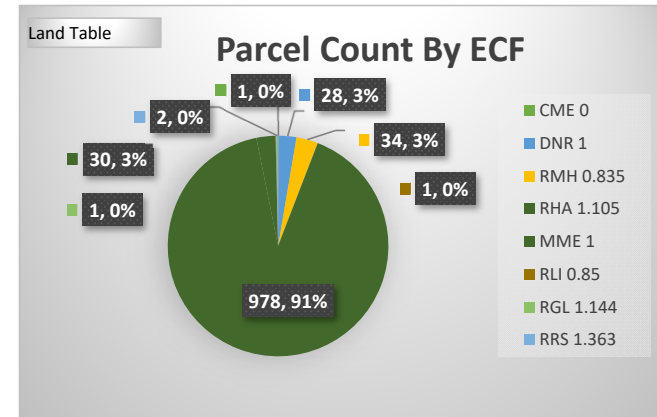


Township of Holly/Village

Land Table A-1

BSA DATABASE		SALES DATA	
Parcel Count	1075	# of Sales	75
ECF Nbhd	DNR, RHA, RMH, MME, RGL, RRS, CME, RLI	Sales Ratio	45.54%
Min ECF	0.835	(Land Resid.-Est. Land Value)/Est. LV	48.96%
Max ECF	1.363	% Change	24.50%
Land Table LtoB	19.85%	Projected Land Table LtoB	26.12%
CVT LtoB	17.72%	Sales Sample Size	6.98%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$70,009	\$104,287	\$87,161
MINIMUM	\$34,631	\$51,587	\$43,116
MAXIMUM	\$523,194	\$779,366	\$651,377

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
I-01-04-326-008	11315 GREAT BARRINGTON	1/29/2021	\$65,000				5.00	\$13,000		A-1	100.00%
I-01-07-377-008	12291 OYSTER LAKE RD	5/13/2022	\$129,900				5.61	\$23,155		A-1	100.00%
I-01-04-476-021	3404 BELFORD RD	9/13/2021	\$600,000				18.00	\$16,552	I-01-04-476-005	A-1	36.43%
I-01-12-326-002	6319 LAHRING RD	2/22/2022	\$400,000	\$260,849	\$193,774	\$54,623	4.30	\$45,064		A-1	20.94%
I-01-13-376-016	13469 HESS RD	11/23/2021	\$349,900	\$231,113	\$166,411	\$47,624	2.36	\$70,513		A-1	20.61%
I-01-29-354-009	2046 GRANGE HALL RD	9/10/2021	\$206,000	\$137,883	\$124,153	\$56,036	5.00	\$24,831		A-1	40.64%
I-01-18-226-001	1465 ADDIS RD	9/17/2021	\$221,000	\$149,067	\$127,323	\$55,390	4.68	\$27,206		A-1	37.16%
I-01-13-376-011	13393 HESS RD	4/12/2022	\$290,000	\$198,509	\$132,609	\$41,118	1.66	\$79,885		A-1	20.71%
I-01-15-151-012	4040 LAHRING RD	12/29/2021	\$280,000	\$197,625	\$124,146	\$41,771	1.98	\$62,700		A-1	21.14%
I-01-31-126-006	1148 GRANGE HALL RD	9/15/2022	\$265,000	\$191,629	\$116,182	\$42,811	1.80	\$64,546		A-1	22.34%
I-01-12-426-002	6539 LAHRING RD	6/21/2022	\$360,000	\$260,747	\$157,000	\$57,747	6.20	\$25,323		A-1	22.15%
I-01-10-301-005		4/14/2021	\$123,690				17.67	\$7,000		A-1	100.00%
I-01-32-451-010	2347 HOUSER RD	8/3/2022	\$361,000	\$261,943	\$180,957	\$81,900	10.44	\$17,333		A-1	31.27%
I-01-09-300-002	12521 FISH LAKE RD	9/21/2022	\$310,000	\$228,664	\$164,839	\$83,503	1.40	\$48,482	I-01-16-100-001	A-1	36.52%
I-01-04-401-007	11411 RAVENSWOOD	6/28/2022	\$450,000	\$337,150	\$166,868	\$54,018	4.00	\$41,717		A-1	16.02%
I-01-33-300-007	16523 FISH LAKE RD	5/12/2021	\$275,000	\$206,875	\$99,293	\$31,168	0.90	\$110,326		A-1	15.07%
I-01-04-476-002	3416 BELFORD RD	8/5/2021	\$300,100	\$227,438	\$112,086	\$39,424	1.52	\$73,741		A-1	17.33%
I-01-04-476-020	3400 BELFORD RD	8/12/2022	\$288,900	\$220,104	\$108,220	\$39,424	1.52	\$71,197		A-1	17.91%
I-01-10-101-014	12075 N HOLLY RD	3/5/2021	\$79,500				7.54	\$10,544		A-1	100.00%
I-01-04-326-009		1/29/2021	\$110,000				5.00	\$11,000	I-01-04-326-010	A-1	100.00%
I-01-26-351-016		8/1/2022	\$73,000				5.56	\$13,129		A-1	100.00%
I-01-15-326-002	4225 NELSON SCOTT DR	1/8/2021	\$79,900				10.15	\$7,872		A-1	100.00%
I-01-02-300-012	5080 EVANS RD	12/7/2022	\$344,000	\$275,573	\$147,335	\$78,908	10.07	\$14,631		A-1	28.63%
I-01-23-200-014	5481 SHIELDS RD	9/17/2021	\$950,000	\$771,575	\$260,213	\$81,788	10.40	\$25,020		A-1	10.60%
I-01-05-301-006	11520 HALSEY RD	7/14/2022	\$455,000	\$371,023	\$195,072	\$111,095	20.01	\$9,749		A-1	29.94%
I-01-12-226-004	12181 DIXIE HWY	10/13/2021	\$154,500	\$126,180	\$84,774	\$56,454	5.30	\$15,995		A-1	44.74%
I-01-05-100-014		5/6/2021	\$70,000				6.03	\$11,609		A-1	100.00%

Township of Holly/Village

Land Table A-1

I-01-12-226-013	12203 DIXIE HWY	2/24/2022	\$105,000	\$86,598	\$73,054	\$54,652	4.39	\$16,641	A-1	63.11%
I-01-22-151-003	14223 N HOLLY RD	3/18/2022	\$263,000	\$216,968	\$80,663	\$34,631	1.00	\$80,663	A-1	15.96%
I-01-32-476-039	16466 FISH LAKE RD	9/19/2022	\$280,000	\$236,980	\$99,036	\$56,016	4.99	\$19,847	A-1	23.64%
I-01-09-300-017	12360 PECOS LN	4/8/2022	\$380,000	\$323,132	\$138,894	\$82,026	10.53	\$13,190	A-1	25.38%
I-01-02-400-026	11488 WILLOW CT	5/28/2021	\$495,000	\$420,992	\$130,160	\$56,152	5.07	\$25,673	A-1	13.34%
I-01-21-200-005	14260 N HOLLY RD	2/18/2022	\$155,000	\$133,252	\$56,379	\$34,631	1.00	\$56,379	A-1	25.99%
I-01-36-300-007	6024 E HOLLY RD	4/1/2022	\$315,000	\$274,172	\$82,430	\$41,602	1.70	\$48,488	A-1	15.17%
I-01-24-376-017	6205 GRANGE HALL RD	10/20/2021	\$255,000	\$223,563	\$66,523	\$35,086	1.05	\$63,355	A-1	15.69%
I-01-10-351-005	12513 N HOLLY RD	2/5/2021	\$330,000	\$294,176	\$90,447	\$54,623	4.30	\$21,034	A-1	18.57%
I-01-10-101-005	12051 N HOLLY RD	7/15/2022	\$330,000	\$294,547	\$70,084	\$34,631	1.00	\$70,084	A-1	11.76%
I-01-06-476-006	1575 BELFORD RD	7/9/2021	\$475,000	\$429,366	\$154,380	\$108,746	20.00	\$7,719	A-1	25.33%
I-01-02-400-027	11479 WILLOW CT	6/17/2022	\$430,000	\$389,068	\$98,193	\$57,261	5.74	\$17,107	A-1	14.72%
I-01-02-251-005	5431 EVANS RD	9/28/2021	\$518,000	\$468,906	\$122,240	\$73,146	10.66	\$11,467	A-1	15.60%
I-01-26-451-015	15560 COPPER VALLEY TRL	8/18/2022	\$420,000	\$381,538	\$94,467	\$56,005	5.00	\$18,893	A-1	14.68%
I-01-02-251-007	5373 EVANS RD	3/1/2022	\$410,000	\$372,928	\$98,454	\$61,382	10.09	\$9,758	A-1	16.46%
I-01-32-476-037	2447 HOUSER RD	11/5/2021	\$280,000	\$258,011	\$59,624	\$37,635	1.33	\$44,830	A-1	14.59%
I-01-32-301-011		1/7/2021	\$70,000				8.00	\$8,750	A-1	100.00%
I-01-22-326-014	14500 LINDER DR	12/30/2021	\$450,000	\$419,419	\$101,617	\$71,036	8.76	\$11,600	A-1	16.94%
I-01-02-400-012	5432 EVANS RD	11/16/2021	\$259,900	\$243,879	\$62,582	\$46,561	2.20	\$28,446	A-1	19.09%
I-01-32-276-031	2469 ACADEMY RD	9/28/2021	\$400,000	\$380,094	\$66,134	\$46,228	2.15	\$30,760	A-1	12.16%
I-01-22-151-004	14243 N HOLLY RD	12/9/2021	\$185,700	\$177,144	\$53,787	\$45,231	2.00	\$26,894	A-1	25.53%
I-01-03-426-006	4486 EVANS RD	1/18/2022	\$450,000	\$429,340	\$101,358	\$80,698	10.01	\$10,126	A-1	18.80%
I-01-11-400-012	5525 LAHRING RD	11/8/2022	\$175,000	\$169,193	\$56,946	\$51,139	3.00	\$18,982	A-1	30.23%
I-01-34-276-010	909 E MAPLE ST	5/11/2021	\$204,500	\$199,193	\$56,791	\$51,484	3.12	\$18,202	A-1	25.85%
I-01-21-100-015	14068 CANDLEWICK	7/8/2021	\$323,000	\$318,569	\$51,563	\$47,132	2.32	\$22,225	A-1	14.79%
I-01-17-200-004	2464 KURTZ RD	9/26/2022	\$153,000	\$153,244	\$47,247	\$47,491	2.34	\$20,191	A-1	30.99%
I-01-28-352-015	15467 FISH LAKE RD	9/21/2021	\$115,000	\$116,024	\$40,837	\$41,861	4.89	\$8,351	A-1	36.08%
I-01-32-476-002	16394 FISH LAKE RD	9/29/2022	\$143,000	\$148,498	\$29,133	\$34,631	1.00	\$29,133	A-1	23.32%
I-01-15-451-006	4320 NELSON SCOTT DR	8/13/2021	\$540,000	\$560,778	\$35,291	\$56,069	5.02	\$7,030	A-1	10.00%
I-01-36-127-004		10/17/2022	\$100,000				3.22	\$14,286	I-01-36-127-005	100.00%
I-01-16-100-001		2/9/2022	\$42,500				2.00	\$21,250	A-1	100.00%
I-01-21-200-001	3434 ELLIOT RD	2/8/2021	\$288,400	\$307,925	\$15,106	\$34,631	1.00	\$15,106	A-1	11.25%
I-01-32-276-032	2497 ACADEMY RD	7/6/2022	\$700,000	\$754,862	-\$15,897	\$38,965	1.85	-\$8,593	A-1	5.16%
I-01-07-201-006	12030 GAGE RD	1/7/2021	\$375,000	\$408,475	\$66,740	\$100,215	22.92	\$2,912	A-1	24.53%
I-01-14-300-019	13257 FAGAN RD	6/1/2021	\$405,000	\$442,382	\$43,763	\$81,145	10.17	\$4,303	A-1	18.34%
I-01-30-478-007	1976 GRANGE HALL RD	3/17/2021	\$222,000	\$244,939	\$12,147	\$35,086	1.05	\$11,569	A-1	14.32%
I-01-32-426-006	2464 ACADEMY RD	9/17/2021	\$193,000	\$213,826	\$23,679	\$44,505	1.94	\$12,206	A-1	20.81%
I-01-18-100-031	13205 OYSTER LAKE RD	11/30/2021	\$198,286	\$223,259	\$15,447	\$40,420	3.86	\$4,002	A-1	18.10%
I-01-31-226-011	1476 JOANN ST	12/7/2022	\$425,000	\$502,586	-\$42,045	\$35,541	1.10	-\$38,223	A-1	7.07%
I-01-05-251-003	11195 HALSEY RD	9/20/2021	\$775,000	\$989,046	\$219,016	\$433,062	86.47	\$2,533	A-1	43.79%
I-01-09-476-006	3424 CENTENNIAL	1/4/2021	\$419,000	\$537,828	-\$37,795	\$81,033	10.13	-\$3,731	A-1	15.07%
I-01-35-276-013	16154 TUCKER RD	1/14/2021	\$65,000				5.73	\$2,918	A-1	54.25%
I-01-22-326-010	14332 LINDER DR	3/18/2022	\$20,000				5.18	\$3,861	I-01-22-326-009	35.15%
I-01-01-126-009	6403 MCCLELLAND RD	11/3/2021	\$130,000				70.55	\$1,843	A-1	100.00%
I-01-04-326-011		1/29/2021	\$20,000				5.00	\$4,000	A-1	100.00%
I-01-22-326-009		3/18/2022	\$20,000				5.18	\$1,931	I-01-22-326-010	100.00%
I-01-10-101-015	12077 N HOLLY RD	6/7/2021	\$79,500				7.52	-\$35,981	A-1	14.61%
I-01-15-451-007	13425 MILLIE CT	6/1/2021	\$62,000				5.01	-\$52,566	A-1	14.70%

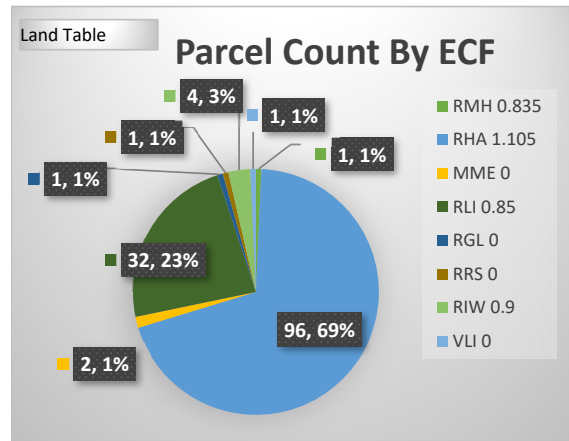
Township of Holly/Village

Land Table A1L

BSA DATABASE		SALES DATA	
Parcel Count	138	# of Sales	13
ECF Nbhd	RHA, RLI, VLI, MME, RMH, RIW, RGL, RRS	Sales Ratio	48.32%
Min ECF	0.835	(Land Resid.-Est. Land Value)/Est. LV	14.34%
Max ECF	1.105	% Change	10.00%
Land Table LtoB	20.98%	Projected Land Table LtoB	23.08%
CVT LtoB	17.72%	Sales Sample Size	9.42%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$124,315	\$142,146	\$136,747
MINIMUM	\$62,158	\$71,073	\$68,374
MAXIMUM	\$792,462	\$906,125	\$871,708

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
I-01-24-326-016	14400 HESS RD	8/12/2021	\$350,000				13.94	\$25,108		A1L	92.79%
I-01-27-477-019		4/23/2021	\$181,000				7.00	\$25,857		A1L	100.00%
I-01-06-100-003	11397 MARTIN DR	9/1/2022	\$400,000	\$250,040	\$217,206	\$67,246	1.70	\$127,768		A1L	26.89%
I-01-06-100-004	1003 THOMPSON RD	9/23/2022	\$220,000	\$138,418	\$146,672	\$65,090	1.50	\$97,781		A1L	47.02%
I-01-18-100-023	13200 OYSTER LAKE RD	10/25/2022	\$325,000	\$255,372	\$157,811	\$88,183	4.76	\$33,154		A1L	34.53%
I-01-04-100-014		7/30/2021	\$109,900				7.55	\$14,556		A1L	100.00%
I-01-17-300-003	2050 BRAMBLEWOOD DR	4/28/2022	\$359,000	\$347,156	\$214,152	\$202,308	19.38	\$11,050		A1L	58.28%
I-01-18-100-009	1483 OYSTER LN	9/29/2022	\$875,000	\$851,363	\$123,575	\$99,938	6.23	\$19,835		A1L	11.74%
I-01-25-105-014	6004 GRANGE HALL RD	6/10/2022	\$426,500	\$418,158	\$65,063	\$56,721	2.72	\$23,920		A1L	13.56%
I-01-09-200-018		12/30/2021	\$93,000				2.19	\$32,862	I-01-09-200-017	A1L	100.00%
I-01-14-300-018	13527 W LANEDEN DR	3/23/2021	\$305,000	\$366,626	\$24,401	\$86,027	2.42	\$10,083		A1L	23.46%
I-01-14-101-010	5275 LAHRING RD	2/3/2021	\$70,000				6.49	\$10,786		A1L	100.00%
I-01-02-400-021	11388 FURBUSH RD	7/19/2021	\$355,000	\$528,833	-\$75,674	\$98,159	8.08	-\$9,366		A1L	18.56%

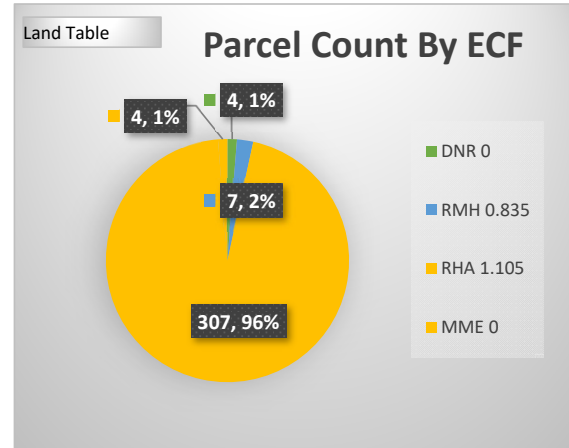
Township of Holly/Village

Land Table A-2

BSA DATABASE		SALES DATA	
Parcel Count	322	# of Sales	18
ECF Nbhd	DNR, RHA, RMH, MME	Sales Ratio	48.32%
Min ECF	0.835	(Land Resid.-Est. Land Value)/Est. LV	23.75%
Max ECF	1.105	% Change	15.00%
Land Table LtoB	14.36%	Projected Land Table LtoB	16.51%
CVT LtoB	17.72%	Sales Sample Size	5.59%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$28,468	\$35,228	\$32,738
MINIMUM	\$22,722	\$28,117	\$26,130
MAXIMUM	\$34,082	\$42,175	\$39,194

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
I-01-22-477-001	4408 QUICK RD	6/30/2022	\$267,700	\$146,391	\$151,213	\$29,904	0.66	\$229,111		A-2	20.43%
I-01-28-327-012	3250 GRANGE HALL RD	4/21/2022	\$220,000	\$155,676	\$95,533	\$31,209	0.78	\$122,635		A-2	20.05%
I-01-26-101-001	4584 ROOD RD	10/18/2021	\$152,000	\$114,808	\$62,788	\$25,596	0.45	\$139,529		A-2	22.29%
I-01-27-203-004	15076 RIVIERA SHORES DF	9/15/2022	\$165,000	\$124,931	\$66,970	\$26,901	0.44	\$152,205		A-2	21.53%
I-01-31-101-008	1140 GRANGE HALL RD	8/19/2022	\$220,000	\$170,089	\$115,205	\$65,294	0.88	\$65,831	I-01-31-101-009	A-2	38.39%
I-01-35-427-002	16388 TUCKER RD	8/12/2022	\$205,000	\$177,627	\$57,277	\$29,904	0.62	\$92,382		A-2	16.84%
I-01-27-203-009	4391 GRANGE HALL RD	10/22/2021	\$201,000	\$182,103	\$44,493	\$25,596	0.30	\$148,310		A-2	14.06%
I-01-28-101-003	3086 QUICK RD	6/11/2021	\$275,000	\$263,944	\$42,265	\$31,209	0.78	\$54,186		A-2	11.82%
I-01-29-352-002	2055 GRANGE HALL RD	4/23/2021	\$235,000	\$227,951	\$33,950	\$26,901	0.46	\$74,127		A-2	11.80%
I-01-24-401-025	14421 HESS RD	1/20/2022	\$260,000	\$252,680	\$35,788	\$28,468	0.50	\$72,153		A-2	11.27%
I-01-33-326-004	821 ACADEMY RD	9/18/2021	\$291,000	\$296,520	\$35,378	\$40,898	0.92	\$38,371		A-2	13.79%
I-01-09-426-015	12518 N HOLLY RD	1/12/2022	\$246,000	\$258,781	\$15,687	\$28,468	0.57	\$27,329		A-2	11.00%
I-01-28-151-003	15183 FISH LAKE RD	11/28/2022	\$275,000	\$297,469	\$5,999	\$28,468	0.52	\$11,537		A-2	9.57%
I-01-30-351-010	1009 GRANGE HALL RD	3/26/2021	\$169,000	\$206,761	-\$10,860	\$26,901	0.41	-\$26,295		A-2	13.01%
I-01-24-376-026	6239 GRANGE HALL RD	10/20/2021	\$148,000	\$182,256	-\$3,047	\$31,209	0.73	-\$4,174		A-2	17.12%
I-01-34-276-019	113 HARTZ DR	2/15/2022	\$150,000	\$188,433	-\$11,532	\$26,901	0.45	-\$25,684		A-2	14.28%
I-01-02-276-001	11230 FURBUSH RD	12/28/2022	\$295,000	\$401,542	-\$76,638	\$29,904	0.80	-\$95,798		A-2	7.45%
I-01-22-376-009		3/25/2021	\$7,500				0.95	\$7,895		A-2	100.00%

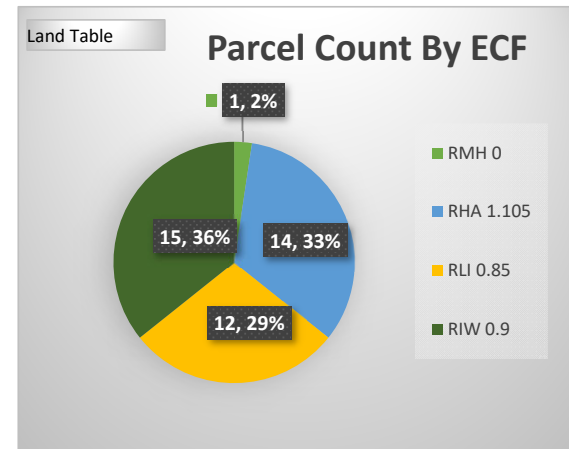
Township of Holly/Village

Land Table A2L

BSA DATABASE		SALES DATA	
Parcel Count	42	# of Sales	3
ECF Nbhd	RHA, RLI, RIW, RMH	Sales Ratio	45.63%
Min ECF	0.850	(Land Resid.-Est. Land Value)/Est. LV	33.03%
Max ECF	1.105	% Change	8.00%
Land Table LtoB	19.85%	Projected Land Table LtoB	21.44%
CVT LtoB	17.72%	Sales Sample Size	7.14%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$47,077	\$62,628	\$50,843
MINIMUM	\$36,101	\$48,027	\$38,989
MAXIMUM	\$58,850	\$78,290	\$63,558

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
I-01-27-202-006	4315 MOONLIGHT DR	8/22/2022	\$227,500	\$150,278	\$124,299	\$47,077	0.51	\$243,247		A2L	31.33%
I-01-24-326-011	14229 HESS RD	10/15/2021	\$80,000				0.74	\$108,108		A2L	100.00%
I-01-06-100-006	1055 THOMPSON RD	10/8/2021	\$140,000	\$185,082	\$5,135	\$50,217	0.64	\$8,023		A2L	27.13%

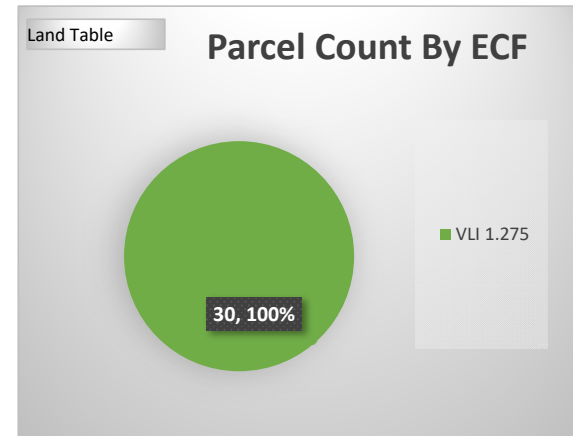
Township of Holly/Village

Land Table BSL

BSA DATABASE		SALES DATA	
Parcel Count	30	# of Sales	2
ECF Nbhd	VLI	Sales Ratio	48.51%
Min ECF	1.275	(Land Resid.-Est. Land Value)/Est. LV	18.60%
Max ECF	1.275	% Change	14.00%
Land Table LtoB	17.51%	Projected Land Table LtoB	19.96%
CVT LtoB	17.72%	Sales Sample Size	6.67%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$724	\$859	\$825
MINIMUM	\$724	\$859	\$825
MAXIMUM	\$724	\$859	\$825

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
IH-01-27-380-023	800 HOLLY BUSH DR	5/20/2021	\$420,000	\$404,929	\$66,952	\$51,881	0.31	\$215,974		BSL	12.81%
IH-01-27-380-018	812 HOLLY BUSH CT	5/26/2021	\$385,000	\$376,073	\$86,033	\$77,106	0.41	\$209,837		BSL	20.50%

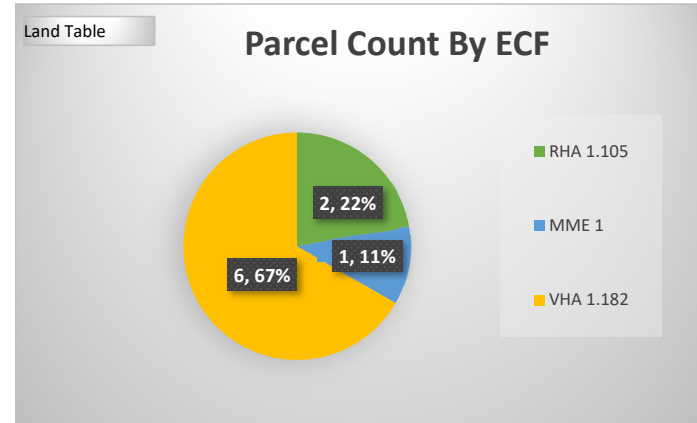
Township of Holly/Village

Land Table COM

BSA DATABASE		SALES DATA	
Parcel Count	9	# of Sales	3
ECF Nbhd	MME, RHA, VHA	Sales Ratio	61.53%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	-74.57%
Max ECF	1.182	% Change	0.00%
Land Table LtoB	27.59%	Projected Land Table LtoB	27.59%
CVT LtoB	17.72%	Sales Sample Size	33.33%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$310,940	\$79,062	\$310,940
MINIMUM	\$110,039	\$27,979	\$110,039
MAXIMUM	\$1,834,916	\$466,558	\$1,834,916

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
I-01-28-302-012	3008 GRANGE HALL RD	2/12/2021	\$264,900	\$296,753	\$98,710	\$130,563	1.72	\$57,390		COM	44.00%
IH-01-33-279-009	207 N SAGINAW ST	3/25/2021	\$199,900	\$237,247	\$9,431	\$46,778	0.23	\$41,364		COM	19.72%
IH-01-33-279-010	203 N SAGINAW ST	7/30/2021	\$260,000	\$357,933	-\$51,155	\$46,778	0.23	-\$224,364		COM	13.07%

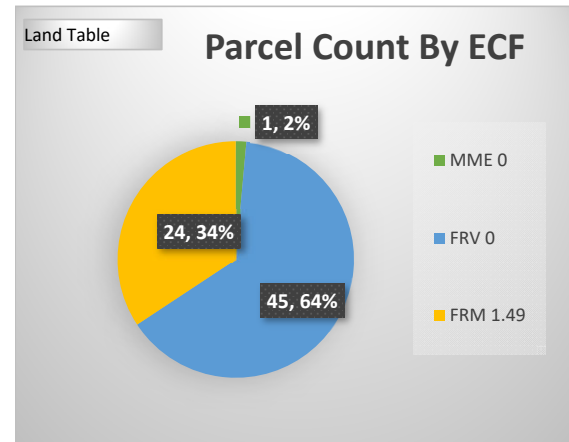
Township of Holly/Village

Land Table FRM

BSA DATABASE		SALES DATA	
Parcel Count	70	# of Sales	0
ECF Nbhd	FRM, FRV, MME	Sales Ratio	#DIV/0!
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.490	% Change	7.50%
Land Table LtoB	44.01%	Projected Land Table LtoB	47.31%
CVT LtoB	17.72%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$55,244	#DIV/0!	\$59,387
MINIMUM	\$27,327	#DIV/0!	\$29,377
MAXIMUM	\$412,856	#DIV/0!	\$443,820

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
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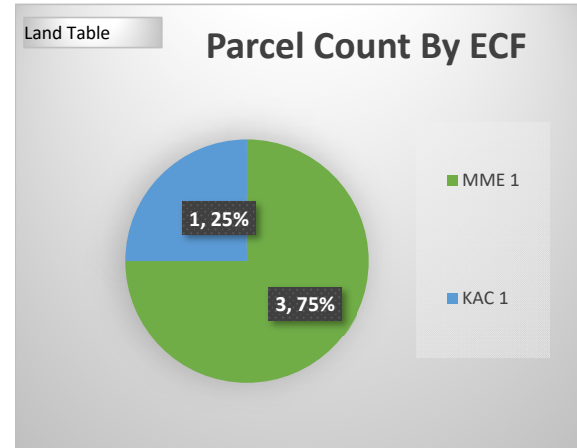
Township of Holly/Village

Land Table KAC

BSA DATABASE		SALES DATA	
Parcel Count	4	# of Sales	0
ECF Nbhd	MME, KAC	Sales Ratio	#DIV/0!
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.000	% Change	5.50%
Land Table LtoB	15.05%	Projected Land Table LtoB	15.88%
CVT LtoB	17.72%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$7,850	#DIV/0!	\$28,714
MINIMUM	\$0	#DIV/0!	\$17,427
MAXIMUM	\$15,700	#DIV/0!	\$40,000

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
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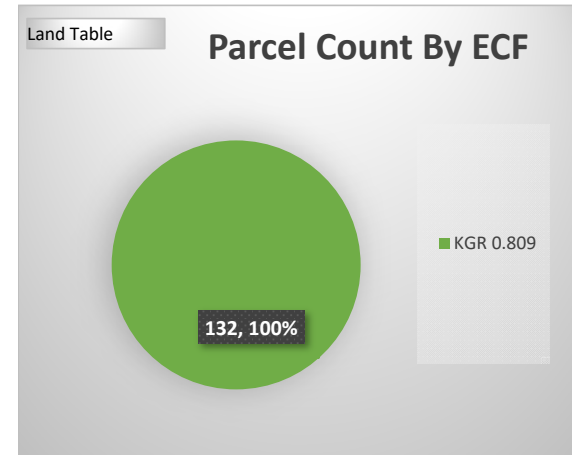
Township of Holly/Village

Land Table KGR

BSA DATABASE		SALES DATA	
Parcel Count	132	# of Sales	51
ECF Nbhd	KGR	Sales Ratio	46.76%
Min ECF	0.809	(Land Resid.-Est. Land Value)/Est. LV	81.10%
Max ECF	0.809	% Change	0.00%
Land Table LtoB	8.67%	Projected Land Table LtoB	8.67%
CVT LtoB	17.72%	Sales Sample Size	38.64%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$25,000	\$45,274	\$25,000
MINIMUM	\$25,000	\$45,274	\$25,000
MAXIMUM	\$25,000	\$45,274	\$25,000

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
I-01-28-377-069	459 RIVERSIDE DR	7/15/2022	\$385,900	\$292,953	\$117,947	\$25,000	0.18	\$670,153		KGR	8.53%
I-01-28-377-012	333 HIDDEN RIVER EAST	5/27/2022	\$385,000	\$296,497	\$113,503	\$25,000	0.16	\$692,091		KGR	8.43%
I-01-28-377-030	369 HIDDEN RIVER EAST	5/11/2022	\$278,390	\$216,060	\$87,330	\$25,000	0.16	\$532,500		KGR	11.57%
I-01-28-377-043	336 HIDDEN RIVER EAST	8/20/2021	\$306,696	\$242,115	\$89,581	\$25,000	0.16	\$546,226		KGR	10.33%
I-01-28-377-006	321 HIDDEN RIVER EAST	12/22/2022	\$360,000	\$292,336	\$92,664	\$25,000	0.17	\$548,308		KGR	8.55%
I-01-28-377-018	345 HIDDEN RIVER EAST	8/17/2021	\$272,560	\$222,723	\$74,837	\$25,000	0.19	\$389,776		KGR	11.22%
I-01-28-377-011	331 HIDDEN RIVER EAST	5/26/2021	\$366,229	\$300,058	\$91,171	\$25,000	0.17	\$552,552		KGR	8.33%
I-01-28-377-058	405 EDGE BROOK DR	8/17/2022	\$393,080	\$324,877	\$93,203	\$25,000	0.16	\$568,311		KGR	7.70%
I-01-28-377-057	403 EDGE BROOK DR	4/14/2022	\$386,295	\$327,474	\$83,821	\$25,000	0.16	\$511,104		KGR	7.63%
I-01-28-377-029	367 HIDDEN RIVER EAST	9/2/2022	\$325,400	\$280,892	\$69,508	\$25,000	0.16	\$423,829		KGR	8.90%
I-01-28-377-059	407 EDGE BROOK DR	1/28/2022	\$350,000	\$302,763	\$72,237	\$25,000	0.16	\$440,470		KGR	8.26%
I-01-28-377-034	354 HIDDEN RIVER EAST	6/28/2022	\$347,400	\$301,341	\$71,059	\$25,000	0.16	\$433,287		KGR	8.30%
I-01-28-377-032	373 HIDDEN RIVER EAST	6/8/2022	\$318,489	\$278,325	\$65,164	\$25,000	0.16	\$397,341		KGR	8.98%
I-01-28-377-053	386 EDGE BROOK DR	9/14/2022	\$347,100	\$306,131	\$65,969	\$25,000	0.16	\$402,250		KGR	8.17%
I-01-28-377-052	388 EDGE BROOK DR	6/29/2022	\$345,183	\$306,546	\$63,637	\$25,000	0.16	\$388,030		KGR	8.16%
I-01-33-103-002	358 HIDDEN RIVER EAST	8/15/2022	\$343,070	\$309,016	\$59,054	\$25,000	0.18	\$322,699		KGR	8.09%
I-01-28-377-054	384 EDGE BROOK DR	9/20/2022	\$335,474	\$303,304	\$57,170	\$25,000	0.16	\$348,598		KGR	8.24%
I-01-28-377-036	350 HIDDEN RIVER EAST	7/14/2022	\$332,864	\$301,885	\$55,979	\$25,000	0.16	\$341,335		KGR	8.28%
I-01-28-377-021	351 HIDDEN RIVER EAST	3/26/2021	\$243,549	\$221,385	\$47,164	\$25,000	0.16	\$287,585		KGR	11.29%
I-01-28-377-055	382 EDGE BROOK DR	6/10/2022	\$312,263	\$284,267	\$52,996	\$25,000	0.16	\$323,146		KGR	8.79%
I-01-28-377-033	375 HIDDEN RIVER EAST	5/12/2022	\$333,561	\$305,596	\$52,965	\$25,000	0.16	\$322,957		KGR	8.18%
I-01-28-377-050	392 EDGE BROOK DR	10/20/2021	\$325,008	\$300,185	\$49,823	\$25,000	0.16	\$303,799		KGR	8.33%
I-01-28-377-035	352 HIDDEN RIVER EAST	7/25/2022	\$327,145	\$302,254	\$49,891	\$25,000	0.16	\$304,213		KGR	8.27%
I-01-28-377-042	338 HIDDEN RIVER EAST	10/8/2021	\$318,685	\$297,416	\$46,269	\$25,000	0.16	\$282,128		KGR	8.41%
I-01-33-103-003	356 HIDDEN RIVER EAST	7/15/2022	\$295,722	\$278,554	\$42,168	\$25,000	0.16	\$257,122		KGR	8.97%
I-01-28-377-040	342 HIDDEN RIVER EAST	4/7/2022	\$314,044	\$297,458	\$41,586	\$25,000	0.16	\$253,573		KGR	8.40%
I-01-28-377-026	361 HIDDEN RIVER EAST	8/20/2021	\$316,741	\$302,181	\$39,560	\$25,000	0.16	\$241,220		KGR	8.27%

Township of Holly/Village

Land Table KGR

I-01-28-377-031	371 HIDDEN RIVER EAST	4/15/2021	\$289,849	\$276,888	\$37,961	\$25,000	0.16	\$231,470	KGR	9.03%
I-01-28-377-039	344 HIDDEN RIVER EAST	4/7/2022	\$287,609	\$276,927	\$35,682	\$25,000	0.16	\$217,573	KGR	9.03%
I-01-28-377-038	346 HIDDEN RIVER EAST	1/18/2022	\$325,521	\$316,712	\$33,809	\$25,000	0.16	\$206,152	KGR	7.89%
I-01-33-103-001	377 HIDDEN RIVER EAST	1/24/2022	\$308,455	\$302,895	\$30,560	\$25,000	0.29	\$106,853	KGR	8.25%
I-01-28-377-045	332 HIDDEN RIVER EAST	6/30/2021	\$300,000	\$297,300	\$27,700	\$25,000	0.16	\$168,902	KGR	8.41%
I-01-28-377-009	327 HIDDEN RIVER EAST	6/28/2021	\$297,439	\$295,165	\$27,274	\$25,000	0.19	\$140,588	KGR	8.47%
I-01-28-377-056	401 EDGE BROOK DR	2/28/2022	\$324,746	\$323,075	\$26,671	\$25,000	0.16	\$162,628	KGR	7.74%
I-01-28-377-025	359 HIDDEN RIVER EAST	7/30/2021	\$295,632	\$296,466	\$24,166	\$25,000	0.16	\$147,354	KGR	8.43%
I-01-28-377-037	348 HIDDEN RIVER EAST	1/13/2022	\$299,023	\$300,067	\$23,956	\$25,000	0.16	\$146,073	KGR	8.33%
I-01-28-377-041	340 HIDDEN RIVER EAST	12/8/2021	\$298,605	\$301,115	\$22,490	\$25,000	0.16	\$137,134	KGR	8.30%
I-01-28-377-017	343 HIDDEN RIVER EAST	8/31/2021	\$324,130	\$328,114	\$21,016	\$25,000	0.21	\$100,076	KGR	7.62%
I-01-28-377-014	337 HIDDEN RIVER EAST	7/20/2021	\$287,660	\$294,051	\$18,609	\$25,000	0.16	\$113,470	KGR	8.50%
I-01-28-377-027	363 HIDDEN RIVER EAST	11/23/2021	\$269,741	\$278,749	\$15,992	\$25,000	0.16	\$97,512	KGR	8.97%
I-01-28-377-013	335 HIDDEN RIVER EAST	2/10/2021	\$298,892	\$309,515	\$14,377	\$25,000	0.16	\$87,665	KGR	8.08%
I-01-28-377-008	325 HIDDEN RIVER EAST	2/11/2021	\$266,285	\$275,899	\$15,386	\$25,000	0.18	\$83,620	KGR	9.06%
I-01-28-377-060	409 EDGE BROOK DR	10/25/2021	\$288,348	\$300,631	\$12,717	\$25,000	0.20	\$64,883	KGR	8.32%
I-01-28-377-022	353 HIDDEN RIVER EAST	5/5/2021	\$282,899	\$296,558	\$11,341	\$25,000	0.16	\$69,152	KGR	8.43%
I-01-28-377-016	341 HIDDEN RIVER EAST	3/16/2021	\$252,080	\$270,205	\$6,875	\$25,000	0.20	\$34,898	KGR	9.25%
I-01-28-377-023	355 HIDDEN RIVER EAST	3/31/2021	\$275,765	\$296,070	\$4,695	\$25,000	0.16	\$28,628	KGR	8.44%
I-01-28-377-019	347 HIDDEN RIVER EAST	2/25/2021	\$274,800	\$295,434	\$4,366	\$25,000	0.16	\$27,809	KGR	8.46%
I-01-28-377-044	334 HIDDEN RIVER EAST	4/16/2021	\$274,895	\$296,248	\$3,647	\$25,000	0.16	\$22,238	KGR	8.44%
I-01-28-377-024	357 HIDDEN RIVER EAST	4/16/2021	\$274,895	\$299,286	\$609	\$25,000	0.16	\$3,713	KGR	8.35%
I-01-28-377-010	329 HIDDEN RIVER EAST	3/31/2021	\$295,050	\$322,498	-\$2,448	\$25,000	0.18	-\$13,525	KGR	7.75%
I-01-28-377-028	365 HIDDEN RIVER EAST	2/26/2021	\$50,000				0.16	-\$1,246,445	KGR	8.95%

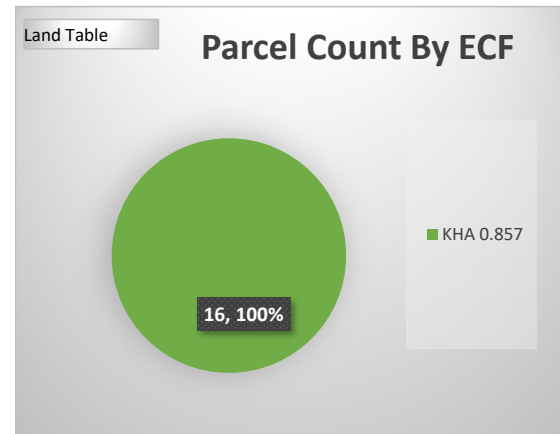
Township of Holly/Village

Land Table KHA

BSA DATABASE		SALES DATA	
Parcel Count	16	# of Sales	3
ECF Nbhd	KHA	Sales Ratio	49.73%
Min ECF	0.857	(Land Resid.-Est. Land Value)/Est. LV	2.73%
Max ECF	0.857	% Change	0.00%
Land Table LtoB	22.22%	Projected Land Table LtoB	22.22%
CVT LtoB	17.72%	Sales Sample Size	18.75%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$71,000	\$72,941	\$71,000
MINIMUM	\$58,000	\$59,586	\$58,000
MAXIMUM	\$88,000	\$90,406	\$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
I-01-32-402-010	16121 CATALPA RIDGE DR	11/12/2021	\$382,000	\$366,827	\$84,173	\$69,000	1.47	\$57,261		KHA	18.81%
I-01-32-402-002	16295 CATALPA RIDGE DR	1/29/2021	\$373,000	\$384,127	\$67,873	\$79,000	1.50	\$45,249		KHA	20.57%
I-01-32-402-014	16240 CATALPA RIDGE DR	6/17/2021	\$70,000				1.50	\$46,667		KHA	100.00%

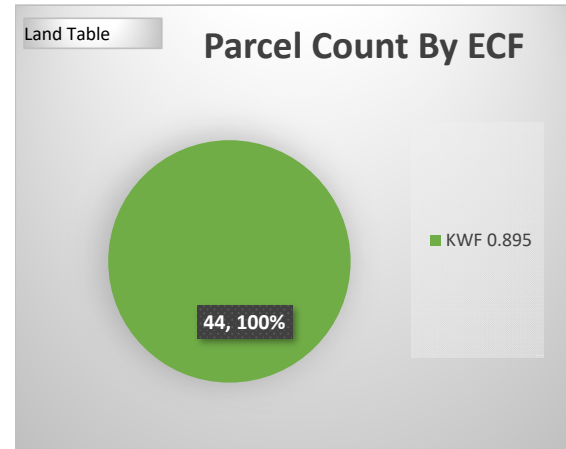
Township of Holly/Village

Land Table KPC

BSA DATABASE		SALES DATA	
Parcel Count	44	# of Sales	7
ECF Nbhd	KWF	Sales Ratio	46.97%
Min ECF	0.895	(Land Resid.-Est. Land Value)/Est. LV	40.64%
Max ECF	0.895	% Change	0.00%
Land Table LtoB	16.41%	Projected Land Table LtoB	16.41%
CVT LtoB	17.72%	Sales Sample Size	15.91%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$36,379	\$51,162	\$36,379
MINIMUM	\$34,980	\$49,194	\$34,980
MAXIMUM	\$43,775	\$61,563	\$43,775

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
I-01-01-280-040	6429 CLUB CT W	11/12/2021	\$271,000	\$234,218	\$73,161	\$36,379	1.00	\$73,161		KPC	15.53%
I-01-01-280-027	6398 CLUB CT W	5/18/2022	\$275,000	\$242,219	\$76,556	\$43,775	1.00	\$76,556		KPC	18.07%
I-01-01-280-006	6493 CLUB CT E	3/14/2022	\$275,000	\$242,374	\$67,606	\$34,980	1.00	\$67,606		KPC	14.43%
I-01-01-280-016	6454 CLUB CT E	6/25/2021	\$237,500	\$215,968	\$56,512	\$34,980	1.00	\$56,512		KPC	16.20%
I-01-01-280-041	6437 CLUB CT W	1/19/2022	\$225,000	\$217,367	\$44,012	\$36,379	1.00	\$44,012		KPC	16.74%
I-01-01-280-038	6421 CLUB CT W	9/20/2022	\$240,000	\$236,347	\$40,032	\$36,379	1.00	\$40,032		KPC	15.39%
I-01-01-280-037	6417 CLUB CT W	1/14/2021	\$215,000	\$244,658	\$6,721	\$36,379	1.00	\$6,721		KPC	14.87%

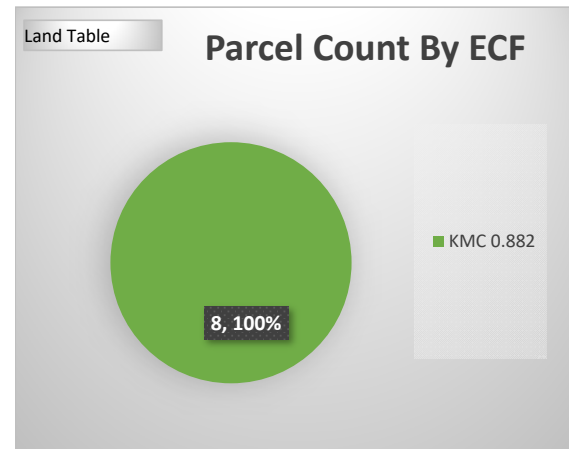
Township of Holly/Village

Land Table KPH

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	0
ECF Nbhd	KMC	Sales Ratio	#DIV/0!
Min ECF	0.882	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.882	% Change	0.00%
Land Table LtoB	14.25%	Projected Land Table LtoB	14.25%
CVT LtoB	17.72%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$31,141	#DIV/0!	\$31,141
MINIMUM	\$25,335	#DIV/0!	\$25,335
MAXIMUM	\$36,946	#DIV/0!	\$36,946

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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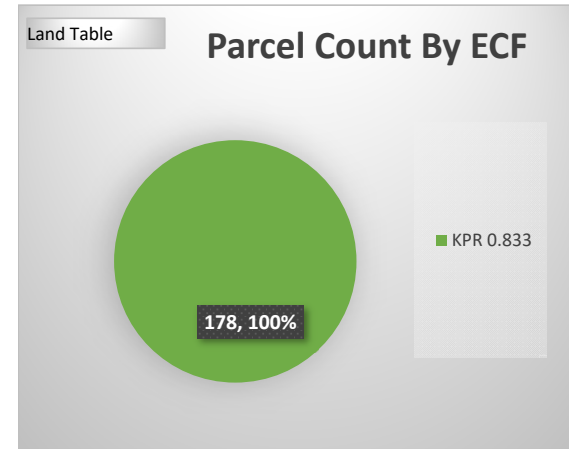
Township of Holly/Village

Land Table KPR

BSA DATABASE		SALES DATA	
Parcel Count	178	# of Sales	42
ECF Nbhd	KPR	Sales Ratio	44.99%
Min ECF	0.833	(Land Resid.-Est. Land Value)/Est. LV	86.15%
Max ECF	0.833	% Change	0.00%
Land Table LtoB	14.07%	Projected Land Table LtoB	14.07%
CVT LtoB	17.72%	Sales Sample Size	23.60%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$42,500	\$79,113	\$42,500
MINIMUM	\$40,000	\$74,459	\$40,000
MAXIMUM	\$45,000	\$83,767	\$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
I-01-33-153-004	204 VALLEY STREAM DR	7/8/2022	\$380,000	\$336,132	\$79,737	\$35,869	0.24	\$326,791		KWR	10.67%
I-01-33-153-014	953 RIVER ROCK DR	4/14/2021	\$335,000	\$332,360	\$38,857	\$36,217	0.25	\$157,316		KWR	10.90%
I-01-33-153-022	985 RIVER ROCK DR	6/29/2021	\$340,000	\$306,426	\$65,517	\$31,943	0.21	\$310,507		KWR	10.42%
I-01-33-153-039	275 VALLEY STREAM DR	8/10/2021	\$356,000	\$340,731	\$75,068	\$59,799	0.38	\$196,513		KWR	17.55%
I-01-33-153-048	256 VALLEY STREAM DR	11/12/2021	\$365,000	\$327,361	\$75,265	\$37,626	0.27	\$284,019		KWR	11.49%
I-01-33-153-049	252 VALLEY STREAM DR	10/22/2021	\$388,100	\$344,019	\$80,132	\$36,051	0.24	\$332,498		KWR	10.48%
I-01-33-153-061	934 RUNNING BROOK DR	3/18/2022	\$365,000	\$310,376	\$92,522	\$37,898	0.26	\$354,490		KWR	12.21%
I-01-33-153-071	947 RUNNING BROOK DR	3/23/2021	\$305,000	\$263,377	\$76,114	\$34,491	0.23	\$329,498		KWR	13.10%
I-01-33-153-076	936 RIVER ROCK DR	8/16/2021	\$315,000	\$292,678	\$57,080	\$34,758	0.22	\$255,964		KWR	11.88%
I-01-33-153-077	932 RIVER ROCK DR	2/2/2021	\$310,000	\$320,201	\$22,180	\$32,381	0.22	\$102,685		KWR	10.11%
I-01-33-327-015	915 DEER VALLEY RD	10/25/2021	\$301,000	\$268,847	\$79,142	\$46,989	0.22	\$354,897		KPR	17.48%
I-01-33-327-020	918 DEER VALLEY RD	10/18/2021	\$286,000	\$230,768	\$85,004	\$29,772	0.15	\$559,237		KPR	12.90%
I-01-33-327-030	480 OTTER RUN	1/21/2021	\$260,000	\$237,573	\$56,021	\$33,594	0.18	\$316,503		KPR	14.14%
I-01-33-327-033	468 OTTER RUN	9/22/2022	\$293,000	\$265,318	\$61,221	\$33,539	0.18	\$345,881		KPR	12.64%
I-01-33-327-040	440 OTTER RUN	8/24/2021	\$285,000	\$253,822	\$64,571	\$33,393	0.18	\$368,977		KPR	13.16%
I-01-33-327-044	424 OTTER RUN	1/26/2021	\$260,000	\$232,418	\$57,482	\$29,900	0.16	\$370,852		KPR	12.86%
I-01-33-327-053	439 OTTER RUN	6/9/2021	\$260,000	\$217,112	\$74,909	\$32,021	0.17	\$453,994		KPR	14.75%
I-01-33-327-055	443 OTTER RUN	7/28/2022	\$270,000	\$204,493	\$97,517	\$32,010	0.17	\$591,012		KPR	15.65%
I-01-33-327-062	894 CANYON CREEK DR	7/15/2021	\$288,000	\$263,086	\$70,533	\$45,619	0.24	\$289,070		KPR	17.34%
I-01-33-327-066	878 CANYON CREEK DR	1/13/2021	\$219,000	\$240,969	\$12,134	\$34,103	0.18	\$68,554		KPR	14.15%
I-01-33-327-077	871 CANYON CREEK DR	9/23/2022	\$300,000	\$251,053	\$88,904	\$39,957	0.22	\$411,593		KPR	15.92%
I-01-33-327-081	887 CANYON CREEK DR	5/26/2021	\$262,000	\$210,685	\$93,851	\$42,536	0.23	\$417,116		KPR	20.19%
I-01-33-327-095	863 DEER RUN LAKE RD	11/10/2022	\$312,500	\$243,730	\$104,369	\$35,599	0.19	\$537,985		KPR	14.61%
I-01-33-327-106	395 BEAVER RUN	5/20/2022	\$305,000	\$226,842	\$108,392	\$30,234	0.16	\$690,395		KPR	13.33%
I-01-33-327-109	381 BEAVER RUN	10/3/2022	\$359,900	\$302,089	\$90,626	\$32,815	0.17	\$533,094		KPR	10.86%
I-01-33-327-116	353 BEAVER RUN	5/17/2021	\$306,450	\$340,418	\$18,510	\$52,478	0.28	\$65,872		KPR	15.42%
I-01-33-327-130	297 BEAVER RUN	9/17/2021	\$330,000	\$308,100	\$51,800	\$29,900	0.16	\$334,194		KPR	9.70%

Township of Holly/Village

Land Table KPR

I-01-33-327-132	289 BEAVER RUN	2/12/2021	\$318,000	\$336,919	\$10,981	\$29,900	0.16	\$70,845	KPR	8.87%
I-01-33-327-135	277 BEAVER RUN	10/6/2022	\$366,900	\$342,370	\$77,008	\$52,478	0.28	\$274,050	KPR	15.33%
I-01-33-327-137	269 BEAVER RUN	4/30/2021	\$302,000	\$291,495	\$40,412	\$29,907	0.16	\$260,723	KPR	10.26%
I-01-33-327-149	370 OTTER RUN	7/22/2021	\$325,000	\$300,267	\$57,273	\$32,540	0.19	\$309,584	KPR	10.84%
I-01-33-327-157	368 BEAVER RUN	2/22/2021	\$290,000	\$285,429	\$46,834	\$42,263	0.21	\$224,086	KPR	14.81%
I-01-33-327-159	376 BEAVER RUN	10/14/2022	\$364,000	\$291,084	\$103,966	\$31,050	0.16	\$645,752	KPR	10.67%
I-01-33-327-161	384 BEAVER RUN	12/17/2021	\$370,000	\$347,548	\$59,453	\$37,001	0.19	\$309,651	KPR	10.65%
I-01-33-327-168	403 OTTER RUN	8/26/2022	\$359,000	\$296,092	\$93,950	\$31,042	0.15	\$622,185	KPR	10.48%
I-01-33-327-175	398 OTTER RUN	4/14/2022	\$351,000	\$301,591	\$84,358	\$34,949	0.19	\$453,538	KPR	11.59%
I-01-33-327-177	406 OTTER RUN	3/12/2021	\$310,000	\$276,518	\$65,326	\$31,844	0.17	\$391,174	KPR	11.52%
IH-01-33-403-013	826 CANYON CREEK DR	6/29/2021	\$312,000	\$296,435	\$56,965	\$41,400	0.36	\$156,928	KDL	13.97%
IH-01-33-403-014	822 CANYON CREEK DR	9/30/2021	\$300,000	\$260,551	\$77,249	\$37,800	0.21	\$367,852	KDL	14.51%
IH-01-33-403-020	809 CANYON CREEK DR	5/25/2022	\$330,000	\$279,369	\$86,631	\$36,000	0.20	\$431,000	KDL	12.89%
IH-01-33-403-024	843 CANYON CREEK DR	9/22/2021	\$266,500	\$265,486	\$38,814	\$37,800	0.22	\$180,530	KDL	14.24%
IH-01-33-403-025	401 DEER VALLEY RD	11/9/2022	\$290,000	\$246,601	\$81,199	\$37,800	0.21	\$392,266	KDL	15.33%

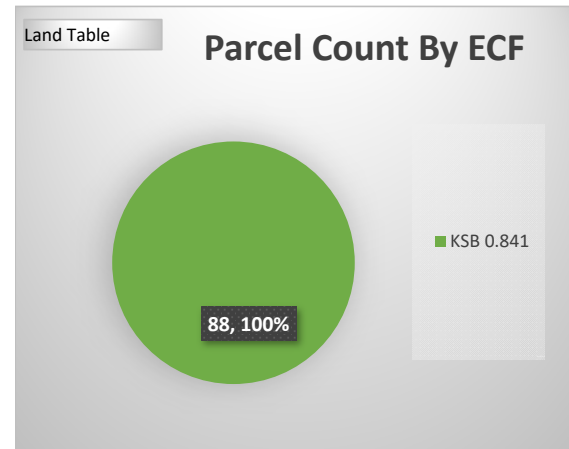
Township of Holly/Village

Land Table KSB

BSA DATABASE		SALES DATA	
Parcel Count	88	# of Sales	11
ECF Nbhd	KSB	Sales Ratio	44.48%
Min ECF	0.841	(Land Resid.-Est. Land Value)/Est. LV	112.22%
Max ECF	0.841	% Change	14.00%
Land Table LtoB	11.40%	Projected Land Table LtoB	13.00%
CVT LtoB	17.72%	Sales Sample Size	12.50%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$17,496	\$37,130	\$19,945
MINIMUM	\$17,496	\$37,130	\$19,945
MAXIMUM	\$17,496	\$37,130	\$19,945

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
IH-01-22-302-019	4047 STONEBRIDGE DR	6/24/2022	\$220,500	\$167,686	\$70,310	\$17,496	1.00	\$70,310		KSB	10.43%
IH-01-22-302-027	4087 STONEBRIDGE DR	2/24/2022	\$202,500	\$168,017	\$51,979	\$17,496	1.00	\$51,979		KSB	10.41%
IH-01-22-302-048	4183 STONEBRIDGE DR	1/25/2022	\$175,000	\$146,538	\$45,958	\$17,496	1.00	\$45,958		KSB	11.94%
IH-01-22-302-006	4030 STONEBRIDGE DR	7/13/2022	\$188,500	\$162,527	\$43,469	\$17,496	1.00	\$43,469		KSB	10.76%
IH-01-22-302-031	4111 STONEBRIDGE DR	8/5/2022	\$189,900	\$163,872	\$43,524	\$17,496	1.00	\$43,524		KSB	10.68%
IH-01-22-302-054	4210 STONEBRIDGE DR	3/19/2021	\$152,300	\$138,269	\$31,527	\$17,496	1.00	\$31,527		KSB	12.65%
IH-01-22-302-072	4122 STONEBRIDGE DR	10/22/2021	\$150,000	\$140,235	\$27,261	\$17,496	1.00	\$27,261		KSB	12.48%
IH-01-22-302-069	4134 STONEBRIDGE DR	6/15/2022	\$172,000	\$161,879	\$27,617	\$17,496	1.00	\$27,617		KSB	10.81%
IH-01-22-302-040	4143 STONEBRIDGE DR	9/10/2021	\$153,000	\$146,538	\$23,958	\$17,496	1.00	\$23,958		KSB	11.94%
IH-01-22-302-053	4214 STONEBRIDGE DR	9/3/2021	\$160,000	\$156,043	\$21,453	\$17,496	1.00	\$21,453		KSB	11.21%
IH-01-22-302-033	4123 STONEBRIDGE DR	5/19/2022	\$192,000	\$188,117	\$21,379	\$17,496	1.00	\$21,379		KSB	9.30%

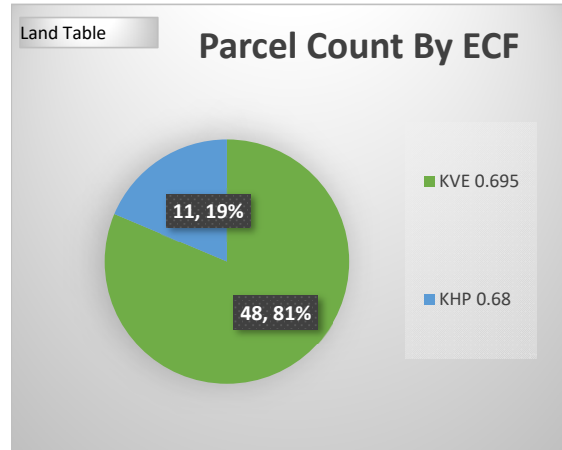
Township of Holly/Village

Land Table KVE

BSA DATABASE		SALES DATA	
Parcel Count	59	# of Sales	12
ECF Nbhd	KVE, KHP	Sales Ratio	44.43%
Min ECF	0.680	(Land Resid.-Est. Land Value)/Est. LV	135.67%
Max ECF	0.695	% Change	17.00%
Land Table LtoB	9.89%	Projected Land Table LtoB	11.57%
CVT LtoB	17.72%	Sales Sample Size	20.34%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$13,635	\$32,134	\$15,953
MINIMUM	\$13,635	\$32,134	\$15,953
MAXIMUM	\$13,635	\$32,134	\$15,953

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
IH-01-34-251-043	138 HOLLY PINES CT	8/23/2021	\$165,000	\$124,026	\$54,609	\$13,635	1.00	\$54,609		KVE	10.99%
IH-01-27-327-006	1079 OLD LEAKE CT	7/15/2022	\$195,000	\$151,912	\$56,723	\$13,635	1.00	\$56,723		KVE	8.98%
IH-01-27-176-029	1254 BAY CT	6/17/2022	\$185,000	\$148,586	\$50,049	\$13,635	1.00	\$50,049		KVE	9.18%
IH-01-27-327-015	1043 OLD LEAKE CT	9/23/2022	\$182,000	\$147,083	\$48,552	\$13,635	1.00	\$48,552		KVE	9.27%
IH-01-27-327-002	1095 OLD LEAKE CT	6/13/2022	\$175,000	\$147,083	\$41,552	\$13,635	1.00	\$41,552		KVE	9.27%
IH-01-27-327-004	1087 OLD LEAKE CT	8/15/2022	\$169,000	\$142,275	\$40,360	\$13,635	1.00	\$40,360		KVE	9.58%
IH-01-27-327-016	1039 OLD LEAKE CT	11/30/2021	\$180,000	\$159,543	\$34,092	\$13,635	1.00	\$34,092		KVE	8.55%
IH-01-27-176-026	1242 BAY CT	9/21/2021	\$149,500	\$139,520	\$23,615	\$13,635	1.00	\$23,615		KVE	9.77%
IH-01-27-176-003	1150 BAY CT	9/24/2021	\$149,900	\$144,200	\$19,335	\$13,635	4.62	\$4,185		KVE	9.46%
IH-01-27-327-008	1071 OLD LEAKE CT	3/23/2021	\$164,000	\$164,166	\$13,469	\$13,635	1.00	\$13,469		KVE	8.31%
IH-01-27-327-001	1099 OLD LEAKE CT	5/26/2021	\$150,000	\$159,543	\$4,092	\$13,635	1.00	\$4,092		KVE	8.55%
IH-01-27-176-011	1182 BAY CT	11/29/2021	\$128,850	\$143,323	-\$838	\$13,635	1.00	-\$838		KVE	9.51%

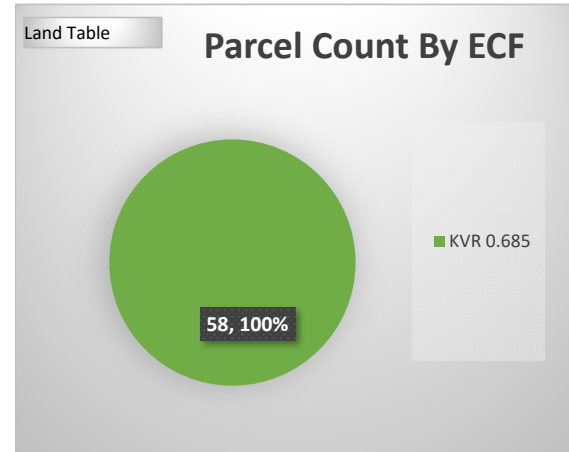
Township of Holly/Village

Land Table KVR

BSA DATABASE		SALES DATA	
Parcel Count	58	# of Sales	15
ECF Nbhd	KVR	Sales Ratio	43.53%
Min ECF	0.685	(Land Resid.-Est. Land Value)/Est. LV	148.66%
Max ECF	0.685	% Change	19.00%
Land Table LtoB	10.39%	Projected Land Table LtoB	12.36%
CVT LtoB	17.72%	Sales Sample Size	25.86%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$15,147	\$37,665	\$18,025
MINIMUM	\$15,147	\$37,665	\$18,025
MAXIMUM	\$15,147	\$37,665	\$18,025

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
I-01-28-329-003	575 DOCKSIDE CIR	11/18/2022	\$200,000	\$142,410	\$72,737	\$15,147	1.00	\$72,737		KVR	10.64%
I-01-28-329-036	552 DOCKSIDE CIR	6/1/2022	\$175,000	\$127,494	\$62,653	\$15,147	1.00	\$62,653		KVR	11.88%
I-01-28-329-031	542 DOCKSIDE CIR	9/26/2022	\$172,000	\$129,321	\$57,826	\$15,147	1.00	\$57,826		KVR	11.71%
I-01-28-329-004	573 DOCKSIDE CIR	8/16/2022	\$199,000	\$154,692	\$59,455	\$15,147	1.00	\$59,455		KVR	9.79%
I-01-28-329-039	559 DOCKSIDE CIR	4/6/2022	\$197,000	\$159,091	\$53,056	\$15,147	1.00	\$53,056		KVR	9.52%
I-01-28-329-015	518 DOCKSIDE CIR	5/13/2022	\$190,000	\$153,690	\$51,457	\$15,147	1.00	\$51,457		KVR	9.86%
I-01-28-329-006	569 DOCKSIDE CIR	4/29/2022	\$150,000	\$129,251	\$35,896	\$15,147	1.00	\$35,896		KVR	11.72%
I-01-28-329-042	558 DOCKSIDE CIR	3/30/2022	\$175,000	\$158,765	\$31,382	\$15,147	1.00	\$31,382		KVR	9.54%
I-01-28-329-032	544 DOCKSIDE CIR	11/1/2021	\$170,000	\$160,518	\$24,629	\$15,147	1.00	\$24,629		KVR	9.44%
I-01-28-329-057	578 DOCKSIDE CIR	4/6/2022	\$170,000	\$160,518	\$24,629	\$15,147	1.00	\$24,629		KVR	9.44%
I-01-28-329-005	571 DOCKSIDE CIR	9/15/2021	\$170,000	\$160,812	\$24,335	\$15,147	1.00	\$24,335		KVR	9.42%
I-01-28-329-055	574 DOCKSIDE CIR	5/21/2021	\$160,000	\$154,745	\$20,402	\$15,147	1.00	\$20,402		KVR	9.79%
I-01-28-329-026	530 DOCKSIDE CIR	9/22/2021	\$165,000	\$160,518	\$19,629	\$15,147	1.00	\$19,629		KVR	9.44%
I-01-28-329-035	550 DOCKSIDE CIR	11/8/2021	\$160,000	\$157,065	\$18,082	\$15,147	1.00	\$18,082		KVR	9.64%
I-01-28-329-008	502 DOCKSIDE CIR	2/5/2021	\$155,000	\$161,347	\$8,800	\$15,147	1.00	\$8,800		KVR	9.39%

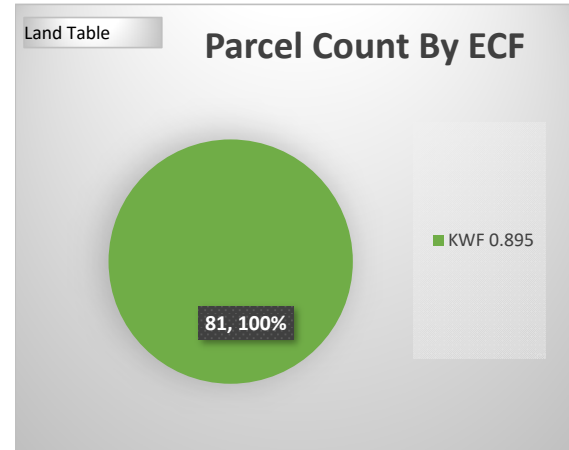
Township of Holly/Village

Land Table KWL

BSA DATABASE		SALES DATA	
Parcel Count	81	# of Sales	9
ECF Nbhd	KWF	Sales Ratio	47.28%
Min ECF	0.895	(Land Resid.-Est. Land Value)/Est. LV	39.56%
Max ECF	0.895	% Change	0.00%
Land Table LtoB	14.97%	Projected Land Table LtoB	14.97%
CVT LtoB	17.72%	Sales Sample Size	11.11%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$36,008	\$50,253	\$36,008
MINIMUM	\$36,008	\$50,253	\$36,008
MAXIMUM	\$36,008	\$50,253	\$36,008

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
I-01-01-127-060	5980 AUGUSTA LN	9/29/2022	\$300,000	\$224,702	\$111,306	\$36,008	1.00	\$111,306		KWL	16.02%
I-01-01-127-008	5864 AUGUSTA LN	7/8/2022	\$260,100	\$228,172	\$67,936	\$36,008	1.00	\$67,936		KWL	15.78%
I-01-01-201-006	6158 LONE OAK CIR	8/9/2021	\$305,000	\$277,304	\$63,704	\$36,008	1.00	\$63,704		KWL	12.99%
I-01-01-127-003	5850 AUGUSTA LN	11/3/2021	\$253,000	\$232,038	\$56,970	\$36,008	1.00	\$56,970		KWL	15.52%
I-01-01-201-007	6160 LONE OAK CIR	8/3/2022	\$299,900	\$297,814	\$38,094	\$36,008	1.00	\$38,094		KWL	12.09%
I-01-01-201-005	6156 LONE OAK CIR	3/18/2022	\$270,000	\$276,386	\$29,622	\$36,008	1.00	\$29,622		KWL	13.03%
I-01-01-127-025	5916 AUGUSTA LN	9/29/2021	\$235,000	\$241,129	\$29,879	\$36,008	1.00	\$29,879		KWL	14.93%
I-01-01-127-049	6009 AUGUSTA CT	10/19/2021	\$215,000	\$221,471	\$29,537	\$36,008	1.00	\$29,537		KWL	16.26%
I-01-01-127-067	5893 AUGUSTA LN	9/2/2021	\$222,000	\$232,777	\$25,231	\$36,008	1.00	\$25,231		KWL	15.47%

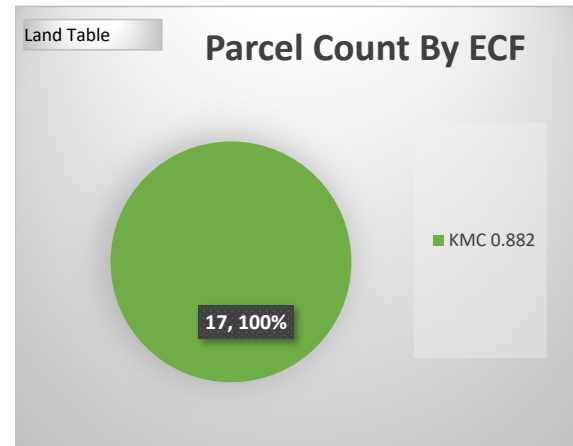
Township of Holly/Village

Land Table KWM

BSA DATABASE		SALES DATA	
Parcel Count	17	# of Sales	1
ECF Nbhd	KMC	Sales Ratio	48.02%
Min ECF	0.882	(Land Resid.-Est. Land Value)/Est. LV	32.90%
Max ECF	0.882	% Change	0.00%
Land Table LtoB	16.07%	Projected Land Table LtoB	16.07%
CVT LtoB	17.72%	Sales Sample Size	5.88%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$40,311	\$53,571	\$40,311
MINIMUM	\$36,200	\$48,108	\$36,200
MAXIMUM	\$44,312	\$58,888	\$44,312

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
I-01-22-301-010	4025 DEER RUN TRL	7/30/2021	\$299,900	\$287,992	\$48,108	\$36,200	0.80	\$60,135		KWM	12.57%

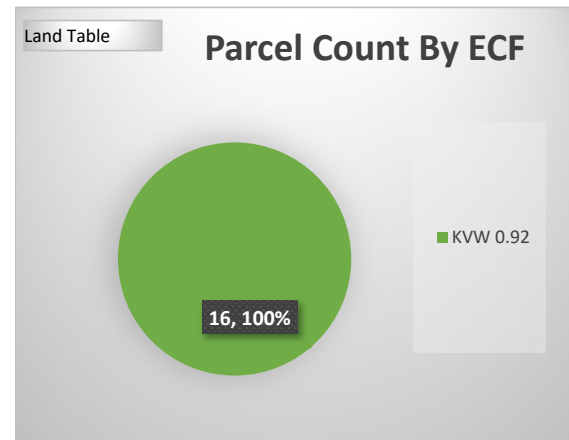
Township of Holly/Village

Land Table KVV

BSA DATABASE		SALES DATA	
Parcel Count	16	# of Sales	0
ECF Nbhd	KVV	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	14.47%	Projected Land Table LtoB	14.47%
CVT LtoB	17.72%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$31,006	#DIV/0!	\$31,006
MINIMUM	\$31,006	#DIV/0!	\$31,006
MAXIMUM	\$31,006	#DIV/0!	\$31,006

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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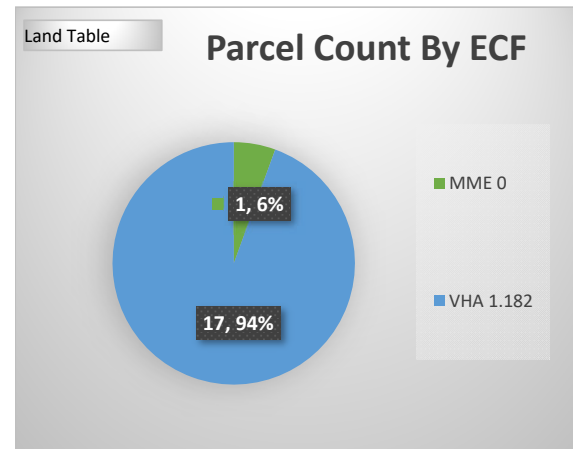
Township of Holly/Village

Land Table PRE

BSA DATABASE		SALES DATA	
Parcel Count	18	# of Sales	7
ECF Nbhd	VHA, MME	Sales Ratio	56.11%
Min ECF	1.182	(Land Resid.-Est. Land Value)/Est. LV	-145.54%
Max ECF	1.182	% Change	0.00%
Land Table LtoB	7.97%	Projected Land Table LtoB	7.97%
CVT LtoB	17.72%	Sales Sample Size	38.89%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$23,430	-\$10,670	\$23,430
MINIMUM	\$23,430	-\$10,670	\$23,430
MAXIMUM	\$23,430	-\$10,670	\$23,430

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
IH-01-34-404-029	819 PARTRIDGE CT	9/20/2022	\$300,000	\$324,319	-\$889	\$23,430	0.23	-\$3,865		PRE	7.22%
IH-01-34-404-024	809 PARTRIDGE CT	10/31/2022	\$235,000	\$254,289	-\$545	\$18,744	0.18	-\$3,079		PRE	7.37%
IH-01-34-403-024	812 PARTRIDGE CT	5/19/2021	\$246,750	\$267,710	\$2,470	\$23,430	0.18	\$13,955		PRE	8.75%
IH-01-34-404-025	811 PARTRIDGE CT	10/14/2022	\$265,000	\$292,378	-\$8,634	\$18,744	0.18	-\$48,780		PRE	6.41%
IH-01-34-404-026	813 PARTRIDGE CT	10/12/2022	\$235,000	\$263,671	-\$9,927	\$18,744	0.18	-\$56,085		PRE	7.11%
IH-01-34-403-026	205 PARTRIDGE LN	7/9/2021	\$240,000	\$285,210	-\$21,780	\$23,430	0.18	-\$123,051		PRE	8.21%
IH-01-34-404-022	805 PARTRIDGE CT	9/15/2021	\$264,900	\$317,314	-\$28,984	\$23,430	0.18	-\$163,751		PRE	7.38%

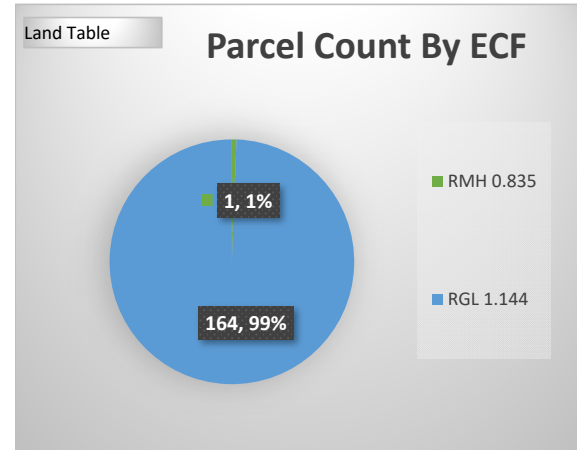
Township of Holly/Village

Land Table RGL

BSA DATABASE		SALES DATA	
Parcel Count	165	# of Sales	10
ECF Nbhd	RGL, RMH	Sales Ratio	44.48%
Min ECF	0.835	(Land Resid.-Est. Land Value)/Est. LV	60.80%
Max ECF	1.144	% Change	0.00%
Land Table LtoB	18.45%	Projected Land Table LtoB	18.45%
CVT LtoB	17.72%	Sales Sample Size	6.06%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$36,772	\$59,127	\$36,772
MINIMUM	\$20,528	\$33,008	\$20,528
MAXIMUM	\$53,175	\$85,503	\$53,175

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
I-01-23-427-037		3/24/2022	\$350,000				1.34	\$260,223		RGL	100.00%
I-01-23-428-031	14310 E LAKESHORE DR	8/16/2022	\$209,900	\$165,664	\$93,208	\$48,972	0.94	\$99,688		RGL	29.56%
I-01-24-357-024	15001 GREAT LAKES BLVD	10/5/2022	\$236,000	\$187,006	\$102,169	\$53,175	1.03	\$99,677		RGL	28.43%
I-01-24-359-008	14516 BIRCHWOOD DR	2/4/2022	\$128,900	\$108,180	\$41,248	\$20,528	0.17	\$239,814		RGL	18.98%
I-01-23-426-003	5469 GREENLEAF DR	3/1/2021	\$159,900	\$146,884	\$35,483	\$22,467	0.23	\$154,274		RGL	15.30%
I-01-25-102-001	14903 GREAT LAKES BLVD	9/1/2022	\$358,000	\$364,397	\$46,778	\$53,175	1.17	\$39,845		RGL	14.59%
I-01-23-426-011		7/29/2022	\$14,900				0.13	\$118,254		RGL	100.00%
I-01-23-426-012		9/26/2022	\$14,900				0.13	\$118,254		RGL	100.00%
I-01-23-426-001		10/26/2021	\$74,900				2.33	\$28,000	-01-23-426-021, I-01-23-426-02	RGL	100.00%
I-01-23-431-006		3/25/2022	\$5,000				0.18	\$27,933	I-01-23-431-007	RGL	100.00%

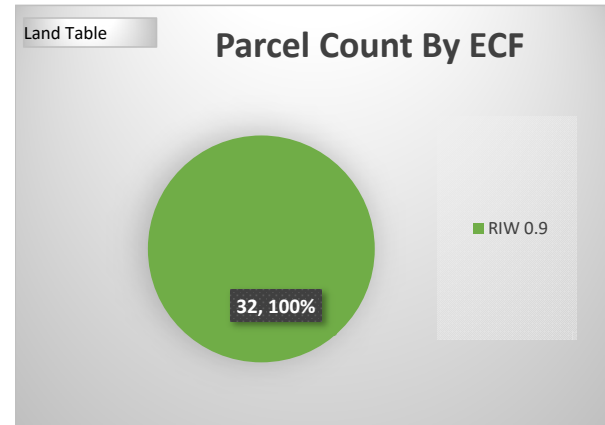
Township of Holly/Village

Land Table RIW

BSA DATABASE		SALES DATA	
Parcel Count	32	# of Sales	3
ECF Nbhd	RIW	Sales Ratio	44.82%
Min ECF	0.900	(Land Resid.-Est. Land Value)/Est. LV	71.00%
Max ECF	0.900	% Change	0.00%
Land Table LtoB	14.61%	Projected Land Table LtoB	14.61%
CVT LtoB	17.72%	Sales Sample Size	9.38%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$39,064	\$66,799	\$39,064
MINIMUM	\$19,384	\$33,147	\$19,384
MAXIMUM	\$155,051	\$265,136	\$155,051

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
I-01-19-202-008	14173 IROQUOIS WOODS DR	5/13/2022	\$260,000	\$190,676	\$111,935	\$42,611	1.90	\$59,006		RIW	22.35%
I-01-19-201-011	14154 IROQUOIS WOODS DR	9/16/2022	\$415,000	\$315,863	\$139,353	\$40,216	1.65	\$84,456		RIW	12.73%
I-01-19-202-009	14177 IROQUOIS WOODS DR	5/26/2022	\$185,000	\$264,339	-\$36,641	\$42,698	1.91	-\$19,224		RIW	16.15%

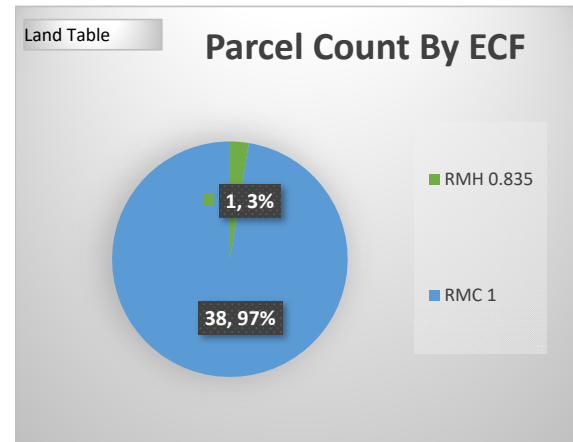
Township of Holly/Village

Land Table RMC

BSA DATABASE		SALES DATA	
Parcel Count	39	# of Sales	4
ECF Nbhd	RMC, RMH	Sales Ratio	45.56%
Min ECF	0.835	(Land Resid.-Est. Land Value)/Est. LV	49.98%
Max ECF	1.000	% Change	12.50%
Land Table LtoB	18.37%	Projected Land Table LtoB	20.66%
CVT LtoB	17.72%	Sales Sample Size	10.26%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$40,114	\$60,164	\$45,128
MINIMUM	\$32,095	\$48,137	\$36,107
MAXIMUM	\$56,157	\$84,225	\$63,177

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
I-01-30-376-004	1227 TAOS DR	11/24/2021	\$250,000	\$202,056	\$96,080	\$48,136	0.91	\$106,049		RMC	23.82%
I-01-20-228-011	14040 FISH LAKE RD	8/30/2022	\$250,000	\$206,622	\$75,473	\$32,095	0.39	\$196,034		RMC	15.53%
I-01-30-377-006	15586 EL PASO DR	2/9/2021	\$180,000	\$162,359	\$53,740	\$36,099	0.54	\$99,888		RMC	22.23%
I-01-30-377-003	15552 EL PASO DR	4/15/2021	\$166,000	\$199,775	\$326	\$34,101	0.47	\$697		RMC	17.07%

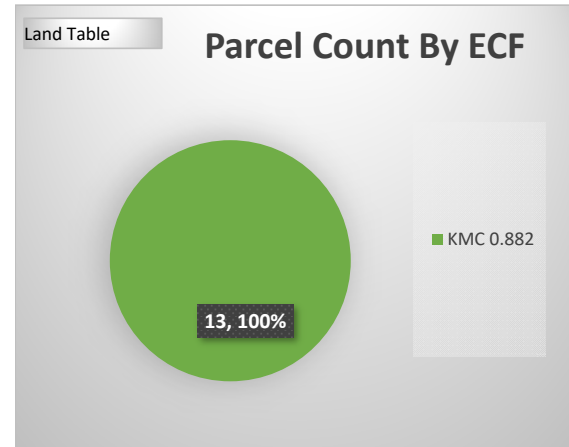
Township of Holly/Village

Land Table RME

BSA DATABASE		SALES DATA	
Parcel Count	13	# of Sales	0
ECF Nbhd	KMC	Sales Ratio	#DIV/0!
Min ECF	0.882	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.882	% Change	10.00%
Land Table LtoB	11.03%	Projected Land Table LtoB	12.13%
CVT LtoB	17.72%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$42,660	#DIV/0!	\$46,926
MINIMUM	\$38,395	#DIV/0!	\$42,235
MAXIMUM	\$46,927	#DIV/0!	\$51,620

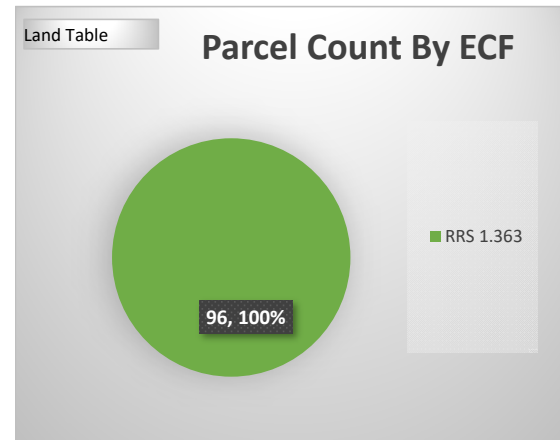
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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Township of Holly/Village

Land Table RRS

BSA DATABASE		SALES DATA	
Parcel Count	96	# of Sales	7
ECF Nbhd	RRS	Sales Ratio	44.49%
Min ECF	1.363	(Land Resid.-Est. Land Value)/Est. LV	61.18%
Max ECF	1.363	% Change	15.00%
Land Table LtoB	17.66%	Projected Land Table LtoB	20.31%
CVT LtoB	17.72%	Sales Sample Size	7.29%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$170,025	\$274,053	\$195,529
MINIMUM	\$239	\$385	\$275
MAXIMUM	\$510,075	\$822,158	\$586,586

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
I-01-27-205-004	4394 GRANGE HALL RD	8/5/2022	\$320,000	\$219,443	\$175,781	\$75,224	0.67	\$262,360		RRS	34.28%
I-01-27-252-012	15246 RIVIERA SHORES DR	6/8/2022	\$448,000	\$342,785	\$202,401	\$97,186	0.36	\$288,732	I-01-27-276-004	RRS	28.35%
I-01-27-205-005	4386 GRANGE HALL RD	5/5/2021	\$320,000	\$253,584	\$140,873	\$74,457	0.56	\$250,218		RRS	29.36%
I-01-27-426-003	15280 RIVIERA SHORES DR	4/30/2021	\$281,000	\$224,829	\$114,039	\$57,868	0.37	\$305,735		RRS	25.74%
I-01-27-429-014	15371 CATALINA WAY	9/8/2022	\$250,000	\$253,282	\$19,322	\$22,604	0.34	\$57,166		RRS	8.92%
I-01-27-428-005	15282 CATALINA WAY	9/27/2021	\$218,500	\$256,006	-\$13,425	\$24,081	0.32	-\$42,350		RRS	9.41%
I-01-27-429-012	15361 CATALINA WAY	7/2/2021	\$230,000	\$289,559	-\$38,311	\$21,248	0.32	-\$120,097		RRS	7.34%

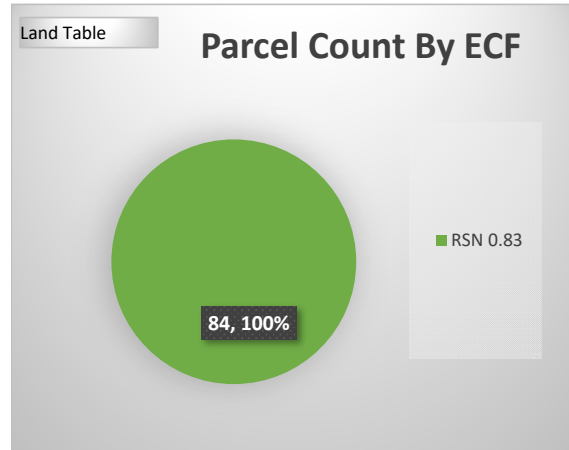
Township of Holly/Village

Land Table RSN

BSA DATABASE		SALES DATA	
Parcel Count	84	# of Sales	31
ECF Nbhd	RSN	Sales Ratio	48.56%
Min ECF	0.830	(Land Resid.-Est. Land Value)/Est. LV	24.18%
Max ECF	0.830	% Change	0.00%
Land Table LtoB	12.59%	Projected Land Table LtoB	12.59%
CVT LtoB	17.72%	Sales Sample Size	36.90%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$35,280	\$43,812	\$35,280
MINIMUM	\$35,280	\$43,812	\$35,280
MAXIMUM	\$35,280	\$43,812	\$35,280

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
I-01-28-127-084	2133 MIDDLE RIDGE DR	10/11/2022	\$359,900	\$285,275	\$109,905	\$35,280	0.15	\$737,617		RSN	12.37%
I-01-28-127-076	2101 MIDDLE RIDGE DR	6/8/2022	\$355,000	\$291,045	\$100,999	\$37,044	0.20	\$502,483		RSN	12.73%
I-01-28-127-025	2160 ROLLING HILLS DR	9/1/2021	\$350,000	\$293,611	\$95,197	\$38,808	0.21	\$446,934		RSN	13.22%
I-01-28-127-043	2137 ROLLING HILLS DR	2/2/2022	\$309,800	\$262,036	\$83,044	\$35,280	0.15	\$557,342		RSN	13.46%
I-01-28-127-001	3838 ROLLING HILLS DR	6/28/2021	\$355,000	\$308,547	\$81,733	\$35,280	0.15	\$548,544		RSN	11.43%
I-01-28-127-050	2154 HIDDEN RIDGE DR	6/14/2021	\$289,900	\$262,925	\$62,255	\$35,280	0.15	\$417,819		RSN	13.42%
I-01-28-127-005	3822 ROLLING HILLS DR	3/8/2021	\$298,587	\$273,011	\$60,856	\$35,280	0.15	\$408,430		RSN	12.92%
I-01-28-127-052	2162 HIDDEN RIDGE DR	3/12/2021	\$281,050	\$260,930	\$55,400	\$35,280	0.15	\$371,812		RSN	13.52%
I-01-28-127-038	2157 ROLLING HILLS DR	6/25/2021	\$316,850	\$294,463	\$57,667	\$35,280	0.15	\$387,027		RSN	11.98%
I-01-28-127-018	2132 ROLLING HILLS DR	3/5/2021	\$285,000	\$268,687	\$55,121	\$38,808	0.21	\$258,784		RSN	14.44%
I-01-28-127-060	2147 HIDDEN RIDGE DR	1/29/2021	\$265,000	\$261,320	\$38,960	\$35,280	0.15	\$261,477		RSN	13.50%
I-01-28-127-044	2133 ROLLING HILLS DR	10/15/2021	\$332,000	\$327,639	\$41,405	\$37,044	0.20	\$205,995		RSN	11.31%
I-01-28-127-009	3806 ROLLING HILLS DR	4/30/2021	\$323,900	\$320,335	\$38,845	\$35,280	0.15	\$260,705		RSN	11.01%
I-01-28-127-041	2145 ROLLING HILLS DR	8/3/2021	\$296,550	\$296,483	\$35,347	\$35,280	0.15	\$237,228		RSN	11.90%
I-01-28-127-006	3818 ROLLING HILLS DR	6/8/2021	\$258,000	\$258,551	\$34,729	\$35,280	0.15	\$233,081		RSN	13.65%
I-01-28-127-039	2153 ROLLING HILLS DR	5/26/2021	\$284,900	\$294,574	\$25,606	\$35,280	0.15	\$171,852		RSN	11.98%
I-01-28-127-047	2142 HIDDEN RIDGE DR	10/29/2021	\$289,900	\$300,207	\$24,973	\$35,280	0.15	\$167,604		RSN	11.75%
I-01-28-127-048	2146 HIDDEN RIDGE DR	9/7/2021	\$308,325	\$319,822	\$23,783	\$35,280	0.15	\$159,617		RSN	11.03%
I-01-28-127-036	2165 ROLLING HILLS DR	4/9/2021	\$284,900	\$299,753	\$20,427	\$35,280	0.15	\$137,094		RSN	11.77%
I-01-28-127-049	2150 HIDDEN RIDGE DR	7/12/2021	\$279,900	\$295,865	\$19,315	\$35,280	0.15	\$129,631		RSN	11.92%
I-01-28-127-037	2161 ROLLING HILLS DR	3/26/2021	\$294,028	\$315,832	\$13,476	\$35,280	0.15	\$90,443		RSN	11.17%
I-01-28-127-040	2149 ROLLING HILLS DR	7/30/2021	\$284,700	\$319,252	\$728	\$35,280	0.15	\$4,886		RSN	11.05%
I-01-28-127-017	2128 ROLLING HILLS DR	1/29/2021	\$265,000	\$302,986	\$822	\$38,808	0.28	\$2,989		RSN	12.81%
I-01-28-127-035	2169 ROLLING HILLS DR	2/5/2021	\$277,250	\$323,253	-\$7,195	\$38,808	0.21	-\$34,262		RSN	12.01%
I-01-28-127-046	2138 HIDDEN RIDGE DR	5/3/2021	\$45,000				0.15	-\$1,387,201		RSN	12.29%
I-01-28-127-042	2141 ROLLING HILLS DR	5/5/2021	\$45,000				0.15	-\$1,447,275		RSN	11.92%
I-01-28-127-008	3810 ROLLING HILLS DR	4/16/2021	\$45,000				0.15	-\$1,470,074		RSN	11.79%

Township of Holly/Village

Land Table RSN

I-01-28-127-071	3823 SLOAN DR	8/4/2021	\$45,000	0.18	-\$1,216,832	RSN	12.35%
I-01-28-127-003	3830 ROLLING HILLS DR	5/27/2021	\$45,000	0.15	-\$1,487,698	RSN	11.68%
I-01-28-127-051	2158 HIDDEN RIDGE DR	2/3/2021	\$45,000	0.15	-\$1,621,577	RSN	10.96%
I-01-28-127-074	3833 SLOAN DR	9/9/2021	\$45,000	0.18	-\$1,357,492	RSN	11.40%

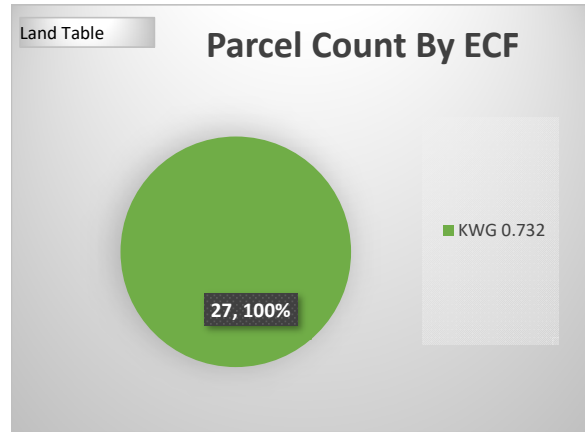
Township of Holly/Village

Land Table RWG

BSA DATABASE		SALES DATA	
Parcel Count	27	# of Sales	17
ECF Nbhd	KWG	Sales Ratio	43.96%
Min ECF	0.732	(Land Resid.-Est. Land Value)/Est. LV	101.62%
Max ECF	0.732	% Change	0.00%
Land Table LtoB	14.29%	Projected Land Table LtoB	14.29%
CVT LtoB	17.72%	Sales Sample Size	62.96%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$40,000	\$80,648	\$40,000
MINIMUM	\$40,000	\$80,648	\$40,000
MAXIMUM	\$40,000	\$80,648	\$40,000

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
I-01-01-227-012	11145 WOODFIELD PKWY	8/12/2022	\$386,000	\$314,691	\$112,614	\$41,305	0.21	\$549,337		RWG	13.13%
I-01-01-227-002	11045 WOODFIELD PKWY	6/30/2022	\$370,809	\$307,563	\$106,591	\$43,345	0.22	\$491,203		RWG	14.09%
I-01-01-227-006	11085 WOODFIELD PKWY	4/28/2021	\$330,000	\$278,126	\$92,017	\$40,143	0.20	\$455,530		RWG	14.43%
I-01-01-227-003	11055 WOODFIELD PKWY	9/2/2021	\$330,000	\$279,965	\$92,405	\$42,370	0.21	\$435,873		RWG	15.13%
I-01-01-226-006	11090 WOODFIELD PKWY	5/6/2022	\$325,000	\$277,879	\$87,844	\$40,723	0.20	\$432,729		RWG	14.65%
I-01-01-227-005	11075 WOODFIELD PKWY	5/25/2022	\$320,000	\$276,767	\$82,844	\$39,611	0.20	\$420,528		RWG	14.31%
I-01-01-227-013	11155 WOODFIELD PKWY	7/20/2022	\$349,900	\$306,848	\$83,432	\$40,380	0.21	\$406,985		RWG	13.16%
I-01-01-227-004	11065 WOODFIELD PKWY	9/8/2021	\$315,000	\$281,186	\$72,641	\$38,827	0.20	\$372,518		RWG	13.81%
I-01-01-226-013	11152 WOODFIELD PKWY	10/22/2021	\$310,000	\$281,651	\$68,242	\$39,893	0.20	\$342,925		RWG	14.16%
I-01-01-228-019	11175 STRATHMORE CT	4/22/2022	\$305,000	\$210,325	\$129,984	\$35,309	1.00	\$129,984		RWR	16.79%
I-01-01-228-017	11163 STRATHMORE CT	6/22/2022	\$255,000	\$212,211	\$78,098	\$35,309	1.00	\$78,098		RWR	16.64%
I-01-01-281-007	6470 WEYBURN CT	5/27/2022	\$381,000	\$318,471	\$97,838	\$35,309	1.00	\$97,838		RWR	11.09%
I-01-01-228-013	11137 STRATHMORE CT	6/14/2022	\$249,500	\$213,961	\$70,848	\$35,309	1.00	\$70,848		RWR	16.50%
I-01-01-281-014	6413 WOODBURNE CT	9/13/2021	\$335,800	\$318,083	\$60,088	\$42,371	1.00	\$60,088		RWR	13.32%
I-01-01-281-009	6447 WOODBURNE CT	3/31/2022	\$317,262	\$323,015	\$29,556	\$35,309	1.00	\$29,556		RWR	10.93%
I-01-01-281-008	6451 WOODBURNE CT	3/17/2022	\$325,000	\$330,983	\$29,326	\$35,309	1.00	\$29,326		RWR	10.67%
I-01-01-281-010	6439 WOODBURNE CT	3/24/2022	\$318,229	\$325,008	\$28,530	\$35,309	1.00	\$28,530		RWR	10.86%

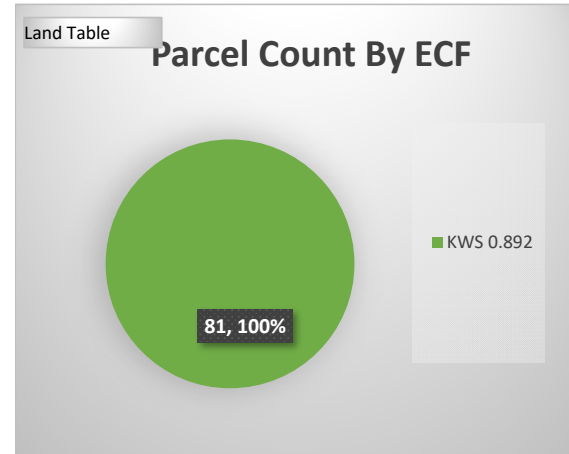
Township of Holly/Village

Land Table RWS

BSA DATABASE		SALES DATA	
Parcel Count	81	# of Sales	9
ECF Nbhd	KWS	Sales Ratio	42.75%
Min ECF	0.892	(Land Resid.-Est. Land Value)/Est. LV	108.63%
Max ECF	0.892	% Change	27.00%
Land Table LtoB	15.64%	Projected Land Table LtoB	19.87%
CVT LtoB	17.72%	Sales Sample Size	11.11%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$35,550	\$74,168	\$45,149
MINIMUM	\$35,550	\$74,168	\$45,149
MAXIMUM	\$35,550	\$74,168	\$45,149

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
I-01-01-276-006	6324 CRANBERRY DR	8/2/2022	\$275,000	\$218,865	\$91,685	\$35,550	0.27	\$344,680		RWS	16.24%
I-01-01-277-020	6508 CRESTVIEW DR	10/21/2022	\$270,000	\$221,149	\$84,401	\$35,550	0.14	\$607,201		RWS	16.08%
I-01-01-278-022	6443 CRANBERRY DR	9/7/2022	\$272,500	\$223,724	\$84,326	\$35,550	0.20	\$432,441		RWS	15.89%
I-01-01-278-012	6480 CRESTVIEW DR	8/16/2022	\$280,000	\$231,796	\$83,754	\$35,550	0.27	\$316,053		RWS	15.34%
I-01-01-277-002	6468 MCCLELLAND RD	10/8/2021	\$263,000	\$224,920	\$73,630	\$35,550	0.25	\$294,520		RWS	15.81%
I-01-01-279-011	6390 WEATHERFORD CT	10/11/2022	\$290,000	\$249,354	\$77,974	\$37,328	0.45	\$172,891		RWS	14.97%
I-01-01-276-001	6360 CRESCENT CT	6/18/2021	\$255,000	\$224,464	\$67,864	\$37,328	0.33	\$206,274		RWS	16.63%
I-01-01-278-017	6473 CRANBERRY DR	8/11/2022	\$255,000	\$227,919	\$62,631	\$35,550	0.16	\$386,611		RWS	15.60%
I-01-01-279-015	6366 WEATHERFORD CT	6/21/2021	\$263,000	\$249,888	\$48,662	\$35,550	0.24	\$202,758		RWS	14.23%

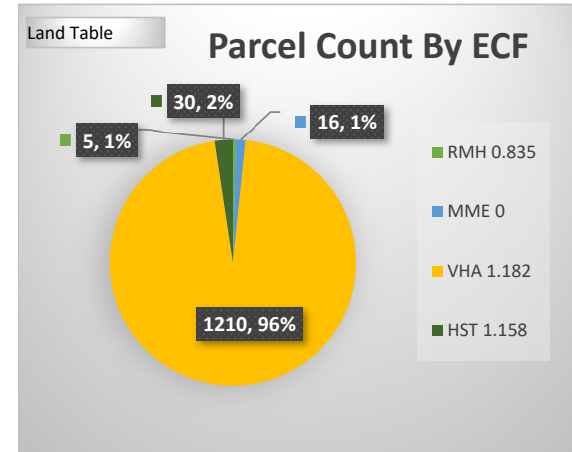
Township of Holly/Village

Land Table V-0

BSA DATABASE		SALES DATA	
Parcel Count	1261	# of Sales	119
ECF Nbhd	VHA, RMH, HST, MME	Sales Ratio	45.09%
Min ECF	0.835	(Land Resid.-Est. Land Value)/Est. LV	57.23%
Max ECF	1.182	% Change	28.00%
Land Table LtoB	18.84%	Projected Land Table LtoB	24.11%
CVT LtoB	17.72%	Sales Sample Size	9.44%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$34,762	\$54,657	\$44,495
MINIMUM	\$31,624	\$49,723	\$40,479
MAXIMUM	\$39,532	\$62,157	\$50,601

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
IH-01-28-427-003	3500 GRANGE HALL RD	12/30/2021	\$160,000	\$216,827	-\$22,878	\$33,949	0.45	-\$51,181		V-0	15.66%
IH-01-34-451-001	301 COGSHALL ST	10/20/2021	\$170,000	\$221,593	-\$12,061	\$39,532	0.90	-\$13,401		V-0	17.84%
IH-01-34-151-046	302 N SAGINAW ST	6/24/2021	\$170,000	\$219,844	-\$18,220	\$31,624	0.17	-\$107,176		V-0	14.38%
IH-01-34-126-004	605 HOLLY BUSH DR	11/22/2021	\$162,500	\$196,573	\$6,472	\$40,545	0.23	\$28,262		V-0	20.63%
IH-01-34-201-023	421 EAST ST	9/21/2022	\$157,000	\$189,490	-\$54	\$32,436	0.22	-\$251		V-0	17.12%
IH-01-34-252-017	107 N CORBIN ST	1/29/2021	\$154,000	\$184,043	\$2,393	\$32,436	0.22	\$10,828		V-0	17.62%
IH-01-34-303-011	306 E MAPLE ST	8/27/2021	\$200,000	\$231,155	\$1,281	\$32,436	0.23	\$5,570		V-0	14.03%
IH-01-33-432-008	210 CHURCH ST	1/4/2021	\$165,000	\$188,031	\$8,593	\$31,624	0.18	\$47,214		V-0	16.82%
IH-01-33-228-015	402 NORTH ST	9/23/2021	\$195,000	\$222,124	\$9,270	\$36,394	0.76	\$12,278		V-0	16.38%
IH-01-34-329-024	403 E SHERMAN ST	10/7/2022	\$180,000	\$202,249	\$11,700	\$33,949	0.44	\$26,591		V-0	16.79%
IH-01-33-252-016	505 FRONT ST	1/26/2022	\$214,500	\$240,739	\$6,197	\$32,436	0.21	\$29,510		V-0	13.47%
IH-01-27-352-006	421 OAKWOOD ST	4/21/2022	\$115,000	\$129,051	\$17,573	\$31,624	0.19	\$92,489		V-0	24.51%
IH-01-28-176-004	3211 GRANGE HALL RD	9/15/2022	\$240,000	\$267,565	\$6,384	\$33,949	0.49	\$13,029		V-0	12.69%
IH-01-34-329-004	205 GRANT ST	9/27/2021	\$192,000	\$214,041	\$10,395	\$32,436	0.20	\$51,716		V-0	15.15%
IH-01-34-177-028	121 PARK AVE	1/7/2021	\$264,000	\$289,993	\$8,769	\$34,762	0.54	\$16,239		V-0	11.99%
IH-01-34-130-001	214 CLARENCE ST	8/12/2022	\$82,000	\$89,811	\$24,625	\$32,436	0.29	\$84,914		V-0	36.12%
IH-01-34-405-004	834 E BAIRD ST	2/23/2021	\$181,000	\$193,611	\$21,338	\$33,949	0.49	\$43,636		V-0	17.53%
IH-01-33-276-023	403 NORTH ST	12/13/2021	\$320,000	\$341,787	\$9,837	\$31,624	0.18	\$54,650		V-0	9.25%
IH-01-33-276-024	401 NORTH ST	12/3/2021	\$320,000	\$341,787	\$9,837	\$31,624	0.19	\$51,774		V-0	9.25%
IH-01-28-427-029	1019 N SAGINAW ST	4/8/2022	\$184,000	\$196,085	\$24,309	\$36,394	0.70	\$34,628		V-0	18.56%
IH-01-34-253-032	211 EAST ST	5/3/2021	\$132,500	\$139,989	\$25,767	\$33,256	0.33	\$77,378		V-0	23.76%
IH-01-28-401-005	1111 MARION DR	6/22/2021	\$240,000	\$252,518	\$19,918	\$32,436	0.20	\$99,590		V-0	12.85%
IH-01-28-401-003	1115 MARION DR	8/23/2021	\$175,000	\$182,074	\$56,174	\$63,248	0.16	\$168,691	IH-01-28-401-004	V-0	34.74%
IH-01-33-281-003	403 OAKLAND ST	4/19/2021	\$190,000	\$195,967	\$27,289	\$33,256	0.36	\$75,803		V-0	16.97%
IH-01-34-452-008	427 HARDEN ST	5/23/2022	\$190,000	\$195,939	\$26,497	\$32,436	0.21	\$126,176		V-0	16.55%
IH-01-28-406-007	1004 WINIFRED DR	1/27/2021	\$140,000	\$143,966	\$28,470	\$32,436	0.25	\$112,530		V-0	22.53%
IH-01-34-151-010	306.5 N SAGINAW ST	11/12/2021	\$179,900	\$184,052	\$28,284	\$32,436	0.29	\$97,196		V-0	17.62%

Township of Holly/Village

Land Table V-0

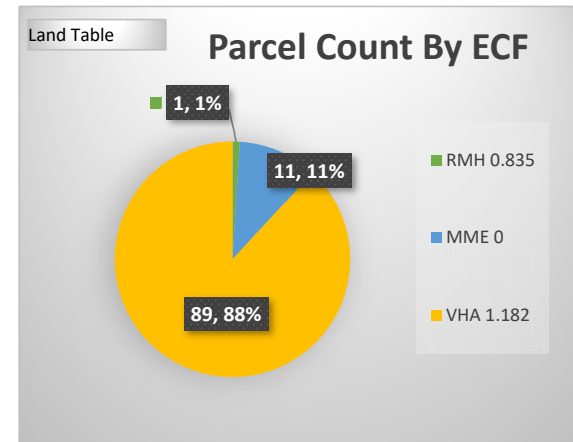
IH-01-34-104-003	401 THOMAS ST	7/2/2021	\$180,000	\$182,800	\$30,456	\$33,256	0.30	\$101,520	V-0	18.19%	
IH-01-28-427-004	1122 LAMBERT DR	10/25/2021	\$185,000	\$187,121	\$32,641	\$34,762	0.50	\$65,282	V-0	18.58%	
IH-01-33-204-032	605 HARTNER DR	10/21/2022	\$315,000	\$317,479	\$29,145	\$31,624	0.17	\$168,468	V-0	9.96%	
IH-01-33-482-005		1/18/2022	\$327,500	\$329,506	\$100,671	\$102,677	0.42	\$20,706	2-006, IH-01-33-482-007, IH-01-	V-0	31.16%
IH-01-28-402-021	1107 ODESSA DR	7/13/2021	\$173,000	\$173,060	\$32,376	\$32,436	0.20	\$161,880	V-0	18.74%	
IH-01-34-201-004	425 EAST ST	4/1/2021	\$226,900	\$226,701	\$36,593	\$36,394	0.74	\$49,450	V-0	16.05%	
IH-01-33-276-009	107 2ND ST	12/3/2021	\$185,000	\$184,375	\$32,249	\$31,624	0.11	\$293,173	V-0	17.15%	
IH-01-34-401-003	814 E MAPLE ST	4/14/2021	\$184,300	\$183,161	\$35,901	\$34,762	0.52	\$69,040	V-0	18.98%	
IH-01-34-451-013	403 FENWICK ST	6/3/2022	\$97,500	\$96,397	\$32,727	\$31,624	0.14	\$237,152	V-0	32.81%	
IH-01-28-407-001	1000 WINIFRED DR	3/10/2021	\$165,000	\$162,228	\$35,208	\$32,436	0.23	\$153,078	V-0	19.99%	
IH-01-34-302-002	208 E MAPLE ST	5/27/2022	\$337,000	\$330,817	\$38,619	\$32,436	0.20	\$193,095	V-0	9.80%	
IH-01-33-204-014	310 AIRPORT DR	5/28/2021	\$187,500	\$182,345	\$36,779	\$31,624	0.17	\$217,627	V-0	17.34%	
IH-01-34-352-005	204 E SHERMAN ST	3/15/2021	\$224,900	\$215,570	\$40,954	\$31,624	0.14	\$292,529	V-0	14.67%	
IH-01-33-201-006	326 FAIRFIELD AVE	8/4/2022	\$160,000	\$152,682	\$38,942	\$31,624	0.17	\$229,071	V-0	20.71%	
IH-01-34-378-011	304 COGSHALL ST	6/16/2022	\$187,500	\$178,734	\$41,202	\$32,436	0.20	\$206,010	V-0	18.15%	
IH-01-34-326-034	112 COLLEGE ST	8/26/2022	\$225,000	\$213,999	\$43,437	\$32,436	0.20	\$220,492	V-0	15.16%	
IH-01-34-331-005	207 CENTER ST	12/21/2021	\$201,000	\$189,425	\$43,199	\$31,624	0.17	\$254,112	V-0	16.69%	
IH-01-33-206-012	429 SHERWOOD CT	1/10/2022	\$160,000	\$150,641	\$40,983	\$31,624	0.17	\$241,076	V-0	20.99%	
IH-01-33-202-005	329 FAIRFIELD CT	10/22/2021	\$175,000	\$164,094	\$43,342	\$32,436	0.22	\$197,009	V-0	19.77%	
IH-01-33-278-002	212 MICHIGAN ST	11/28/2022	\$189,000	\$177,087	\$44,349	\$32,436	0.24	\$184,021	V-0	18.32%	
IH-01-34-253-004	134 N CORBIN ST	7/1/2021	\$158,500	\$145,743	\$45,193	\$32,436	0.21	\$215,205	V-0	22.26%	
IH-01-34-401-012	803 E BAIRD ST	4/26/2022	\$227,900	\$206,075	\$54,261	\$32,436	0.29	\$187,107	V-0	15.74%	
IH-01-28-401-009	1103 MARION DR	7/16/2021	\$155,000	\$140,013	\$46,611	\$31,624	0.17	\$282,491	V-0	22.59%	
IH-01-34-151-014	214 N SAGINAW ST	9/20/2022	\$173,000	\$155,698	\$49,738	\$32,436	0.29	\$170,921	V-0	20.83%	
IH-01-34-355-010	316 HADLEY ST	3/26/2021	\$179,000	\$160,949	\$49,675	\$31,624	0.19	\$267,070	V-0	19.65%	
IH-01-34-329-001	200 BAIRD ST	6/18/2021	\$170,000	\$152,728	\$48,896	\$31,624	0.14	\$349,257	V-0	20.71%	
IH-01-28-451-017	735 MARION DR	4/22/2022	\$358,000	\$321,247	\$69,189	\$32,436	0.22	\$314,495	V-0	10.10%	
IH-01-27-357-003	401 LAKEVIEW ST	8/10/2022	\$217,000	\$192,878	\$55,746	\$31,624	0.16	\$339,915	V-0	16.40%	
IH-01-28-452-010	800 HARTNER DR	9/12/2022	\$205,000	\$181,820	\$55,616	\$32,436	0.23	\$245,004	V-0	17.84%	
IH-01-34-310-011	207 E SHERMAN ST	6/14/2022	\$310,000	\$273,741	\$67,883	\$31,624	0.17	\$394,669	V-0	11.55%	
IH-01-34-126-002	422 ROSETTE ST	2/24/2021	\$155,000	\$136,428	\$50,196	\$31,624	0.19	\$258,742	V-0	23.18%	
IH-01-33-206-013	427 SHERWOOD CT	11/19/2021	\$170,000	\$149,597	\$52,027	\$31,624	0.19	\$269,570	V-0	21.14%	
IH-01-28-454-018	707 HARTNER DR	4/15/2022	\$205,000	\$179,803	\$56,821	\$31,624	0.18	\$315,672	V-0	17.59%	
IH-01-33-206-008	309 AIRPORT DR	12/9/2022	\$257,500	\$224,976	\$64,148	\$31,624	0.18	\$356,378	V-0	14.06%	
IH-01-28-454-029	722 RICHARD ST	6/28/2021	\$200,000	\$173,850	\$58,586	\$32,436	0.29	\$199,272	V-0	18.66%	
IH-01-34-253-013	116 N CORBIN ST	8/18/2021	\$175,000	\$151,538	\$55,898	\$32,436	0.21	\$266,181	V-0	21.40%	
IH-01-33-276-021	110 LAKE ST	8/2/2022	\$205,000	\$177,482	\$59,954	\$32,436	0.26	\$230,592	V-0	18.28%	
IH-01-28-405-002	1112 ORCHARD DR	4/22/2022	\$251,000	\$217,075	\$69,506	\$35,581	0.66	\$105,153	V-0	16.39%	
IH-01-34-252-006	129 N CORBIN ST	8/12/2021	\$167,500	\$144,810	\$55,126	\$32,436	0.22	\$248,315	V-0	22.40%	
IH-01-33-204-033	603 HARTNER DR	10/19/2021	\$143,000	\$122,999	\$51,625	\$31,624	0.18	\$286,806	V-0	25.71%	
IH-01-34-130-011	209 PARK AVE	10/21/2021	\$175,000	\$149,013	\$58,423	\$32,436	0.27	\$214,004	V-0	21.77%	
IH-01-28-453-003	810 HOWARD DR	1/13/2021	\$155,000	\$131,970	\$54,654	\$31,624	0.18	\$308,780	V-0	23.96%	
IH-01-34-451-012	317 COGSHALL ST	4/26/2021	\$163,000	\$138,265	\$56,359	\$31,624	0.16	\$345,761	V-0	22.87%	
IH-01-34-353-014	302 GRANT ST	9/8/2022	\$155,000	\$130,805	\$57,451	\$33,256	0.31	\$185,326	V-0	25.42%	
IH-01-33-279-005	202 1ST ST	8/4/2021	\$184,000	\$154,197	\$62,239	\$32,436	0.23	\$265,979	V-0	21.04%	
IH-01-34-451-021	322 EAST ST	12/13/2022	\$180,640	\$151,023	\$62,873	\$33,256	0.36	\$174,647	V-0	22.02%	
IH-01-34-253-016	110 N CORBIN ST	9/17/2021	\$212,000	\$176,836	\$67,600	\$32,436	0.21	\$321,905	V-0	18.34%	
IH-01-34-377-008	510 E SHERMAN ST	9/3/2021	\$170,000	\$141,710	\$60,726	\$32,436	0.25	\$242,904	V-0	22.89%	
IH-01-34-302-004	102 JOHN ST	8/18/2022	\$195,000	\$162,282	\$65,154	\$32,436	0.28	\$232,693	V-0	19.99%	
IH-01-34-253-015	112 N CORBIN ST	7/23/2021	\$179,000	\$148,671	\$62,765	\$32,436	0.21	\$298,881	V-0	21.82%	
IH-01-34-178-001	134 PARK AVE	8/15/2022	\$250,900	\$207,829	\$76,327	\$33,256	0.31	\$243,856	V-0	16.00%	
IH-01-34-351-005	106 E SHERMAN ST	2/25/2022	\$258,000	\$213,708	\$76,728	\$32,436	0.24	\$319,700	V-0	15.18%	
IH-01-33-228-033	311 N SAGINAW ST	10/4/2022	\$185,000	\$153,150	\$64,286	\$32,436	0.25	\$257,144	V-0	21.18%	
IH-01-28-454-013	717 HARTNER DR	11/28/2022	\$170,000	\$140,391	\$62,045	\$32,436	0.22	\$282,023	V-0	23.10%	
IH-01-34-303-009	108 WASHINGTON ST	5/27/2022	\$223,000	\$183,073	\$71,551	\$31,624	0.12	\$601,269	V-0	17.27%	
IH-01-34-326-044	101 WASHINGTON ST	9/13/2022	\$175,000	\$143,447	\$63,177	\$31,624	0.08	\$789,712	V-0	22.05%	
IH-01-27-359-004	106 LAKEVIEW ST	1/18/2022	\$181,000	\$147,395	\$65,229	\$31,624	0.14	\$465,921	V-0	21.46%	
IH-01-34-331-012	208 COGSHALL ST	4/19/2022	\$166,000	\$134,822	\$63,614	\$32,436	0.26	\$244,669	V-0	24.06%	

Township of Holly/Village

Land Table V-1

BSA DATABASE		SALES DATA	
Parcel Count	101	# of Sales	8
ECF Nbhd	VHA, RMH, MME	Sales Ratio	43.37%
Min ECF	0.835	(Land Resid.-Est. Land Value)/Est. LV	65.37%
Max ECF	1.182	% Change	16.00%
Land Table LtoB	16.49%	Projected Land Table LtoB	19.12%
CVT LtoB	17.72%	Sales Sample Size	7.92%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$56,040	\$92,674	\$65,007
MINIMUM	\$28,020	\$46,337	\$32,503
MAXIMUM	\$420,290	\$695,038	\$487,536

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
IH-01-33-401-003		3/3/2022	\$435,000				5.00	\$14,188	-01-33-402-001, IH-01-33-428-0	V-1	100.00%
IH-01-33-228-043	406 NORTH ST	7/12/2022	\$169,200	\$92,471	\$98,622	\$21,893	1.15	\$85,758		V-1	23.68%
IH-01-34-178-035	114 PARK AVE	6/17/2022	\$325,000	\$244,525	\$109,437	\$28,962	1.13	\$96,847		V-1	11.84%
IH-01-34-451-003	720 E SHERMAN ST	5/25/2022	\$300,000	\$227,200	\$115,589	\$42,789	3.83	\$30,180		V-1	18.83%
IH-01-33-479-004	502 S SAGINAW ST	5/13/2022	\$310,000	\$253,351	\$80,774	\$24,125	1.03	\$78,421		V-1	9.52%
IH-01-34-128-005	416 THOMAS ST	8/31/2022	\$200,000	\$187,893	\$103,004	\$90,897	1.58	\$30,565	-01-34-128-004, IH-01-34-128-0	V-1	48.38%
IH-01-33-482-006	415 LEGRANDE ST	1/18/2022	\$327,500	\$355,555	\$103,139	\$131,194	3.60	\$21,213	2-005, IH-01-33-482-007, IH-01-	V-1	36.90%
IH-01-28-251-009	3365 GRANGE HALL RD	3/18/2021	\$240,000	\$262,588	\$17,104	\$39,692	2.64	\$6,479		V-1	15.12%

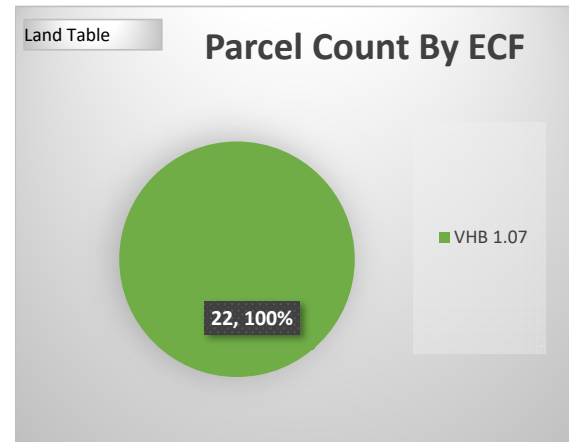
Township of Holly/Village

Land Table VHB

BSA DATABASE		SALES DATA	
Parcel Count	22	# of Sales	1
ECF Nbhd	VHB	Sales Ratio	45.80%
Min ECF	1.070	(Land Resid.-Est. Land Value)/Est. LV	44.85%
Max ECF	1.070	% Change	11.00%
Land Table LtoB	19.05%	Projected Land Table LtoB	21.14%
CVT LtoB	17.72%	Sales Sample Size	4.55%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$37,986	\$55,022	\$42,164
MINIMUM	\$37,986	\$55,022	\$42,164
MAXIMUM	\$37,986	\$55,022	\$42,164

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
IH-01-27-378-002	803 HOLLY BUSH DR	12/22/2021	\$203,000	\$185,964	\$55,022	\$37,986	0.28	\$200,080		VHB	20.43%

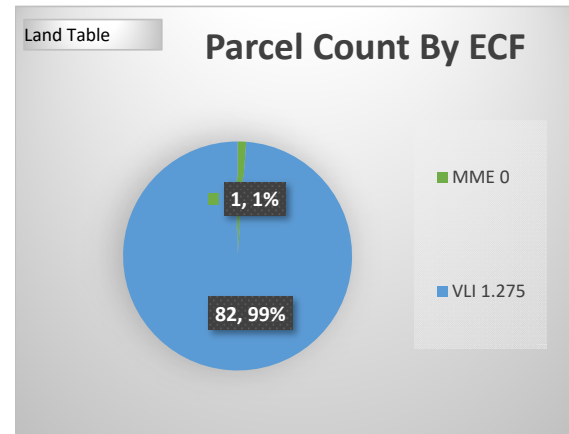
Township of Holly/Village

Land Table VLI

BSA DATABASE		SALES DATA	
Parcel Count	83	# of Sales	4
ECF Nbhd	VLI, MME	Sales Ratio	46.70%
Min ECF	1.275	(Land Resid.-Est. Land Value)/Est. LV	29.98%
Max ECF	1.275	% Change	15.00%
Land Table LtoB	25.19%	Projected Land Table LtoB	28.97%
CVT LtoB	17.72%	Sales Sample Size	4.82%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$142,074	\$184,674	\$163,386
MINIMUM	\$1	\$1	\$1
MAXIMUM	\$601,723	\$782,145	\$691,981

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
IH-01-34-176-016	107 CLARENCE ST	2/3/2022	\$300,000	\$219,398	\$108,847	\$28,245	0.24	\$463,179		VLI	12.87%
IH-01-28-476-008	708 HARTNER DR	3/11/2022	\$245,000	\$188,223	\$98,583	\$41,806	0.37	\$264,298		VLI	22.21%
IH-01-34-355-004	302 HADLEY ST	1/15/2021	\$170,000	\$163,847	\$66,418	\$60,265	0.53	\$125,792		VLI	36.78%
IH-01-34-358-008	701 S BROAD ST	6/24/2022	\$170,000	\$255,177	-\$20,874	\$64,303	0.39	-\$53,938		VLI	25.20%

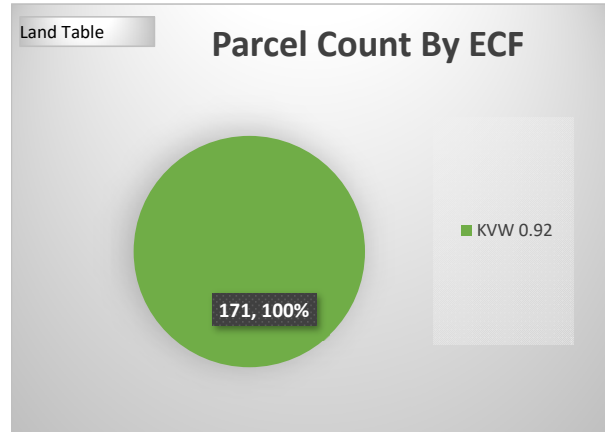
Township of Holly/Village

Land Table VMP

BSA DATABASE		SALES DATA	
Parcel Count	171	# of Sales	20
ECF Nbhd	KVW	Sales Ratio	45.18%
Min ECF	0.920	(Land Resid.-Est. Land Value)/Est. LV	69.74%
Max ECF	0.920	% Change	0.00%
Land Table LtoB	15.76%	Projected Land Table LtoB	15.76%
CVT LtoB	17.72%	Sales Sample Size	11.70%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$35,840	\$60,835	\$35,840
MINIMUM	\$35,840	\$60,835	\$35,840
MAXIMUM	\$35,840	\$60,835	\$35,840

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
IH-01-28-229-009	15044 BURROWS DR	9/1/2022	\$274,000	\$205,294	\$104,546	\$35,840	0.18	\$587,337		VMP	17.46%
IH-01-28-228-048	3379 HILLTOP DR	6/21/2022	\$311,000	\$249,677	\$97,163	\$35,840	0.20	\$490,722		VMP	14.35%
IH-01-28-229-006	3408 HILLTOP DR	11/12/2021	\$305,000	\$246,254	\$94,586	\$35,840	0.18	\$528,413		VMP	14.55%
IH-01-28-252-009	3394 VALLEY RISE DR	10/29/2021	\$242,000	\$202,524	\$75,316	\$35,840	0.19	\$396,400		VMP	17.70%
IH-01-28-229-034	3308 HILLTOP DR	10/18/2022	\$298,000	\$251,703	\$82,137	\$35,840	0.18	\$458,866		VMP	14.24%
IH-01-28-205-023	3254 VALLEY RISE DR	11/11/2022	\$252,000	\$223,384	\$66,248	\$37,632	0.26	\$250,939		VMP	16.85%
IH-01-28-205-025	3234 VALLEY RISE DR	10/7/2022	\$269,900	\$239,631	\$66,109	\$35,840	0.18	\$373,497		VMP	14.96%
IH-01-28-228-055	3309 HILLTOP DR	10/24/2022	\$250,000	\$222,328	\$63,512	\$35,840	0.19	\$332,524		VMP	16.12%
IH-01-28-228-033	3467 POND RIDGE DR	2/17/2022	\$290,000	\$261,404	\$68,020	\$39,424	0.36	\$186,868		VMP	15.08%
IH-01-28-205-005	15081 WESTERN VALLEY DR	5/6/2022	\$262,000	\$236,820	\$61,020	\$35,840	0.18	\$339,000		VMP	15.13%
IH-01-28-205-021	3274 VALLEY RISE DR	8/20/2021	\$245,000	\$221,687	\$60,945	\$37,632	0.23	\$270,867		VMP	16.98%
IH-01-28-229-029	3337 POND RIDGE DR	3/29/2022	\$296,000	\$271,975	\$59,865	\$35,840	0.18	\$340,142		VMP	13.18%
IH-01-28-229-023	3347 POND RIDGE DR	9/2/2022	\$240,000	\$221,495	\$54,345	\$35,840	0.18	\$308,778		VMP	16.18%
IH-01-28-279-037	3252 HERRINGTON DR	11/30/2021	\$260,000	\$241,098	\$54,742	\$35,840	0.18	\$311,034		VMP	14.87%
IH-01-28-205-018	3304 VALLEY RISE DR	10/20/2022	\$270,000	\$252,125	\$53,715	\$35,840	0.20	\$263,309		VMP	14.22%
IH-01-28-279-009	15177 SEELEY DR	2/8/2022	\$260,000	\$243,892	\$51,948	\$35,840	0.17	\$298,552		VMP	14.70%
IH-01-28-229-026	3307 POND RIDGE DR	4/19/2021	\$209,000	\$204,116	\$40,724	\$35,840	0.18	\$231,386		VMP	17.56%
IH-01-28-279-033	3292 HERRINGTON DR	10/5/2021	\$239,900	\$239,920	\$35,820	\$35,840	0.18	\$203,523		VMP	14.94%
IH-01-28-279-019	3432 HERRINGTON DR	3/15/2021	\$236,000	\$248,997	\$24,635	\$37,632	0.25	\$98,147		VMP	15.11%
IH-01-28-228-047	3389 HILLTOP DR	4/27/2021	\$245,000	\$264,326	\$16,514	\$35,840	0.19	\$85,565		VMP	13.56%

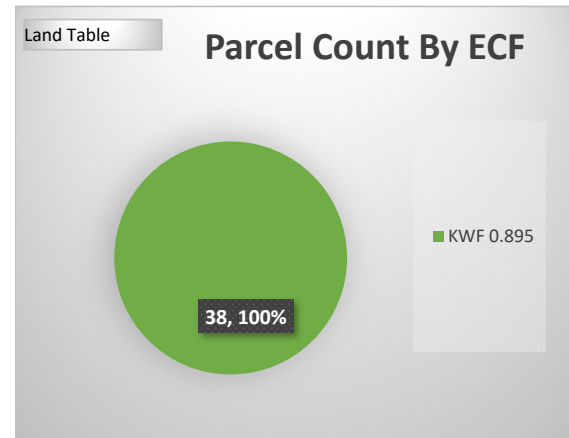
Township of Holly/Village

Land Table WDG

BSA DATABASE		SALES DATA	
Parcel Count	38	# of Sales	0
ECF Nbhd	KWF	Sales Ratio	#DIV/0!
Min ECF	0.895	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.895	% Change	22.50%
Land Table LtoB	9.47%	Projected Land Table LtoB	11.60%
CVT LtoB	17.72%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$24,617	#DIV/0!	\$30,156
MINIMUM	\$24,617	#DIV/0!	\$30,156
MAXIMUM	\$24,617	#DIV/0!	\$30,156

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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