

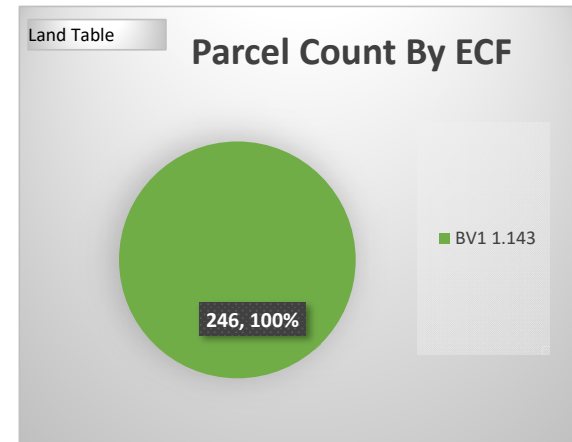
# City of South Lyon

## Land Table BV1

BSA DATABASE		SALES DATA	
Parcel Count	246	# of Sales	14
ECF Nbhd	BV1	Sales Ratio	48.42%
Min ECF	1.143	(Land Resid.-Est. Land Value)/Est. LV	17.63%
Max ECF	1.143	% Change	10.00%
Land Table LtoB	19.34%	Projected Land Table LtoB	21.27%
CVT LtoB	15.25%	Sales Sample Size	5.69%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$28,548	\$33,581	\$31,403
MINIMUM	\$28,548	\$33,581	\$31,403
MAXIMUM	\$28,548	\$33,581	\$31,403

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
80-21-29-229-059	225 BROOKWOOD DR	06/21/22	\$172,500	\$152,949	\$48,099	\$28,548	1.00	\$48,099		Land Table BV1	18.67%
80-21-29-229-057	225 BROOKWOOD DR	06/17/22	\$172,000	\$152,949	\$47,599	\$28,548	1.00	\$47,599		Land Table BV1	18.67%
80-21-29-229-050	209 MAPLEWOOD CT	09/14/22	\$130,000	\$115,771	\$42,777	\$28,548	1.00	\$42,777		Land Table BV1	24.66%
80-21-29-229-228	245 BROOKWOOD DR	05/14/21	\$167,900	\$152,379	\$44,069	\$28,548	1.00	\$44,069		Land Table BV1	18.73%
80-21-29-229-118	208 OAKBROOKE DR	12/02/22	\$181,250	\$166,368	\$43,430	\$28,548	1.00	\$43,430		Land Table BV1	17.16%
80-21-29-229-139	220 OAKBROOKE DR	03/31/21	\$185,000	\$169,845	\$43,703	\$28,548	1.00	\$43,703		Land Table BV1	16.81%
80-21-29-229-042	209 MAPLEWOOD CT	12/17/21	\$120,040	\$115,331	\$33,257	\$28,548	1.00	\$33,257		Land Table BV1	24.75%
80-21-29-229-029	205 MAPLEWOOD CT	03/08/22	\$172,500	\$169,658	\$31,390	\$28,548	1.00	\$31,390		Land Table BV1	16.83%
80-21-29-229-062	225 BROOKWOOD DR	12/01/22	\$147,500	\$146,536	\$29,512	\$28,548	1.00	\$29,512		Land Table BV1	19.48%
80-21-29-229-027	205 MAPLEWOOD CT	09/29/21	\$152,000	\$151,896	\$28,652	\$28,548	1.00	\$28,652		Land Table BV1	18.79%
80-21-29-229-143	220 OAKBROOKE DR	09/09/22	\$167,000	\$168,633	\$26,915	\$28,548	1.00	\$26,915		Land Table BV1	16.93%
80-21-29-229-157	228 BROOKWOOD DR	03/14/22	\$145,000	\$152,336	\$21,212	\$28,548	1.00	\$21,212		Land Table BV1	18.74%
80-21-29-229-128	212 OAKBROOKE DR	04/16/21	\$140,000	\$151,896	\$16,652	\$28,548	1.00	\$16,652		Land Table BV1	18.79%
80-21-29-229-189	236 BROOKWOOD DR	06/25/21	\$173,000	\$188,679	\$12,869	\$28,548	1.00	\$12,869		Land Table BV1	15.13%

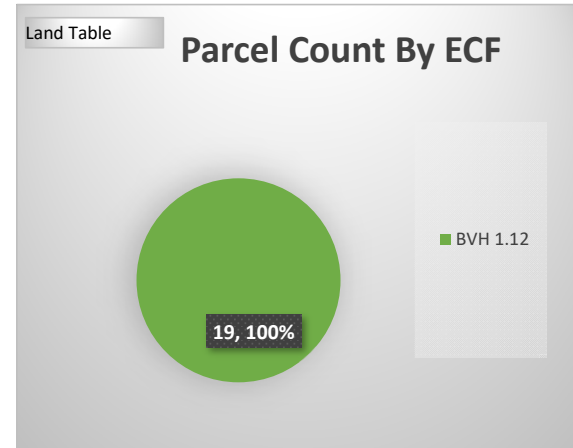
# City of South Lyon

## Land Table BVH

BSA DATABASE		SALES DATA	
Parcel Count	19	# of Sales	0
ECF Nbhd	BVH	Sales Ratio	#DIV/0!
Min ECF	1.120	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.120	% Change	40.00%
Land Table LtoB	10.89%	Projected Land Table LtoB	15.25%
CVT LtoB	15.25%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$22,950	#DIV/0!	\$32,130
MINIMUM	\$22,950	#DIV/0!	\$32,130
MAXIMUM	\$22,950	#DIV/0!	\$32,130

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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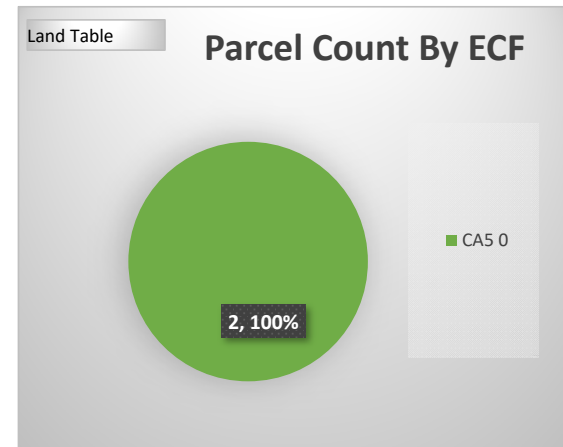
# City of South Lyon

## Land Table CA5

BSA DATABASE		SALES DATA	
Parcel Count	2	# of Sales	1
ECF Nbhd	CA5	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	15.25%	Sales Sample Size	50.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$3,787,175	#DIV/0!	\$3,787,175
MINIMUM	\$16,150	#DIV/0!	\$16,150
MAXIMUM	\$7,558,200	#DIV/0!	\$7,558,200

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
80-21-19-201-012		12/20/22	\$480,000				3.11	\$154,341		Land Table CA5	100.00%

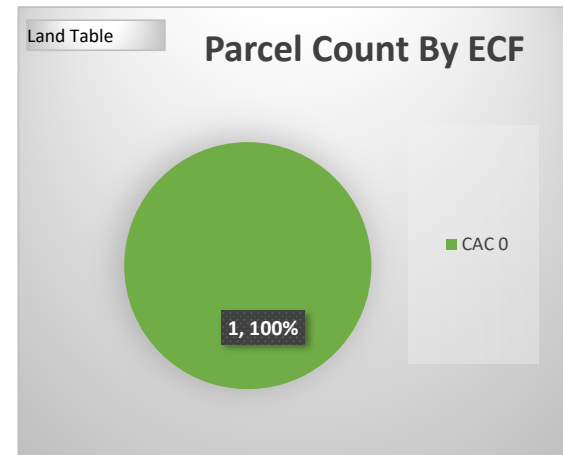
# City of South Lyon

## Land Table CAC

BSA DATABASE		SALES DATA	
Parcel Count	1	# of Sales	0
ECF Nbhd	CAC	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	15.25%	Sales Sample Size	0.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,808,575	#DIV/0!	\$1,808,575
MINIMUM	\$9,910	#DIV/0!	\$9,910
MAXIMUM	\$3,607,240	#DIV/0!	\$3,607,240

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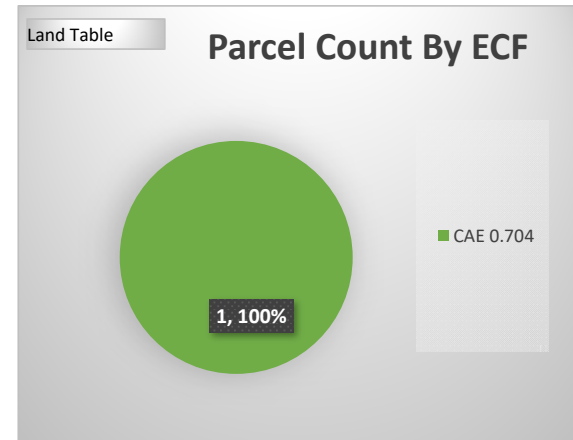
# City of South Lyon

## Land Table CAE

BSA DATABASE		SALES DATA	
Parcel Count	1	# of Sales	0
ECF Nbhd	CAE	Sales Ratio	#DIV/0!
Min ECF	0.704	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.704	% Change	0.00%
Land Table LtoB	9.85%	Projected Land Table LtoB	9.85%
CVT LtoB	15.25%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$43,470	#DIV/0!	\$43,470
MINIMUM	\$6,210	#DIV/0!	\$6,210
MAXIMUM	\$80,730	#DIV/0!	\$80,730

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
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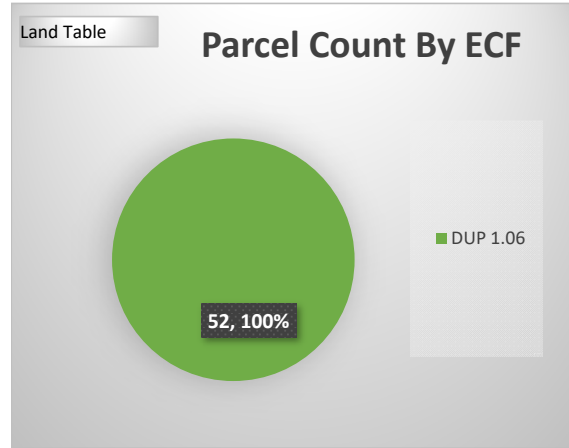
# City of South Lyon

## Land Table DUP

BSA DATABASE		SALES DATA	
Parcel Count	52	# of Sales	7
ECF Nbhd	DUP	Sales Ratio	47.73%
Min ECF	1.060	(Land Resid.-Est. Land Value)/Est. LV	26.07%
Max ECF	1.060	% Change	0.00%
Land Table LtoB	18.19%	Projected Land Table LtoB	18.19%
CVT LtoB	15.25%	Sales Sample Size	13.46%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$13,864	\$17,477	\$13,864
MINIMUM	\$357	\$450	\$357
MAXIMUM	\$57,170	\$72,073	\$57,170

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
80-21-31-204-016	22174 BROOKFIELD DR	11/10/21	\$405,000	\$310,787	\$152,509	\$58,296	0.39	\$393,064		Land Table DUP	18.76%
80-21-29-151-021	322 STRYKER ST	11/30/21	\$200,000	\$185,191	\$61,510	\$46,701	0.20	\$301,520		Land Table DUP	25.22%
80-21-20-352-009	420 PETTIBONE ST	09/30/21	\$259,000	\$258,420	\$38,884	\$38,304	0.18	\$218,449		Land Table DUP	14.82%
80-21-20-352-008	430 PETTIBONE ST	09/29/21	\$256,150	\$262,345	\$31,943	\$38,138	0.18	\$180,469		Land Table DUP	14.54%
80-21-30-230-007	460 W MCHATTIE ST	09/16/21	\$200,000	\$208,321	\$42,390	\$50,711	0.24	\$179,619		Land Table DUP	24.34%
80-21-29-129-018	453 SOUTH ST	08/05/21	\$171,000	\$181,660	\$16,353	\$27,013	0.15	\$109,020		Land Table DUP	14.87%
80-21-29-129-016	439 SOUTH ST	05/07/21	\$150,000	\$159,827	\$17,186	\$27,013	0.11	\$156,236		Land Table DUP	16.90%

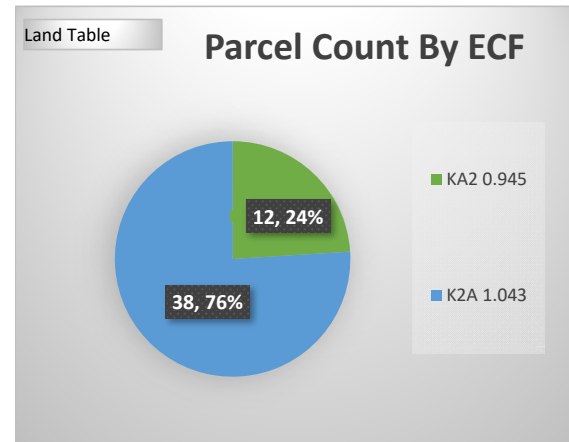
# City of South Lyon

## Land Table K2A

BSA DATABASE		SALES DATA	
Parcel Count	50	# of Sales	4
ECF Nbhd	KA2, K2A	Sales Ratio	42.87%
Min ECF	0.945	(Land Resid.-Est. Land Value)/Est. LV	179.36%
Max ECF	1.043	% Change	22.50%
Land Table LtoB	9.22%	Projected Land Table LtoB	11.29%
CVT LtoB	15.25%	Sales Sample Size	8.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$28,370	\$79,254	\$34,754
MINIMUM	\$28,370	\$79,254	\$32,626
MAXIMUM	\$28,370	\$79,254	\$36,881

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
80-21-17-311-087	1190 PADDOCK CT	07/26/22	\$429,000	\$331,805	\$125,565	\$28,370	1.00	\$125,565		Land Table K2A	8.55%
80-21-17-311-059	1041 PADDOCK DR	07/08/22	\$365,000	\$314,166	\$79,204	\$28,370	1.00	\$79,204		Land Table K2A	9.03%
80-21-17-311-058	1037 PADDOCK DR	03/11/22	\$355,000	\$317,631	\$65,739	\$28,370	1.00	\$65,739		Land Table K2A	8.93%
80-21-17-311-002	1010 PADDOCK DR	08/02/21	\$277,927	\$259,789	\$46,508	\$28,370	1.00	\$46,508		Land Table K2A	10.92%

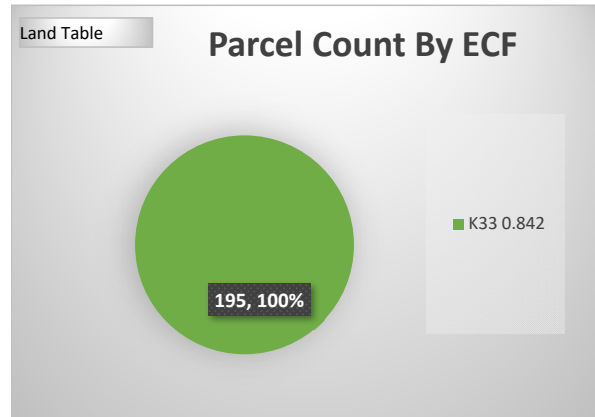
# City of South Lyon

## Land Table K33

BSA DATABASE		SALES DATA	
Parcel Count	195	# of Sales	17
ECF Nbhd	K33	Sales Ratio	46.36%
Min ECF	0.842	(Land Resid.-Est. Land Value)/Est. LV	91.92%
Max ECF	0.842	% Change	5.00%
Land Table LtoB	8.97%	Projected Land Table LtoB	9.42%
CVT LtoB	15.25%	Sales Sample Size	8.72%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$41,844	\$80,307	\$43,936
MINIMUM	\$41,844	\$80,307	\$43,936
MAXIMUM	\$41,844	\$80,307	\$43,936

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
80-21-17-302-011	1090 SURREY LN	06/30/22	\$561,000	\$434,331	\$168,513	\$41,844	0.28	\$601,832		Land Table K33	9.63%
80-21-17-303-021	1105 GENTRY DR	07/08/22	\$570,000	\$487,107	\$124,737	\$41,844	1.00	\$124,737		Land Table K33	8.59%
80-21-17-305-016	1212 HACKNEY CT	12/14/22	\$505,000	\$446,241	\$100,603	\$41,844	0.36	\$279,453		Land Table K33	9.38%
80-21-17-306-023	1153 GENTRY DR	05/27/22	\$595,000	\$526,028	\$110,816	\$41,844	0.53	\$209,087		Land Table K33	7.95%
80-21-17-306-024	1159 GENTRY DR	09/09/22	\$575,000	\$512,962	\$103,882	\$41,844	0.32	\$324,631		Land Table K33	8.16%
80-21-17-310-007	1269 COACH HOUSE LN	06/02/22	\$545,000	\$489,420	\$97,424	\$41,844	0.41	\$237,620		Land Table K33	8.55%
80-21-17-302-001	1001 CARRIAGE TRACE BLVD	01/21/22	\$495,000	\$452,503	\$84,341	\$41,844	0.38	\$221,950		Land Table K33	9.25%
80-21-17-306-026	1171 GENTRY DR	05/14/21	\$495,000	\$456,560	\$80,284	\$41,844	0.29	\$276,841		Land Table K33	9.17%
80-21-17-306-004	1068 GENTRY DR	12/22/22	\$507,000	\$468,021	\$80,823	\$41,844	0.41	\$197,129		Land Table K33	8.94%
80-21-17-303-015	1339 BUCKBOARD CIR	08/30/21	\$510,000	\$478,121	\$73,723	\$41,844	0.36	\$204,786		Land Table K33	8.75%
80-21-17-302-005	1027 CARRIAGE TRACE BLVD	07/19/21	\$570,000	\$546,157	\$65,687	\$41,844	0.34	\$193,197		Land Table K33	7.66%
80-21-17-307-002	1056 GENTRY DR	03/31/21	\$500,000	\$482,533	\$59,311	\$41,844	0.40	\$148,278		Land Table K33	8.67%
80-21-17-302-002	1009 CARRIAGE TRACE BLVD	08/11/21	\$526,000	\$512,249	\$55,595	\$41,844	0.38	\$146,303		Land Table K33	8.17%
80-21-17-309-007	1355 DRURY LN	04/30/21	\$515,000	\$504,378	\$52,466	\$41,844	1.00	\$52,466		Land Table K33	8.30%
80-21-17-305-017	1206 HACKNEY CT	04/20/22	\$500,000	\$492,432	\$49,412	\$41,844	0.32	\$154,413		Land Table K33	8.50%
80-21-17-303-010	1155 SURREY LN	12/02/22	\$515,000	\$520,192	\$36,652	\$41,844	0.37	\$99,059		Land Table K33	8.04%
80-21-17-310-001	1213 GENTRY DR	01/14/21	\$495,000	\$515,892	\$20,952	\$41,844	0.36	\$58,200		Land Table K33	8.11%



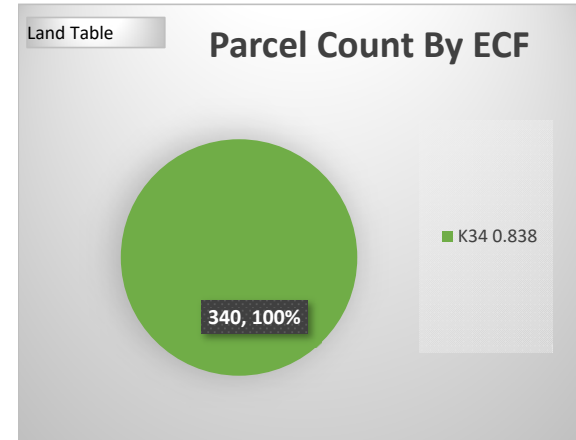
# City of South Lyon

## Land Table K34

BSA DATABASE		SALES DATA	
Parcel Count	340	# of Sales	30
ECF Nbhd	K34	Sales Ratio	46.57%
Min ECF	0.838	(Land Resid.-Est. Land Value)/Est. LV	70.52%
Max ECF	0.838	% Change	5.00%
Land Table LtoB	10.45%	Projected Land Table LtoB	10.97%
CVT LtoB	15.25%	Sales Sample Size	8.82%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$40,870	\$69,690	\$42,914
MINIMUM	\$40,870	\$69,690	\$42,914
MAXIMUM	\$40,870	\$69,690	\$42,914

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
80-21-18-451-073	1068 CHESTNUT LN	06/24/22	\$440,000	\$346,778	\$134,092	\$40,870	0.26	\$515,738		Land Table K34	11.79%
80-21-18-455-017	1057 STABLE LN	06/07/22	\$445,000	\$358,847	\$127,023	\$40,870	0.31	\$409,752		Land Table K34	11.39%
80-21-18-454-015	1059 CHESTNUT LN	07/15/22	\$440,000	\$356,815	\$124,055	\$40,870	0.33	\$375,924		Land Table K34	11.45%
80-21-18-453-006	1030 COLT LN	07/11/22	\$332,800	\$270,512	\$103,158	\$40,870	0.24	\$429,825		Land Table K34	15.11%
80-21-18-477-017	1066 EQUESTRIAN DR	08/13/21	\$400,000	\$326,928	\$113,942	\$40,870	0.24	\$474,758		Land Table K34	12.50%
80-21-18-454-009	1023 CHESTNUT LN	09/22/22	\$397,000	\$325,462	\$112,408	\$40,870	0.27	\$416,326		Land Table K34	12.56%
80-21-18-455-009	1105 STABLE LN	11/12/21	\$398,200	\$327,575	\$111,495	\$40,870	0.23	\$484,761		Land Table K34	12.48%
80-21-18-477-024	1024 EQUESTRIAN DR	09/17/21	\$430,000	\$364,331	\$106,539	\$40,870	0.25	\$426,156		Land Table K34	11.22%
80-21-18-453-008	1018 COLT LN	12/03/21	\$430,000	\$379,484	\$91,386	\$40,870	0.24	\$380,775		Land Table K34	10.77%
80-21-18-405-001	1143 POLO DR	12/30/21	\$425,000	\$379,093	\$86,777	\$40,870	0.20	\$433,885		Land Table K34	10.78%
80-21-18-476-018	1090 APPALOOSA CT	05/07/21	\$370,000	\$330,825	\$80,045	\$40,870	0.21	\$381,167		Land Table K34	12.35%
80-21-18-477-019	1054 EQUESTRIAN DR	08/29/22	\$370,000	\$332,098	\$78,772	\$40,870	0.21	\$375,105		Land Table K34	12.31%
80-21-18-451-072	1074 CHESTNUT LN	09/09/22	\$455,000	\$420,848	\$75,022	\$40,870	0.24	\$312,592		Land Table K34	9.71%
80-21-18-451-078	1035 EQUESTRIAN DR	08/26/22	\$450,000	\$420,898	\$69,972	\$40,870	0.24	\$291,550		Land Table K34	9.71%
80-21-18-453-001	1060 COLT LN	06/04/21	\$340,000	\$323,636	\$57,234	\$40,870	0.28	\$204,407		Land Table K34	12.63%
80-21-18-451-005	1143 EQUESTRIAN DR	08/23/22	\$476,000	\$456,845	\$60,025	\$40,870	0.23	\$260,978		Land Table K34	8.95%
80-21-18-451-057	1107 CHESTNUT LN	03/31/21	\$400,000	\$385,964	\$54,906	\$40,870	0.28	\$196,093		Land Table K34	10.59%
80-21-18-403-006	1167 SHETLAND DR	11/24/21	\$480,000	\$463,470	\$57,400	\$40,870	0.23	\$249,565		Land Table K34	8.82%
80-21-18-403-002	1191 SHETLAND DR	07/13/21	\$400,000	\$386,460	\$54,410	\$40,870	0.20	\$272,050		Land Table K34	10.58%
80-21-18-477-002	1108 GALLOP LN	12/14/22	\$440,000	\$425,661	\$55,209	\$40,870	0.36	\$153,358		Land Table K34	9.60%
80-21-18-452-011	1023 COLT LN	05/07/21	\$440,000	\$425,921	\$54,949	\$40,870	0.27	\$203,515		Land Table K34	9.60%
80-21-18-451-068	1098 CHESTNUT LN	11/03/21	\$417,000	\$405,875	\$51,995	\$40,870	0.23	\$226,065		Land Table K34	10.07%
80-21-18-476-010	1101 APPALOOSA CT	10/01/21	\$520,000	\$509,723	\$51,147	\$40,870	0.30	\$170,490		Land Table K34	8.02%
80-21-18-453-009	1128 COLT DR	11/24/21	\$420,000	\$414,361	\$46,509	\$40,870	0.25	\$186,036		Land Table K34	9.86%
80-21-18-401-003	1120 CANTOR LN	09/27/21	\$399,900	\$403,812	\$36,958	\$40,870	0.22	\$167,991		Land Table K34	10.12%
80-21-18-452-016	1177 COLT DR	04/19/21	\$385,000	\$395,700	\$30,170	\$40,870	0.24	\$125,708		Land Table K34	10.33%
80-21-18-451-018	1101 POLO DR	05/27/21	\$430,000	\$443,195	\$27,675	\$40,870	0.20	\$138,375		Land Table K34	9.22%

## City of South Lyon

### Land Table K34

80-21-18-403-008	1155 SHETLAND DR	07/19/21	\$461,000	\$487,734	\$14,136	\$40,870	0.24	\$58,900	Land Table K34	8.38%
80-21-18-404-028	1195 HORSESHOE DR	08/26/21	\$455,000	\$483,519	\$12,351	\$40,870	0.29	\$42,590	Land Table K34	8.45%
80-21-18-477-011	1041 SADDLE DR	04/29/21	\$360,000	\$389,928	\$10,942	\$40,870	0.23	\$47,574	Land Table K34	10.48%

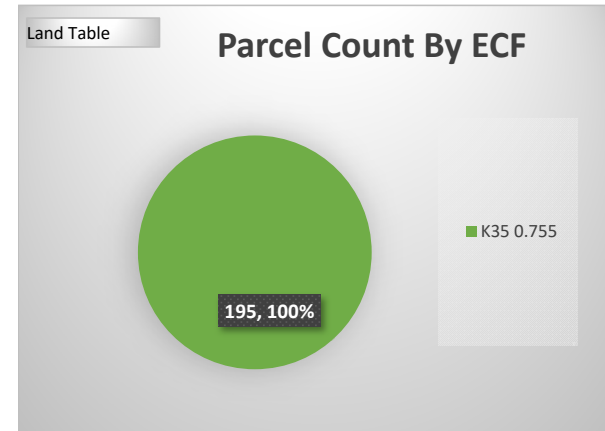
# City of South Lyon

## Land Table K35

BSA DATABASE		SALES DATA	
Parcel Count	195	# of Sales	39
ECF Nbhd	K35	Sales Ratio	46.74%
Min ECF	0.755	(Land Resid.-Est. Land Value)/Est. LV	62.18%
Max ECF	0.755	% Change	0.00%
Land Table LtoB	11.85%	Projected Land Table LtoB	11.85%
CVT LtoB	15.25%	Sales Sample Size	20.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$55,000	\$89,200	\$55,000
MINIMUM	\$55,000	\$89,200	\$55,000
MAXIMUM	\$55,000	\$89,200	\$55,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-19-377-008	154 SINGH BLVD	07/21/22	\$575,000	\$432,315	\$197,685	\$55,000	0.20	\$988,425		land Table K35	12.72%
80-21-19-327-037	222 SINGH BLVD	05/27/22	\$575,000	\$433,260	\$196,740	\$55,000	0.20	\$983,700		land Table K35	12.69%
80-21-19-377-011	142 SINGH BLVD	05/13/22	\$580,000	\$467,379	\$167,621	\$55,000	0.23	\$728,787		land Table K35	11.77%
80-21-19-377-015	126 SINGH BLVD	05/13/22	\$445,000	\$370,254	\$129,746	\$55,000	0.22	\$589,755		land Table K35	14.85%
80-21-19-177-005	398 AMELIA CIR	06/28/22	\$532,000	\$446,598	\$140,402	\$55,000	0.25	\$561,608		land Table K35	12.32%
80-21-19-178-091	326 AMELIA CIR	10/28/22	\$524,045	\$447,494	\$131,551	\$55,000	0.24	\$548,129		land Table K35	12.29%
80-21-19-326-044	125 SHANNON PARTIN BLVD	07/25/22	\$553,500	\$474,745	\$133,755	\$55,000	0.24	\$557,313		land Table K35	11.59%
80-21-19-178-077	531 HUDSON CIR	12/30/22	\$605,061	\$520,496	\$139,565	\$55,000	0.33	\$422,924		land Table K35	10.57%
80-21-19-178-085	523 HUDSON CIR	03/29/22	\$566,135	\$487,211	\$133,924	\$55,000	0.25	\$535,696		land Table K35	11.29%
80-21-19-178-039	379 AMELIA CIR	08/17/22	\$554,115	\$477,182	\$131,933	\$55,000	0.22	\$599,695		land Table K35	11.53%
80-21-19-176-006	419 AMELIA CIR	02/25/22	\$485,000	\$420,068	\$119,932	\$55,000	0.22	\$545,145		land Table K35	13.09%
80-21-19-178-031	339 AMELIA CIR	12/23/22	\$531,200	\$464,219	\$121,981	\$55,000	0.29	\$420,624		land Table K35	11.85%
80-21-19-178-002	315 AMELIA CIR	12/10/21	\$579,900	\$507,461	\$127,439	\$55,000	0.27	\$471,996		land Table K35	10.84%
80-21-19-178-034	351 AMELIA CIR	09/02/22	\$568,122	\$499,534	\$123,588	\$55,000	0.24	\$514,950		land Table K35	11.01%
80-21-19-178-068	378 AMELIA CIR	08/18/22	\$580,509	\$516,197	\$119,312	\$55,000	0.29	\$411,421		land Table K35	10.65%
80-21-19-329-006	216 CUYAHOGA CT	02/25/22	\$586,000	\$525,321	\$115,679	\$55,000	0.27	\$428,441		land Table K35	10.47%
80-21-19-178-037	371 AMELIA CIR	10/28/22	\$524,225	\$473,301	\$105,924	\$55,000	0.22	\$481,473		land Table K35	11.62%
80-21-19-178-088	338 AMELIA CIR	06/02/22	\$499,790	\$456,755	\$98,035	\$55,000	0.23	\$426,239		land Table K35	12.04%
80-21-19-178-087	342 AMELIA CIR	07/29/22	\$556,880	\$510,279	\$101,601	\$55,000	0.28	\$362,861		land Table K35	10.78%
80-21-19-178-001	311 AMELIA CIR	06/24/22	\$547,956	\$505,271	\$97,685	\$55,000	0.27	\$361,796		land Table K35	10.89%
80-21-19-178-073	358 AMELIA CIR	08/03/22	\$523,040	\$485,111	\$92,929	\$55,000	0.23	\$404,039		land Table K35	11.34%
80-21-19-178-040	391 AMELIA CIR	01/18/22	\$473,010	\$443,572	\$84,438	\$55,000	0.22	\$383,809		land Table K35	12.40%
80-21-19-178-090	330 AMELIA CIR	12/21/22	\$579,991	\$548,932	\$86,059	\$55,000	0.23	\$374,170		land Table K35	10.02%
80-21-19-178-074	354 AMELIA CIR	07/29/22	\$505,219	\$483,405	\$76,814	\$55,000	0.23	\$333,974		land Table K35	11.38%
80-21-19-178-084	519 HUDSON CIR	10/19/22	\$561,061	\$536,846	\$79,215	\$55,000	0.24	\$330,063		land Table K35	10.25%
80-21-19-178-086	527 HUDSON CIR	10/14/21	\$517,755	\$501,830	\$70,925	\$55,000	0.33	\$214,924		land Table K35	10.96%
80-21-19-326-017	245 CUYAHOGA CT	07/15/21	\$480,000	\$472,088	\$62,912	\$55,000	0.22	\$285,964		land Table K35	11.65%
80-21-19-178-092	322 AMELIA CIR	10/31/22	\$525,903	\$520,358	\$60,545	\$55,000	0.25	\$242,180		land Table K35	10.57%

## City of South Lyon

### Land Table K35

80-21-19-178-075	350 AMELIA CIR	04/27/22	\$470,777	\$487,296	\$38,481	\$55,000	0.24	\$160,338	land Table K35	11.29%
80-21-19-178-095	310 AMELIA CIR	10/11/22	\$543,213	\$569,240	\$28,973	\$55,000	0.29	\$99,907	land Table K35	9.66%
80-21-19-178-004	323 AMELIA CIR	02/11/22	\$516,453	\$545,068	\$26,385	\$55,000	0.34	\$77,603	land Table K35	10.09%
80-21-19-327-033	238 SINGH BLVD	12/10/21	\$434,170	\$458,768	\$30,402	\$55,000	0.20	\$152,010	land Table K35	11.99%
80-21-19-327-032	242 SINGH BLVD	12/21/21	\$447,397	\$473,867	\$28,530	\$55,000	0.20	\$142,650	land Table K35	11.61%
80-21-19-178-089	334 AMELIA CIR	05/31/22	\$516,118	\$554,326	\$16,792	\$55,000	0.23	\$73,009	land Table K35	9.92%
80-21-19-178-069	374 AMELIA CIR	05/02/22	\$503,957	\$544,040	\$14,917	\$55,000	0.24	\$62,154	land Table K35	10.11%
80-21-19-329-011	219 SINGH BLVD	09/21/22	\$482,630	\$524,658	\$12,972	\$55,000	0.21	\$61,771	land Table K35	10.48%
80-21-19-177-008	410 AMELIA CIR	01/19/21	\$400,229	\$435,625	\$19,604	\$55,000	0.24	\$81,683	land Table K35	12.63%
80-21-19-178-072	362 AMELIA CIR	04/28/22	\$470,125	\$512,845	\$12,280	\$55,000	0.23	\$53,391	land Table K35	10.72%
80-21-19-178-003	319 AMELIA CIR	01/31/22	\$530,905	\$584,394	\$1,511	\$55,000	0.27	\$5,596	land Table K35	9.41%

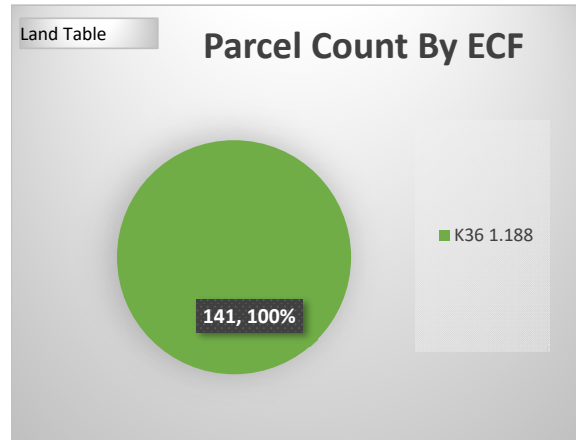
# City of South Lyon

## Land Table K36

BSA DATABASE		SALES DATA	
Parcel Count	141	# of Sales	9
ECF Nbhd	K36	Sales Ratio	42.21%
Min ECF	1.188	(Land Resid.-Est. Land Value)/Est. LV	122.66%
Max ECF	1.188	% Change	10.00%
Land Table LtoB	14.68%	Projected Land Table LtoB	16.15%
CVT LtoB	15.25%	Sales Sample Size	6.38%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$41,951	\$93,407	\$46,146
MINIMUM	\$41,951	\$93,407	\$46,146
MAXIMUM	\$41,951	\$93,407	\$46,146

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
80-21-20-251-033	708 EAGLE HEIGHTS DR	07/18/22	\$362,500	\$263,710	\$140,741	\$41,951	0.21	\$670,195		Land Table K36	15.91%
80-21-20-251-006	748 STONEY DR	06/08/22	\$315,000	\$250,775	\$106,176	\$41,951	0.25	\$424,704		Land Table K36	16.73%
80-21-20-251-133	841 STONEY DR	04/14/22	\$348,000	\$284,788	\$105,163	\$41,951	0.28	\$375,582		Land Table K36	14.73%
80-21-20-251-076	777 BRICK LN	10/31/22	\$345,000	\$286,648	\$100,303	\$41,951	0.26	\$385,781		Land Table K36	14.64%
80-21-20-251-089	809 EAGLE HEIGHTS DR	10/14/22	\$340,000	\$283,561	\$98,390	\$41,951	0.29	\$339,276		Land Table K36	14.79%
80-21-20-251-025	774 PEPPER DR	02/22/22	\$306,500	\$269,976	\$78,475	\$41,951	0.24	\$326,979		Land Table K36	15.54%
80-21-20-251-041	654 KESTREL RIDGE DR	10/08/21	\$295,000	\$261,074	\$75,877	\$41,951	0.29	\$261,645		Land Table K36	16.07%
80-21-20-251-031	724 EAGLE HEIGHTS DR	10/14/21	\$320,000	\$288,004	\$73,947	\$41,951	0.20	\$369,735		Land Table K36	14.57%
80-21-20-251-009	753 STONEY DR	11/30/21	\$338,500	\$318,856	\$61,595	\$41,951	0.37	\$166,473		Land Table K36	13.16%

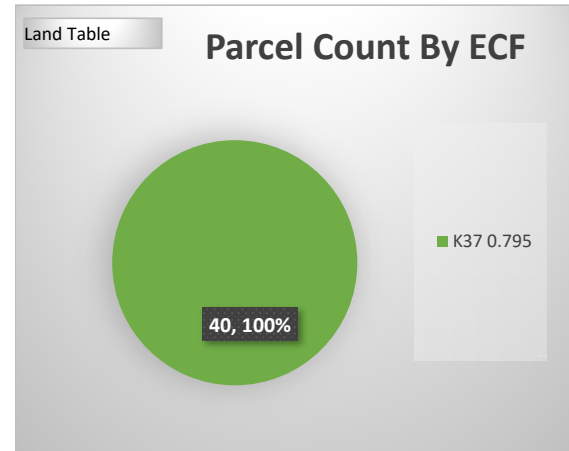
# City of South Lyon

## Land Table K37

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	5
ECF Nbhd	K37	Sales Ratio	43.07%
Min ECF	0.795	(Land Resid.-Est. Land Value)/Est. LV	163.04%
Max ECF	0.795	% Change	6.00%
Land Table LtoB	9.65%	Projected Land Table LtoB	10.23%
CVT LtoB	15.25%	Sales Sample Size	12.50%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$28,560	\$75,125	\$30,274
MINIMUM	\$28,560	\$75,125	\$30,274
MAXIMUM	\$28,560	\$75,125	\$30,274

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
80-21-20-301-031	610 MAPLE DR	05/26/22	\$365,000	\$296,287	\$97,273	\$28,560	1.00	\$97,273		Land Table K37	9.64%
80-21-20-301-036	345 ASH CT	04/21/22	\$365,000	\$297,856	\$95,704	\$28,560	1.00	\$95,704		Land Table K37	9.59%
80-21-20-301-041	285 ASH CT	12/20/21	\$360,000	\$309,012	\$79,548	\$28,560	1.00	\$79,548		Land Table K37	9.24%
80-21-20-301-047	560 WILLOW DR	06/17/22	\$290,000	\$264,227	\$54,333	\$28,560	1.00	\$54,333		Land Table K37	10.81%
80-21-20-301-064	574 MAPLE DR	10/18/21	\$300,000	\$279,795	\$48,765	\$28,560	1.00	\$48,765		Land Table K37	10.21%

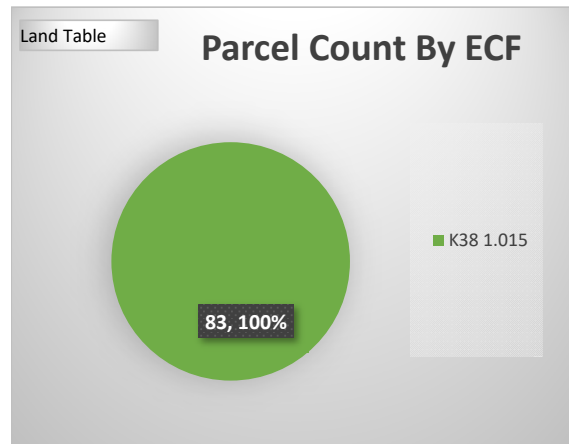
# City of South Lyon

## Land Table K38

BSA DATABASE		SALES DATA	
Parcel Count	83	# of Sales	10
ECF Nbhd	K38	Sales Ratio	46.43%
Min ECF	1.015	(Land Resid.-Est. Land Value)/Est. LV	53.31%
Max ECF	1.015	% Change	5.00%
Land Table LtoB	14.68%	Projected Land Table LtoB	15.41%
CVT LtoB	15.25%	Sales Sample Size	12.05%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$42,965	\$65,868	\$45,113
MINIMUM	\$42,965	\$65,868	\$45,113
MAXIMUM	\$42,965	\$65,868	\$45,113

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
80-21-20-454-042	825 TALON CT	08/30/22	\$350,000	\$288,338	\$104,627	\$42,965	0.23	\$454,900		Land Table K38	14.90%
80-21-20-454-068	176 EAGLE CREST DR	06/21/22	\$347,000	\$297,111	\$92,854	\$42,965	0.20	\$464,270		Land Table K38	14.46%
80-21-20-454-044	853 TALON CT	09/27/22	\$365,000	\$316,268	\$91,697	\$42,965	0.25	\$366,788		Land Table K38	13.58%
80-21-20-454-024	395 EAGLE WAY	08/06/21	\$330,000	\$299,525	\$73,440	\$42,965	0.20	\$367,200		Land Table K38	14.34%
80-21-20-454-076	165 EAGLE CREST DR	11/01/21	\$335,000	\$312,505	\$65,460	\$42,965	0.22	\$297,545		Land Table K38	13.75%
80-21-20-454-028	475 EAGLE WAY	08/13/21	\$320,000	\$300,283	\$62,682	\$42,965	0.46	\$136,265		Land Table K38	14.31%
80-21-20-454-017	255 EAGLE WAY	05/10/22	\$310,000	\$294,161	\$58,804	\$42,965	0.19	\$309,495		Land Table K38	14.61%
80-21-20-454-014	195 EAGLE WAY	08/30/21	\$271,500	\$257,752	\$56,713	\$42,965	0.28	\$202,546		Land Table K38	16.67%
80-21-20-454-041	819 TALON CT	04/26/21	\$295,000	\$299,630	\$38,335	\$42,965	0.21	\$182,548		Land Table K38	14.34%
80-21-20-454-067	184 EAGLE CREST DR	01/04/21	\$285,000	\$313,899	\$14,066	\$42,965	0.21	\$66,981		Land Table K38	13.69%

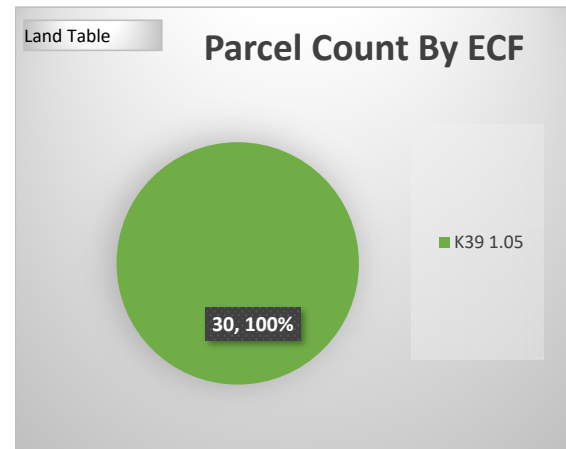
# City of South Lyon

## Land Table K39

BSA DATABASE		SALES DATA	
Parcel Count	30	# of Sales	5
ECF Nbhd	K39	Sales Ratio	46.04%
Min ECF	1.050	(Land Resid.-Est. Land Value)/Est. LV	55.23%
Max ECF	1.050	% Change	10.00%
Land Table LtoB	16.06%	Projected Land Table LtoB	17.67%
CVT LtoB	15.25%	Sales Sample Size	16.67%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$43,004	\$66,757	\$47,304
MINIMUM	\$43,004	\$66,757	\$47,304
MAXIMUM	\$43,004	\$66,757	\$47,304

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
80-21-30-405-026	376 PRINCETON DR	04/16/21	\$275,000	\$239,733	\$78,271	\$43,004	0.17	\$460,418		Land Table K39	17.94%
80-21-30-430-013	322 PRINCETON DR	08/26/22	\$295,000	\$257,682	\$80,322	\$43,004	0.15	\$535,480		Land Table K39	16.69%
80-21-30-452-002	397 PRINCETON DR	02/18/22	\$316,000	\$283,540	\$75,464	\$43,004	0.16	\$471,650		Land Table K39	15.17%
80-21-30-477-004	327 PRINCETON DR	11/23/22	\$310,000	\$290,167	\$62,837	\$43,004	0.16	\$392,731		Land Table K39	14.82%
80-21-30-405-022	402 PRINCETON DR	05/14/21	\$305,000	\$311,115	\$36,889	\$43,004	0.20	\$184,445		Land Table K39	13.82%



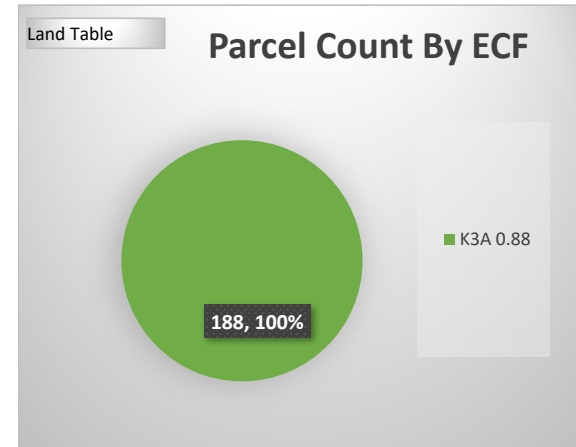
# City of South Lyon

## Land Table K3A

BSA DATABASE		SALES DATA	
Parcel Count	188	# of Sales	35
ECF Nbhd	K3A	Sales Ratio	45.98%
Min ECF	0.880	(Land Resid.-Est. Land Value)/Est. LV	60.96%
Max ECF	0.880	% Change	5.00%
Land Table LtoB	14.43%	Projected Land Table LtoB	15.15%
CVT LtoB	15.25%	Sales Sample Size	18.62%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$19,313	\$31,087	\$20,279
MINIMUM	\$19,313	\$31,087	\$20,279
MAXIMUM	\$19,313	\$31,087	\$20,279

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
80-21-19-227-175	61027 GREENWOOD DR	08/25/22	\$180,000	\$130,640	\$68,673	\$19,313	1.00	\$68,673		Land Table K3A	14.78%
80-21-19-227-120	61141 GREENWOOD DR	06/16/22	\$180,000	\$136,448	\$62,865	\$19,313	1.00	\$62,865		Land Table K3A	14.15%
80-21-19-227-143	61091 GREENWOOD DR	10/31/22	\$170,000	\$130,640	\$58,673	\$19,313	1.00	\$58,673		Land Table K3A	14.78%
80-21-19-227-067	61240 GREENWOOD DR	07/13/22	\$169,100	\$130,640	\$57,773	\$19,313	1.00	\$57,773		Land Table K3A	14.78%
80-21-19-227-126	61119 GREENWOOD DR	04/29/22	\$175,000	\$136,801	\$57,512	\$19,313	1.00	\$57,512		Land Table K3A	14.12%
80-21-19-227-125	61121 GREENWOOD DR	06/02/22	\$166,000	\$130,640	\$54,673	\$19,313	1.00	\$54,673		Land Table K3A	14.78%
80-21-19-227-141	61089 GREENWOOD DR	12/09/22	\$158,000	\$130,640	\$46,673	\$19,313	1.00	\$46,673		Land Table K3A	14.78%
80-21-19-227-088	61276 GREENWOOD DR	10/06/22	\$161,000	\$136,801	\$43,512	\$19,313	1.00	\$43,512		Land Table K3A	14.12%
80-21-19-227-072	61244 GREENWOOD DR	09/08/22	\$154,500	\$136,801	\$37,012	\$19,313	1.00	\$37,012		Land Table K3A	14.12%
80-21-19-227-004	61112 GREENWOOD DR	03/10/22	\$155,000	\$137,675	\$36,638	\$19,313	1.00	\$36,638		Land Table K3A	14.03%
80-21-19-227-159	61059 GREENWOOD DR	04/29/22	\$144,900	\$130,640	\$33,573	\$19,313	1.00	\$33,573		Land Table K3A	14.78%
80-21-19-227-110	61151 GREENWOOD DR	05/27/22	\$150,000	\$136,801	\$32,512	\$19,313	1.00	\$32,512		Land Table K3A	14.12%
80-21-19-227-118	61135 GREENWOOD DR	01/05/22	\$148,000	\$136,801	\$30,512	\$19,313	1.00	\$30,512		Land Table K3A	14.12%
80-21-19-227-132	61127 GREENWOOD DR	06/11/21	\$147,250	\$136,801	\$29,762	\$19,313	1.00	\$29,762		Land Table K3A	14.12%
80-21-19-227-053	61206 GREENWOOD DR	08/26/21	\$140,500	\$130,640	\$29,173	\$19,313	1.00	\$29,173		Land Table K3A	14.78%
80-21-19-227-090	61292 GREENWOOD DR	11/30/21	\$147,000	\$136,801	\$29,512	\$19,313	1.00	\$29,512		Land Table K3A	14.12%
80-21-19-227-027	61166 GREENWOOD DR	02/16/22	\$140,000	\$130,640	\$28,673	\$19,313	1.00	\$28,673		Land Table K3A	14.78%
80-21-19-227-187	61017 GREENWOOD DR	08/13/21	\$139,900	\$130,640	\$28,573	\$19,313	1.00	\$28,573		Land Table K3A	14.78%
80-21-19-227-131	61129 GREENWOOD DR	05/06/21	\$139,000	\$130,640	\$27,673	\$19,313	1.00	\$27,673		Land Table K3A	14.78%
80-21-19-227-128	61125 GREENWOOD DR	07/30/21	\$147,000	\$138,175	\$28,138	\$19,313	1.00	\$28,138		Land Table K3A	13.98%
80-21-19-227-066	61236 GREENWOOD DR	10/26/21	\$145,000	\$136,801	\$27,512	\$19,313	1.00	\$27,512		Land Table K3A	14.12%
80-21-19-227-079	61262 GREENWOOD DR	11/04/21	\$140,000	\$132,687	\$26,626	\$19,313	1.00	\$26,626		Land Table K3A	14.56%
80-21-19-227-008	61120 GREENWOOD DR	09/03/21	\$140,000	\$136,801	\$22,512	\$19,313	1.00	\$22,512		Land Table K3A	14.12%
80-21-19-227-180	61031 GREENWOOD DR	02/15/22	\$139,900	\$136,801	\$22,412	\$19,313	1.00	\$22,412		Land Table K3A	14.12%
80-21-19-227-146	61101 GREENWOOD DR	04/07/21	\$140,000	\$136,962	\$22,351	\$19,313	1.00	\$22,351		Land Table K3A	14.10%
80-21-19-227-135	61107 GREENWOOD DR	03/05/21	\$131,000	\$130,640	\$19,673	\$19,313	1.00	\$19,673		Land Table K3A	14.78%
80-21-19-227-083	61272 GREENWOOD DR	03/19/21	\$130,000	\$130,640	\$18,673	\$19,313	1.00	\$18,673		Land Table K3A	14.78%

## City of South Lyon

### Land Table K3A

80-21-19-227-078	61266 GREENWOOD DR	05/25/21	\$135,900	\$136,801	\$18,412	\$19,313	1.00	\$18,412	Land Table K3A	14.12%
80-21-19-227-168	61045 GREENWOOD DR	02/24/21	\$134,900	\$136,609	\$17,604	\$19,313	1.00	\$17,604	Land Table K3A	14.14%
80-21-19-227-174	61023 GREENWOOD DR	12/13/21	\$135,000	\$136,801	\$17,512	\$19,313	1.00	\$17,512	Land Table K3A	14.12%
80-21-19-227-142	61087 GREENWOOD DR	05/05/21	\$133,000	\$136,962	\$15,351	\$19,313	1.00	\$15,351	Land Table K3A	14.10%
80-21-19-227-046	61188 GREENWOOD DR	03/25/21	\$130,000	\$136,801	\$12,512	\$19,313	1.00	\$12,512	Land Table K3A	14.12%
80-21-19-227-044	61202 GREENWOOD DR	07/21/21	\$129,900	\$136,801	\$12,412	\$19,313	1.00	\$12,412	Land Table K3A	14.12%
80-21-19-227-112	61157 GREENWOOD DR	01/29/21	\$127,500	\$136,801	\$10,012	\$19,313	0.10	\$100,120	Land Table K3A	14.12%
80-21-19-227-016	61152 GREENWOOD DR	05/06/21	\$120,000	\$136,962	\$2,351	\$19,313	1.00	\$2,351	Land Table K3A	14.10%

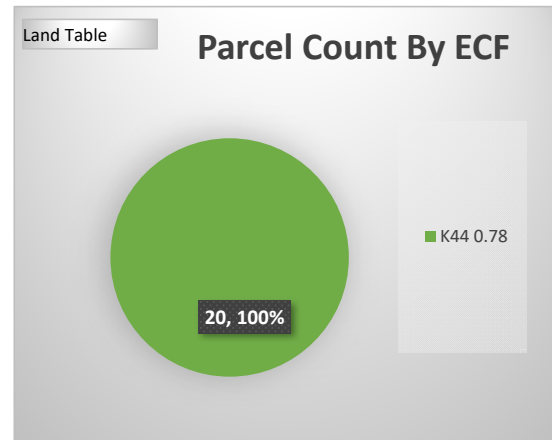
# City of South Lyon

## Land Table K44

BSA DATABASE		SALES DATA	
Parcel Count	20	# of Sales	2
ECF Nbhd	K44	Sales Ratio	39.63%
Min ECF	0.780	(Land Resid.-Est. Land Value)/Est. LV	239.55%
Max ECF	0.780	% Change	0.00%
Land Table LtoB	10.14%	Projected Land Table LtoB	10.14%
CVT LtoB	15.25%	Sales Sample Size	10.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$45,408	\$154,183	\$45,408
MINIMUM	\$45,408	\$154,183	\$45,408
MAXIMUM	\$45,408	\$154,183	\$45,408

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-20-251-159	824 GLEN MEADOWS DR	07/15/22	\$560,000	\$418,161	\$187,247	\$45,408	0.23	\$814,117		Land Table K44	10.86%
80-21-20-251-152	791 GLEN MEADOWS DR	09/01/22	\$489,000	\$413,289	\$121,119	\$45,408	0.27	\$448,589		Land Table K44	10.99%

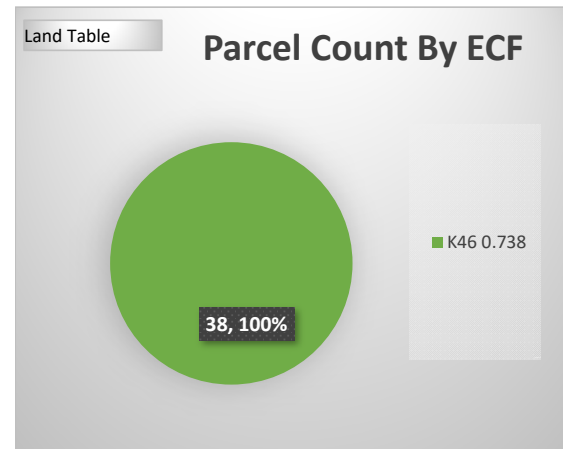
# City of South Lyon

## Land Table K46

BSA DATABASE		SALES DATA	
Parcel Count	38	# of Sales	4
ECF Nbhd	K46	Sales Ratio	48.18%
Min ECF	0.738	(Land Resid.-Est. Land Value)/Est. LV	27.91%
Max ECF	0.738	% Change	0.00%
Land Table LtoB	13.80%	Projected Land Table LtoB	13.80%
CVT LtoB	15.25%	Sales Sample Size	10.53%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$55,000	\$70,353	\$55,000
MINIMUM	\$55,000	\$70,353	\$55,000
MAXIMUM	\$55,000	\$70,353	\$55,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-31-101-036	1016 BIRCHWAY CT	11/30/21	\$430,000	\$392,164	\$92,836	\$55,000	0.28	\$331,557		Land Table K46	14.02%
80-21-31-101-037	1008 BIRCHWAY CT	01/14/21	\$400,000	\$372,724	\$82,276	\$55,000	0.28	\$293,843		Land Table K46	14.76%
80-21-31-101-024	1017 BIRCHWAY CT	07/29/21	\$450,000	\$425,165	\$79,835	\$55,000	0.25	\$319,340		Land Table K46	12.94%
80-21-31-101-033	1040 BIRCHWAY CT	09/09/21	\$411,500	\$440,035	\$26,465	\$55,000	0.28	\$94,518		Land Table K46	12.50%

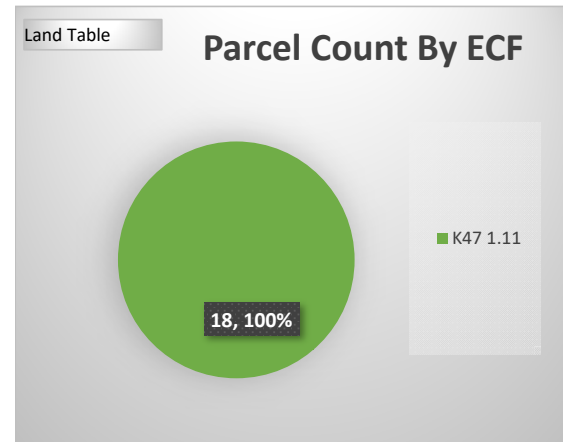
# City of South Lyon

## Land Table K47

BSA DATABASE		SALES DATA	
Parcel Count	18	# of Sales	4
ECF Nbhd	K47	Sales Ratio	46.56%
Min ECF	1.110	(Land Resid.-Est. Land Value)/Est. LV	60.14%
Max ECF	1.110	% Change	10.00%
Land Table LtoB	12.29%	Projected Land Table LtoB	13.52%
CVT LtoB	15.25%	Sales Sample Size	22.22%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$46,362	\$74,242	\$50,998
MINIMUM	\$44,064	\$70,563	\$48,470
MAXIMUM	\$48,659	\$77,921	\$53,525

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
80-21-20-401-025	24619 MARTINDALE RD	03/11/22	\$376,500	\$320,740	\$99,824	\$44,064	0.27	\$369,719		Land Table K47	13.74%
80-21-20-401-019	24859 MARTINDALE RD	07/09/21	\$412,000	\$370,292	\$85,772	\$44,064	0.23	\$372,922		Land Table K47	11.90%
80-21-20-401-027	24539 MARTINDALE RD	09/19/22	\$390,500	\$358,652	\$75,912	\$44,064	0.29	\$261,766		Land Table K47	12.29%
80-21-20-401-034	24179 MARTINDALE RD	03/19/21	\$362,000	\$385,322	\$20,742	\$44,064	0.23	\$90,183		Land Table K47	11.44%

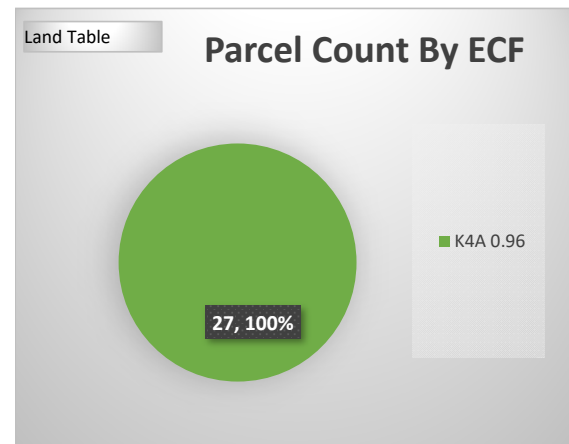
# City of South Lyon

## Land Table K4A

BSA DATABASE		SALES DATA	
Parcel Count	27	# of Sales	1
ECF Nbhd	K4A	Sales Ratio	45.45%
Min ECF	0.960	(Land Resid.-Est. Land Value)/Est. LV	57.11%
Max ECF	0.960	% Change	0.00%
Land Table LtoB	16.37%	Projected Land Table LtoB	16.37%
CVT LtoB	15.25%	Sales Sample Size	3.70%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$43,021	\$67,590	\$43,021
MINIMUM	\$43,021	\$67,590	\$43,021
MAXIMUM	\$43,021	\$67,590	\$43,021

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
80-21-19-228-008	61005 EVERGREEN CT	02/25/22	\$270,000	\$245,431	\$67,590	\$43,021	1.00	\$67,590		Land Table K4A	17.53%

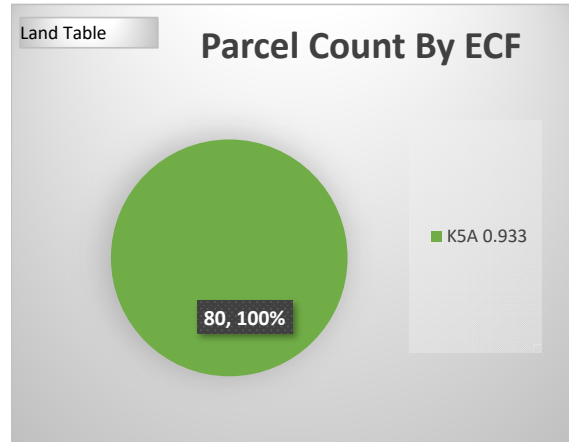
# City of South Lyon

## Land Table K5A

BSA DATABASE		SALES DATA	
Parcel Count	80	# of Sales	10
ECF Nbhd	K5A	Sales Ratio	45.31%
Min ECF	0.933	(Land Resid.-Est. Land Value)/Est. LV	85.76%
Max ECF	0.933	% Change	5.00%
Land Table LtoB	12.04%	Projected Land Table LtoB	12.64%
CVT LtoB	15.25%	Sales Sample Size	12.50%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$29,205	\$54,251	\$30,665
MINIMUM	\$29,205	\$54,251	\$30,665
MAXIMUM	\$29,205	\$54,251	\$30,665

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
80-21-20-201-080	733 KNOLLWOOD CIR	05/23/22	\$345,000	\$244,311	\$129,894	\$29,205	1.00	\$129,894		Land Table K5A	11.95%
80-21-20-201-062	861 CHALLENGING TRL	07/23/21	\$305,500	\$257,589	\$77,116	\$29,205	1.00	\$77,116		Land Table K5A	11.34%
80-21-20-201-072	885 KNOLLWOOD CIR	11/09/22	\$251,500	\$222,705	\$58,000	\$29,205	1.00	\$58,000		Land Table K5A	13.11%
80-21-20-201-045	773 CHALLENGING TRL	09/09/22	\$310,000	\$277,075	\$62,130	\$29,205	1.00	\$62,130		Land Table K5A	10.54%
80-21-20-201-077	872 CHALLENGING TRL	07/02/21	\$265,000	\$236,940	\$57,265	\$29,205	1.00	\$57,265		Land Table K5A	12.33%
80-21-20-201-038	909 VILLAGE WAY	04/26/21	\$254,500	\$228,484	\$55,221	\$29,205	1.00	\$55,221		Land Table K5A	12.78%
80-21-20-201-069	848 KNOLLWOOD CIR	07/30/21	\$240,000	\$218,797	\$50,408	\$29,205	1.00	\$50,408		Land Table K5A	13.35%
80-21-20-201-088	873 KNOLLWOOD CIR	11/04/21	\$240,000	\$241,310	\$27,895	\$29,205	1.00	\$27,895		Land Table K5A	12.10%
80-21-20-201-026	904 VILLAGE WAY	03/17/21	\$225,000	\$238,661	\$15,544	\$29,205	1.00	\$15,544		Land Table K5A	12.24%
80-21-20-201-041	897 VILLAGE WAY	02/17/22	\$236,000	\$256,169	\$9,036	\$29,205	1.00	\$9,036		Land Table K5A	11.40%

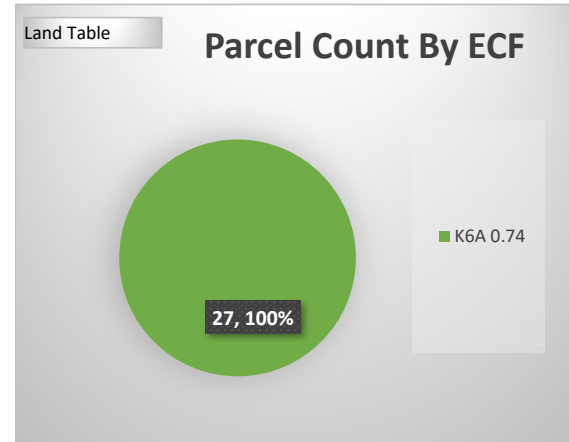
# City of South Lyon

## Land Table K6A

BSA DATABASE		SALES DATA	
Parcel Count	27	# of Sales	5
ECF Nbhd	K6A	Sales Ratio	46.46%
Min ECF	0.740	(Land Resid.-Est. Land Value)/Est. LV	53.76%
Max ECF	0.740	% Change	0.00%
Land Table LtoB	16.46%	Projected Land Table LtoB	16.46%
CVT LtoB	15.25%	Sales Sample Size	18.52%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$31,503	\$48,439	\$31,503
MINIMUM	\$31,503	\$48,439	\$31,503
MAXIMUM	\$31,503	\$48,439	\$31,503

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
80-21-20-302-008	515 N REESE ST	08/26/22	\$251,000	\$222,237	\$60,266	\$31,503	1.00	\$60,266		Land Table K6A	14.18%
80-21-20-302-005	509 N REESE ST	04/07/21	\$240,000	\$217,178	\$54,325	\$31,503	1.00	\$54,325		Land Table K6A	14.51%
80-21-20-302-013	520 N REESE ST	05/18/22	\$242,000	\$220,020	\$53,483	\$31,503	1.00	\$53,483		Land Table K6A	14.32%
80-21-20-302-019	508 N REESE ST	03/22/22	\$242,000	\$235,086	\$38,417	\$31,503	1.00	\$38,417		Land Table K6A	13.40%
80-21-20-302-015	516 N REESE ST	08/18/21	\$221,000	\$216,799	\$35,704	\$31,503	1.00	\$35,704		Land Table K6A	14.53%



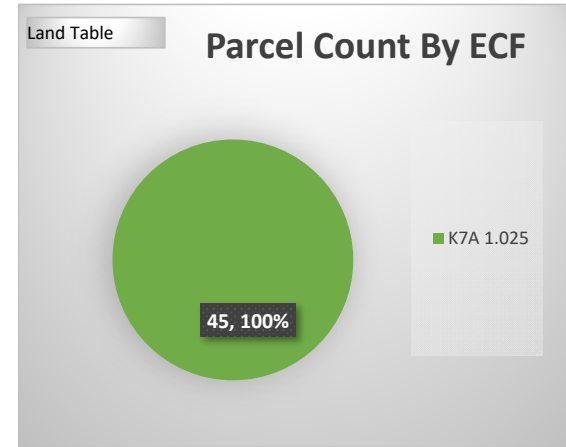
# City of South Lyon

## Land Table K7A

BSA DATABASE		SALES DATA	
Parcel Count	45	# of Sales	7
ECF Nbhd	K7A	Sales Ratio	46.65%
Min ECF	1.025	(Land Resid.-Est. Land Value)/Est. LV	41.01%
Max ECF	1.025	% Change	10.00%
Land Table LtoB	18.03%	Projected Land Table LtoB	19.83%
CVT LtoB	15.25%	Sales Sample Size	15.56%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$28,004	\$39,489	\$30,804
MINIMUM	\$28,004	\$39,489	\$30,804
MAXIMUM	\$28,004	\$39,489	\$30,804

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
80-21-30-278-033	317 HAMPTON CT	10/03/22	\$185,000	\$158,402	\$54,602	\$28,004	1.00	\$54,602		Land Table K7A	17.68%
80-21-30-278-049	363 HAMPTON CT	11/01/21	\$180,000	\$164,486	\$43,518	\$28,004	1.00	\$43,518		Land Table K7A	17.03%
80-21-30-278-004	715 CAPE COD	09/13/21	\$178,000	\$166,164	\$39,840	\$28,004	1.00	\$39,840		Land Table K7A	16.85%
80-21-30-278-050	365 HAMPTON CT	09/10/21	\$166,000	\$155,889	\$38,115	\$28,004	1.00	\$38,115		Land Table K7A	17.96%
80-21-30-278-009	727 CAPE COD	07/27/22	\$162,500	\$152,942	\$37,562	\$28,004	1.00	\$37,562		Land Table K7A	18.31%
80-21-30-278-046	300 HAMPTON CT	02/23/21	\$168,000	\$163,026	\$32,978	\$28,004	1.00	\$32,978		Land Table K7A	17.18%
80-21-30-278-031	321 HAMPTON CT	06/28/22	\$160,000	\$158,196	\$29,808	\$28,004	1.00	\$29,808		Land Table K7A	17.70%

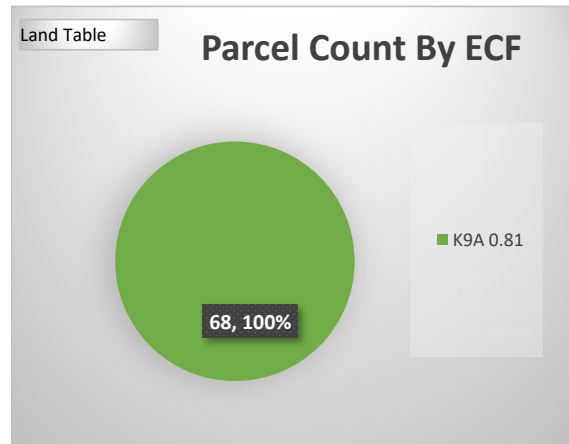
# City of South Lyon

## Land Table K9A

BSA DATABASE		SALES DATA	
Parcel Count	68	# of Sales	11
ECF Nbhd	K9A	Sales Ratio	47.02%
Min ECF	0.810	(Land Resid.-Est. Land Value)/Est. LV	40.27%
Max ECF	0.810	% Change	0.00%
Land Table LtoB	15.78%	Projected Land Table LtoB	15.78%
CVT LtoB	15.25%	Sales Sample Size	16.18%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$32,756	\$45,946	\$32,756
MINIMUM	\$32,756	\$45,946	\$32,756
MAXIMUM	\$32,756	\$45,946	\$32,756

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
80-21-31-276-037	22230 QUAIL RUN CIR	11/08/22	\$239,000	\$201,860	\$69,896	\$32,756	1.00	\$69,896		Land Table K9A	16.23%
80-21-31-276-010	22215 QUAIL RUN CIR	06/23/22	\$228,000	\$199,332	\$61,424	\$32,756	1.00	\$61,424		Land Table K9A	16.43%
80-21-31-276-052	22200 QUAIL RUN CIR	11/01/22	\$250,000	\$222,285	\$60,471	\$32,756	1.00	\$60,471		Land Table K9A	14.74%
80-21-31-276-057	22185 QUAIL RUN CIR	02/09/22	\$222,500	\$198,780	\$56,476	\$32,756	1.00	\$56,476		Land Table K9A	16.48%
80-21-31-276-035	22240 QUAIL RUN CIR	11/16/22	\$241,000	\$220,174	\$53,582	\$32,756	1.00	\$53,582		Land Table K9A	14.88%
80-21-31-276-028	22260 QUAIL RUN CIR	12/02/21	\$226,000	\$215,605	\$43,151	\$32,756	1.00	\$43,151		Land Table K9A	15.19%
80-21-31-276-063	22205 QUAIL RUN CIR	08/09/22	\$225,000	\$215,605	\$42,151	\$32,756	1.00	\$42,151		Land Table K9A	15.19%
80-21-31-276-036	22230 QUAIL RUN CIR	07/27/21	\$220,000	\$212,424	\$40,332	\$32,756	1.00	\$40,332		Land Table K9A	15.42%
80-21-31-276-056	22185 QUAIL RUN CIR	12/17/21	\$215,000	\$219,088	\$28,668	\$32,756	1.00	\$28,668		Land Table K9A	14.95%
80-21-31-276-002	22290 QUAIL RUN CIR	12/21/21	\$180,000	\$187,478	\$25,278	\$32,756	1.00	\$25,278		Land Table K9A	17.47%
80-21-31-276-065	22195 QUAIL RUN CIR	12/28/21	\$190,000	\$198,780	\$23,976	\$32,756	1.00	\$23,976		Land Table K9A	16.48%

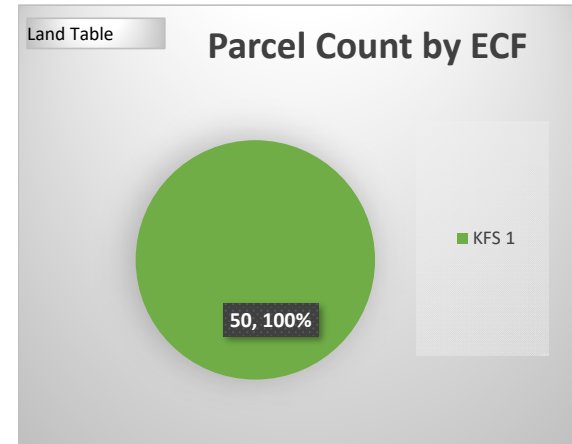
# City of South Lyon

## Land Table KFS

BSA DATABASE		SALES DATA	
Parcel Count	50	# of Sales	33
ECF Nbhd	KFS	Sales Ratio	49.42%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	12.47%
Max ECF	1.000	% Change	0.00%
Land Table LtoB	9.93%	Projected Land Table LtoB	9.93%
CVT LtoB	15.25%	Sales Sample Size	66.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$45,000	\$50,613	\$45,000
MINIMUM	\$45,000	\$50,613	\$45,000
MAXIMUM	\$45,000	\$50,613	\$45,000

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
80-21-19-127-034	6040 FIELDSTONE CIR	10/14/22	\$564,290	\$480,188	\$129,102	\$45,000	0.12	\$1,075,850		Land Table KFS	9.37%
80-21-19-127-050	6093 FIELDSTONE CIR	11/14/22	\$529,290	\$457,107	\$117,183	\$45,000	0.16	\$732,394		Land Table KFS	9.84%
80-21-19-127-046	6119 FIELDSTONE CIR	08/15/22	\$539,000	\$489,713	\$94,287	\$45,000	0.19	\$496,247		Land Table KFS	9.19%
80-21-19-127-033	6036 FIELDSTONE CIR	11/11/22	\$481,715	\$442,717	\$83,998	\$45,000	0.14	\$599,986		Land Table KFS	10.16%
80-21-19-127-027	6033 FIELDSTONE CIR	11/16/22	\$490,665	\$452,939	\$82,726	\$45,000	0.14	\$590,900		Land Table KFS	9.94%
80-21-19-127-043	6131 FIELDSTONE CIR	10/21/22	\$467,015	\$431,198	\$80,817	\$45,000	0.11	\$734,700		Land Table KFS	10.44%
80-21-19-127-030	6010 LEXINGTON DR	12/22/22	\$493,490	\$458,795	\$79,695	\$45,000	0.12	\$664,125		Land Table KFS	9.81%
80-21-19-127-028	6018 LEXINGTON DR	11/23/22	\$499,440	\$471,983	\$72,457	\$45,000	0.13	\$557,362		Land Table KFS	9.53%
80-21-19-127-006	6021 LEXINGTON DR	12/15/22	\$554,615	\$531,813	\$67,802	\$45,000	0.18	\$376,678		Land Table KFS	8.46%
80-21-19-127-041	6143 FIELDSTONE CIR	07/14/22	\$485,955	\$468,006	\$62,949	\$45,000	0.18	\$349,717		Land Table KFS	9.62%
80-21-19-127-029	6014 LEXINGTON DR	12/15/22	\$521,215	\$507,240	\$58,975	\$45,000	0.12	\$491,458		Land Table KFS	8.87%
80-21-19-127-047	6115 FIELDSTONE CIR	09/09/22	\$493,455	\$480,405	\$58,050	\$45,000	0.13	\$446,538		Land Table KFS	9.37%
80-21-19-127-048	6111 FIELDSTONE CIR	09/09/22	\$458,215	\$447,912	\$55,303	\$45,000	0.13	\$425,408		Land Table KFS	10.05%
80-21-19-127-018	6142 FIELDSTONE CIR	12/19/22	\$460,715	\$453,777	\$51,938	\$45,000	0.11	\$472,164		Land Table KFS	9.92%
80-21-19-127-049	6097 FIELDSTONE CIR	10/27/22	\$539,925	\$532,131	\$52,794	\$45,000	0.13	\$406,108		Land Table KFS	8.46%
80-21-19-127-005	6017 LEXINGTON DR	12/21/22	\$526,315	\$519,653	\$51,662	\$45,000	0.13	\$397,400		Land Table KFS	8.66%
80-21-19-127-011	6061 FIELDSTONE CIR	10/24/22	\$435,040	\$433,105	\$46,935	\$45,000	0.12	\$391,125		Land Table KFS	10.39%
80-21-19-127-016	6081 FIELDSTONE CIR	07/15/22	\$437,755	\$437,520	\$45,235	\$45,000	0.12	\$376,958		Land Table KFS	10.29%
80-21-19-127-037	6052 FIELDSTONE CIR	09/19/22	\$484,330	\$485,087	\$44,243	\$45,000	0.20	\$221,215		Land Table KFS	9.28%
80-21-19-127-038	6056 FIELDSTONE CIR	06/29/22	\$425,055	\$427,303	\$42,752	\$45,000	0.18	\$237,511		Land Table KFS	10.53%
80-21-19-127-013	6069 FIELDSTONE CIR	11/21/22	\$495,690	\$501,532	\$39,158	\$45,000	0.12	\$326,317		Land Table KFS	8.97%
80-21-19-127-035	6044 FIELDSTONE CIR	09/27/22	\$473,215	\$482,202	\$36,013	\$45,000	0.12	\$300,108		Land Table KFS	9.33%
80-21-19-127-040	6064 FIELDSTONE CIR	08/10/22	\$440,785	\$449,468	\$36,317	\$45,000	0.16	\$226,981		Land Table KFS	10.01%
80-21-19-127-044	6127 FIELDSTONE CIR	10/26/22	\$434,590	\$443,768	\$35,822	\$45,000	0.11	\$325,655		Land Table KFS	10.14%
80-21-19-127-036	6048 FIELDSTONE CIR	09/22/22	\$499,790	\$510,403	\$34,387	\$45,000	0.12	\$286,558		Land Table KFS	8.82%
80-21-19-127-019	6138 FIELDSTONE CIR	12/14/22	\$483,590	\$494,232	\$34,358	\$45,000	0.11	\$312,345		Land Table KFS	9.11%
80-21-19-127-017	6085 FIELDSTONE CIR	08/12/22	\$519,990	\$538,819	\$26,171	\$45,000	0.14	\$186,936		Land Table KFS	8.35%

## City of South Lyon

### Land Table KFS

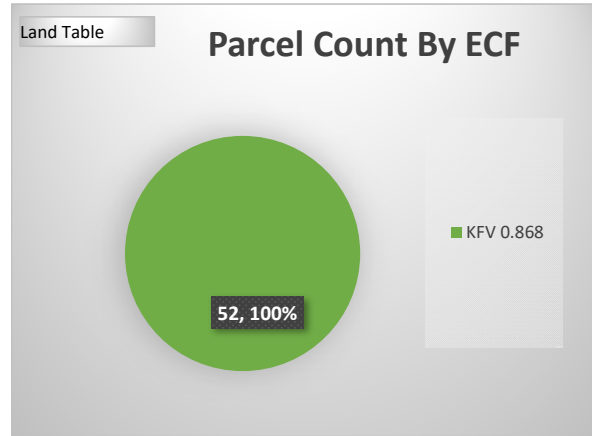
80-21-19-127-039	6060 FIELDSTONE CIR	08/08/22	\$418,220	\$443,742	\$19,478	\$45,000	0.12	\$162,317	Land Table KFS	10.14%
80-21-19-127-014	6073 FIELDSTONE CIR	07/21/22	\$436,305	\$466,340	\$14,965	\$45,000	0.14	\$106,893	Land Table KFS	9.65%
80-21-19-127-042	6137 FIELDSTONE CIR	06/29/22	\$399,705	\$428,108	\$16,597	\$45,000	0.12	\$138,308	Land Table KFS	10.51%
80-21-19-127-012	6065 FIELDSTONE CIR	10/26/22	\$448,165	\$484,169	\$8,996	\$45,000	0.12	\$74,967	Land Table KFS	9.29%
80-21-19-127-045	6123 FIELDSTONE CIR	07/20/22	\$475,520	\$522,190	(\$1,670)	\$45,000	0.14	(\$11,929)	Land Table KFS	8.62%
80-21-19-127-015	6077 FIELDSTONE CIR	09/20/22	\$444,040	\$498,300	(\$9,260)	\$45,000	0.14	(\$66,143)	Land Table KFS	9.03%

# City of South Lyon

## Land Table KfV

BSA DATABASE		SALES DATA	
Parcel Count	52	# of Sales	12
ECF Nbhd	KFV	Sales Ratio	46.38%
Min ECF	0.868	(Land Resid.-Est. Land Value)/Est. LV	61.85%
Max ECF	0.868	% Change	10.00%
Land Table LtoB	12.62%	Projected Land Table LtoB	13.88%
CVT LtoB	15.25%	Sales Sample Size	23.08%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$24,019	\$38,874	\$26,421
MINIMUM	\$24,019	\$38,874	\$26,421
MAXIMUM	\$24,019	\$38,874	\$26,421

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
80-21-31-206-024	1184 FOUNTAIN VIEW CIR	04/22/22	\$235,000	\$180,706	\$78,313	\$24,019	1.00	\$78,313		Land Table KfV	13.29%
80-21-31-206-021	1166 FOUNTAIN VIEW CIR	07/15/22	\$235,000	\$182,227	\$76,792	\$24,019	0.10	\$767,920		Land Table KfV	13.18%
80-21-31-206-039	1123 FOUNTAIN VIEW CIR	12/08/22	\$224,000	\$181,198	\$66,821	\$24,019	0.10	\$668,210		Land Table KfV	13.26%
80-21-31-206-043	1099 FOUNTAIN VIEW CIR	12/08/21	\$211,900	\$202,698	\$33,221	\$24,019	0.10	\$332,210		Land Table KfV	11.85%
80-21-31-206-041	1111 FOUNTAIN VIEW CIR	12/17/21	\$211,500	\$202,698	\$32,821	\$24,019	0.10	\$328,210		Land Table KfV	11.85%
80-21-31-206-052	1003 FOUNTAIN VIEW CIR	07/16/21	\$185,000	\$177,927	\$31,092	\$24,019	0.10	\$310,920		Land Table KfV	13.50%
80-21-31-206-049	1021 FOUNTAIN VIEW CIR	09/10/21	\$210,000	\$202,702	\$31,317	\$24,019	0.10	\$313,170		Land Table KfV	11.85%
80-21-31-206-001	1004 FOUNTAIN VIEW CIR	08/19/21	\$190,000	\$183,592	\$30,427	\$24,019	0.10	\$304,270		Land Table KfV	13.08%
80-21-31-206-008	1046 FOUNTAIN VIEW CIR	02/19/21	\$182,000	\$176,280	\$29,739	\$24,019	0.10	\$297,390		Land Table KfV	13.63%
80-21-31-206-022	1172 FOUNTAIN VIEW CIR	08/06/21	\$206,000	\$204,895	\$25,124	\$24,019	0.10	\$251,240		Land Table KfV	11.72%
80-21-31-206-042	1105 FOUNTAIN VIEW CIR	05/13/21	\$184,000	\$183,876	\$24,143	\$24,019	0.10	\$241,430		Land Table KfV	13.06%
80-21-31-206-023	1178 FOUNTAIN VIEW CIR	05/13/21	\$187,550	\$204,895	\$6,674	\$24,019	0.10	\$66,740		Land Table KfV	11.72%

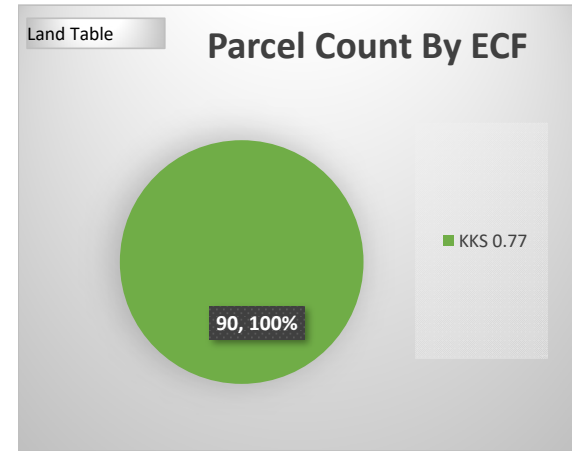
# City of South Lyon

## Land Table KKS

BSA DATABASE		SALES DATA	
Parcel Count	90	# of Sales	18
ECF Nbhd	KKS	Sales Ratio	46.99%
Min ECF	0.770	(Land Resid.-Est. Land Value)/Est. LV	48.82%
Max ECF	0.770	% Change	0.00%
Land Table LtoB	13.55%	Projected Land Table LtoB	13.55%
CVT LtoB	15.25%	Sales Sample Size	20.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$56,630	\$84,274	\$56,630
MINIMUM	\$47,689	\$70,969	\$47,689
MAXIMUM	\$62,591	\$93,145	\$62,591

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
80-21-20-177-002	709 N MILL ST	12/10/21	\$405,445	\$405,758	\$47,376	\$47,689	0.19	\$249,347		Land Table KKS	11.75%
80-21-20-177-005	757 N MILL ST	06/11/21	\$425,000	\$412,169	\$60,520	\$47,689	0.19	\$318,526		Land Table KKS	11.57%
80-21-20-177-007	773 N MILL ST	03/04/22	\$387,660	\$360,092	\$75,257	\$47,689	0.17	\$442,688		Land Table KKS	13.24%
80-21-20-177-008	805 N MILL ST	03/14/22	\$392,745	\$357,659	\$82,775	\$47,689	0.17	\$486,912		Land Table KKS	13.33%
80-21-20-177-017	730 KESTREL CT	04/15/21	\$400,000	\$395,159	\$57,000	\$52,159	0.21	\$271,429		Land Table KKS	13.20%
80-21-20-177-021	761 KESTREL CT	05/11/22	\$470,000	\$366,177	\$155,982	\$52,159	0.22	\$709,009		Land Table KKS	14.24%
80-21-20-177-052	853 N MILL ST	06/11/21	\$408,070	\$414,972	\$40,787	\$47,689	0.17	\$239,924		Land Table KKS	11.49%
80-21-20-177-056	885 N MILL ST	07/19/21	\$440,000	\$356,553	\$135,606	\$52,159	0.21	\$645,743		Land Table KKS	14.63%
80-21-20-177-057	893 N MILL ST	03/23/22	\$408,300	\$397,262	\$63,197	\$52,159	0.20	\$315,985		Land Table KKS	13.13%
80-21-20-177-058	901 N MILL ST	11/22/21	\$381,355	\$330,150	\$98,894	\$47,689	0.19	\$520,495		Land Table KKS	14.44%
80-21-20-177-060	919 N MILL ST	04/08/22	\$437,485	\$424,287	\$65,357	\$52,159	0.20	\$326,785		Land Table KKS	12.29%
80-21-20-177-062	943 N MILL ST	11/23/21	\$427,425	\$397,512	\$82,072	\$52,159	0.20	\$410,360		Land Table KKS	13.12%
80-21-20-177-065	967 N MILL ST	04/30/21	\$388,695	\$390,381	\$50,473	\$52,159	0.20	\$252,365		Land Table KKS	13.36%
80-21-20-177-073	794 KESTREL CT	05/19/21	\$380,930	\$396,576	\$32,043	\$47,689	0.19	\$168,647		Land Table KKS	12.03%
80-21-20-177-074	786 KESTREL CT	05/14/21	\$343,175	\$319,267	\$76,067	\$52,159	0.22	\$345,759		Land Table KKS	16.34%
80-21-20-177-080	793 KESTREL CT	04/30/21	\$367,405	\$384,694	\$30,400	\$47,689	0.18	\$168,889		Land Table KKS	12.40%
80-21-20-177-092	868 N MILL ST	01/22/21	\$329,745	\$319,396	\$58,038	\$47,689	0.19	\$305,463		Land Table KKS	14.93%
80-21-20-177-095	844 N MILL ST	10/29/21	\$445,000	\$373,878	\$118,811	\$47,689	0.17	\$698,888		Land Table KKS	12.76%

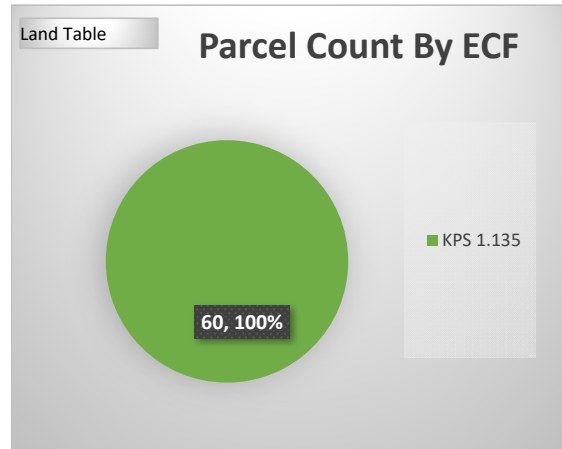
# City of South Lyon

## Land Table KPS

BSA DATABASE		SALES DATA	
Parcel Count	60	# of Sales	7
ECF Nbhd	KPS	Sales Ratio	47.50%
Min ECF	1.135	(Land Resid.-Est. Land Value)/Est. LV	13.69%
Max ECF	1.135	% Change	10.00%
Land Table LtoB	38.48%	Projected Land Table LtoB	42.33%
CVT LtoB	15.25%	Sales Sample Size	11.67%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$32,878	\$37,378	\$36,166
MINIMUM	\$32,878	\$37,378	\$36,166
MAXIMUM	\$32,878	\$37,378	\$36,166

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
80-21-30-478-003	106 PRINCETON DR	10/04/21	\$93,500	\$81,371	\$45,007	\$32,878	1.00	\$45,007		Land Table KPS	40.41%
80-21-30-478-020	126 PRINCETON DR	11/30/22	\$100,000	\$88,134	\$44,744	\$32,878	1.00	\$44,744		Land Table KPS	37.30%
80-21-30-478-060	244 PRINCETON DR	04/07/21	\$95,000	\$85,157	\$42,721	\$32,878	1.00	\$42,721		Land Table KPS	38.61%
80-21-30-478-025	160 PRINCETON DR	11/04/21	\$95,000	\$85,270	\$42,608	\$32,878	1.00	\$42,608		Land Table KPS	38.56%
80-21-30-478-030	166 PRINCETON DR	11/24/21	\$84,000	\$85,157	\$31,721	\$32,878	1.00	\$31,721		Land Table KPS	38.61%
80-21-30-478-033	194 PRINCETON DR	11/08/21	\$79,000	\$83,776	\$28,102	\$32,878	1.00	\$28,102		Land Table KPS	39.25%
80-21-30-478-038	188 PRINCETON DR	05/27/21	\$82,000	\$88,134	\$26,744	\$32,878	1.00	\$26,744		Land Table KPS	37.30%

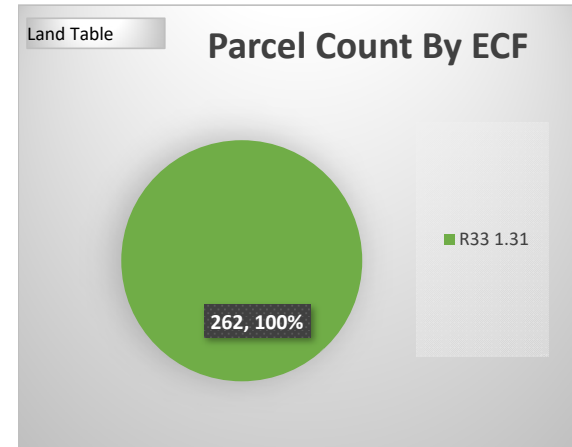
# City of South Lyon

## Land Table R33

BSA DATABASE		SALES DATA	
Parcel Count	262	# of Sales	32
ECF Nbhd	R33	Sales Ratio	47.32%
Min ECF	1.310	(Land Resid.-Est. Land Value)/Est. LV	24.06%
Max ECF	1.310	% Change	10.00%
Land Table LtoB	22.99%	Projected Land Table LtoB	25.28%
CVT LtoB	15.25%	Sales Sample Size	12.21%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$674	\$836	\$742
MINIMUM	\$449	\$557	\$494
MAXIMUM	\$899	\$1,115	\$989

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
80-21-20-377-028	214 LYON BLVD	07/06/21	\$277,000	\$217,388	\$116,864	\$57,252	0.19	\$628,301		Land Table R33	26.34%
80-21-20-377-010	438 LYON CT	03/18/22	\$260,000	\$208,526	\$108,386	\$56,912	0.18	\$589,054		Land Table R33	27.29%
80-21-20-329-006	715 NORCHESTER ST	05/31/22	\$289,000	\$233,158	\$110,144	\$54,302	0.17	\$636,671		Land Table R33	23.29%
80-21-20-377-027	228 LYON BLVD	09/09/21	\$260,000	\$212,210	\$107,704	\$59,914	0.20	\$527,961		Land Table R33	28.23%
80-21-20-377-023	302 LYON BLVD	09/28/22	\$265,000	\$219,662	\$100,869	\$55,531	0.19	\$530,889		Land Table R33	25.28%
80-21-20-406-004	836 HEARTHSIDE ST	03/30/22	\$365,000	\$305,097	\$124,990	\$65,087	0.24	\$531,872		Land Table R33	21.33%
80-21-20-453-005	380 WINCHESTER ST	07/20/22	\$310,000	\$259,995	\$107,006	\$57,001	0.19	\$557,323		Land Table R33	21.92%
80-21-20-403-003	883 NORCHESTER ST	06/04/21	\$268,000	\$225,056	\$96,576	\$53,632	0.18	\$545,627		Land Table R33	23.83%
80-21-20-453-029	130 WELLINGTON DR	01/20/22	\$280,000	\$239,374	\$93,519	\$52,893	0.17	\$543,715		Land Table R33	22.10%
80-21-20-402-005	787 NORCHESTER ST	04/16/21	\$286,250	\$255,420	\$87,760	\$56,930	0.19	\$459,476		Land Table R33	22.29%
80-21-20-330-001	648 LYON BLVD	08/24/21	\$296,500	\$269,820	\$91,527	\$64,847	0.24	\$386,190		Land Table R33	24.03%
80-21-20-377-029	158 LYON BLVD	08/27/21	\$230,000	\$209,935	\$76,175	\$56,110	0.18	\$425,559		Land Table R33	26.73%
80-21-20-329-002	619 NORCHESTER ST	09/22/21	\$230,000	\$210,553	\$73,876	\$54,429	0.17	\$424,575		Land Table R33	25.85%
80-21-20-330-012	633 COVINGTON ST	08/13/21	\$255,000	\$234,320	\$80,479	\$59,799	0.20	\$396,448		Land Table R33	25.52%
80-21-20-403-016	924 HEARTHSIDE ST	09/02/21	\$305,000	\$281,929	\$75,836	\$52,765	0.17	\$443,485		Land Table R33	18.72%
80-21-20-404-004	615 WELLINGTON DR	09/02/22	\$299,000	\$279,866	\$72,027	\$52,893	0.17	\$418,762		Land Table R33	18.90%
80-21-20-377-024	270 LYON BLVD	09/28/22	\$230,000	\$217,921	\$67,698	\$55,619	0.19	\$356,305		Land Table R33	25.52%
80-21-20-452-003	367 WINCHESTER ST	05/20/21	\$222,000	\$210,364	\$73,573	\$61,937	0.21	\$345,413		Land Table R33	29.44%
80-21-20-376-012	411 LYON CT	03/08/21	\$242,000	\$230,697	\$63,252	\$51,949	0.19	\$326,041		Land Table R33	22.52%
80-21-20-328-006	619 LYON BLVD	10/01/21	\$255,000	\$246,708	\$67,936	\$59,644	0.21	\$331,395		Land Table R33	24.18%
80-21-20-330-022	621 MAYFAIR	11/12/21	\$255,000	\$247,446	\$66,077	\$58,523	0.19	\$340,603		Land Table R33	23.65%
80-21-20-405-005	776 NORCHESTER ST	08/27/21	\$285,000	\$279,308	\$62,317	\$56,625	0.18	\$342,401		Land Table R33	20.27%
80-21-20-376-011	417 LYON CT	05/24/21	\$232,500	\$229,666	\$60,654	\$57,820	0.19	\$319,232		Land Table R33	25.18%
80-21-20-452-014	237 WINCHESTER ST	07/28/21	\$262,000	\$266,470	\$60,216	\$64,686	0.21	\$281,383		Land Table R33	24.28%
80-21-20-330-004	608 LYON BLVD	05/21/21	\$266,000	\$279,387	\$45,958	\$59,345	0.20	\$229,790		Land Table R33	21.24%
80-21-20-328-002	669 LYON BLVD	03/26/21	\$240,000	\$252,382	\$47,262	\$59,644	0.21	\$230,546		Land Table R33	23.63%
80-21-20-404-005	603 WELLINGTON DR	04/16/21	\$230,000	\$251,043	\$31,847	\$52,890	0.17	\$185,157		Land Table R33	21.07%



## City of South Lyon

### Land Table R33

80-21-20-405-012	866 NORCHESTER ST	06/09/21	\$198,000	\$221,566	\$29,324	\$52,890	0.17	\$170,488	Land Table R33	23.87%
80-21-20-329-003	631 NORCHESTER ST	08/10/21	\$200,000	\$226,788	\$27,477	\$54,265	0.17	\$158,827	Land Table R33	23.93%
80-21-20-403-008	943 NORCHESTER ST	06/18/21	\$212,000	\$247,780	\$19,014	\$54,794	0.18	\$106,820	Land Table R33	22.11%
80-21-20-403-014	948 HEARTHSIDE ST	03/22/21	\$217,500	\$259,156	\$21,972	\$63,628	0.23	\$95,948	Land Table R33	24.55%
80-21-20-453-017	280 WINCHESTER ST	04/28/21	\$215,000	\$268,044	\$3,931	\$56,975	0.19	\$20,581	Land Table R33	21.26%

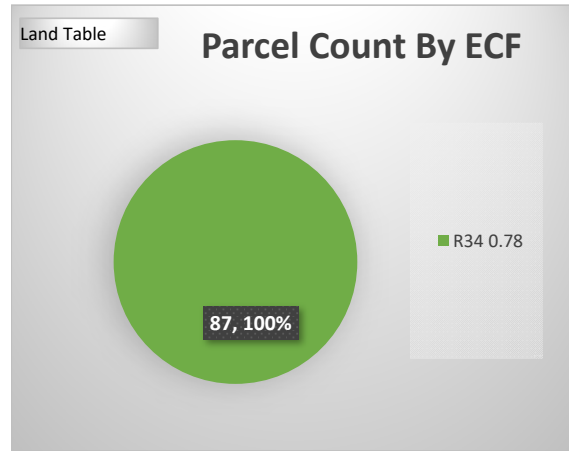
# City of South Lyon

## Land Table R34

BSA DATABASE		SALES DATA	
Parcel Count	87	# of Sales	8
ECF Nbhd	R34	Sales Ratio	46.98%
Min ECF	0.780	(Land Resid.-Est. Land Value)/Est. LV	47.12%
Max ECF	0.780	% Change	0.00%
Land Table LtoB	14.15%	Projected Land Table LtoB	14.15%
CVT LtoB	15.25%	Sales Sample Size	9.20%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$471	\$693	\$471
MINIMUM	\$314	\$462	\$314
MAXIMUM	\$628	\$924	\$628

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
80-21-29-227-050	189 COLUMBIA DR	08/31/22	\$480,000	\$405,359	\$132,529	\$57,888	0.33	\$402,824		Land Table R34	14.28%
80-21-29-228-003	175 EASTON DR	08/16/21	\$440,000	\$391,526	\$101,566	\$53,092	0.39	\$259,760		Land Table R34	13.56%
80-21-29-227-069	139 EASTON DR	07/11/22	\$452,000	\$405,590	\$103,761	\$57,351	0.39	\$269,509		Land Table R34	14.14%
80-21-29-227-064	823 TOWNSEND DR	04/02/21	\$395,000	\$365,383	\$80,881	\$51,264	0.26	\$313,492		Land Table R34	14.03%
80-21-29-227-065	819 TOWNSEND DR	12/15/21	\$400,000	\$377,594	\$74,439	\$52,033	0.27	\$279,846		Land Table R34	13.78%
80-21-29-227-054	167 EASTON DR	04/09/21	\$410,000	\$408,685	\$56,794	\$55,479	0.30	\$189,313		Land Table R34	13.58%
80-21-29-227-047	201 COLUMBIA DR	04/01/21	\$365,000	\$363,873	\$51,186	\$50,059	0.25	\$208,073		Land Table R34	13.76%
80-21-29-227-070	818 FAIRHAVEN DR	01/29/21	\$470,000	\$487,799	\$42,612	\$60,411	0.40	\$105,737		Land Table R34	12.38%

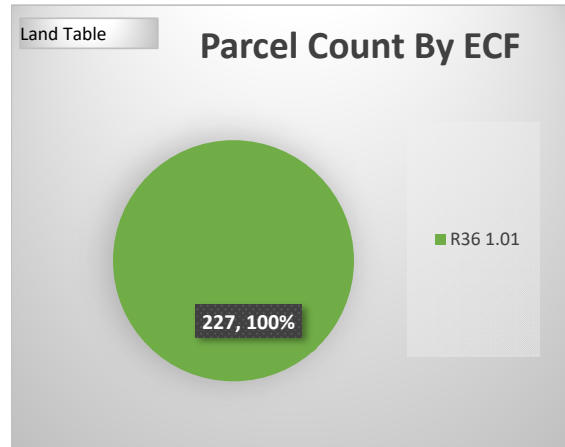
# City of South Lyon

## Land Table R36

BSA DATABASE		SALES DATA	
Parcel Count	227	# of Sales	21
ECF Nbhd	R36	Sales Ratio	48.27%
Min ECF	1.010	(Land Resid.-Est. Land Value)/Est. LV	22.28%
Max ECF	1.010	% Change	0.00%
Land Table LtoB	15.89%	Projected Land Table LtoB	15.89%
CVT LtoB	15.25%	Sales Sample Size	9.25%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$550	\$672	\$550
MINIMUM	\$366	\$448	\$366
MAXIMUM	\$733	\$896	\$733

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
80-21-29-427-007	931 S PARKWOOD DR	11/30/21	\$343,000	\$288,188	\$104,685	\$49,873	0.20	\$531,396		Land Table R36	17.31%
80-21-29-454-001	983 WESTBROOK DR	05/21/21	\$301,000	\$263,257	\$89,925	\$52,182	0.22	\$414,401		Land Table R36	19.82%
80-21-29-377-034	891 ETON DR	07/20/21	\$336,000	\$298,802	\$97,643	\$60,445	0.29	\$340,220		Land Table R36	20.23%
80-21-29-326-022	823 WESTBROOK DR	11/03/21	\$327,000	\$291,308	\$84,989	\$49,297	0.19	\$440,358		Land Table R36	16.92%
80-21-29-453-006	980 S PARKWOOD DR	09/24/21	\$330,000	\$297,802	\$87,292	\$55,094	0.24	\$362,207		Land Table R36	18.50%
80-21-29-453-007	984 S PARKWOOD DR	11/18/21	\$335,000	\$302,379	\$87,737	\$55,116	0.24	\$364,054		Land Table R36	18.23%
80-21-29-379-009	951 WESTBROOK DR	07/07/21	\$432,000	\$395,838	\$90,937	\$54,775	0.24	\$382,088		Land Table R36	13.84%
80-21-29-380-010	979 DEVON CT	07/29/21	\$345,000	\$316,414	\$83,623	\$55,037	0.24	\$348,429		Land Table R36	17.39%
80-21-29-455-016	976 OAK CREEK DR	08/27/21	\$300,000	\$277,622	\$74,188	\$51,810	0.21	\$348,300		Land Table R36	18.66%
80-21-29-427-006	549 GRAEFIELD DR	11/24/21	\$324,900	\$307,292	\$74,619	\$57,011	0.25	\$294,937		Land Table R36	18.55%
80-21-29-378-012	980 STRATFORD DR	03/20/21	\$304,000	\$290,990	\$67,763	\$54,753	0.24	\$284,718		Land Table R36	18.82%
80-21-29-452-011	940 STRATFORD DR	04/30/21	\$375,000	\$359,751	\$64,546	\$49,297	0.19	\$334,435		Land Table R36	13.70%
80-21-31-251-011	22098 BROOKFIELD CT	09/22/22	\$445,000	\$432,964	\$77,419	\$65,383	0.47	\$164,721		Land Table R36	15.10%
80-21-29-455-011	956 OAK CREEK DR	04/09/21	\$377,000	\$367,734	\$57,579	\$48,313	0.19	\$306,271		Land Table R36	13.14%
80-21-29-454-005	999 WESTBROOK DR	07/16/21	\$332,500	\$331,234	\$60,056	\$58,790	0.27	\$224,929		Land Table R36	17.75%
80-21-29-377-042	923 WESTBROOK DR	11/30/22	\$420,000	\$419,997	\$49,531	\$49,528	0.20	\$254,005		Land Table R36	11.79%
80-21-31-251-004	22109 BROOKFIELD CT	08/24/22	\$413,000	\$413,906	\$52,931	\$53,837	0.23	\$230,135		Land Table R36	13.01%
80-21-29-380-004	955 STRATFORD DR	04/23/21	\$358,500	\$366,806	\$47,512	\$55,818	0.34	\$141,827		Land Table R36	15.22%
80-21-29-326-014	855 WESTBROOK DR	01/06/21	\$340,000	\$349,379	\$39,803	\$49,182	0.19	\$207,307		Land Table R36	14.08%
80-21-31-251-015	22146 BROOKFIELD CT	08/02/21	\$355,900	\$404,039	\$11,777	\$59,916	0.39	\$29,891		Land Table R36	14.83%
80-21-31-251-014	22134 BROOKFIELD CT	05/31/22	\$373,000	\$434,157	\$10,954	\$72,111	0.57	\$19,184		Land Table R36	16.61%

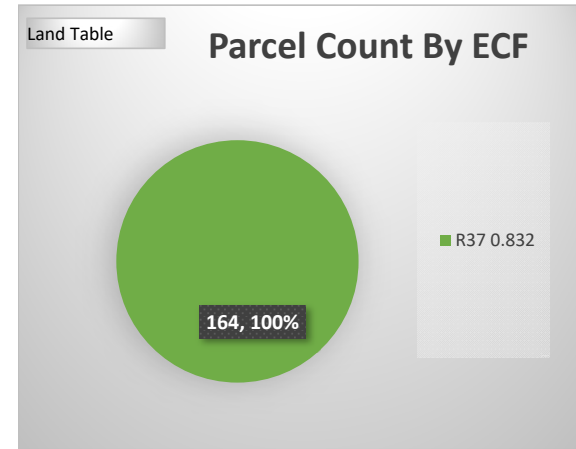
# City of South Lyon

## Land Table R37

BSA DATABASE		SALES DATA	
Parcel Count	164	# of Sales	15
ECF Nbhd	R37	Sales Ratio	45.30%
Min ECF	0.832	(Land Resid.-Est. Land Value)/Est. LV	74.37%
Max ECF	0.832	% Change	5.00%
Land Table LtoB	14.04%	Projected Land Table LtoB	14.74%
CVT LtoB	15.25%	Sales Sample Size	9.15%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$525	\$915	\$552
MINIMUM	\$350	\$610	\$368
MAXIMUM	\$700	\$1,221	\$735

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
80-21-30-377-002	778 HIDDEN CREEK DR	06/09/22	\$480,000	\$359,729	\$171,193	\$50,922	0.22	\$788,908		Land Table R37	14.16%
80-21-30-327-007	782 HUNTINGTON DR	06/21/22	\$505,000	\$385,254	\$170,493	\$50,747	0.22	\$792,991		Land Table R37	13.17%
80-21-30-351-037	777 WESTHILLS DR	11/28/22	\$459,800	\$388,536	\$123,571	\$52,307	0.23	\$544,366		Land Table R37	13.46%
80-21-30-376-029	833 HUNTINGTON DR	10/04/21	\$410,000	\$349,037	\$113,917	\$52,954	0.24	\$484,753		Land Table R37	15.17%
80-21-30-326-014	748 HIDDEN CREEK DR	08/29/22	\$407,500	\$349,825	\$108,595	\$50,920	0.22	\$500,438		Land Table R37	14.56%
80-21-30-351-038	771 WESTHILLS DR	12/10/21	\$450,500	\$388,624	\$120,377	\$58,501	0.29	\$420,899		Land Table R37	15.05%
80-21-30-327-013	746 HUNTINGTON DR	06/25/21	\$406,000	\$373,579	\$81,897	\$49,476	0.21	\$399,498		Land Table R37	13.24%
80-21-30-326-004	688 HIDDEN CREEK DR	10/25/21	\$450,000	\$418,544	\$89,242	\$57,786	0.38	\$237,979		Land Table R37	13.81%
80-21-30-376-015	756 WESTHILLS DR	08/03/21	\$395,000	\$374,739	\$73,561	\$53,300	0.24	\$309,080		Land Table R37	14.22%
80-21-30-377-019	880 WOOD RUN	11/15/21	\$430,500	\$416,818	\$74,143	\$60,461	0.39	\$191,584		Land Table R37	14.51%
80-21-30-326-013	742 HIDDEN CREEK DR	07/30/21	\$401,000	\$388,757	\$63,163	\$50,920	0.22	\$291,074		Land Table R37	13.10%
80-21-30-377-026	928 HIDDEN CREEK DR	08/24/21	\$416,000	\$403,366	\$66,395	\$53,761	0.24	\$274,360		Land Table R37	13.33%
80-21-30-327-006	788 HUNTINGTON DR	04/26/21	\$390,000	\$392,103	\$48,851	\$50,954	0.22	\$225,120		Land Table R37	13.00%
80-21-30-351-039	765 WESTHILLS DR	05/04/21	\$415,000	\$417,455	\$53,370	\$55,825	0.26	\$204,483		Land Table R37	13.37%
80-21-30-377-014	850 WOOD RUN	10/20/21	\$390,000	\$398,034	\$52,414	\$60,448	0.36	\$144,391		Land Table R37	15.19%

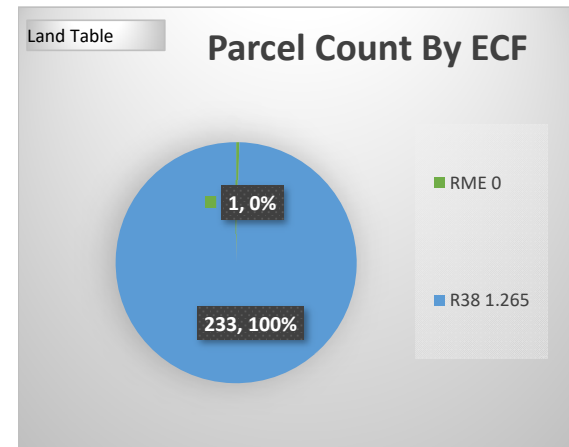
# City of South Lyon

## Land Table R38

BSA DATABASE		SALES DATA	
Parcel Count	234	# of Sales	18
ECF Nbhd	R38, RME	Sales Ratio	45.36%
Min ECF	1.265	(Land Resid.-Est. Land Value)/Est. LV	59.09%
Max ECF	1.265	% Change	10.00%
Land Table LtoB	18.73%	Projected Land Table LtoB	20.60%
CVT LtoB	15.25%	Sales Sample Size	7.69%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$561	\$893	\$617
MINIMUM	\$374	\$595	\$411
MAXIMUM	\$748	\$1,190	\$823

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
80-21-30-401-001	514 CAMBRIDGE AVE	09/01/22	\$260,000	\$209,339	\$98,280	\$47,619	0.20	\$488,955		Land Table R38	22.75%
80-21-30-402-007	440 CAMBRIDGE AVE	02/17/21	\$215,000	\$193,731	\$69,393	\$48,124	0.21	\$333,620		Land Table R38	24.84%
80-21-30-403-030	378 STANFORD AVE	11/11/21	\$241,500	\$220,820	\$65,095	\$44,415	0.18	\$371,971		Land Table R38	20.11%
80-21-30-403-037	330 STANFORD AVE	04/30/21	\$255,000	\$248,151	\$50,859	\$44,010	0.17	\$295,692		Land Table R38	17.74%
80-21-30-405-019	365 UNIVERSITY AVE	07/26/21	\$280,000	\$248,432	\$75,724	\$44,156	0.17	\$437,711		Land Table R38	17.77%
80-21-30-406-014	340 HARVARD AVE	11/30/21	\$272,300	\$248,877	\$69,348	\$45,925	0.19	\$370,845		Land Table R38	18.45%
80-21-30-407-015	348 UNIVERSITY AVE	09/19/22	\$266,000	\$236,933	\$75,899	\$46,832	0.20	\$389,226		Land Table R38	19.77%
80-21-30-408-002	424 PRINCETON DR	09/27/22	\$378,000	\$379,546	\$48,407	\$49,953	0.22	\$220,032		Land Table R38	13.16%
80-21-30-408-012	484 PRINCETON DR	05/19/21	\$550,000	\$584,534	\$18,289	\$52,823	0.24	\$75,574		Land Table R38	9.04%
80-21-30-408-013	558 CLARKS CT	11/11/21	\$440,000	\$418,549	\$82,952	\$61,501	0.30	\$276,507		Land Table R38	14.69%
80-21-30-408-018	565 CLARKS CT	07/13/21	\$415,000	\$393,499	\$82,202	\$60,701	0.31	\$262,626		Land Table R38	15.43%
80-21-30-408-026	461 PRINCETON DR	05/02/22	\$420,000	\$379,020	\$98,220	\$57,240	0.29	\$343,427		Land Table R38	15.10%
80-21-30-427-002	320 UNIVERSITY AVE	08/09/22	\$265,000	\$234,615	\$77,327	\$46,942	0.20	\$396,549		Land Table R38	20.01%
80-21-30-428-023	206 HARVARD AVE	09/24/21	\$245,000	\$199,475	\$89,533	\$44,008	0.17	\$520,541		Land Table R38	22.06%
80-21-30-429-012	123 HARVARD AVE	03/23/22	\$270,000	\$217,503	\$96,505	\$44,008	0.17	\$561,076		Land Table R38	20.23%
80-21-30-429-024	134 UNIVERSITY AVE	11/29/21	\$257,500	\$177,498	\$124,010	\$44,008	0.17	\$720,988		Land Table R38	24.79%
80-21-30-430-003	265 UNIVERSITY AVE	09/10/21	\$236,000	\$218,056	\$61,952	\$44,008	0.17	\$360,186		Land Table R38	20.18%
80-21-30-431-005	169 UNIVERSITY AVE	08/09/22	\$280,000	\$223,434	\$100,574	\$44,008	0.17	\$584,733		Land Table R38	19.70%

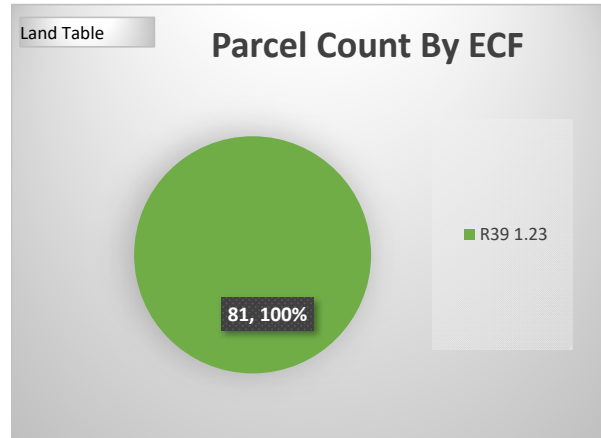
# City of South Lyon

## Land Table R39

BSA DATABASE		SALES DATA	
Parcel Count	81	# of Sales	8
ECF Nbhd	R39	Sales Ratio	45.19%
Min ECF	1.230	(Land Resid.-Est. Land Value)/Est. LV	56.33%
Max ECF	1.230	% Change	10.00%
Land Table LtoB	19.42%	Projected Land Table LtoB	21.36%
CVT LtoB	15.25%	Sales Sample Size	9.88%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$552	\$863	\$608
<b>MINIMUM</b>	\$368	\$575	\$405
<b>MAXIMUM</b>	\$736	\$1,151	\$810

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
80-21-31-205-002	61365 CREEKVIEW DR	10/24/22	\$338,000	\$281,197	\$114,531	\$57,728	0.24	\$475,232		Land Table R39	20.53%
80-21-31-204-003	22344 BROOKFIELD DR	04/12/22	\$355,617	\$298,701	\$110,207	\$53,291	0.21	\$534,985		Land Table R39	17.84%
80-21-31-201-014	61343 DEAN DR	03/07/22	\$343,000	\$295,231	\$102,330	\$54,561	0.22	\$473,750		Land Table R39	18.48%
80-21-31-201-032	61386 CREEKVIEW DR	10/19/22	\$327,000	\$298,913	\$79,855	\$51,768	0.20	\$409,513		Land Table R39	17.32%
80-21-31-204-009	22272 BROOKFIELD DR	12/15/21	\$305,000	\$285,661	\$70,857	\$51,518	0.19	\$367,135		Land Table R39	18.03%
80-21-31-205-001	61375 CREEKVIEW DR	04/16/21	\$300,000	\$282,622	\$76,026	\$58,648	0.25	\$305,325		Land Table R39	20.75%
80-21-31-205-006	61446 ROARING BROOK DR	07/02/21	\$300,000	\$283,053	\$70,592	\$53,645	0.21	\$339,385		Land Table R39	18.95%
80-21-31-201-030	61430 CREEKVIEW DR	04/01/21	\$287,500	\$284,632	\$58,607	\$55,739	0.23	\$260,476		Land Table R39	19.58%

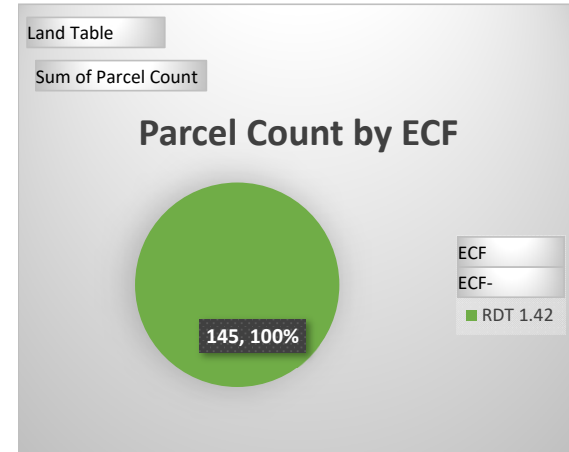
# City of South Lyon

## Land Table RDT

BSA DATABASE		SALES DATA	
Parcel Count	145	# of Sales	20
ECF Nbhd	RDT	Sales Ratio	47.54%
Min ECF	1.420	(Land Resid.-Est. Land Value)/Est. LV	20.74%
Max ECF	1.420	% Change	20.00%
Land Table LtoB	24.09%	Projected Land Table LtoB	28.91%
CVT LtoB	15.25%	Sales Sample Size	13.79%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$17,340	\$20,936	\$20,808
<b>MINIMUM</b>	\$444	\$536	\$533
<b>MAXIMUM</b>	\$142,986	\$172,641	\$171,583

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
80-21-29-102-001		03/25/21	\$149,900				0.28	\$545,091		Land Table RDT	100.00%
80-21-20-363-004	318 GODFREY ST	04/14/22	\$185,000	\$143,853	\$84,966	\$43,819	0.13	\$653,585		Land Table RDT	30.46%
80-21-19-456-021	412 W LAKE ST	04/06/22	\$434,000	\$349,820	\$150,114	\$65,934	0.25	\$600,456		Land Table RDT	18.85%
80-21-30-202-012	450 W LIBERTY ST	07/29/22	\$277,000	\$227,684	\$108,785	\$59,469	0.20	\$549,419		Land Table RDT	26.12%
80-21-30-231-002	225 W LIBERTY ST	02/11/22	\$261,000	\$226,444	\$94,299	\$59,743	0.21	\$453,361		Land Table RDT	26.38%
80-21-30-226-004	313 W LAKE ST	11/30/22	\$420,000	\$379,356	\$105,807	\$65,163	0.50	\$212,891		Land Table RDT	17.18%
80-21-30-227-011	210 W LIBERTY ST	10/14/22	\$245,000	\$224,033	\$80,174	\$59,207	0.20	\$393,010		Land Table RDT	26.43%
80-21-20-363-002	310 GODFREY ST	11/15/21	\$197,000	\$180,646	\$56,664	\$40,310	0.12	\$488,483		Land Table RDT	22.31%
80-21-20-361-025	223 E LAKE ST	11/15/22	\$360,000	\$331,526	\$175,187	\$146,713	0.30	\$287,192	80-21-20-361-026	Land Table RDT	44.25%
80-21-29-102-003	222 E LAKE ST	11/19/21	\$360,000	\$339,238	\$79,706	\$58,944	0.20	\$394,584		Land Table RDT	17.38%
80-21-30-226-006	334 W LIBERTY ST	01/03/22	\$369,000	\$349,074	\$110,240	\$90,314	0.40	\$273,548		Land Table RDT	25.87%
80-21-19-456-018	434 W LAKE ST	09/08/21	\$235,000	\$227,773	\$65,835	\$58,608	0.20	\$329,175		Land Table RDT	25.73%
80-21-30-226-001	335 W LAKE ST	10/08/21	\$335,000	\$325,087	\$82,836	\$72,923	0.31	\$268,078		Land Table RDT	22.43%
80-21-29-103-013	342 E LAKE ST	07/14/21	\$275,000	\$268,956	\$87,192	\$81,148	0.36	\$242,200		Land Table RDT	30.17%
80-21-19-477-002	124 N WARREN ST	09/02/21	\$220,000	\$215,824	\$57,514	\$53,338	0.17	\$346,470		Land Table RDT	24.71%
80-21-20-327-017	515 E LAKE ST	02/16/22	\$375,000	\$368,331	\$98,452	\$91,783	0.44	\$225,807		Land Table RDT	24.92%
80-21-20-363-008	331 E LAKE ST	06/17/22	\$295,000	\$292,321	\$93,768	\$91,089	0.43	\$218,573		Land Table RDT	31.16%
80-21-20-376-031	705 E LAKE ST	07/30/21	\$235,900	\$254,823	\$67,746	\$86,669	0.42	\$162,460		Land Table RDT	34.01%
80-21-29-103-001	304 E LAKE ST	09/14/21	\$485,000	\$532,111	\$21,465	\$68,576	0.27	\$78,339		Land Table RDT	12.89%
80-21-29-127-011	584 E LAKE ST	09/01/21	\$235,000	\$276,755	\$39,847	\$81,602	0.39	\$101,135		Land Table RDT	29.49%

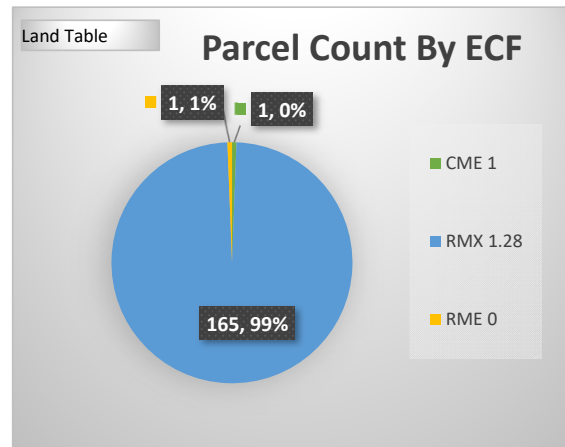
# City of South Lyon

## Land Table RMX

BSA DATABASE		SALES DATA	
Parcel Count	167	# of Sales	13
ECF Nbhd	RMX, CME, RME	Sales Ratio	47.85%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	25.12%
Max ECF	1.280	% Change	15.00%
Land Table LtoB	22.71%	Projected Land Table LtoB	26.12%
CVT LtoB	15.25%	Sales Sample Size	7.78%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$74,457	\$93,161	\$85,625
<b>MINIMUM</b>	\$124	\$155	\$143
<b>MAXIMUM</b>	\$287,941	\$360,275	\$331,132

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
80-21-29-103-011	339 E LIBERTY ST	12/19/22	\$250,000	\$178,280	\$109,993	\$38,273	0.20	\$549,965		Land Table RMX	21.47%
80-21-29-105-015	320 SCOTT ST	04/11/22	\$195,000	\$150,085	\$81,279	\$36,364	0.17	\$478,112		Land Table RMX	24.23%
80-21-20-352-002	439 N REESE ST	07/14/21	\$325,000	\$293,830	\$81,252	\$50,082	0.35	\$229,525		Land Table RMX	17.04%
80-21-29-104-012	185 ELM PL	07/23/21	\$250,000	\$227,035	\$61,781	\$38,816	0.16	\$396,032		Land Table RMX	17.10%
80-21-30-252-013	470 ADA ST	04/13/22	\$270,000	\$250,014	\$58,379	\$38,393	0.20	\$290,443		Land Table RMX	15.36%
80-21-29-176-004	409 STRYKER ST	12/29/22	\$212,500	\$198,858	\$60,335	\$46,693	0.31	\$194,003		Land Table RMX	23.48%
80-21-30-253-012	418 DOROTHY ST	07/19/21	\$372,000	\$358,567	\$51,675	\$38,242	0.20	\$258,375		Land Table RMX	10.67%
80-21-30-254-001	485 DOROTHY ST	08/16/21	\$183,000	\$177,814	\$45,236	\$40,050	0.18	\$245,848		Land Table RMX	22.52%
80-21-30-253-011	420 DOROTHY ST	08/19/21	\$355,000	\$344,952	\$48,197	\$38,149	0.20	\$242,196		Land Table RMX	11.06%
80-21-29-151-014	310 STRYKER ST	09/21/21	\$189,000	\$198,321	\$28,232	\$37,553	0.20	\$144,041		Land Table RMX	18.94%
80-21-17-301-045	60742 11 MILE RD	12/22/22	\$250,000	\$264,711	\$61,401	\$76,112	1.65	\$37,326		Land Table RMX	28.75%
80-21-29-103-014	347 E LIBERTY ST	06/24/21	\$295,000	\$326,232	\$12,210	\$43,442	0.28	\$42,993		Land Table RMX	13.32%
80-21-20-352-001	210 LOTTIE ST	01/08/21	\$190,000	\$224,243	\$15,052	\$49,295	0.34	\$43,883		Land Table RMX	21.98%



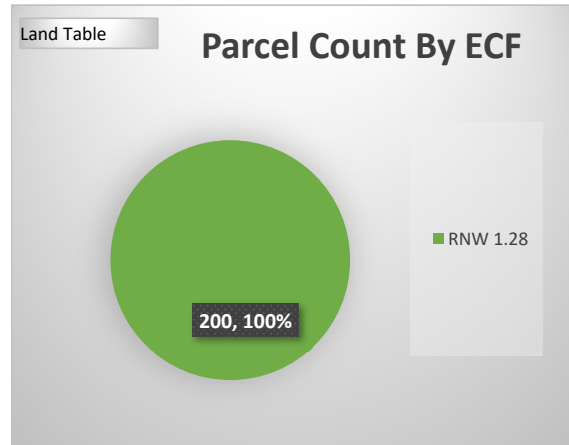
# City of South Lyon

## Land Table RNW

BSA DATABASE		SALES DATA	
Parcel Count	200	# of Sales	16
ECF Nbhd	RNW	Sales Ratio	44.34%
Min ECF	1.280	(Land Resid.-Est. Land Value)/Est. LV	63.80%
Max ECF	1.280	% Change	15.00%
Land Table LtoB	21.48%	Projected Land Table LtoB	24.70%
CVT LtoB	15.25%	Sales Sample Size	8.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$649	\$1,063	\$746
MINIMUM	\$293	\$480	\$337
MAXIMUM	\$119,883	\$196,365	\$137,865

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
80-21-19-453-014	121 N HAGADORN ST	07/12/22	\$195,000	\$117,236	\$111,674	\$33,910	0.13	\$893,392		Land Table RNW	28.92%
80-21-19-403-010	631 N HAGADORN ST	08/29/22	\$250,000	\$164,157	\$124,624	\$38,781	0.20	\$639,097		Land Table RNW	23.62%
80-21-19-452-028	512 WHIPPLE ST	08/22/22	\$252,000	\$183,345	\$118,749	\$50,094	0.32	\$371,091		Land Table RNW	27.32%
80-21-19-401-007	625 W CREST LN	10/21/22	\$330,000	\$255,514	\$135,109	\$60,623	0.37	\$367,144		Land Table RNW	23.73%
80-21-19-454-005	428 2ND ST	08/01/22	\$186,000	\$144,600	\$83,976	\$42,576	0.21	\$407,650		Land Table RNW	29.44%
80-21-19-405-008	430 ORCHARD RIDGE RD	12/17/21	\$212,000	\$174,767	\$76,657	\$39,424	0.19	\$401,346		Land Table RNW	22.56%
80-21-19-403-006	667 N HAGADORN ST	08/29/22	\$310,000	\$266,704	\$104,893	\$61,597	0.54	\$193,887		Land Table RNW	23.10%
80-21-19-405-001	698 CENTER RIDGE RD	02/17/22	\$250,900	\$218,416	\$72,530	\$40,046	0.22	\$323,795		Land Table RNW	18.33%
80-21-19-455-017	452 WHIPPLE ST	03/11/22	\$306,000	\$277,944	\$72,981	\$44,925	0.20	\$364,905		Land Table RNW	16.16%
80-21-19-328-008	660 WOODLAND DR	07/02/21	\$395,000	\$361,378	\$95,227	\$61,605	0.55	\$173,140		Land Table RNW	17.05%
80-21-19-406-005	525 ORCHARD RIDGE RD	05/06/22	\$325,000	\$308,224	\$81,892	\$65,116	0.44	\$186,542		Land Table RNW	21.13%
80-21-19-452-005	360 GIBSON ST	12/03/21	\$185,000	\$176,552	\$47,323	\$38,875	0.23	\$208,471		Land Table RNW	22.02%
80-21-19-404-017	688 N HAGADORN ST	11/15/21	\$334,900	\$330,912	\$45,877	\$41,889	0.23	\$196,056		Land Table RNW	12.66%
80-21-19-328-007	500 WOODLAND DR	03/15/22	\$420,000	\$438,672	\$49,956	\$68,628	0.60	\$82,709		Land Table RNW	15.64%
80-21-19-406-004	545 ORCHARD RIDGE RD	10/01/21	\$320,000	\$334,336	\$50,637	\$64,973	0.44	\$115,874		Land Table RNW	19.43%
80-21-19-251-006	711 HAGADORN CT	07/28/21	\$200,000	\$212,741	\$27,811	\$40,552	0.23	\$122,515		Land Table RNW	19.06%