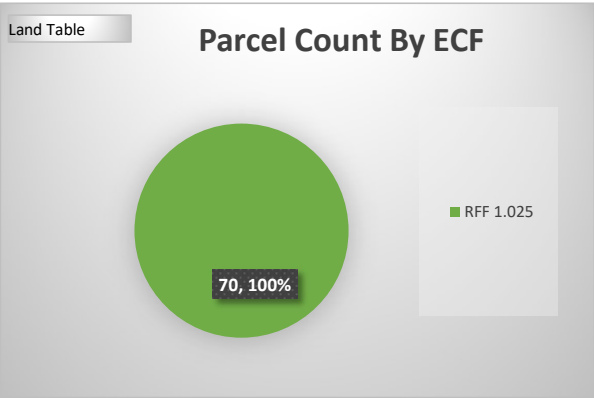
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Land Table RFF

BSA DATABASE		SALES DATA	
Parcel Count	70	# of Sales	5
ECF Nbhd	RFF	Sales Ratio	39.81%
Min ECF	1.025	(Land Resid.-Est. Land Value)/Est. LV	96.55%
Max ECF	1.025	% Change	7.50%
Land Table LtoB	27.51%	Projected Land Table LtoB	29.57%
CVT LtoB	28.66%	Sales Sample Size	7.14%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$341,573	\$671,367	\$367,191
MINIMUM	\$190,958	\$375,331	\$205,280
MAXIMUM	\$417,460	\$820,525	\$448,770

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TF-24-07-176-027	30290 WOODSIDE CT	8/22/2023	\$1,449,000	\$885,323	\$784,973	\$221,296	1.25	\$627,978.00		RFF	25.00%
TF-24-06-452-012	31173 RAMBLE RD	8/25/2022	\$1,489,000	\$1,036,149	\$613,256	\$160,405	0.84	\$730,067.00		RFF	15.48%
TF-24-07-127-008	30656 WOODSIDE DR	5/20/2022	\$844,000	\$601,785	\$465,938	\$223,723	1.27	\$366,880.00		RFF	37.18%
TF-24-07-126-004	26675 W 13 MILE RD	10/28/2022	\$410,000	\$397,385	\$184,213	\$171,598	1.09	\$169,003.00		RFF	43.18%
TF-24-07-176-028	30285 WOODSIDE CT	2/7/2022	\$895,000	\$1,129,483	\$62,402	\$296,885	1.85	\$33,731.00		RFF	26.29%

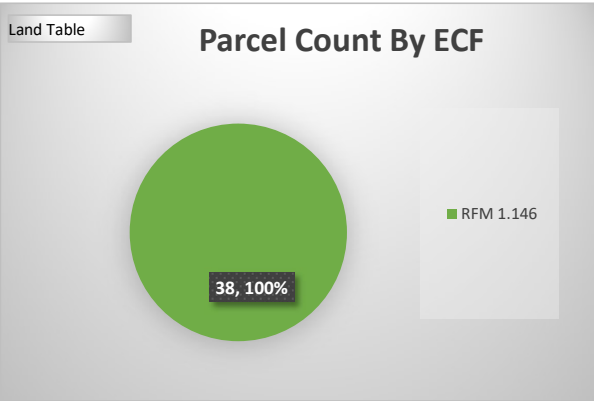
BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table RFG

BSA DATABASE		SALES DATA	
Parcel Count	38	# of Sales	6
ECF Nbhd	RFM	Sales Ratio	45.18%
Min ECF	1.146	(Land Resid.-Est. Land Value)/Est. LV	39.32%
Max ECF	1.146	% Change	5.00%
Land Table LtoB	29.60%	Projected Land Table LtoB	31.08%
CVT LtoB	28.66%	Sales Sample Size	15.79%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$200,800	\$279,755	\$210,840
MINIMUM	\$156,426	\$217,933	\$164,247
MAXIMUM	\$267,735	\$373,009	\$281,122

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TF-24-06-476-010	25838 HERSHEYVALE DR	8/25/2023	\$996,000	\$753,062	\$466,051	\$223,113	1.14	\$408,817.00		RFG	29.63%
TF-24-06-476-023	31050 OAKLEAF LN	6/15/2022	\$875,000	\$750,078	\$308,953	\$184,031	0.69	\$447,758.00		RFG	24.53%
TF-24-06-476-022	31074 OAKLEAF LN	5/24/2022	\$1,150,000	\$1,044,007	\$290,024	\$184,031	0.72	\$402,811.00		RFG	17.63%
TF-24-06-428-008	26170 HERSHEYVALE DR	5/24/2022	\$750,000	\$715,550	\$257,563	\$223,113	1.1	\$234,148.00		RFG	31.18%
TF-24-06-428-014	25886 HERSHEYVALE DR	8/24/2023	\$650,000	\$653,617	\$219,496	\$223,113	1.01	\$217,323.00		RFG	34.14%
TF-24-06-428-010	26010 HERSHEYVALE DR	3/17/2022	\$625,000	\$642,824	\$182,976	\$200,800	0.78	\$234,585.00		RFG	31.24%

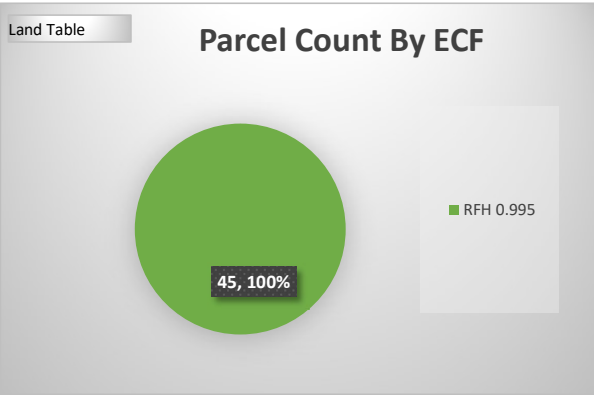
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Land Table RFH

BSA DATABASE		SALES DATA	
Parcel Count	45	# of Sales	5
ECF Nbhd	RFH	Sales Ratio	48.71%
Min ECF	0.995	(Land Resid.-Est. Land Value)/Est. LV	12.78%
Max ECF	0.995	% Change	15.00%
Land Table LtoB	18.69%	Projected Land Table LtoB	21.49%
CVT LtoB	28.66%	Sales Sample Size	11.11%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$213,805	\$241,130	\$245,875
MINIMUM	\$123,118	\$138,853	\$141,586
MAXIMUM	\$314,969	\$355,224	\$362,214

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TF-24-07-151-030		1/5/2022	\$290,000	\$173,833	\$290,000	\$173,833	1.76	\$164,773.00		RFH	100.00%
TF-24-07-151-023	30135 ROSEMOND CT	3/22/2023	\$380,000	\$358,359	\$163,969	\$142,328	1.28	\$128,101.00		RFH	39.72%
TF-24-07-176-002	30800 ROSEMOND LN	6/17/2022	\$910,000	\$736,251	\$357,681	\$183,932	1.92	\$186,292.00		RFH	24.98%
TF-24-07-151-013	30645 ROSEMOND DR	6/24/2022	\$1,800,000	\$1,983,457	\$83,554	\$267,011	2.81	\$29,735.00		RFH	13.46%
TF-24-07-176-036	30888 ROSEMOND LN	3/10/2022	\$960,000	\$976,313	\$91,253	\$107,566	1.05	\$86,908.00		RFH	11.02%

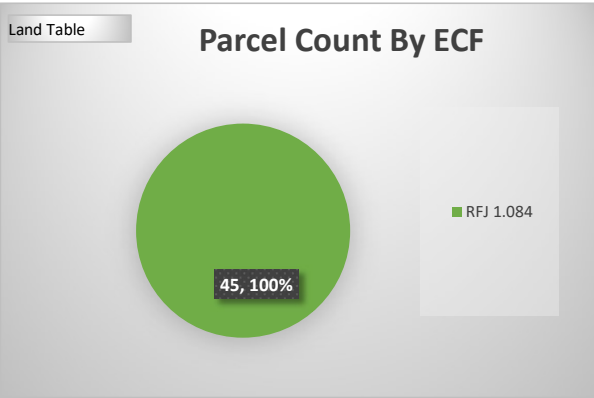
BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table RFJ

BSA DATABASE		SALES DATA	
Parcel Count	45	# of Sales	2
ECF Nbhd	RFJ	Sales Ratio	47.75%
Min ECF	1.084	(Land Resid.-Est. Land Value)/Est. LV	9.98%
Max ECF	1.084	% Change	5.00%
Land Table LtoB	26.84%	Projected Land Table LtoB	28.18%
CVT LtoB	28.66%	Sales Sample Size	4.44%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$178,049	\$195,819	\$186,951
MINIMUM	\$131,629	\$144,766	\$138,210
MAXIMUM	\$254,356	\$279,742	\$267,074

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TF-24-07-202-001	30980 FRANKLIN RD	9/30/2022	\$450,000	\$365,798	\$262,251	\$178,049	1.04	\$252,164.00		RFJ	48.67%
TF-24-07-252-008	30520 S GREENBRIAR RD	5/5/2023	\$305,000	\$355,163	\$112,837	\$163,000	0.91	\$123,997.00		RFJ	45.89%

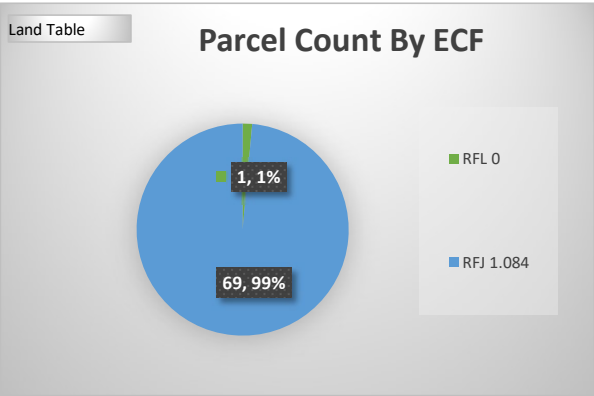
BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table RFK

BSA DATABASE		SALES DATA	
Parcel Count	70	# of Sales	6
ECF Nbhd	RFJ, RFL	Sales Ratio	25.76%
Min ECF	1.084	(Land Resid.-Est. Land Value)/Est. LV	46.81%
Max ECF	1.084	% Change	15.00%
Land Table LtoB	25.45%	Projected Land Table LtoB	29.26%
CVT LtoB	28.66%	Sales Sample Size	8.57%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$273,661	\$401,760	\$314,710
MINIMUM	\$114,566	\$168,193	\$131,751
MAXIMUM	\$413,834	\$607,546	\$475,909

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TF-24-07-226-017	30477 OAKLEAF LN	3/10/2023	\$650,000	\$338,719	\$650,000	\$338,719	2.91	\$223,368.00		RFK	100.00%
TF-24-08-177-009		12/15/2023	\$1,745,000				0.22	\$7,931,818.00	4-08-177-027, TF-24-08-177	RFK	100.00%
TF-24-08-177-027		12/15/2023	\$1,745,000				4.86	\$359,053.00	4-08-177-009, TF-24-08-177	RFK	100.00%
TF-24-08-177-034	30542 HICKORY LN	12/15/2023	\$1,745,000				4.88	\$62,558.00	4-08-177-009, TF-24-08-177	RFK	36.07%
TF-24-07-276-003	25905 BALSAM RD	9/9/2022	\$875,000	\$906,045	\$279,977	\$311,022	2.51	\$111,545.00		RFK	34.33%
TF-24-07-277-014	30600 OAKLEAF LN	4/10/2023	\$750,000	\$645,695	\$276,071	\$171,766	0.98	\$281,705.00		RFK	26.60%

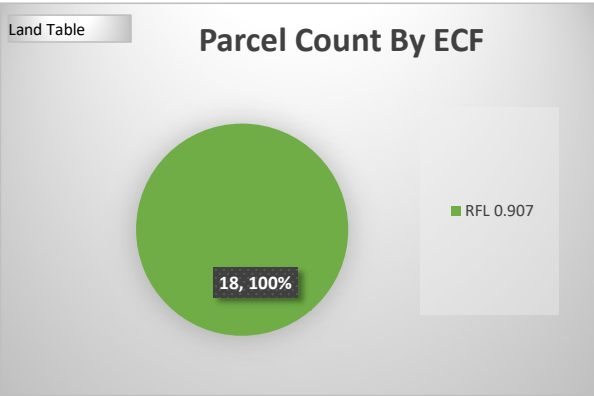
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Land Table RFL

BSA DATABASE		SALES DATA	
Parcel Count	18	# of Sales	0
ECF Nbhd	RFL	Sales Ratio	#DIV/0!
Min ECF	0.907	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.907	% Change	5.00%
Land Table LtoB	20.44%	Projected Land Table LtoB	21.46%
CVT LtoB	28.66%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$227,948	#DIV/0!	\$239,345
MINIMUM	\$189,387	#DIV/0!	\$198,856
MAXIMUM	\$310,563	#DIV/0!	\$326,091

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

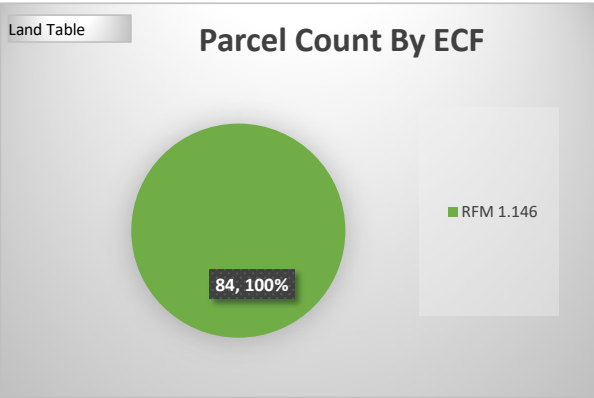
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Land Table RFM

BSA DATABASE		SALES DATA	
Parcel Count	84	# of Sales	8
ECF Nbhd	RFM	Sales Ratio	48.60%
Min ECF	1.146	(Land Resid.-Est. Land Value)/Est. LV	8.96%
Max ECF	1.146	% Change	5.00%
Land Table LtoB	29.51%	Projected Land Table LtoB	30.99%
CVT LtoB	28.66%	Sales Sample Size	9.52%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$205,712	\$224,154	\$215,998
MINIMUM	\$174,855	\$190,530	\$183,598
MAXIMUM	\$278,037	\$302,962	\$291,939

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TF-24-08-102-006	30951 ROBERTS DR	6/22/2023	\$889,900	\$716,721	\$348,034	\$174,855	0.73	\$476,759.00		RFM	24.40%
TF-24-08-101-003	30777 CHEVIOT HILLS DR	8/5/2022	\$700,000	\$631,335	\$274,377	\$205,712	0.69	\$397,648.00		RFM	32.58%
TF-24-08-103-012	30650 HARLINCIN CT	5/10/2022	\$680,000	\$640,801	\$258,903	\$219,704	0.87	\$297,590.00		RFM	34.29%
TF-24-08-151-002	30015 CHEVIOT HILLS CT	7/20/2022	\$700,000	\$673,133	\$232,579	\$205,712	0.7	\$332,256.00		RFM	30.56%
TF-24-08-103-006	30720 ROBERTS DR	6/17/2022	\$725,000	\$701,898	\$242,806	\$219,704	0.79	\$307,349.00		RFM	31.30%
TF-24-08-151-011	30151 CHEVIOT HILLS DR	8/15/2023	\$560,000	\$573,600	\$192,112	\$205,712	0.73	\$263,167.00		RFM	35.86%
TF-24-08-103-001	30950 ROBERTS DR	7/27/2022	\$400,000	\$452,040	\$122,815	\$174,855	0.69	\$177,993.00		RFM	38.68%
TF-24-08-151-010	30181 CHEVIOT HILLS DR	3/7/2022	\$500,000	\$620,863	\$84,849	\$205,712	0.7	\$121,213.00		RFM	33.13%

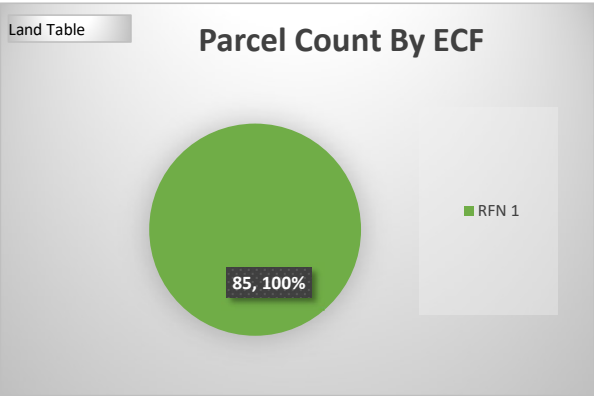
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Land Table RFN

BSA DATABASE		SALES DATA	
Parcel Count	85	# of Sales	9
ECF Nbhd	RFN	Sales Ratio	46.73%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	32.58%
Max ECF	1.000	% Change	10.00%
Land Table LtoB	20.99%	Projected Land Table LtoB	23.09%
CVT LtoB	28.66%	Sales Sample Size	10.59%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$123,044	\$163,131	\$135,349
MINIMUM	\$98,269	\$130,285	\$108,096
MAXIMUM	\$277,371	\$367,737	\$305,108

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TF-24-08-202-005	30790 BIRCHWAY DR	8/18/2023	\$400,000				0.63	\$360,951.00		RFN	41.58%
TF-24-08-201-008	30715 HELMANDALE DR	7/27/2023	\$1,103,000	\$971,475	\$254,361	\$122,836	0.74	\$343,731.00		RFN	12.64%
TF-24-08-203-019	30515 RUSHMORE CIR	9/14/2022	\$900,000	\$813,941	\$208,895	\$122,836	0.6	\$348,158.00		RFN	15.09%
TF-24-08-201-006	30755 HELMANDALE DR	6/29/2022	\$450,000	\$423,265	\$161,482	\$134,747	0.81	\$199,360.00		RFN	31.84%
TF-24-08-205-013	30636 BIRCHWAY DR	2/8/2022	\$727,000	\$687,088	\$138,181	\$98,269	0.52	\$265,733.00		RFN	14.30%
TF-24-08-252-006	30120 HELMANDALE DR	3/2/2022	\$915,000	\$867,022	\$146,247	\$98,269	0.6	\$243,745.00		RFN	11.33%
TF-24-08-251-004	30485 HELMANDALE DR	12/12/2023	\$679,250	\$663,777	\$160,475	\$145,002	1.27	\$126,358.00		RFN	21.84%
TF-24-08-252-001	30375 RUSHMORE CIR	2/4/2022	\$296,000	\$290,462	\$128,374	\$122,836	0.54	\$237,730.00		RFN	42.29%
TF-24-08-253-006	30185 HELMANDALE DR	6/10/2022	\$1,000,000	\$1,034,090	\$100,657	\$134,747	0.95	\$105,955.00		RFN	13.03%

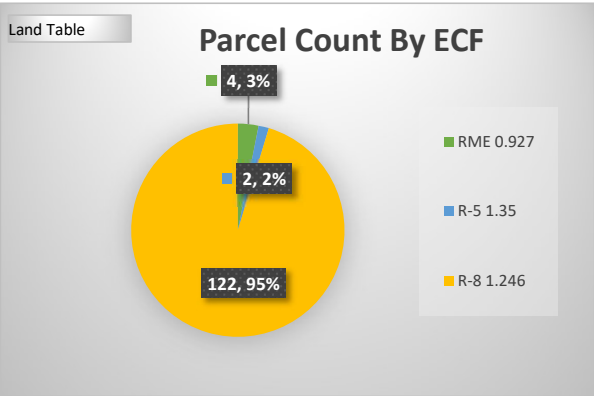
BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table RLP

BSA DATABASE		SALES DATA	
Parcel Count	128	# of Sales	11
ECF Nbhd	R-8, R-5, RME	Sales Ratio	38.45%
Min ECF	0.927	(Land Resid.-Est. Land Value)/Est. LV	94.48%
Max ECF	1.350	% Change	20.00%
Land Table LtoB	29.98%	Projected Land Table LtoB	35.97%
CVT LtoB	28.66%	Sales Sample Size	8.59%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$295,181	\$574,069	\$354,218
MINIMUM	\$147,591	\$287,035	\$177,109
MAXIMUM	\$583,396	\$1,134,591	\$700,075

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TH-24-03-101-013	32570 LAHSER RD	9/23/2022	\$410,000	\$253,710	\$410,000	\$253,710	2.07	\$198,068.00		RLP	100.00%
TH-24-03-426-015	20024 PEMBERLY CT	3/20/2023	\$565,000	\$184,194	\$565,000	\$184,194	0.8	\$706,250.00		RLP	100.00%
TH-24-03-426-014	20042 PEMBERLY CT	5/20/2022	\$635,000	\$219,520	\$635,000	\$209,520	0.91	\$697,802.00		RLP	95.44%
TH-24-02-301-003	19822 BEVERLY RD	12/7/2023	\$450,000	\$485,778	\$116,872	\$152,650	0.78	\$149,836.00		RLP	31.42%
TH-24-03-377-003	21200 W 13 MILE RD	5/27/2022	\$750,000	\$793,447	\$202,325	\$245,772	1.94	\$104,291.00		RLP	30.98%
TH-24-03-101-002	32915 BLOSSOM CT	9/20/2023	\$420,000	\$454,630	\$104,203	\$138,833	0.49	\$212,659.00		RLP	30.54%
TH-24-04-478-015	31241 LAHSER RD	4/4/2022	\$665,900	\$646,246	\$210,618	\$190,964	1.28	\$164,545.00		RLP	29.55%
TH-24-02-151-012	32071 ROSEVEAR DR	8/9/2022	\$650,000	\$720,248	\$128,681	\$198,929	0.72	\$178,724.00		RLP	27.62%
TH-24-03-426-013	20060 PEMBERLY CT	2/22/2023	\$2,550,000	\$1,559,685	\$1,349,255	\$358,940	2.97	\$454,295.00		RLP	23.01%
TH-24-02-426-011	18201 BEVERLY RD	7/10/2023	\$641,300	\$504,820	\$210,848	\$74,368	0.38	\$554,863.00		RLP	14.73%
TH-24-03-101-003	21805 W 14 MILE RD	3/16/2023	\$712,875	\$676,029	\$105,343	\$68,497	0.35	\$300,980.00		RLP	10.13%

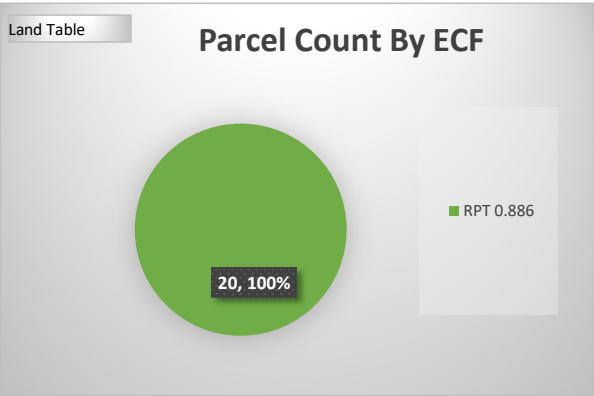
BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

Land Table RPT

BSA DATABASE		SALES DATA	
Parcel Count	20	# of Sales	4
ECF Nbhd	RPT	Sales Ratio	48.87%
Min ECF	0.886	(Land Resid.-Est. Land Value)/Est. LV	12.12%
Max ECF	0.886	% Change	0.00%
Land Table LtoB	18.55%	Projected Land Table LtoB	18.55%
CVT LtoB	28.66%	Sales Sample Size	20.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$107,816	\$120,885	\$107,816
MINIMUM	\$107,816	\$120,885	\$107,816
MAXIMUM	\$107,816	\$120,885	\$107,816

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	LtoB
TH-24-02-354-004	31035 TREMONT LN	5/16/2022	\$625,000	\$586,061	\$146,755	\$107,816	0.12	\$1,222,958.00		RPT	18.40%
TH-24-02-354-014	31070 TREMONT LN	4/3/2023	\$570,000	\$548,229	\$129,587	\$107,816	0.12	\$1,079,892.00		RPT	19.67%
TH-24-02-354-005	31045 TREMONT LN	3/14/2022	\$543,000	\$542,414	\$108,402	\$107,816	0.12	\$903,350.00		RPT	19.88%
TH-24-02-354-001	31005 TREMONT LN	8/6/2022	\$569,900	\$578,921	\$98,795	\$107,816	0.12	\$823,292.00		RPT	18.62%