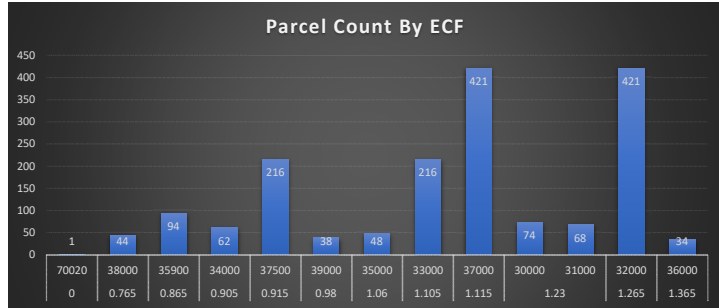


Township of Springfield

Land Table 10000

BSA DATABASE		SALES DATA	
Parcel Count	1737	# of Sales	109
ECF Nbhd	35000, 30000, 32000, 33000, 34000, 31000, 35900, 37500,	Sales Ratio	46.83%
Min ECF	0.765	(Land Resid.-Est. Land Value)/Est. LV	29.87%
Max ECF	1.365	% Change	10.00%
Land Table LtoB	25.53%	Projected Land Table LtoB	28.08%
CVT LtoB	21.71%	Sales Sample Size	6.28%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$122,415	\$158,977	\$134,657
MINIMUM	\$1,328	\$1,725	\$1,461
MAXIMUM	\$462,550	\$600,700	\$508,805

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-22-176-009	10635 CLARK RD	05/22/23	\$507,500	\$306,462	\$295,433	\$94,395	7.08	\$41,728		10000 ACREAGE	30.80%
U -07-14-226-016	9155 DAVISBURG RD	11/10/23	\$630,000	\$381,401	\$339,441	\$90,842	5.01	\$67,753		10000 ACREAGE	23.82%
U -07-06-127-002	7216 TUCKER RD	02/17/23	\$250,000				21.21	\$11,787		10000 ACREAGE	#DIV/0!
U -07-18-451-008	13225 DAVISBURG RD	12/21/23	\$380,000	\$257,655	\$185,938	\$63,593	1.87	\$99,432		10000 ACREAGE	24.68%
U -07-14-402-006	7605 OLD POND DR	04/27/22	\$385,000	\$261,969	\$184,968	\$61,937	1.29	\$143,386		10000 ACREAGE	23.64%
U -07-02-176-007	10130 GIBBS RD	03/17/23	\$433,000	\$297,159	\$224,266	\$88,425	3.33	\$67,347		10000 ACREAGE	29.76%
U -07-10-451-026	10422 BIGELOW RD	09/26/22	\$316,000	\$217,826	\$153,206	\$55,032	1.03	\$148,744		10000 ACREAGE	25.26%
U -07-12-226-003	9291 SHAMROCK LN	12/28/22	\$400,000	\$282,969	\$199,484	\$82,453	3.13	\$63,733		10000 ACREAGE	29.14%
U -07-04-251-011	11382 E HOLLY RD	11/03/23	\$95,000				2.51	\$37,849		10000 ACREAGE	#DIV/0!
U -07-05-300-019	12800 RATTALEE LAKE RD	10/21/22	\$485,000	\$347,294	\$242,358	\$104,652	5.15	\$47,060		10000 ACREAGE	30.13%
U -07-02-301-005	9950 TROTTER LN	10/23/23	\$430,000	\$308,087	\$201,763	\$79,850	2.50	\$80,705		10000 ACREAGE	25.92%
U -07-01-400-007	9497 ELLIS RD	08/05/22	\$520,000	\$373,777	\$214,700	\$68,477	2.25	\$95,422		10000 ACREAGE	18.32%
U -07-10-100-008	10693 RATTALEE LAKE RD	06/14/22	\$360,000	\$271,973	\$156,911	\$68,884	2.00	\$78,456		10000 ACREAGE	25.33%
U -07-21-201-038	11511 CLARK RD	06/02/23	\$470,000	\$357,166	\$200,986	\$88,152	3.07	\$65,468		10000 ACREAGE	24.68%
U -07-31-251-005	5069 ORMOND RD	11/18/22	\$350,000	\$271,080	\$169,610	\$90,690	5.00	\$33,922		10000 ACREAGE	33.46%
U -07-21-201-006	11720 ANDERSONVILLE RD	11/02/23	\$433,000	\$336,882	\$177,414	\$81,296	7.31	\$24,270		10000 ACREAGE	24.13%
U -07-23-151-007	6935 RIDGEWOOD RD	09/11/23	\$575,000	\$447,636	\$224,785	\$97,421	4.41	\$50,972		10000 ACREAGE	21.76%
U -07-09-351-012	11873 ELY RD	03/10/23	\$302,500	\$236,991	\$129,681	\$64,172	3.04	\$42,658		10000 ACREAGE	27.08%
U -07-06-100-015	7210 TUCKER RD	12/15/23	\$502,000	\$398,970	\$165,149	\$62,119	1.45	\$113,896		10000 ACREAGE	15.57%
U -07-23-300-032	6540 SPRINGFIELD LN	08/01/22	\$477,500	\$379,936	\$165,837	\$68,273	1.78	\$93,167		10000 ACREAGE	17.97%
U -07-22-476-024	6469 RIDGEWOOD RD	09/14/23	\$352,000	\$281,695	\$133,694	\$63,389	1.65	\$81,027		10000 ACREAGE	22.50%
U -07-16-351-005	7530 DILLEY RD	07/21/23	\$375,000	\$301,628	\$141,238	\$67,866	1.98	\$71,332		10000 ACREAGE	22.50%
U -07-23-300-005	6590 RIDGEWOOD RD	02/18/22	\$440,000	\$355,990	\$188,662	\$104,652	5.00	\$37,732		10000 ACREAGE	29.40%
U -07-25-401-014	8459 FOSTER RD	04/19/22	\$215,000	\$175,743	\$100,616	\$61,359	1.10	\$91,469		10000 ACREAGE	34.91%
U -07-14-176-027	9635 DAVISBURG RD	09/22/23	\$452,000	\$371,564	\$143,321	\$62,885	2.00	\$71,661		10000 ACREAGE	16.92%
U -07-21-151-001	11965 ANDERSONVILLE RD	02/25/22	\$400,000	\$331,006	\$158,452	\$89,458	3.50	\$45,272		10000 ACREAGE	27.03%
U -07-35-203-007	5342 FARLEY RD	04/25/22	\$621,000	\$516,856	\$173,231	\$69,087	1.94	\$89,294		10000 ACREAGE	13.37%
U -07-23-151-004	9785 CLARK RD	01/05/23	\$325,000	\$271,078	\$126,672	\$72,750	2.00	\$63,336		10000 ACREAGE	26.84%
U -07-21-201-020	11541 CLARK RD	06/01/23	\$615,000	\$513,749	\$234,167	\$132,916	10.58	\$22,133		10000 ACREAGE	25.87%
U -07-33-452-008	4410 HILLSBORO RD	08/31/22	\$445,000	\$372,739	\$159,611	\$87,350	5.00	\$31,922		10000 ACREAGE	23.43%
U -07-02-101-004	10159 GIBBS RD	10/13/23	\$515,000	\$433,441	\$144,104	\$62,545	1.60	\$90,065		10000 ACREAGE	14.43%
U -07-17-126-004	8401 EATON RD	03/18/22	\$378,000	\$319,156	\$132,806	\$73,962	2.07	\$64,157		10000 ACREAGE	23.17%
U -07-27-227-026	10101 ANDERSONVILLE RD	09/29/22	\$310,000	\$264,889	\$174,732	\$129,621	9.15	\$28,137		10000 ACREAGE	48.93%
U -07-10-476-037	8406 W ELLIS RD	04/20/22	\$335,000	\$286,853	\$109,840	\$61,693	1.21	\$90,777		10000 ACREAGE	21.51%
U -07-13-228-002	8150 HOLCOMB RD	10/28/22	\$408,000	\$350,639	\$139,030	\$81,669	2.82	\$49,301		10000 ACREAGE	23.29%
U -07-16-351-016	11916 CLARK RD	10/27/22	\$387,000	\$333,688	\$115,485	\$62,173	1.87	\$61,757		10000 ACREAGE	18.63%
U -07-26-401-026	5631 FARLEY RD	07/10/23	\$358,000	\$311,854	\$88,107	\$41,961	1.00	\$88,107		10000 ACREAGE	13.46%
U -07-23-127-001	7290 OLD POND DR	03/23/23	\$310,000	\$274,533	\$109,949	\$74,482	2.31	\$47,597		10000 ACREAGE	27.13%

Township of Springfield

Land Table 10000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-19-226-018	7202 ORMOND RD	06/03/22	\$475,000	\$423,192	\$114,049	\$62,241	1.50	\$76,033		10000 ACREAGE	14.71%
U -07-22-201-010	10300 CLARK RD	06/08/22	\$640,000	\$572,131	\$252,691	\$184,822	10.02	\$25,219		10000 ACREAGE	32.30%
U -07-24-301-015	8707 CLARK RD	10/16/23	\$335,000	\$300,705	\$95,532	\$61,237	1.06	\$90,125		10000 ACREAGE	20.36%
U -07-10-100-030	10920 BIGELOW RD	12/27/22	\$500,000	\$450,223	\$218,624	\$168,847	15.45	\$14,150		10000 ACREAGE	37.50%
U -07-08-151-009	9011 EATON RD	06/30/23	\$425,000	\$383,594	\$131,835	\$90,429	4.00	\$32,959		10000 ACREAGE	23.57%
U -07-10-100-011	9281 HIDDEN TRL	12/28/23	\$330,000	\$298,861	\$108,045	\$76,906	2.51	\$43,046		10000 ACREAGE	25.73%
U -07-08-200-014	12475 RATTALEE LAKE RD	09/15/22	\$485,000	\$439,809	\$230,657	\$185,466	10.29	\$22,416		10000 ACREAGE	42.17%
U -07-32-151-005	12720 WOODLAND TRL	08/18/23	\$381,000	\$346,118	\$202,882	\$168,000	10.49	\$19,341		10000 ACREAGE	48.54%
U -07-09-376-007	11685 ELY RD	08/24/23	\$423,000	\$384,928	\$229,370	\$191,298	11.34	\$20,227		10000 ACREAGE	49.70%
U -07-12-126-005	8615 RATTALEE LAKE RD	08/26/22	\$350,000	\$318,753	\$110,404	\$79,157	2.50	\$44,162		10000 ACREAGE	24.83%
U -07-02-376-010	9500 GIBBS RD	06/24/22	\$370,000	\$337,741	\$94,317	\$62,058	1.33	\$70,915		10000 ACREAGE	18.37%
U -07-02-101-014	10333 GIBBS RD	06/02/23	\$758,500	\$693,780	\$148,479	\$83,759	2.68	\$55,403		10000 ACREAGE	12.07%
U -07-21-101-007	11850 ANDERSONVILLE RD	03/16/23	\$200,000	\$183,156	\$77,899	\$61,055	1.00	\$77,899		10000 ACREAGE	33.33%
U -07-21-101-022	11904 JERSEY CT	02/28/22	\$365,000	\$336,588	\$92,557	\$64,145	2.94	\$31,482		10000 ACREAGE	19.06%
U -07-19-226-024	7170 ORMOND RD	03/04/22	\$460,000	\$426,114	\$126,120	\$92,234	4.17	\$30,245		10000 ACREAGE	21.65%
U -07-31-451-010	4503 ORMOND RD	06/08/22	\$550,000	\$510,251	\$103,075	\$63,326	2.85	\$36,167		10000 ACREAGE	12.41%
U -07-09-202-024	11280 BIGELOW RD	08/19/22	\$287,500	\$267,433	\$96,107	\$76,040	2.40	\$40,045		10000 ACREAGE	28.43%
U -07-31-100-018	13920 NEAL RD	08/23/22	\$375,000	\$349,114	\$106,948	\$81,062	2.76	\$38,749		10000 ACREAGE	23.22%
U -07-30-276-009	5924 ORMOND RD	05/29/22	\$360,000	\$335,482	\$87,996	\$63,478	2.52	\$34,919		10000 ACREAGE	18.92%
U -07-26-376-004	9643 ANDERSONVILLE RD	12/21/23	\$260,000	\$244,859	\$83,602	\$68,461	2.45	\$34,123		10000 ACREAGE	27.96%
U -07-05-176-001	E HOLLY RD	09/12/22	\$282,500				44.70	\$6,573		10000 ACREAGE	#DIV/0!
U -07-23-400-024	9144 BIG LAKE RD	10/10/23	\$495,000	\$468,964	\$79,764	\$53,728	1.03	\$77,441		10000 ACREAGE	11.46%
U -07-02-302-003	9899 TROTTER LN	08/22/22	\$525,000	\$497,966	\$106,537	\$79,503	2.47	\$43,132		10000 ACREAGE	15.97%
U -07-16-301-006	7660 DILLEY RD	02/06/23	\$445,000	\$427,637	\$79,634	\$62,271	1.53	\$52,048		10000 ACREAGE	14.56%
U -07-20-300-030	12705 SCOTT RD	02/15/23	\$400,000	\$386,049	\$104,654	\$90,703	4.12	\$25,401		10000 ACREAGE	23.50%
U -07-22-476-009	10150 ANDERSONVILLE RD	08/30/22	\$315,000	\$309,694	\$80,653	\$75,347	2.31	\$34,915		10000 ACREAGE	24.33%
U -07-22-476-022	6515 RIDGEWOOD RD	03/03/23	\$450,000	\$443,904	\$69,485	\$63,389	1.65	\$42,112		10000 ACREAGE	14.28%
U -07-26-376-008	9593 ANDERSONVILLE RD	11/10/22	\$249,000	\$246,555	\$65,315	\$62,870	2.07	\$31,553		10000 ACREAGE	25.50%
U -07-31-451-007	4549 ORMOND RD	10/06/23	\$315,000	\$312,329	\$63,726	\$61,055	1.00	\$63,726		10000 ACREAGE	19.55%
U -07-02-376-013	9680 RATTALEE LAKE RD	01/27/22	\$405,000	\$406,169	\$198,877	\$200,046	12.63	\$15,746		10000 ACREAGE	49.25%
U -07-13-301-005	8930 DIXIE HWY	08/05/22	\$600,000	\$604,156	\$127,753	\$131,909	3.00	\$42,584		10000 ACREAGE	21.83%
U -07-26-151-003	9905 ANDERSONVILLE RD	02/17/23	\$190,000	\$192,736	\$190,000	\$190,149	12.25	\$15,510		10000 ACREAGE	98.66%
U -07-13-251-017	7822 BROOK LN	05/17/22	\$705,500	\$717,804	\$50,475	\$62,779	1.51	\$33,427		10000 ACREAGE	8.75%
U -07-17-377-017	7475 HALL RD	09/28/22	\$250,000	\$254,675	\$56,380	\$61,055	1.00	\$56,380		10000 ACREAGE	23.97%
U -07-07-100-019	13665 RATTALEE LAKE RD	10/27/23	\$360,000	\$372,245	\$76,970	\$89,215	3.57	\$21,560		10000 ACREAGE	23.97%
U -07-21-326-006	11918 SCOTT RD	12/27/23	\$625,000	\$660,332	\$30,964	\$66,296	2.19	\$14,139		10000 ACREAGE	10.04%
U -07-20-426-004	11946 SCOTT RD	09/21/23	\$385,000	\$407,007	\$39,595	\$61,602	1.50	\$26,397		10000 ACREAGE	15.14%
U -07-35-203-011	5360 FARLEY RD	10/12/22	\$405,000	\$431,246	\$36,207	\$62,453	1.57	\$23,062		10000 ACREAGE	14.48%
U -07-08-151-007	9073 EATON RD	06/30/23	\$175,000				10.70	\$16,355		10000 ACREAGE	#DIV/0!
U -07-17-377-015	12499 ANDERSONVILLE RD	08/21/23	\$419,000	\$451,821	\$29,450	\$62,271	1.40	\$21,036		10000 ACREAGE	13.78%
U -07-32-200-016	12109 SHAFFER RD	07/13/22	\$498,000	\$538,494	\$160,793	\$201,287	15.15	\$10,613		10000 ACREAGE	37.38%
U -07-10-202-023	10323 RATTALEE LAKE RD	09/28/22	\$210,000	\$227,362	\$44,696	\$62,058	1.33	\$33,606		10000 ACREAGE	27.29%
U -07-02-400-020	9431 TREECE CT	01/11/23	\$590,000	\$641,437	\$56,201	\$107,638	5.31	\$10,584		10000 ACREAGE	16.78%
U -07-01-176-012		06/15/23	\$130,000				7.21	\$18,031		10000 ACREAGE	#DIV/0!
U -07-22-101-007	10950 CLARK RD	10/26/22	\$340,000	\$372,654	\$84,416	\$117,070	5.95	\$14,188		10000 ACREAGE	31.42%
U -07-10-102-001	9268 ERIN CT	06/26/23	\$384,000	\$422,633	\$32,082	\$70,715	1.90	\$16,885		10000 ACREAGE	16.73%
U -07-02-176-014	GIBBS RD	07/25/22	\$70,000				2.50	\$28,000		10000 ACREAGE	#DIV/0!
U -07-36-326-016	8720 ANDERSONVILLE RD	08/19/22	\$286,500	\$319,468	\$28,087	\$61,055	1.00	\$28,087		10000 ACREAGE	19.11%
U -07-14-402-008	7565 OLD POND DR	11/23/22	\$158,500	\$180,189	\$41,700	\$63,389	1.54	\$27,078		10000 ACREAGE	35.18%
U -07-15-126-014	10801 DAVISBURG RD	08/01/22	\$387,900	\$443,246	\$5,831	\$61,177	1.04	\$5,607		10000 ACREAGE	13.80%
U -07-35-251-014	9371 ANDERSONVILLE RD	07/01/22	\$61,900				2.12	\$29,198		10000 ACREAGE	#DIV/0!
U -07-25-426-023	8732 CLEMENT RD	09/23/22	\$465,000	\$538,508	(\$11,298)	\$62,210	1.38	(\$8,187)		10000 ACREAGE	11.55%
U -07-28-451-030	5625 HILLSBORO RD	07/22/22	\$290,000	\$338,843	\$12,212	\$61,055	1.00	\$12,212		10000 ACREAGE	18.02%
U -07-14-176-026	9641 DAVISBURG RD	08/18/22	\$205,000	\$240,321	\$34,377	\$69,698	2.00	\$17,189		10000 ACREAGE	29.00%
U -07-23-400-022	9112 BIG LAKE RD	09/19/22	\$407,400	\$482,468	(\$21,340)	\$53,728	1.03	(\$20,718)		10000 ACREAGE	11.14%
U -07-21-476-024	11204 BIG LAKE RD	04/01/22	\$405,000	\$488,573	(\$21,576)	\$61,997	1.50	(\$14,384)		10000 ACREAGE	12.69%
U -07-35-203-005	5440 FARLEY RD	01/14/22	\$475,000	\$577,292	\$58,313	\$160,605	12.54	\$4,650		10000 ACREAGE	27.82%
U -07-06-400-019	9750 MELISSA LN	02/08/22	\$360,000	\$439,228	\$98,049	\$177,277	10.01	\$9,795		10000 ACREAGE	40.36%
U -07-12-228-011	8015 RATTALEE LAKE RD	02/24/23	\$665,000	\$814,494	(\$87,557)	\$61,937	2.00	(\$43,779)		10000 ACREAGE	7.60%
U -07-02-176-015	9400 AUTUMNGLO DR	09/26/22	\$590,000	\$729,434	\$7,661	\$147,095	7.57	\$1,012		10000 ACREAGE	20.17%
U -07-19-100-018	3948 PARKER RD	03/11/22	\$180,000				21.27	\$8,463		10000 ACREAGE	#DIV/0!
U -07-24-301-017	8808 BIG LAKE RD	04/11/22	\$485,000	\$624,957	(\$78,841)	\$61,116	1.02	(\$77,295)		10000 ACREAGE	9.78%
U -07-08-476-012	8381 TINDALL RD	11/14/23	\$197,000	\$254,603	\$22,247	\$79,850	2.46	\$9,043		10000 ACREAGE	31.36%
U -07-27-227-025	10167 ANDERSONVILLE RD	12/29/22	\$45,000				1.00	\$45,000		10000 ACREAGE	#DIV/0!
U -07-30-401-015	5775 ORMOND RD	10/24/22	\$270,000	\$379,609	(\$30,106)	\$79,503	2.52	(\$11,947)		10000 ACREAGE	20.94%
U -07-31-451-011	4455 ORMOND RD	02/14/22	\$187,000	\$292,732	(\$30,093)	\$75,639	2.50	(\$12,037)		10000 ACREAGE	25.84%
U -07-33-100-008	11671 SHAFFER RD	03/27/23	\$170,000	\$267,531	(\$6,719)	\$90,812	5.04	(\$1,333)		10000 ACREAGE	33.94%
U -07-07-200-010	13241 RATTALEE LAKE RD	03/04/22	\$350,000				59.71	\$183		10000 ACREAGE	#DIV/0!

Township of Springfield

Land Table 10000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-09-277-013	BIGELOW RD	07/26/22	\$25,000				1.52	\$16,447		10000 ACREAGE	#DIV/0!
U -07-21-201-032	11566 ANDERSONVILLE RD	02/28/23	\$30,000				6.72	\$4,464		10000 ACREAGE	#DIV/0!
U -07-01-101-017	10301 BRIDGE LAKE RD	01/18/22	\$65,000				2.51			10000 ACREAGE	#DIV/0!

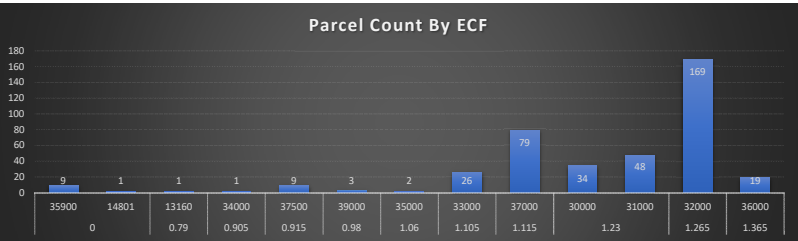
Township of Springfield
Land Table 10001

BSA DATABASE		SALES DATA	
Parcel Count	401	# of Sales	18
ECF Nbhd	32000, 33000, 35900, 36000, 37000, 37500, 39000, 30000, 31000, 34000, 14801, 35000, 13160	Sales Ratio	47.33%
Min ECF	0.790	(Land Resid.-Est. Land Value)/Est. LV	29.53%
Max ECF	1.365	% Change	10.00%
Land Table LtoB	20.88%	Projected Land Table LtoB	22.97%
CVT LtoB	21.71%	Sales Sample Size	4.49%

Color Key

Vacant Sales

Demo Sales or New Build after sale



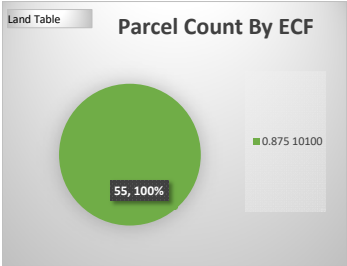
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$46,832	\$60,662	\$51,515
MINIMUM	\$444	\$575	\$488
MAXIMUM	\$70,800	\$91,709	\$77,880

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U-07-18-176-003	7985 CLEMAE	04/03/23	\$355,000	\$241,055	\$184,745	\$70,800	0.92	\$200,810	10001: Less than 1 acre fron		29.37%
U-07-17-228-003	11985 DAVISBURG RD	01/14/22	\$335,000	\$257,255	\$127,305	\$49,560	0.59	\$215,771	10001: Less than 1 acre fron		19.26%
U-07-10-451-006	10431 KING RD	10/05/22	\$385,000	\$298,140	\$142,025	\$55,165	0.68	\$208,860	10001: Less than 1 acre fron		18.50%
U-07-10-326-010	SHORE DR	07/19/22	\$35,000				0.98	\$35,714	10001: Less than 1 acre fron	#DIV/0!	
U-07-28-476-023	5420 HILLSBORO RD	05/13/22	\$436,000	\$352,038	\$139,127	\$55,165	0.67	\$207,652	10001: Less than 1 acre fron		15.67%
U-07-26-301-005	9729 ANDERSONVILLE RD	05/25/22	\$220,000	\$198,150	\$77,015	\$55,165	0.63	\$122,246	10001: Less than 1 acre fron		27.84%
U-07-14-226-019	9275 DAVISBURG RD	04/25/22	\$470,000	\$424,027	\$106,375	\$60,402	0.74	\$143,750	10001: Less than 1 acre fron		14.24%
U-07-17-152-028	8073 CROSSHILL ST	10/18/23	\$320,000	\$294,484	\$85,918	\$60,402	0.70	\$122,740	10001: Less than 1 acre fron		20.51%
U-07-36-376-013	8655 CROSBY LAKE RD	04/03/23	\$280,000	\$259,053	\$87,544	\$66,597	0.83	\$105,475	10001: Less than 1 acre fron		25.71%
U-07-01-376-009	8600 RATTALEE LAKE RD	05/05/22	\$355,000	\$338,979	\$86,821	\$70,800	0.92	\$94,371	10001: Less than 1 acre fron		20.89%
U-07-36-327-005	8649 ANDERSONVILLE RD	11/17/22	\$215,000	\$212,771	\$68,826	\$66,597	0.83	\$82,923	10001: Less than 1 acre fron		31.30%
U-07-36-327-003	8693 ANDERSONVILLE RD	08/24/22	\$280,222	\$297,409	\$49,410	\$66,597	0.88	\$56,148	10001: Less than 1 acre fron		22.39%
U-07-17-151-029	8030 SANDMAR LN	05/25/23	\$250,000	\$265,520	\$34,040	\$49,560	0.50	\$68,080	10001: Less than 1 acre fron		18.67%
U-07-30-351-004	5575 BIRCH DR	09/08/22	\$530,000	\$565,001	\$31,596	\$66,597	0.81	\$39,007	10001: Less than 1 acre fron		11.79%
U-07-20-201-013	12167 ANDERSONVILLE RD	09/11/23	\$300,000	\$323,477	\$31,688	\$55,165	0.63	\$50,298	10001: Less than 1 acre fron		17.05%
U-07-28-102-006	11800 OLD OAKS DR	08/02/22	\$455,000	\$498,362	\$17,040	\$60,402	0.75	\$22,720	10001: Less than 1 acre fron		12.12%
U-07-21-428-001	11341 ANDERSONVILLE RD	06/06/22	\$280,000	\$309,427	\$14,676	\$44,103	0.40	\$36,690	10001: Less than 1 acre fron		14.25%
U-07-05-451-008	12140 RATTALEE LAKE RD	02/23/23	\$200,000	\$228,699	\$42,101	\$70,800	0.92	\$45,762	10001: Less than 1 acre fron		30.96%

Township of Springfield
Land Table 10100

BSA DATABASE		SALES DATA	
Parcel Count	55	# of Sales	2
ECF Nbhd	10100	Sales Ratio	47.49%
Min ECF	0.875	(Land Resid.-Est. Land Value)/Est. LV	35.66%
Max ECF	0.875	% Change	0.00%
Land Table LtoB	15.23%	Projected Land Table LtoB	15.23%
CVT LtoB	21.71%	Sales Sample Size	3.64%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



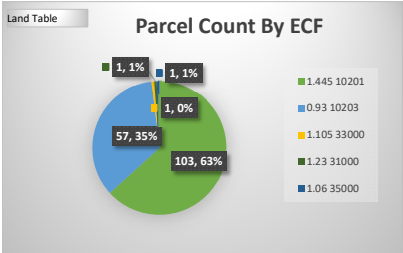
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$142,974	\$193,957	\$142,974
MINIMUM	\$1,518	\$2,059	\$1,518
MAXIMUM	\$323,730	\$439,169	\$323,730

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-12-377-004	8689 S SHORE DR	11/09/23	\$605,000	\$558,483	\$141,478	\$94,961	0.88	\$160,770		10100 AUTUMN SHORES/SUN	17.00%
U -07-12-377-007	8563 S SHORE DR	05/13/22	\$600,000	\$586,104	\$88,354	\$74,458	0.69	\$128,049		10100 AUTUMN SHORES/SUN	12.70%

Township of Springfield
Land Table 10201

BSA DATABASE		SALES DATA	
Parcel Count	163	# of Sales	12
ECF Nbhd	10203, 31000, 35000, 33000, 10201	Sales Ratio	47.11%
Min ECF	0.930	(Land Resid.-Est. Land Value)/Est. LV	33.90%
Max ECF	1.445	% Change	11.00%
Land Table LtoB	19.66%	Projected Land Table LtoB	21.82%
CVT LtoB	21.71%	Sales Sample Size	7.36%

Color Key
Vacant Sales
Demo Sales or New Build after sale



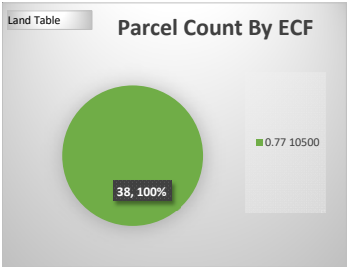
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$180,612	\$241,844	\$200,479
MINIMUM	\$1,535	\$2,055	\$1,704
MAXIMUM	\$408,955	\$547,601	\$453,940

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-28-227-027	6130 HILLSBORO RD	07/27/22	\$216,000	\$155,830	\$72,439	\$12,269	0.09	\$804,878		10201 BIG LAKE - LAKE AC	7.87%
U -07-29-200-025	12167 SCENIC VLY	06/13/23	\$363,905	\$278,540	\$181,016	\$95,651	1.06	\$87,872		10201 BIG LAKE - LAKE AC	34.34%
U -07-28-227-008	6192 HILLSBORO RD	05/24/22	\$271,000	\$223,981	\$66,104	\$19,085	0.14	\$472,171		10201 BIG LAKE - LAKE AC	8.52%
U -07-28-102-017	11810 SCENIC VLY	11/17/23	\$90,000				0.59	\$152,542		10201 BIG LAKE - LAKE AC	#DIV/0!
U -07-28-101-023	11789 SCENIC VLY	03/17/23	\$549,900	\$508,109	\$119,493	\$77,702	0.57	\$209,637		10201 BIG LAKE - LAKE AC	15.29%
U -07-29-451-021	12150 SHAFFER RD	09/02/22	\$835,000	\$811,247	\$150,401	\$126,648	2.51	\$59,921		10201 BIG LAKE - LAKE AC	15.61%
U -07-28-102-015	11726 SCENIC VLY	10/28/22	\$502,365	\$490,537	\$119,520	\$107,692	0.79	\$151,291		10201 BIG LAKE - LAKE AC	21.95%
U -07-28-102-023	12062 SCENIC VLY	12/20/22	\$529,675	\$580,345	\$62,475	\$113,145	0.83	\$75,271		10201 BIG LAKE - LAKE AC	19.50%
U -07-28-228-039	6202 NEILSON RD	02/28/22	\$143,000	\$164,881	\$8,109	\$29,990	0.22	\$36,859		10201 BIG LAKE - LAKE AC	18.19%
U -07-28-102-019	11894 SCENIC VLY	11/08/23	\$90,000				0.83	\$108,434		10201 BIG LAKE - LAKE AC	#DIV/0!
U -07-28-101-021	11873 SCENIC VLY	03/18/22	\$40,000				0.71			10201 BIG LAKE - LAKE AC	#DIV/0!
U -07-28-102-016	11768 SCENIC VLY	02/25/22	\$40,000				0.83			10201 BIG LAKE - LAKE AC	#DIV/0!

Township of Springfield
Land Table 10500

BSA DATABASE		SALES DATA	
Parcel Count	38	# of Sales	3
ECF Nbhd	10500	Sales Ratio	44.19%
Min ECF	0.770	(Land Resid.-Est. Land Value)/Est. LV	139.21%
Max ECF	0.770	% Change	0.00%
Land Table LtoB	11.78%	Projected Land Table LtoB	11.78%
CVT LtoB	21.71%	Sales Sample Size	7.89%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



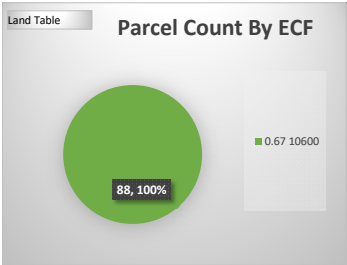
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$122,696	\$293,500	\$122,696
MINIMUM	\$1,628	\$3,894	\$1,628
MAXIMUM	\$277,819	\$664,568	\$277,819

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-14-227-013	9352 LAKE RIDGE DR	02/28/22	\$108,000				1.01	\$106,931	10500 BRIDGE LK BLUFFS-LAK	#DIV/0!	
U -07-14-228-009	9315 LAKE RIDGE DR	06/23/22	\$809,000	\$673,892	\$203,182	\$68,074	1.02	\$199,198	10500 BRIDGE LK BLUFFS-LAK	10.10%	
U -07-14-227-010	9298 LAKE RIDGE DR	09/15/22	\$800,000	\$748,156	\$118,066	\$66,222	1.00	\$118,066	10500 BRIDGE LK BLUFFS-LAK	8.85%	

Township of Springfield
Land Table 10600

BSA DATABASE		SALES DATA	
Parcel Count	88	# of Sales	8
ECF Nbhd	10600	Sales Ratio	45.54%
Min ECF	0.670	(Land Resid.-Est. Land Value)/Est. LV	66.28%
Max ECF	0.670	% Change	10.00%
Land Table LtoB	14.82%	Projected Land Table LtoB	16.30%
CVT LtoB	21.71%	Sales Sample Size	9.09%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$165,000	\$274,355	\$181,500
MINIMUM	\$80,000	\$133,021	\$88,000
MAXIMUM	\$250,000	\$415,689	\$275,000

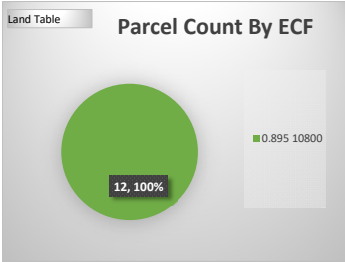
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-13-402-011	8170 TOWERING PNES	02/28/22	\$185,000				1.04	\$177,885	10600 BRIDGE VAL/TOWER PIN	#DIV/0!	
U -07-13-476-014	7635 FEN RDG	03/31/22	\$1,525,000	\$1,266,386	\$408,614	\$150,000	1.03	\$396,713	10600 BRIDGE VAL/TOWER PIN	11.84%	
U -07-13-452-002	7688 STONEVALLEY BLF	11/30/22	\$1,300,000	\$1,093,729	\$426,271	\$220,000	1.62	\$263,130	10600 BRIDGE VAL/TOWER PIN	20.11%	
U -07-13-453-002	7705 STONEVALLEY BLF	10/20/23	\$1,200,000	\$1,036,336	\$313,664	\$150,000	1.12	\$280,057	10600 BRIDGE VAL/TOWER PIN	14.47%	
U -07-13-453-007	7535 STONEVALLEY BLF	07/26/23	\$925,000	\$857,826	\$187,174	\$120,000	0.84	\$222,826	10600 BRIDGE VAL/TOWER PIN	13.99%	
U -07-13-452-011	8377 HIGH MEADOW TRL	08/26/22	\$750,000	\$746,665	\$153,335	\$150,000	1.09	\$140,674	10600 BRIDGE VAL/TOWER PIN	20.09%	
U -07-24-451-009	6747 COLLEGE PARK DR	02/15/22	\$549,000	\$550,238	\$88,762	\$90,000	0.74	\$119,949	10600 BRIDGE VAL/TOWER PIN	16.36%	
U -07-13-454-012	7348 STONEVALLEY BLF	01/12/22	\$1,175,000	\$1,210,063	\$84,937	\$120,000	0.83	\$102,334	10600 BRIDGE VAL/TOWER PIN	9.92%	

Township of Springfield

Land Table 10800

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	1
ECF Nbhd	10800	Sales Ratio	49.75%
Min ECF	0.895	(Land Resid.-Est. Land Value)/Est. LV	4.04%
Max ECF	0.895	% Change	0.00%
Land Table LtoB	12.58%	Projected Land Table LtoB	12.58%
CVT LtoB	21.71%	Sales Sample Size	8.33%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



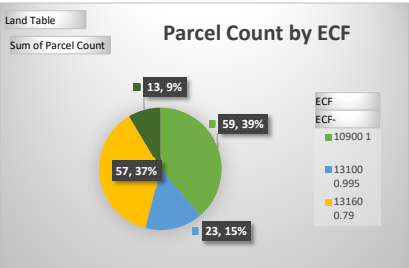
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$132,678	\$138,033	\$132,678
MINIMUM	\$1,761	\$1,832	\$1,761
MAXIMUM	\$300,421	\$312,546	\$300,421

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	Land to Building
U -07-25-476-017	8243 CARIBOU LAKE LN	10/14/22	\$529,995	\$527,368	\$67,718	\$65,091	0.65	\$104,182	10800 CARIBOU LAKE - LAKE		12.34%

Township of Springfield
Land Table 10900

BSA DATABASE		SALES DATA	
Parcel Count	152	# of Sales	12
ECF Nbhd	10900, 13100, 13160, 13580	Sales Ratio	43.43%
Min ECF	0.790	(Land Resid.-Est. Land Value)/Est. LV	109.85%
Max ECF	1.000	% Change	0.00%
Land Table LtoB	15.71%	Projected Land Table LtoB	15.71%
CVT LtoB	21.71%	Sales Sample Size	7.89%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$62,575	\$131,316	\$62,575
MINIMUM	\$1,328	\$2,787	\$1,328
MAXIMUM	\$213,884	\$448,845	\$213,884

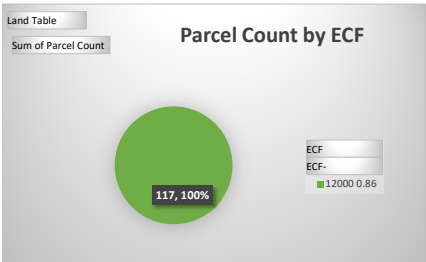
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-31-151-008	5239 BIRCH DR	11/17/23	\$645,000	\$541,009	\$160,429	\$56,438	0.86	\$186,545		10900: SOUTH/SW I-7	10.43%
U -07-31-102-009	5408 BIRCH DR	11/01/22	\$545,000	\$466,639	\$134,799	\$56,438	0.84	\$160,475		10900: SOUTH/SW I-7	12.09%
U -07-08-401-007	8847 BUGGY WHIP DR	07/26/22	\$403,000	\$375,917	\$104,855	\$77,772	2.29	\$45,788		10900: SOUTH/SW I-7	20.69%
U -07-31-102-005	5264 BIRCH DR	09/15/23	\$44,000				0.75	\$58,667		10900: SOUTH/SW I-7	#DIV/0!
U -07-31-152-006	5032 BIRCH DR	03/30/22	\$35,000				0.77	\$45,455		10900: SOUTH/SW I-7	#DIV/0!
U -07-31-102-006	5312 BIRCH DR	12/22/23	\$35,000				0.85	\$41,176		10900: SOUTH/SW I-7	#DIV/0!
U -07-31-151-003	5079 BIRCH DR	06/24/22	\$35,000				0.83	\$42,169		10900: SOUTH/SW I-7	#DIV/0!
U -07-31-152-005	5100 BIRCH LN	01/14/22	\$35,000				1.02	\$34,314		10900: SOUTH/SW I-7	#DIV/0!
U -07-31-102-019	5247 BIRCH LN	08/25/23	\$35,000				1.14	\$30,702		10900: SOUTH/SW I-7	#DIV/0!
U -07-30-354-001	5599 BIRCH LN	12/14/23	\$23,000				0.67	\$34,328		10900: SOUTH/SW I-7	#DIV/0!
U -07-31-102-018	5279 BIRCH LN	12/12/22	\$41,000				0.74			10900: SOUTH/SW I-7	#DIV/0!
U -07-31-102-007	5344 BIRCH DR	01/28/22	\$35,000				0.84			10900: SOUTH/SW I-7	#DIV/0!

Township of Springfield

Land Table 12000

BSA DATABASE		SALES DATA	
Parcel Count	117	# of Sales	4
ECF Nbhd	12000	Sales Ratio	49.14%
Min ECF	0.860	(Land Resid.-Est. Land Value)/Est. LV	13.56%
Max ECF	0.860	% Change	0.00%
Land Table LtoB	15.89%	Projected Land Table LtoB	15.89%
CVT LtoB	21.71%	Sales Sample Size	3.42%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



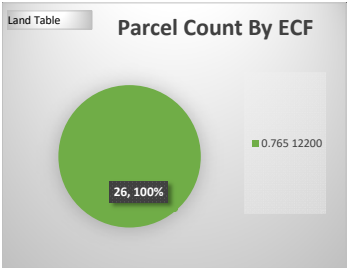
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$67,663	\$76,836	\$67,663
MINIMUM	\$1,328	\$1,508	\$1,328
MAXIMUM	\$213,884	\$242,882	\$213,884

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-20-300-049	6850 MEADOW VALLEY DR	08/28/23	\$409,000	\$313,934	\$141,816	\$46,750	0.69	\$205,530	12000 COUNTRY LANE/FIELDS†		14.89%
U -07-20-300-039	6666 COUNTRY LANE DR	07/01/22	\$472,000	\$443,956	\$79,232	\$51,188	0.76	\$104,253	12000 COUNTRY LANE/FIELDS†		11.53%
U -07-20-376-004	6575 HIGH PINE DR	09/18/23	\$550,000	\$553,667	\$69,083	\$72,750	2.00	\$34,542	12000 COUNTRY LANE/FIELDS†		13.14%
U -07-20-326-001	12687 SCOTT RD	08/17/23	\$525,000	\$610,828	(\$8,576)	\$77,252	2.40	(\$3,573)	12000 COUNTRY LANE/FIELDS†		12.65%

Township of Springfield
Land Table 12200

BSA DATABASE		SALES DATA	
Parcel Count	26	# of Sales	4
ECF Nbhd	12200	Sales Ratio	44.18%
Min ECF	0.765	(Land Resid.-Est. Land Value)/Est. LV	100.74%
Max ECF	0.765	% Change	0.00%
Land Table LtoB	12.59%	Projected Land Table LtoB	12.59%
CVT LtoB	21.71%	Sales Sample Size	15.38%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$130,439	\$261,838	\$130,439
MINIMUM	\$1,505	\$3,021	\$1,505
MAXIMUM	\$295,350	\$592,874	\$295,350

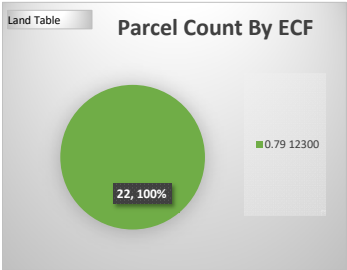
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-11-351-018	9888 KING RD	12/22/23	\$770,000	\$515,727	\$342,878	\$88,605	1.00	\$342,878	12200 DIXIE LAKE MANOR-LA#		17.18%
U -07-11-352-002	8421 ZEERCO BLVD	03/15/23	\$580,000	\$519,883	\$131,986	\$71,869	0.73	\$180,803	12200 DIXIE LAKE MANOR-LA#		13.82%
U -07-11-353-010	8456 ZEERCO BLVD	06/03/22	\$580,000	\$560,120	\$82,888	\$63,008	0.64	\$129,513	12200 DIXIE LAKE MANOR-LA#		11.25%
U -07-11-353-002	9825 KING RD	06/03/22	\$594,000	\$634,712	\$27,219	\$67,931	0.69	\$39,448	12200 DIXIE LAKE MANOR-LA#		10.70%

Township of Springfield

Land Table 12300

BSA DATABASE		SALES DATA	
Parcel Count	22	# of Sales	0
ECF Nbhd	12300	Sales Ratio	#DIV/0!
Min ECF	0.790	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.790	% Change	0.00%
Land Table LtoB	17.24%	Projected Land Table LtoB	17.24%
CVT LtoB	21.71%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



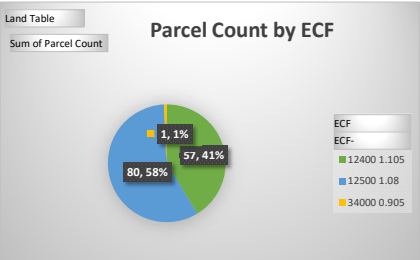
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$86,650	#DIV/0!	\$86,650
MINIMUM	\$1,150	#DIV/0!	\$1,150
MAXIMUM	\$196,200	#DIV/0!	\$196,200

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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Township of Springfield
Land Table 12500

BSA DATABASE		SALES DATA	
Parcel Count	138	# of Sales	14
ECF Nbhd	12400, 34000, 12500	Sales Ratio	45.50%
Min ECF	0.905	(Land Resid.-Est. Land Value)/Est. LV	50.97%
Max ECF	1.105	% Change	25.00%
Land Table LtoB	20.84%	Projected Land Table LtoB	26.05%
CVT LtoB	21.71%	Sales Sample Size	10.14%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



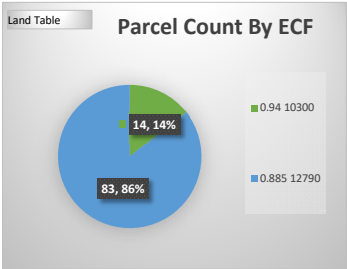
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$83,400	\$125,906	\$104,250
MINIMUM	\$1,846	\$2,787	\$2,308
MAXIMUM	\$192,008	\$289,867	\$240,010

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-24-477-021	8317 ENGLEWOOD DR	07/10/23	\$330,000	\$231,430	\$150,521	\$51,951	0.45	\$334,491		12500 & 12400 ECF NBH	22.45%
U -07-13-227-005	8300 HOLCOMB RD	12/29/22	\$370,000	\$295,913	\$159,376	\$85,289	1.10	\$144,887		12500 & 12400 ECF NBH	28.82%
U -07-24-479-009	8182 FAIRFIELD CIR	12/20/22	\$336,450	\$270,439	\$117,962	\$51,951	0.45	\$262,138		12500 & 12400 ECF NBH	19.21%
U -07-24-477-005	6581 NADETTE DR	11/10/22	\$230,000	\$187,203	\$94,748	\$51,951	0.44	\$215,336		12500 & 12400 ECF NBH	27.75%
U -07-24-477-006	6561 NADETTE DR	06/29/22	\$315,000	\$258,055	\$108,896	\$51,951	0.44	\$247,491		12500 & 12400 ECF NBH	20.13%
U -07-24-476-011	6588 WILLOWBROOK DR	11/10/23	\$700,000	\$583,060	\$195,389	\$78,449	0.83	\$235,408		12500 & 12400 ECF NBH	13.45%
U -07-13-227-015	8071 ELLIS CREEK DR	11/21/22	\$435,000	\$363,292	\$163,213	\$91,505	1.66	\$98,321		12500 & 12400 ECF NBH	25.19%
U -07-24-477-015	8165 ENGLEWOOD DR	07/20/23	\$375,000	\$330,291	\$96,660	\$51,951	0.44	\$219,682		12500 & 12400 ECF NBH	15.73%
U -07-13-227-011	8124 SLEEPY TIME CT	10/06/22	\$442,000	\$408,979	\$133,861	\$100,840	1.99	\$67,267		12500 & 12400 ECF NBH	24.66%
U -07-24-478-007	6540 NADETTE DR	03/14/23	\$460,000	\$427,081	\$91,299	\$58,380	0.50	\$182,598		12500 & 12400 ECF NBH	13.67%
U -07-13-205-002	8146 PEACEFUL VLY	02/17/22	\$365,000	\$343,447	\$113,058	\$91,505	1.66	\$68,107		12500 & 12400 ECF NBH	26.64%
U -07-24-478-008	6520 NADETTE DR	10/20/23	\$319,000	\$301,046	\$82,937	\$64,983	0.69	\$120,199		12500 & 12400 ECF NBH	21.59%
U -07-25-226-006	6211 ENGLEWOOD DR	05/26/22	\$415,000	\$479,930	\$22,332	\$87,262	1.51	\$14,789		12500 & 12400 ECF NBH	18.18%
U -07-24-477-024	6585 WILLOWBROOK DR	09/01/22	\$545,000	\$649,447	(\$25,998)	\$78,449	0.81	(\$32,096)		12500 & 12400 ECF NBH	12.08%

Township of Springfield
Land Table 12790

BSA DATABASE		SALES DATA	
Parcel Count	97	# of Sales	14
ECF Nbhd	12790, 10300	Sales Ratio	45.87%
Min ECF	0.885	(Land Resid.-Est. Land Value)/Est. LV	64.58%
Max ECF	0.940	% Change	0.00%
Land Table LtoB	15.38%	Projected Land Table LtoB	15.38%
CVT LtoB	21.71%	Sales Sample Size	14.43%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



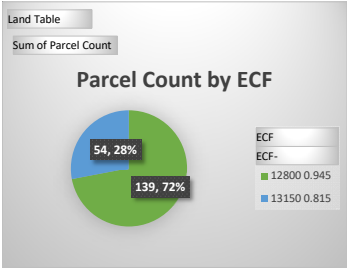
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$67,500	\$111,094	\$67,500
MINIMUM	\$60,000	\$98,750	\$60,000
MAXIMUM	\$80,000	\$131,667	\$80,000

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	Land to Building
U -07-26-127-015	9952 QUARRY RIDGE RD	12/29/23	\$100,000				0.77	\$129,870		12790 FOREST POINTI	#DIV/0!
U -07-22-301-009	11055 NICOLE CT	07/28/23	\$402,500	\$332,447	\$135,053	\$65,000	0.96	\$140,680		12790 FOREST POINTI	19.55%
U -07-21-476-068	11158 CASSIDY TRL	02/25/22	\$490,000	\$415,744	\$134,256	\$60,000	0.55	\$244,102		12790 FOREST POINTI	14.43%
U -07-22-301-013	11134 YOUNGSTREE CT	07/18/23	\$486,000	\$416,892	\$134,108	\$65,000	0.74	\$181,227		12790 FOREST POINTI	15.59%
U -07-21-476-042	11149 CASSIDY TRL	02/24/23	\$475,000	\$434,833	\$124,167	\$84,000	0.49	\$253,402		12790 FOREST POINTI	19.32%
U -07-26-127-007	9959 QUARRY RIDGE RD	11/21/23	\$80,000				0.62	\$129,032		12790 FOREST POINTI	#DIV/0!
U -07-26-127-002	10029 QUARRY RIDGE RD	11/21/23	\$499,000	\$523,957	\$55,043	\$80,000	0.57	\$96,567		12790 FOREST POINTI	15.27%
U -07-21-476-036	11041 CASSIDY TRL	07/26/23	\$130,000				0.51			12790 FOREST POINTI	#DIV/0!
U -07-26-127-019	10008 QUARRY RIDGE RD	05/09/23	\$150,000				0.53		U -07-26-127-018	2790 FOREST POINTI	#DIV/0!
U -07-26-127-020	10022 QUARRY RIDGE RD	05/09/23	\$75,000				0.52			12790 FOREST POINTI	#DIV/0!
U -07-26-127-021	10036 QUARRY RIDGE RD	05/09/23	\$75,000				0.73			12790 FOREST POINTI	#DIV/0!
U -07-26-127-004	10001 QUARRY RIDGE RD	10/20/22	\$80,000				0.60			12790 FOREST POINTI	#DIV/0!
U -07-26-127-003	10015 QUARRY RIDGE RD	10/20/22	\$80,000				0.48			12790 FOREST POINTI	#DIV/0!
U -07-26-127-005	9987 QUARRY RIDGE RD	10/20/22	\$80,000				0.59			12790 FOREST POINTI	#DIV/0!

Township of Springfield
Land Table 12800

BSA DATABASE		SALES DATA	
Parcel Count	193	# of Sales	16
ECF Nhd	13150, 12800	Sales Ratio	47.11%
Min ECF	0.815	(Land Resid.-Est. Land Value)/Est. LV	57.49%
Max ECF	0.945	% Change	15.00%
Land Table LtoB	11.27%	Projected Land Table LtoB	12.96%
CVT LtoB	21.71%	Sales Sample Size	8.29%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$57,000	\$89,770	\$65,550
MINIMUM	\$51,300	\$80,793	\$58,995
MAXIMUM	\$62,700	\$98,747	\$72,105

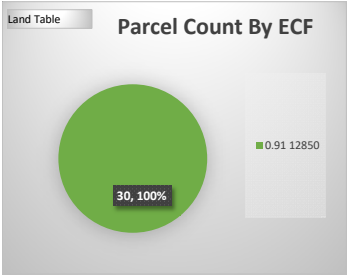
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-14-302-024	667 KINGSTON POINTE D	08/15/22	\$548,500	\$463,923	\$135,877	\$51,300	0.32	\$424,616	12800 FOREST RDG/OAK VAL/I		11.06%
U -07-14-302-003	688 KINGSTON POINTE D	06/05/23	\$610,000	\$520,010	\$141,290	\$51,300	0.37	\$381,865	12800 FOREST RDG/OAK VAL/I		9.87%
U -07-14-302-042	9957 KINGSTON RDG	06/07/23	\$770,000	\$660,282	\$166,718	\$57,000	0.51	\$326,898	12800 FOREST RDG/OAK VAL/I		8.63%
U -07-15-427-014	9997 OAK VALLEY DR	03/01/22	\$480,000	\$429,819	\$107,181	\$57,000	0.58	\$184,795	12800 FOREST RDG/OAK VAL/I		13.26%
U -07-23-276-026	7280 NORTHWIND CT	07/15/22	\$432,000	\$389,680	\$105,020	\$62,700	1.61	\$65,230	12800 FOREST RDG/OAK VAL/I		16.09%
U -07-14-351-034	9858 FOREST RIDGE DR	06/03/22	\$625,000	\$579,906	\$102,094	\$57,000	0.59	\$173,041	12800 FOREST RDG/OAK VAL/I		9.83%
U -07-14-302-015	899 KINGSTON POINTE D	10/07/22	\$685,000	\$640,193	\$96,107	\$51,300	0.38	\$252,913	12800 FOREST RDG/OAK VAL/I		8.01%
U -07-14-302-009	7763 KINGSTON CT	07/10/23	\$550,000	\$517,945	\$83,355	\$51,300	0.40	\$208,388	12800 FOREST RDG/OAK VAL/I		9.90%
U -07-14-377-013	7547 RIDGE VALLEY DR	08/16/23	\$485,000	\$465,976	\$70,324	\$51,300	0.46	\$152,878	12800 FOREST RDG/OAK VAL/I		11.01%
U -07-14-351-039	9840 OAK VALLEY DR	11/30/22	\$489,000	\$479,545	\$66,455	\$57,000	0.56	\$118,670	12800 FOREST RDG/OAK VAL/I		11.89%
U -07-15-427-008	9996 MAPLE VALLEY DR	03/20/23	\$635,000	\$623,050	\$68,950	\$57,000	0.58	\$118,879	12800 FOREST RDG/OAK VAL/I		9.15%
U -07-14-302-038	9854 KINGSTON RDG	11/23/22	\$540,000	\$536,617	\$54,683	\$51,300	0.37	\$147,792	12800 FOREST RDG/OAK VAL/I		9.56%
U -07-23-276-030	6800 NORTHWIND CT	08/23/23	\$635,000	\$631,709	\$65,991	\$62,700	1.01	\$65,338	12800 FOREST RDG/OAK VAL/I		9.93%
U -07-23-276-021	6685 SPRINGCREST CT	03/14/23	\$400,000	\$400,888	\$61,812	\$62,700	1.05	\$58,869	12800 FOREST RDG/OAK VAL/I		15.64%
U -07-14-351-013	7554 RED OAK VALLEY DR	09/27/22	\$382,500	\$383,686	\$55,814	\$57,000	0.51	\$109,439	12800 FOREST RDG/OAK VAL/I		14.86%
U -07-14-302-028	9804 KINGS VLY	08/09/22	\$581,500	\$614,057	\$18,743	\$51,300	0.40	\$46,858	12800 FOREST RDG/OAK VAL/I		8.35%

Township of Springfield

Land Table 12850

BSA DATABASE		SALES DATA	
Parcel Count	30	# of Sales	3
ECF Nbhd	12850	Sales Ratio	38.68%
Min ECF	0.910	(Land Resid.-Est. Land Value)/Est. LV	329.16%
Max ECF	0.910	% Change	0.00%
Land Table LtoB	9.12%	Projected Land Table LtoB	9.12%
CVT LtoB	21.71%	Sales Sample Size	10.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



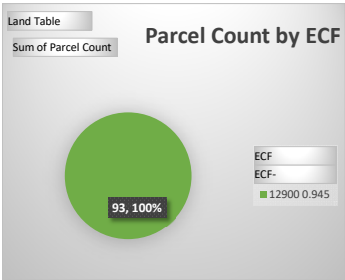
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$30,250	\$129,822	\$30,250
MINIMUM	\$30,250	\$129,822	\$30,250
MAXIMUM	\$30,250	\$129,822	\$30,250

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-17-304-008	12765 CAROLYN WAY	12/28/23	\$440,000	\$340,428	\$129,822	\$30,250	0.07	\$1,854,600		12850 FOUNTAIN VILLA	8.89%
U -07-17-304-016	7429 VILLAGE CT	08/22/23	\$25,000				0.06	\$416,667		12850 FOUNTAIN VILLA	#DIV/0!
U -07-17-304-008	12765 CAROLYN WAY	12/28/23	\$24,500				0.07			12850 FOUNTAIN VILLA	#DIV/0!

Township of Springfield
Land Table 12900

BSA DATABASE		SALES DATA	
Parcel Count	93	# of Sales	4
ECF Nbhd	12900	Sales Ratio	45.46%
Min ECF	0.945	(Land Resid.-Est. Land Value)/Est. LV	69.34%
Max ECF	0.945	% Change	18.00%
Land Table LtoB	15.03%	Projected Land Table LtoB	17.74%
CVT LtoB	21.71%	Sales Sample Size	4.30%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$77,079	\$130,523	\$90,953
MINIMUM	\$1,328	\$2,249	\$1,567
MAXIMUM	\$138,135	\$233,913	\$162,999

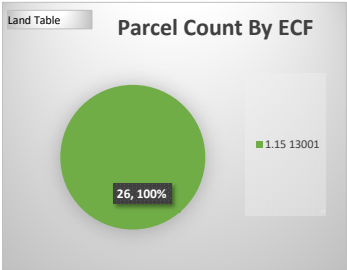
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-01-152-004	8863 AUTUMNGLO DR	11/22/23	\$640,000	\$506,287	\$196,227	\$62,514	1.48	\$132,586	12900: GREENTREE/CEDAR		12.35%
U -07-02-278-002	9971 GREENTREE DR	07/13/22	\$415,000	\$362,477	\$119,779	\$67,256	1.73	\$69,236	12900: GREENTREE/CEDAR		18.55%
U -07-02-253-011	9982 WHITE PINE CT	08/31/22	\$440,000	\$438,733	\$63,690	\$62,423	1.45	\$43,924	12900: GREENTREE/CEDAR		14.23%
U -07-02-253-012	9998 WHITE PINE CT	08/21/23	\$450,000	\$461,024	\$51,308	\$62,332	1.42	\$36,132	12900: GREENTREE/CEDAR		13.52%

Township of Springfield

Land Table 13001

BSA DATABASE		SALES DATA	
Parcel Count	26	# of Sales	0
ECF Nbhd	13001	Sales Ratio	#DIV/0!
Min ECF	1.150	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.150	% Change	0.00%
Land Table LtoB	21.90%	Projected Land Table LtoB	21.90%
CVT LtoB	21.71%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$230,186	#DIV/0!	\$230,186
MINIMUM	\$1,819	#DIV/0!	\$1,819
MAXIMUM	\$521,205	#DIV/0!	\$521,205

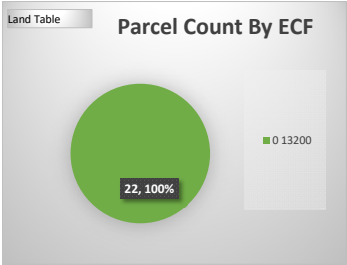
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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Township of Springfield

Land Table 13200

BSA DATABASE		SALES DATA	
Parcel Count	22	# of Sales	0
ECF Nbhd	13200	Sales Ratio	#DIV/0!
Min ECF	0.000	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.000	% Change	25.00%
Land Table LtoB	0.00%	Projected Land Table LtoB	0.00%
CVT LtoB	21.71%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



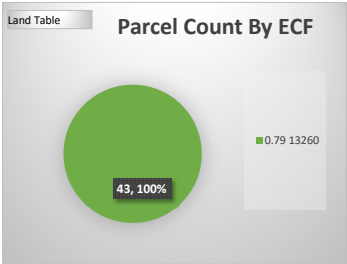
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$17,125	#DIV/0!	\$21,406
MINIMUM	\$17,125	#DIV/0!	\$21,406
MAXIMUM	\$17,125	#DIV/0!	\$21,406

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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Township of Springfield
Land Table 13260

BSA DATABASE		SALES DATA	
Parcel Count	43	# of Sales	5
ECF Nbhd	13260	Sales Ratio	48.45%
Min ECF	0.790	(Land Resid.-Est. Land Value)/Est. LV	30.40%
Max ECF	0.790	% Change	0.00%
Land Table LtoB	11.53%	Projected Land Table LtoB	11.53%
CVT LtoB	21.71%	Sales Sample Size	11.63%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



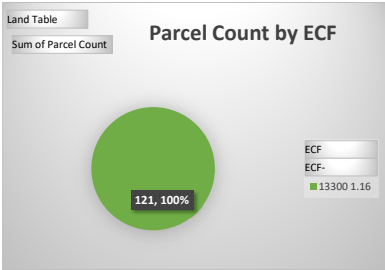
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$142,973	\$186,444	\$142,973
MINIMUM	\$1,265	\$1,650	\$1,265
MAXIMUM	\$323,730	\$422,159	\$323,730

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-23-205-004	7154 INGOMAR LN	06/22/23	\$595,000	\$529,153	\$121,960	\$56,113	0.52	\$234,538	13260 INGOMAR FARMS-LAK		10.60%
U -07-23-203-001	7316 INGOMAR LN	03/30/22	\$595,000	\$547,178	\$101,777	\$53,955	0.50	\$203,554	13260 INGOMAR FARMS-LAK		9.86%
U -07-23-204-003	7217 INGOMAR LN	10/27/22	\$535,000	\$520,835	\$63,804	\$49,639	0.46	\$138,704	13260 INGOMAR FARMS-LAK		9.53%
U -07-14-453-005	7460 ELLIS FREEMAN CT	05/20/22	\$531,000	\$536,755	\$67,624	\$73,379	0.68	\$99,447	13260 INGOMAR FARMS-LAK		13.67%
U -07-23-203-003	7280 INGOMAR LN	04/14/23	\$670,000	\$701,524	\$33,222	\$64,746	0.60	\$55,370	13260 INGOMAR FARMS-LAK		9.23%

Township of Springfield
Land Table 13300

BSA DATABASE		SALES DATA	
Parcel Count	121	# of Sales	9
ECF Nbhd	13300	Sales Ratio	41.93%
Min ECF	1.160	(Land Resid.-Est. Land Value)/Est. LV	73.87%
Max ECF	1.160	% Change	35.00%
Land Table LtoB	25.73%	Projected Land Table LtoB	34.73%
CVT LtoB	21.71%	Sales Sample Size	7.44%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



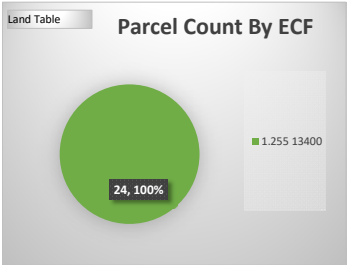
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$60,000	\$104,322	\$81,000
MINIMUM	\$1,328	\$2,309	\$1,793
MAXIMUM	\$185,294	\$322,170	\$250,147

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-12-351-037	9010 DAVISBURG RD	09/25/23	\$245,000	\$157,555	\$134,195	\$46,750	0.60	\$223,658	13300 JOSSMAN ACRES/NORM/		29.67%
U -07-11-477-025	9080 DAVISBURG RD	04/28/23	\$282,500	\$188,786	\$157,917	\$64,203	1.58	\$99,947	13300 JOSSMAN ACRES/NORM/		34.01%
U -07-11-401-009	9370 CHERRYWOOD RD	06/26/23	\$232,000	\$178,210	\$113,790	\$60,000	0.97	\$117,309	13300 JOSSMAN ACRES/NORM/		33.67%
U -07-11-402-020	9461 CHERRYWOOD RD	04/12/23	\$306,000	\$235,512	\$133,063	\$62,575	1.50	\$88,709	13300 JOSSMAN ACRES/NORM/		26.57%
U -07-12-351-026	8459 BRIDGE LAKE RD	02/28/23	\$214,000	\$177,824	\$65,426	\$29,250	0.37	\$176,827	13300 JOSSMAN ACRES/NORM/		16.45%
U -07-11-477-026	8510 CLARRIDGE RD	09/08/22	\$219,000	\$182,500	\$97,555	\$61,055	1.00	\$97,555	13300 JOSSMAN ACRES/NORM/		33.45%
U -07-11-302-003	NORMAN RD	11/16/22	\$35,000				0.32	\$109,375	13300 JOSSMAN ACRES/NORM/	#DIV/0!	
U -07-11-477-024	9100 DAVISBURG RD	04/03/23	\$285,000	\$259,399	\$89,601	\$64,000	1.57	\$57,071	13300 JOSSMAN ACRES/NORM/		24.67%
U -07-11-426-004	9226 CHERRYWOOD RD	05/13/22	\$303,750	\$370,390	\$1,837	\$68,477	1.79	\$1,026	13300 JOSSMAN ACRES/NORM/		18.49%

Township of Springfield
Land Table 13400

BSA DATABASE		SALES DATA	
Parcel Count	24	# of Sales	3
ECF Nbhd	13400	Sales Ratio	43.05%
Min ECF	1.255	(Land Resid.-Est. Land Value)/Est. LV	87.79%
Max ECF	1.255	% Change	20.00%
Land Table LtoB	29.22%	Projected Land Table LtoB	35.06%
CVT LtoB	21.71%	Sales Sample Size	12.50%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$252,325	\$473,843	\$302,790
MINIMUM	\$1,674	\$3,144	\$2,009
MAXIMUM	\$571,334	\$1,072,912	\$685,601

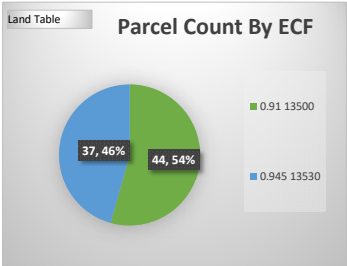
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-10-476-027	10015 KING RD	07/28/23	\$255,000	\$192,567	\$123,376	\$60,943	0.17	\$385,550	U -07-10-476-026	1 DIXIE LAKE - LAKE A	31.65%
U -07-10-476-045	10227 KING RD	08/17/23	\$325,000	\$247,452	\$134,682	\$57,134	0.30	\$448,940		13400 DIXIE LAKE - LAKE A	23.09%
U -07-10-476-044	10043 KING RD	04/28/22	\$431,000	\$430,538	\$42,360	\$41,898	0.22	\$192,545		13400 DIXIE LAKE - LAKE A	9.73%

Township of Springfield

Land Table 13503

BSA DATABASE		SALES DATA	
Parcel Count	81	# of Sales	3
ECF Nbhd	13530, 13500	Sales Ratio	51.85%
Min ECF	0.910	(Land Resid.-Est. Land Value)/Est. LV	-15.44%
Max ECF	0.945	% Change	0.00%
Land Table LtoB	19.94%	Projected Land Table LtoB	19.94%
CVT LtoB	21.71%	Sales Sample Size	3.70%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



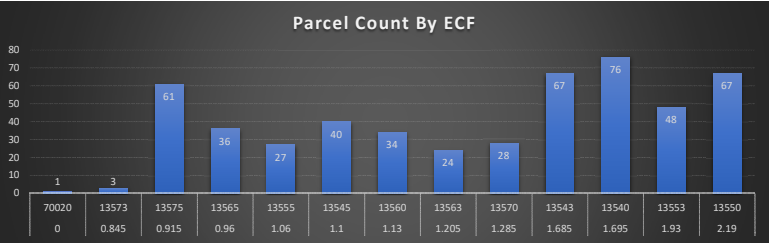
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$73,370	\$62,041	\$73,370
MINIMUM	\$688	\$582	\$688
MAXIMUM	\$215,820	\$182,494	\$215,820

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-09-151-013	8700 RACHAEL DR	05/18/22	\$537,500	\$517,677	\$228,888	\$209,065	2.04	\$112,310	13503	LF-SMALL LAKEFR	40.39%
U -07-14-478-024	9071 STONEHAUSE CT	04/21/23	\$730,000	\$760,501	\$95,206	\$125,707	1.00	\$47,603	13503	LF-SMALL LAKEFR	16.53%
U -07-25-476-012	8091 CARIBOU LAKE LN	10/05/23	\$745,000	\$808,895	\$84,269	\$148,164	1.18	\$71,414	13503	LF-SMALL LAKEFR	18.32%

Township of Springfield
Land Table 13552

Parcel Count	BSA DATABASE	SALES DATA	
	512	# of Sales	36
ECF Nbhd	13555, 13553, 13550, 13563, 13560, 13565, 13575, 13570, 13573, 13543, 13545, 13540, 70020	Sales Ratio	44.89%
Min ECF	0.845	(Land Resid.-Est. Land Value)/Est. LV	37.06%
Max ECF	2.190	% Change	25.00%
Land Table LtoB	33.76%	Projected Land Table LtoB	42.20%
CVT LtoB	21.71%	Sales Sample Size	7.03%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$125,700	\$172,279	\$157,125
MINIMUM	\$1,554	\$2,130	\$1,943
MAXIMUM	\$369,752	\$506,766	\$462,190

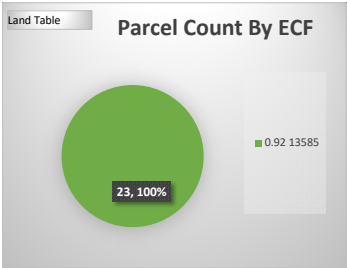
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-11-327-030	9635 NORMAN RD	06/26/22	\$660,000	\$403,835	\$393,589	\$137,424	0.29	\$1,357,203		13552 LF-LARGE LAKEFR	34.03%
U -07-11-327-048	9745 NORMAN RD	04/04/22	\$700,000	\$451,080	\$357,972	\$109,052	0.32	\$1,118,663		13552 LF-LARGE LAKEFR	24.18%
U -07-11-378-012	9596 DOLORES DR	08/31/23	\$495,000	\$330,258	\$332,523	\$167,781	0.31	\$1,072,655		13552 LF-LARGE LAKEFR	50.80%
U -07-11-327-045	9797 NORMAN RD	07/12/22	\$545,000	\$365,592	\$351,734	\$172,326	0.57	\$617,077		13552 LF-LARGE LAKEFR	47.14%
U -07-10-427-027	10048 KING RD	03/08/22	\$600,000	\$419,222	\$274,093	\$93,315	0.19	\$1,442,595		13552 LF-LARGE LAKEFR	22.26%
U -07-28-301-006	12001 BIG LAKE RD	11/27/23	\$580,000	\$420,650	\$309,842	\$150,492	1.88	\$164,810		13552 LF-LARGE LAKEFR	35.78%
U -07-12-251-001	8495 WAUMEGAH RD	04/06/23	\$940,000	\$710,792	\$376,422	\$147,214	0.29	\$1,298,007		13552 LF-LARGE LAKEFR	20.71%
U -07-10-402-038	10318 KING RD	03/02/22	\$560,000	\$423,649	\$230,772	\$94,421	0.27	\$854,711		13552 LF-LARGE LAKEFR	22.29%
U -07-10-402-033	10346 KING RD	05/12/22	\$765,000	\$599,816	\$274,176	\$108,992	0.45	\$609,280		13552 LF-LARGE LAKEFR	18.17%
U -07-10-402-058	10378 KING RD	09/29/22	\$470,000	\$393,753	\$171,503	\$95,256	0.32	\$535,947		13552 LF-LARGE LAKEFR	24.19%
U -07-11-301-034	9879 DIXIE HWY	02/07/22	\$490,000	\$414,522	\$200,521	\$125,043	0.30	\$668,403		13552 LF-LARGE LAKEFR	30.17%
U -07-28-251-025	5956 LONG POINT DR	07/28/23	\$470,000	\$402,971	\$213,589	\$146,560	0.21	\$1,017,090		13552 LF-LARGE LAKEFR	36.37%
U -07-12-427-022	8695 ELLIS RD	05/02/23	\$957,500	\$824,520	\$441,615	\$308,635	1.03	\$428,752		13552 LF-LARGE LAKEFR	37.43%
U -07-11-402-017	9511 CHERRYWOOD RD	09/16/22	\$715,000	\$619,529	\$413,640	\$318,169	1.83	\$226,033		13552 LF-LARGE LAKEFR	51.36%
U -07-10-402-019	10478 KING RD	10/28/22	\$600,000	\$504,868	\$232,777	\$137,645	0.54	\$431,069		13552 LF-LARGE LAKEFR	27.26%
U -07-28-301-005	12008 BIG LAKE RD	07/20/22	\$390,000	\$362,829	\$172,414	\$145,243	1.84	\$93,703		13552 LF-LARGE LAKEFR	40.03%
U -07-28-204-014	6243 HILLSBORO RD	08/10/23	\$440,000	\$414,053	\$131,612	\$105,665	0.33	\$398,824		13552 LF-LARGE LAKEFR	25.52%
U -07-11-301-007	9955 DIXIE HWY	09/18/23	\$699,600	\$680,867	\$141,961	\$123,228	0.48	\$295,752		13552 LF-LARGE LAKEFR	18.10%
U -07-28-251-012	6059 LONG POINT DR	07/27/23	\$265,000	\$261,083	\$111,424	\$107,507	0.11	\$1,012,945		13552 LF-LARGE LAKEFR	41.18%
U -07-10-278-026	10099 GRAHAM DR	06/16/23	\$530,000	\$526,780	\$160,085	\$156,865	0.32	\$500,266		13552 LF-LARGE LAKEFR	29.78%
U -07-10-402-034	10342 KING RD	05/06/22	\$292,000	\$291,346	\$114,384	\$113,730	0.47	\$243,370		13552 LF-LARGE LAKEFR	39.04%
U -07-28-203-012	11467 EMBER	08/08/22	\$815,000	\$813,789	\$106,331	\$105,120	0.34	\$312,738		13552 LF-LARGE LAKEFR	12.92%
U -07-28-204-048	6249 HILLSBORO RD	07/29/22	\$420,000	\$423,950	\$131,846	\$135,796	0.44	\$299,650		13552 LF-LARGE LAKEFR	32.03%
U -07-11-454-004	8691 HARBORTOWNE DR	07/15/22	\$575,000	\$585,374	\$201,760	\$212,134	0.39	\$517,333		13552 LF-LARGE LAKEFR	36.24%
U -07-11-152-010	9981 DIXIE HWY	07/28/23	\$642,500	\$661,024	\$97,267	\$115,791	0.39	\$249,403		13552 LF-LARGE LAKEFR	17.52%
U -07-11-302-009	9907 NORMAN RD	09/12/22	\$185,000				0.85	\$217,647		13552 LF-LARGE LAKEFR	#DIV/0!
U -07-11-376-033	9850 RILTON CT	09/21/23	\$345,000	\$401,336	\$195,098	\$251,434	0.51	\$382,545		13552 LF-LARGE LAKEFR	62.65%
U -07-28-203-002	11577 EMBER	12/19/23	\$252,500	\$311,598	\$54,853	\$113,951	0.34	\$161,332		13552 LF-LARGE LAKEFR	36.57%
U -07-11-376-054	9845 RILTON CT	05/06/22	\$618,000	\$776,480	\$50,358	\$208,838	1.19	\$42,318		13552 LF-LARGE LAKEFR	26.90%
U -07-29-451-018	12042 RUSTY LN	04/14/22	\$275,000				10.15	\$20,058	-07-28-353-014, U -07-29-451-052 LF-LARGE LAKEFR	#DIV/0!	
U -07-12-230-007	9221 SUNSET BLUFFS DR	05/12/22	\$155,000				0.61	\$254,098		13552 LF-LARGE LAKEFR	#DIV/0!
U -07-28-377-006	11840 SHAFFER DR	03/02/23	\$130,000				1.90	\$68,421		13552 LF-LARGE LAKEFR	#DIV/0!
U -07-11-454-007	8657 HARBORTOWNE DR	04/22/22	\$500,000	\$691,743	\$20,738	\$212,481	0.51	\$40,663		13552 LF-LARGE LAKEFR	30.72%
U -07-11-377-016	9627 SUSIN LN	10/19/23	\$290,000	\$404,597	\$134,484	\$249,081	0.64	\$210,131		13552 LF-LARGE LAKEFR	61.56%
U -07-11-302-007	NORMAN RD	09/21/22	\$110,000				0.80	\$137,500		13552 LF-LARGE LAKEFR	#DIV/0!
U -07-12-427-024	8679 ELLIS RD	06/09/22	\$235,000				3.46			13552 LF-LARGE LAKEFR	#DIV/0!

Township of Springfield

Land Table 13585

BSA DATABASE		SALES DATA	
Parcel Count	23	# of Sales	5
ECF Nbhd	13585	Sales Ratio	#DIV/0!
Min ECF	0.920	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.920	% Change	0.00%
Land Table LtoB	19.24%	Projected Land Table LtoB	19.24%
CVT LtoB	21.71%	Sales Sample Size	21.74%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$108,625	#DIV/0!	\$108,625
MINIMUM	\$86,900	#DIV/0!	\$86,900
MAXIMUM	\$130,350	#DIV/0!	\$130,350

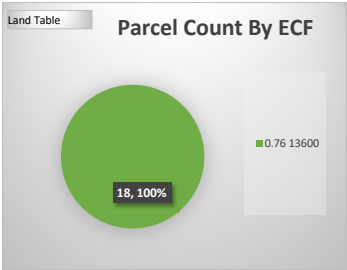
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-19-227-008	7255 GRANGE MDW	07/13/23	\$90,000				0.86	\$104,651		13585 MAPLE GRANG	#DIV/0!
U -07-19-227-005	7165 GRANGE MDW	09/19/23	\$90,000				1.01	\$89,109		13585 MAPLE GRANG	#DIV/0!
U -07-19-227-012	7150 GRANGE MDW	06/29/23	\$90,000				1.10	\$81,818		13585 MAPLE GRANG	#DIV/0!
U -07-19-227-001	7045 GRANGE MDW	03/07/22	\$80,000				1.10			13585 MAPLE GRANG	#DIV/0!
U -07-19-227-020	7060 GRANGE MDW	04/29/22	\$87,500				1.14			13585 MAPLE GRANG	#DIV/0!

Township of Springfield

Land Table 13600

BSA DATABASE		SALES DATA	
Parcel Count	18	# of Sales	1
ECF Nbhd	13600	Sales Ratio	57.12%
Min ECF	0.760	(Land Resid.-Est. Land Value)/Est. LV	-70.05%
Max ECF	0.760	% Change	0.00%
Land Table LtoB	21.37%	Projected Land Table LtoB	21.37%
CVT LtoB	21.71%	Sales Sample Size	5.56%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



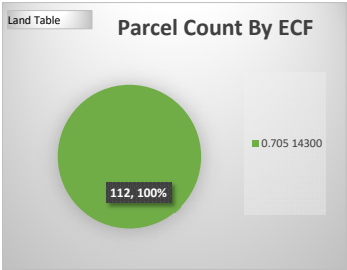
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$207,960	\$62,285	\$207,960
MINIMUM	\$2,300	\$689	\$2,300
MAXIMUM	\$470,880	\$141,032	\$470,880

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-36-351-014	4429 COASTAL PKWY	06/28/23	\$440,000	\$502,671	\$26,796	\$89,467	0.57	\$47,011	13600 MARINER'S COVE - LAK		17.80%

Township of Springfield
Land Table 14300

BSA DATABASE		SALES DATA	
Parcel Count	112	# of Sales	9
ECF Nbhd	14300	Sales Ratio	45.64%
Min ECF	0.705	(Land Resid.-Est. Land Value)/Est. LV	61.10%
Max ECF	0.705	% Change	0.00%
Land Table LtoB	15.76%	Projected Land Table LtoB	15.76%
CVT LtoB	21.71%	Sales Sample Size	8.04%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$83,600	\$134,677	\$83,600
MINIMUM	\$79,200	\$127,589	\$79,200
MAXIMUM	\$88,000	\$141,766	\$88,000

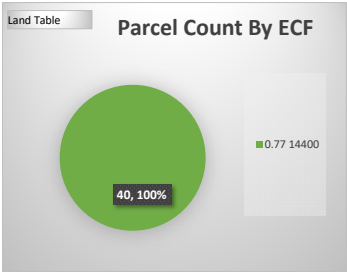
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-14-155-008	9899 CREEKWOOD TRL	11/03/23	\$585,000	\$488,472	\$175,728	\$79,200	0.57	\$308,295		14300 PEBBLE CREEK	16.21%
U -07-15-251-004	10270 BOULDER PASS	05/18/23	\$619,000	\$519,764	\$178,436	\$79,200	0.46	\$387,904		14300 PEBBLE CREEK	15.24%
U -07-14-151-002	9964 PEBBLE CREEK CT	09/15/23	\$533,000	\$458,328	\$153,872	\$79,200	0.50	\$307,744		14300 PEBBLE CREEK	17.28%
U -07-14-151-006	10013 PEBBLE CREEK CT	07/06/23	\$587,500	\$528,780	\$146,720	\$88,000	0.96	\$152,833		14300 PEBBLE CREEK	16.64%
U -07-15-277-005	10145 CREEKWOOD TRL	02/10/22	\$550,000	\$496,047	\$133,153	\$79,200	0.42	\$317,031		14300 PEBBLE CREEK	15.97%
U -07-15-277-012	10047 CREEKWOOD TRL	08/31/22	\$475,000	\$448,968	\$105,232	\$79,200	0.58	\$181,434		14300 PEBBLE CREEK	17.64%
U -07-15-276-002	10190 CREEKWOOD TRL	06/12/23	\$635,000	\$610,918	\$103,282	\$79,200	0.69	\$149,684		14300 PEBBLE CREEK	12.96%
U -07-14-154-010	9920 CREEKWOOD TRL	09/30/22	\$520,000	\$560,734	\$38,466	\$79,200	0.56	\$68,689		14300 PEBBLE CREEK	14.12%
U -07-15-251-005	10242 BOULDER PASS	05/04/23	\$25,000				0.56	\$44,643		14300 PEBBLE CREEK	#DIV/0!

Township of Springfield

Land Table 14400

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	1
ECF Nbhd	14400	Sales Ratio	36.06%
Min ECF	0.770	(Land Resid.-Est. Land Value)/Est. LV	201.05%
Max ECF	0.770	% Change	0.00%
Land Table LtoB	19.03%	Projected Land Table LtoB	19.03%
CVT LtoB	21.71%	Sales Sample Size	2.50%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



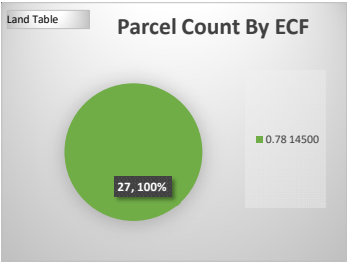
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$218,358	\$657,366	\$218,358
MINIMUM	\$2,070	\$6,232	\$2,070
MAXIMUM	\$494,424	\$1,488,463	\$494,424

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-15-202-010	8261 PINE LAKE DR	12/22/23	\$630,000	\$454,387	\$262,961	\$87,348	0.53	\$496,153	14400 PINE LAKE FOREST- LAK		19.22%

Township of Springfield
Land Table 14500

BSA DATABASE		SALES DATA	
Parcel Count	27	# of Sales	2
ECF Nbhd	14500	Sales Ratio	48.68%
Min ECF	0.780	(Land Resid.-Est. Land Value)/Est. LV	18.66%
Max ECF	0.780	% Change	0.00%
Land Table LtoB	13.10%	Projected Land Table LtoB	13.10%
CVT LtoB	21.71%	Sales Sample Size	7.41%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



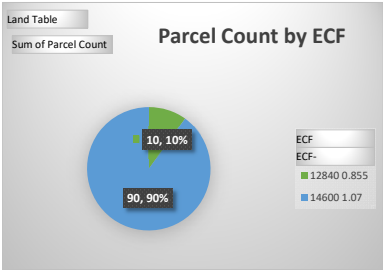
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$94,271	\$111,866	\$94,271
MINIMUM	\$62,848	\$74,578	\$62,848
MAXIMUM	\$125,695	\$149,156	\$125,695

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-25-276-004	6076 ENGLEWOOD DR	08/28/23	\$678,000	\$682,397	\$93,645	\$98,042	1.56	\$60,029		14500 PINE RDG/WINDSTONE	14.37%
U -07-25-276-008	6179 ENGLEWOOD DR	07/25/22	\$900,000	\$853,843	\$171,853	\$125,696	1.00	\$85,927	U -07-25-276-007	VE RDG/WINDSTONE	14.72%

Township of Springfield
Land Table 14600

BSA DATABASE		SALES DATA	
Parcel Count	100	# of Sales	5
ECF Nbhd	14600, 12840	Sales Ratio	46.34%
Min ECF	0.855	(Land Resid.-Est. Land Value)/Est. LV	41.22%
Max ECF	1.070	% Change	20.00%
Land Table LtoB	19.52%	Projected Land Table LtoB	23.43%
CVT LtoB	21.71%	Sales Sample Size	5.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



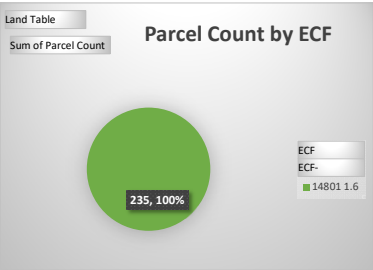
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$67,568	\$95,416	\$81,082
MINIMUM	\$49,335	\$69,669	\$59,202
MAXIMUM	\$81,596	\$115,226	\$97,915

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-17-302-004	7779 FOUNTAIN HILLS LN	06/29/23	\$500,000	\$432,889	\$148,707	\$81,596	1.05	\$141,626	14600 & 12840 ECF NBHDS I		18.85%
U -07-06-151-023	10090 CHESTNUT RIDGE CT	08/01/23	\$465,000	\$411,502	\$135,094	\$81,596	1.07	\$126,256	14600 & 12840 ECF NBHDS I		19.83%
U -07-08-451-021	12457 WINDCLIFF DR	06/07/23	\$380,000	\$365,242	\$76,468	\$61,710	0.63	\$121,378	14600 & 12840 ECF NBHDS I		16.90%
U -07-06-101-001	13899 NORTHRIDGE DR	02/08/22	\$340,000	\$330,523	\$77,045	\$67,568	0.77	\$100,058	14600 & 12840 ECF NBHDS I		20.44%
U -07-06-151-015	10106 ORCHARD RIDGE CT	09/07/22	\$339,900	\$336,353	\$71,115	\$67,568	0.70	\$101,593	14600 & 12840 ECF NBHDS I		20.09%

Township of Springfield
Land Table 14801

BSA DATABASE		SALES DATA	
Parcel Count	235	# of Sales	14
ECF Nbhd	14801	Sales Ratio	46.43%
Min ECF	1.600	(Land Resid.-Est. Land Value)/Est. LV	41.95%
Max ECF	1.600	% Change	30.00%
Land Table LtoB	17.41%	Projected Land Table LtoB	22.64%
CVT LtoB	21.71%	Sales Sample Size	5.96%

Color Key
Vacant Sales
Demo Sales or New Build after sale



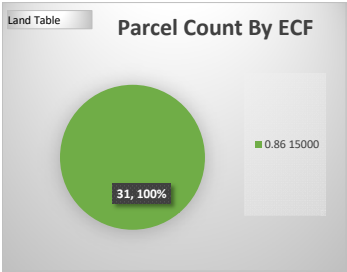
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$54,769	\$77,745	\$71,200
MINIMUM	\$1,833	\$2,602	\$2,383
MAXIMUM	\$210,801	\$299,233	\$274,041

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-26-226-018	9212 VILLA CREST DR	11/17/23	\$224,000	\$156,013	\$119,565	\$51,578	0.40	\$298,913	14801 ROBERT BRUCE/LAVON/		33.06%
U -07-26-227-010	9217 VILLA CREST DR	08/28/23	\$245,000	\$200,739	\$84,626	\$40,365	0.36	\$235,072	14801 ROBERT BRUCE/LAVON/		20.11%
U -07-26-229-006	9307 UTE POINTE DR	06/03/22	\$285,000	\$236,350	\$89,015	\$40,365	0.36	\$247,264	14801 ROBERT BRUCE/LAVON/		17.08%
U -07-26-277-048	9244 ROBERTDALE DR	03/21/23	\$192,000	\$164,008	\$57,145	\$29,153	0.23	\$248,457	14801 ROBERT BRUCE/LAVON/		17.78%
U -07-26-277-042	9292 ROBERTDALE DR	01/11/22	\$189,000	\$164,089	\$54,064	\$29,153	0.22	\$245,745	14801 ROBERT BRUCE/LAVON/		17.77%
U -07-26-277-045	9289 DEBBY JO DR	11/15/22	\$299,900	\$263,378	\$76,887	\$40,365	0.31	\$248,023	14801 ROBERT BRUCE/LAVON/		15.33%
U -07-26-227-008	9263 VILLA CREST DR	03/04/22	\$207,000	\$195,696	\$51,669	\$40,365	0.36	\$143,525	14801 ROBERT BRUCE/LAVON/		20.63%
U -07-26-229-018	9244 BRUCEDALE DR	08/24/22	\$195,000	\$185,603	\$49,762	\$40,365	0.38	\$130,953	14801 ROBERT BRUCE/LAVON/		21.75%
U -07-26-227-006	9287 VILLA CREST DR	09/30/22	\$195,000	\$188,402	\$46,963	\$40,365	0.36	\$130,453	14801 ROBERT BRUCE/LAVON/		21.42%
U -07-26-278-042	5981 FARLEY RD	07/01/22	\$285,000	\$279,093	\$46,272	\$40,365	0.33	\$140,218	14801 ROBERT BRUCE/LAVON/		14.46%
U -07-26-279-031	9286 FOSTER RD	05/04/23	\$213,000	\$211,390	\$30,763	\$29,153	0.24	\$128,179	14801 ROBERT BRUCE/LAVON/		13.79%
U -07-26-228-015	9332 UTE POINTE DR	10/28/22	\$200,000	\$205,853	\$34,512	\$40,365	0.36	\$95,867	14801 ROBERT BRUCE/LAVON/		19.61%
U -07-26-278-038	9270 SEMINDALE DR	04/21/22	\$275,000	\$293,469	\$21,896	\$40,365	0.31	\$70,632	14801 ROBERT BRUCE/LAVON/		13.75%
U -07-26-277-039	9245 DEBBY JO DR	02/21/23	\$120,000	\$157,860	(\$8,707)	\$29,153	0.23	(\$37,857)	14801 ROBERT BRUCE/LAVON/		18.47%

Township of Springfield
Land Table 15000

BSA DATABASE		SALES DATA	
Parcel Count	31	# of Sales	4
ECF Nbhd	15000	Sales Ratio	49.90%
Min ECF	0.860	(Land Resid.-Est. Land Value)/Est. LV	1.12%
Max ECF	0.860	% Change	0.00%
Land Table LtoB	17.66%	Projected Land Table LtoB	17.66%
CVT LtoB	21.71%	Sales Sample Size	12.90%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$194,312	\$196,488	\$194,312
MINIMUM	\$1,720	\$1,739	\$1,720
MAXIMUM	\$439,979	\$444,906	\$439,979

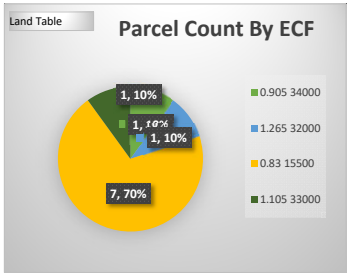
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-23-228-008	77 SOFTWATER WOODS I	07/27/22	\$450,000	\$431,641	\$85,823	\$67,464	0.46	\$186,572	15000 SOFTWATER/STONEHAUS,		15.63%
U -07-23-227-004	7133 OAK MEADOWS DR	06/14/22	\$428,000	\$433,368	\$63,562	\$68,930	0.47	\$135,238	15000 SOFTWATER/STONEHAUS,		15.91%
U -07-14-478-016	9066 STONEHAUSE CT	05/01/23	\$465,000	\$475,232	\$99,763	\$109,995	1.00	\$99,763	15000 SOFTWATER/STONEHAUS,		23.15%
U -07-23-228-019	95 SOFTWATER WOODS I	06/27/23	\$65,000				0.47	\$138,298	15000 SOFTWATER/STONEHAUS,		#DIV/0!

Township of Springfield

Land Table 15500

BSA DATABASE		SALES DATA	
Parcel Count	10	# of Sales	1
ECF Nbhd	15500, 33000, 32000, 34000	Sales Ratio	52.99%
Min ECF	0.830	(Land Resid.-Est. Land Value)/Est. LV	-53.07%
Max ECF	1.265	% Change	0.00%
Land Table LtoB	12.58%	Projected Land Table LtoB	12.58%
CVT LtoB	21.71%	Sales Sample Size	10.00%

Color Key
Vacant Sales
Demo Sales or New Build after sale



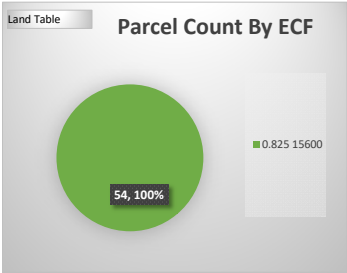
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$80,000	\$37,545	\$80,000
MINIMUM	\$80,000	\$37,545	\$80,000
MAXIMUM	\$80,000	\$37,545	\$80,000

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	Land to Building
U -07-13-251-021	8481 HOLCOMB RD	12/09/22	\$710,000	\$752,455	\$37,545	\$80,000	1.63	\$23,034		15500 STONEBROOK	10.63%

Township of Springfield
Land Table 15600

BSA DATABASE		SALES DATA	
Parcel Count	54	# of Sales	5
ECF Nbhd	15600	Sales Ratio	44.96%
Min ECF	0.825	(Land Resid.-Est. Land Value)/Est. LV	-9.23%
Max ECF	0.825	% Change	0.00%
Land Table LtoB	14.18%	Projected Land Table LtoB	14.18%
CVT LtoB	21.71%	Sales Sample Size	9.26%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



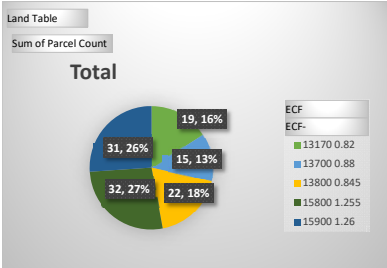
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$129,976	\$117,976	\$129,976
MINIMUM	\$1,380	\$1,253	\$1,380
MAXIMUM	\$294,300	\$267,129	\$294,300

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-12-101-011	8988 STONEGATE DR	08/11/23	\$601,000	\$441,677	\$220,145	\$60,822	0.62	\$355,073	15600 STONEGATE - LAKE #		13.77%
U -07-12-152-005	9017 KELLY LAKE DR	08/11/23	\$645,000	\$805,379	(\$95,633)	\$64,746	0.66	(\$144,898)	15600 STONEGATE - LAKE #		8.04%
U -07-12-102-003	9171 KELLY LAKE DR	06/23/22	\$510,000	\$493,944	\$81,783	\$65,727	0.67	\$122,064	15600 STONEGATE - LAKE #		13.31%
U -07-12-151-020	8954 KELLY LAKE DR	11/16/23	\$607,000	\$602,399	\$104,538	\$99,937	1.71	\$61,133	15600 STONEGATE - LAKE #		16.59%
U -07-12-151-021	8920 KELLY LAKE DR	07/21/22	\$525,000	\$577,466	\$12,280	\$64,746	0.66	\$18,606	15600 STONEGATE - LAKE #		11.21%

Township of Springfield
Land Table 15800

BSA DATABASE		SALES DATA	
Parcel Count	119	# of Sales	10
ECF Nbhd	13170, 13700, 15800, 15900, 13800	Sales Ratio	43.74%
Min ECF	0.820	(Land Resid.-Est. Land Value)/Est. LV	97.38%
Max ECF	1.260	% Change	25.00%
Land Table LtoB	13.37%	Projected Land Table LtoB	16.71%
CVT LtoB	21.71%	Sales Sample Size	8.40%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$62,423	\$123,213	\$78,029
MINIMUM	\$1,540	\$3,040	\$1,925
MAXIMUM	\$123,766	\$244,295	\$154,708

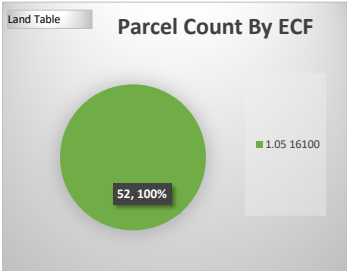
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-10-201-050	9073 SHERWOOD DR	03/17/22	\$198,000	\$138,962	\$83,543	\$24,505	0.25	\$334,172		15800: NE I-75	17.63%
U -07-10-201-031	9045 SHERWOOD DR	10/30/23	\$245,000	\$179,891	\$99,039	\$33,930	0.31	\$319,481		15800: NE I-75	18.86%
U -07-10-201-036	9181 SHERWOOD DR	08/28/23	\$285,000	\$217,900	\$121,330	\$54,230	0.63	\$192,587		15800: NE I-75	24.89%
U -07-07-201-003	8942 WILD IRIS CT	09/06/23	\$550,000	\$458,536	\$150,842	\$59,378	0.79	\$190,939		15800: NE I-75	12.95%
U -07-10-201-045	9161 SHERWOOD DR	06/21/23	\$320,000	\$281,358	\$87,362	\$48,720	0.50	\$174,724		15800: NE I-75	17.32%
U -07-10-126-009	9302 WILDFLOWER WAY	11/09/23	\$410,000	\$360,815	\$83,115	\$33,930	0.35	\$237,471		15800: NE I-75	9.40%
U -07-13-102-005	8269 MEADOW RDG	04/24/23	\$495,000	\$456,733	\$92,497	\$54,230	0.65	\$56,059		15800: NE I-75	11.87%
U -07-11-177-004	9073 TARTAN DR	11/23/22	\$308,625	\$307,535	\$44,445	\$43,355	0.47	\$94,564		15800: NE I-75	14.10%
U -07-13-102-002	8293 MEADOW RDG	03/08/22	\$470,000	\$469,051	\$70,549	\$69,600	0.92	\$36,744		15800: NE I-75	14.84%
U -07-07-201-001	12919 HUMMINGBIRD RDG	07/21/23	\$45,000				1.18	\$38,136		15800: NE I-75	#DIV/0!

Township of Springfield

Land Table 16100

BSA DATABASE		SALES DATA	
Parcel Count	52	# of Sales	0
ECF Nbhd	16100	Sales Ratio	#DIV/0!
Min ECF	1.050	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.050	% Change	0.00%
Land Table LtoB	18.63%	Projected Land Table LtoB	18.63%
CVT LtoB	21.71%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$114,595	#DIV/0!	\$114,595
MINIMUM	\$1,323	#DIV/0!	\$1,323
MAXIMUM	\$259,474	#DIV/0!	\$259,474

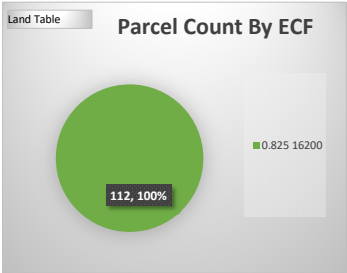
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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Township of Springfield

Land Table 16200

BSA DATABASE		SALES DATA	
Parcel Count	112	# of Sales	7
ECF Nbrhd	16200	Sales Ratio	46.23%
Min ECF	0.825	(Land Resid.-Est. Land Value)/Est. LV	58.39%
Max ECF	0.825	% Change	15.00%
Land Table LtoB	14.69%	Projected Land Table LtoB	16.89%
CVT LtoB	21.71%	Sales Sample Size	6.25%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



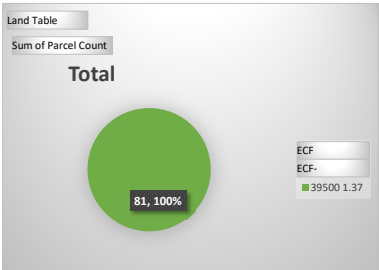
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$62,500	\$98,997	\$71,875
MINIMUM	\$62,500	\$98,997	\$71,875
MAXIMUM	\$62,500	\$98,997	\$71,875

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-03-476-016	9586 WELLINGTON CT	03/09/22	\$525,000	\$400,352	\$187,148	\$62,500	0.78	\$239,933		16200 WESTWOOD HIL	15.61%
U -07-03-401-012	9672 WESTWOOD CIR	09/23/22	\$475,000	\$410,688	\$126,812	\$62,500	0.40	\$317,030		16200 WESTWOOD HIL	15.22%
U -07-03-402-016	9920 WESTWOOD CIR	08/02/22	\$459,900	\$416,532	\$105,868	\$62,500	0.52	\$203,592		16200 WESTWOOD HIL	15.00%
U -07-03-476-013	9589 WELLINGTON CT	07/15/22	\$410,000	\$374,210	\$98,290	\$62,500	0.60	\$163,817		16200 WESTWOOD HIL	16.70%
U -07-03-426-007	9843 WESTWOOD CIR	06/13/22	\$530,000	\$510,957	\$81,543	\$62,500	0.40	\$203,858		16200 WESTWOOD HIL	12.23%
U -07-03-401-021	9707 WINDSOR LN	07/20/22	\$515,000	\$516,360	\$61,140	\$62,500	0.39	\$156,769		16200 WESTWOOD HIL	12.10%
U -07-03-426-016	9645 WESTWOOD CIR	09/12/23	\$470,000	\$500,323	\$32,177	\$62,500	0.34	\$94,638		16200 WESTWOOD HIL	12.49%

Township of Springfield
Land Table 39500

BSA DATABASE		SALES DATA	
Parcel Count	81	# of Sales	5
ECF Nbhd	39500	Sales Ratio	45.53%
Min ECF	1.370	(Land Resid.-Est. Land Value)/Est. LV	\$2.00%
Max ECF	1.370	% Change	26.00%
Land Table LtoB	22.20%	Projected Land Table LtoB	27.98%
CVT LtoB	21.71%	Sales Sample Size	6.17%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$75,600	\$114,910	\$95,256
MINIMUM	\$867	\$1,318	\$1,092
MAXIMUM	\$305,521	\$464,384	\$384,956

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-17-179-009	13121 ANDERSONVILLE RD	12/04/23	\$178,450	\$136,965	\$56,842	\$15,357	0.15	\$378,947		39500: SD 63210- Villa	11.21%
U -07-17-179-001	783 BROADWAY RD	08/04/23	\$300,000	\$245,548	\$91,307	\$36,855	0.38	\$240,282		39500: SD 63210- Villa	15.01%
U -07-17-252-013	273 BROADWAY RD	09/30/22	\$166,750	\$156,240	\$57,603	\$47,093	0.40	\$144,008		39500: SD 63210- Villa	30.14%
U -07-17-252-004	383 BROADWAY RD	02/23/23	\$200,000	\$194,105	\$42,750	\$36,855	0.38	\$112,500		39500: SD 63210- Villa	18.99%
U -07-17-227-008	8202 TINDALL RD	08/29/23	\$221,000	\$238,055	\$30,038	\$47,093	0.42	\$71,519		39500: SD 63210- Villa	19.78%

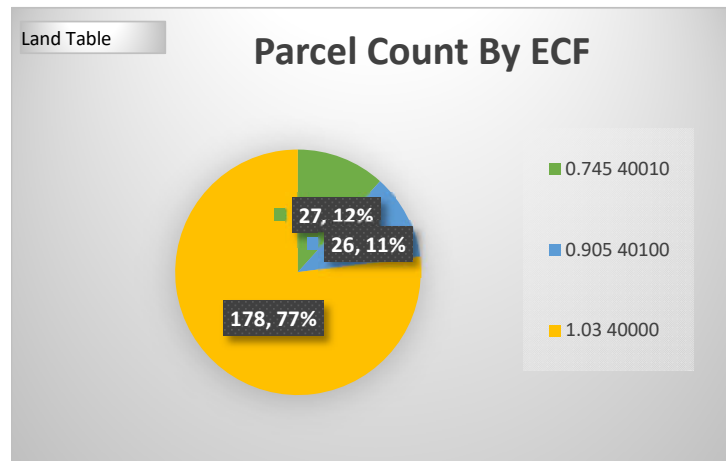
Township of Springfield

Land Table 40000

BSA DATABASE		SALES DATA	
Parcel Count	231	# of Sales	28
ECF Nbhd	40100, 40000, 40010	Sales Ratio	44.88%
Min ECF	0.745	(Land Resid.-Est. Land Value)/Est. LV	59.74%
Max ECF	1.030	% Change	15.00%
Land Table LtoB	19.89%	Projected Land Table LtoB	22.87%
CVT LtoB	21.71%	Sales Sample Size	12.12%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$51,916	\$82,931	\$59,703
MINIMUM	\$41,532	\$66,344	\$47,762
MAXIMUM	\$62,299	\$99,518	\$71,644

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual
U -07-14-303-027	9509 KINGSWAY CIR	04/27/23	\$369,900	\$255,798	\$155,634
U -07-24-101-059	9093 BAVARIAN WAY DR	12/15/23	\$260,000	\$182,600	\$118,932
U -07-10-226-036	11175 BAYSHORE CT	07/14/23	\$300,000	\$237,000	\$104,532
U -07-24-101-062	9099 BAVARIAN WAY DR	10/31/22	\$215,000	\$174,675	\$81,857
U -07-24-105-017	7080 S BLUE WATER DR	05/22/23	\$265,000	\$221,552	\$84,980
U -07-24-102-045	7220 BLUE WATER DR	06/09/23	\$125,000	\$104,900	\$61,632
U -07-24-103-012	9017 E BLUE WATER DR	10/20/23	\$191,500	\$161,049	\$71,983
U -07-24-101-058	9091 BAVARIAN WAY DR	06/28/22	\$207,000	\$174,953	\$73,579
U -07-24-101-052	9077 BAVARIAN CT	04/04/22	\$202,000	\$171,183	\$72,349
U -07-24-102-047	7210 BLUE WATER DR	11/09/23	\$154,000	\$130,513	\$65,019

Township of Springfield

Land Table 40000

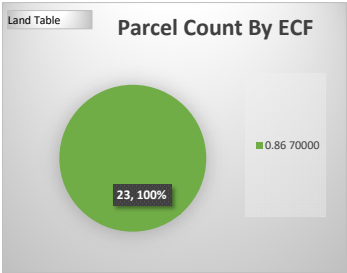
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual
U -07-24-102-025	7230 BLUE WATER DR	03/30/23	\$148,000	\$127,582	\$61,950
U -07-24-103-013	9021 E BLUE WATER DR	10/05/23	\$200,000	\$173,321	\$68,211
U -07-14-303-003	9518 KINGSWAY CIR	05/23/23	\$420,000	\$364,255	\$97,277
U -07-24-102-009	7300 BLUE WATER DR	10/06/23	\$144,900	\$126,771	\$59,661
U -07-24-105-011	7160 BLUE WATER DR	07/17/23	\$279,900	\$250,164	\$71,268
U -07-24-102-041	7220 BLUE WATER DR	02/03/23	\$150,000	\$138,866	\$52,666
U -07-10-226-027	10263 CEDAR COVE LN	02/10/23	\$240,000	\$222,851	\$58,681
U -07-14-303-022	9549 KINGSWAY CIR	09/16/22	\$375,000	\$349,369	\$67,163
U -07-14-303-020	9565 KINGSWAY CIR	03/30/22	\$415,000	\$389,780	\$66,752
U -07-24-102-001	7300 BLUE WATER DR	06/02/22	\$151,000	\$143,402	\$49,130
U -07-14-303-023	9541 KINGSWAY CIR	07/10/23	\$405,000	\$386,468	\$60,064
U -07-24-104-004	8755 CEDAR CT	09/14/22	\$392,500	\$375,478	\$79,321
U -07-24-103-011	9015 E BLUE WATER DR	08/03/22	\$167,000	\$160,330	\$48,202
U -07-24-103-053	7172 BLUE WATER DR	01/31/22	\$211,500	\$208,753	\$44,279
U -07-24-105-025	7053 S BLUE WATER DR	09/16/22	\$270,000	\$268,056	\$43,476
U -07-24-104-001	8719 CEDAR CT	05/24/23	\$308,320	\$313,068	\$57,551
U -07-24-103-024	9038 E BLUE WATER DR	07/11/22	\$190,000	\$198,442	\$33,090
U -07-24-104-010	8826 CEDAR LN	09/15/23	\$273,000	\$299,791	\$14,741

Township of Springfield

Land Table 70000

BSA DATABASE		SALES DATA	
Parcel Count	23	# of Sales	1
ECF Nbhd	70000	Sales Ratio	#DIV/0!
Min ECF	0.860	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.860	% Change	0.00%
Land Table LtoB	38.54%	Projected Land Table LtoB	38.54%
CVT LtoB	21.71%	Sales Sample Size	4.35%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$98,098	#DIV/0!	\$98,098
MINIMUM	\$1,306	#DIV/0!	\$1,306
MAXIMUM	\$370,666	#DIV/0!	\$370,666

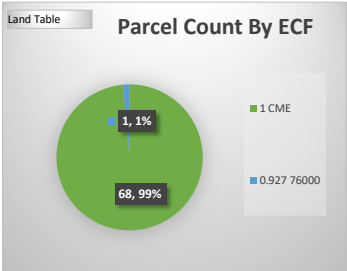
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-30-401-024	ORMOND RD	10/07/22	\$185,000				16.07	\$8,772	U -07-30-401-023	0000 Agricultural Lar	#DIV/0!

Township of Springfield

Land Table 75000

BSA DATABASE		SALES DATA	
Parcel Count	69	# of Sales	0
ECF Nbhd	CME, 76000	Sales Ratio	#DIV/0!
Min ECF	0.927	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.000	% Change	0.00%
Land Table LtoB	0.00%	Projected Land Table LtoB	0.00%
CVT LtoB	21.71%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$0	#DIV/0!	\$0
MINIMUM	\$0	#DIV/0!	\$0
MAXIMUM	\$0	#DIV/0!	\$0

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