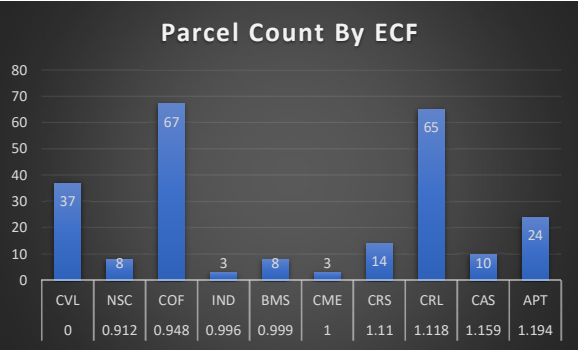


**TOWNSHIP OF MILFORD / VLG OF MILFORD**

**LAND FOR 2024: COM LAND**

BSA DATABASE		SALES DATA	
Parcel Count	239	# of Sales	12
ECF Nbhd	COF, CVL, APT, BMS, CRL, CRS, IND, NSC, CME, CAS	Sales Ratio	47.48%
Min ECF	0.912	(Land Resid.-Est. Land Value)/Est. LV	19.84%
Max ECF	1.194	% Change	5.00%
Land Table LtoB	26.19%	Projected Land Table LtoB	27.50%
CVT LtoB	19.48%	Sale Sample Size	5.02%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$9.68	\$11.60	\$10.16
MEDIAN	\$6.40	\$7.67	\$6.72
MINIMUM	\$0.07	\$0.08	\$0.07
MAXIMUM	\$30.88	\$37.01	\$32.42

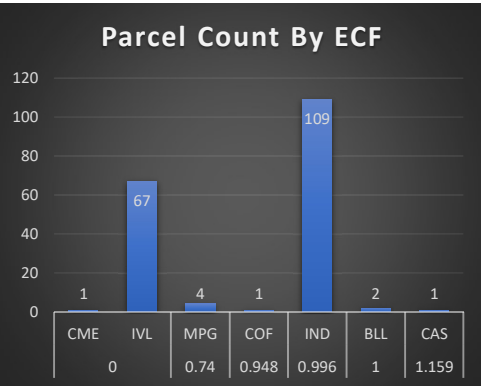
SITE VAL	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$83,148	\$99,648	\$87,306
MEDIAN	\$73,327	\$87,877	\$76,993
MINIMUM	\$61,980	\$74,279	\$65,079
MAXIMUM	\$123,960	\$148,558	\$130,158

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
LM	LM-16-10-201-010	653 HIGHLAND AVE	11/23/2021	\$283,000	\$169,533	\$187,955	\$74,488	0.45	\$417,678	\$9.59		COM	43.94%
LM	LM-16-11-110-006	545 N MAIN ST # 302	9/30/2021	\$300,000	\$220,888	\$141,446	\$62,334	0.024	\$5,893,583	\$135.30		COM	28.22%
LM	LM-16-11-104-019	129 E COMMERCE ST	10/20/2021	\$434,000	\$320,155	\$168,109	\$53,825	0.065	\$2,586,292	\$59.37		COM	16.81%
LM	LM-16-11-107-023	435 UNION ST	2/3/2020	\$320,000	\$248,183	\$129,220	\$57,403	0.044	\$2,936,818	\$67.42		COM	23.13%
LM	LM-16-10-428-006	234 CLINTON ST	5/27/2021	\$480,000	\$390,421	\$224,267	\$134,688	0.2	\$1,121,335	\$25.74		COM	34.50%
LM	LM-16-03-476-012	240 W SUMMIT ST	5/13/2021	\$1,433,000	\$1,298,682	\$786,765	\$555,978	6.99	\$112,556	\$2.58	LM-16-03-476-015	COM	42.81%
LM	LM-16-11-104-021	101 E COMMERCE ST	9/10/2021	\$1,375,000	\$1,353,458	\$543,742	\$506,812	0.68	\$799,621	\$18.36		COM	37.45%
LM	LM-16-10-229-016	560 N MILFORD RD	5/7/2021	\$1,000,000	\$1,077,398	\$214,334	\$289,826	0.35	\$612,383	\$14.06		COM	26.90%
LM	LM-16-11-152-006	209 E LIBERTY ST	6/22/2021	\$250,000	\$281,382	\$62,249	\$91,128	0.2	\$311,245	\$7.15		COM	32.39%
LM	LM-16-11-108-004	216 E COMMERCE ST	5/3/2021	\$275,000	\$313,905	\$53,364	\$91,128	0.2	\$266,820	\$6.13		COM	29.03%
LM	LM-16-11-204-012	1400 E COMMERCE ST	4/7/2022	\$425,000	\$500,028	\$281,917	\$349,961	1.3	\$216,859	\$4.98	LM-16-11-204-013	COM	69.99%
L	L-16-03-205-001	1550 N MILFORD RD	12/15/2021	\$149,575	\$212,100	\$4,514	\$67,039	0.27	\$16,719	\$0.38		COM	31.61%

**TOWNSHIP OF MILFORD / VLG OF MILFORD**

**LAND FOR 2024: IND LAND**

BSA DATABASE		SALES DATA	
Parcel Count	185	# of Sales	17
ECF Nbhd	IND, IVL, MPG, BLL, COF, CAS, CME	Sales Ratio	47.79%
Min ECF	0.740	(Land Resid.-Est. Land Value)/Est. LV	27.51%
Max ECF	1.159	% Change	5.00%
Land Table LtoB	13.00%	Projected Land Table LtoB	13.65%
CVT LtoB	19.48%	Sale Sample Size	9.19%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$1.77	\$2.26	\$1.86
MEDIAN	\$0.85	\$1.08	\$0.90
MINIMUM	\$0.08	\$0.10	\$0.08
MAXIMUM	\$7.81	\$9.96	\$8.20

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
L	L -16-25-201-003	3427 CHILDS LAKE RD	5/14/2021	\$850,000	\$504,841	\$787,903	\$442,744	36.3	\$21,705	\$0.50		IND	87.70%
L	L -16-25-100-063	3144 YEW	3/17/2020	\$434,600	\$267,187	\$292,104	\$122,025	2.57	\$113,659	\$2.61		IND	45.67%
L	L -16-35-451-026	4999 MCCARTHY DR	8/20/2021	\$1,374,200	\$852,600	\$703,340	\$152,774	2.74	\$256,693	\$5.89		IND	17.92%
L	L -16-35-351-026	54380 PONTIAC TRL	12/16/2022	\$1,500,000	\$1,011,994	\$669,010	\$142,006	2	\$334,505	\$7.68		IND	14.03%
L	L -16-36-351-027	4910 MOVITER DR	7/25/2022	\$450,000	\$323,503	\$325,653	\$199,156	5.08	\$64,105	\$1.47		IND	61.56%
L	L -16-25-401-015	3823 CHILDS LAKE RD	10/1/2021	\$825,000	\$729,600	\$181,394	\$74,488	1.9	\$95,471	\$2.19		IND	10.21%
L	L -16-25-401-029	2739 E MAPLE RD	1/6/2021	\$425,000	\$445,122	\$173,606	\$180,935	5.69	\$30,511	\$0.70		IND	40.65%
L	L -16-35-451-024	4998 MCCARTHY DR	7/12/2021	\$1,800,000	\$1,938,549	\$32,189	\$152,412	3.21	\$10,028	\$0.23		IND	7.86%
L	L -16-22-300-040	1235 HOLDEN AVE	6/29/2021	\$3,875,000	\$4,425,403	\$122,327	\$583,412	11.47	\$10,665	\$0.24	L -16-22-300-002, L -16-22-300-003	IND	13.18%
E	E -17-24-228-001	3170 OAKLEY PARK RD	11/5/2020	\$640,000	\$667,367	\$222,661	\$234,667	0.91	\$244,682	\$5.62	E -17-24-228-002	IND	35.16%
E	E -17-24-127-002	3160 DALLAVO CT	12/31/2020	\$4,450,000	\$4,633,404	\$1,067,347	\$1,214,732	12.02	\$88,798	\$2.04		IND	26.22%
K	K -21-03-401-008	30029 RESEARCH DR	4/24/2020	\$1,050,000	\$1,092,188	\$133,978	\$140,416	1.05	\$127,598	\$2.93		K IND	12.86%
E	E -17-13-400-014	4272 HAGGERTY RD	12/9/2020	\$700,000	\$683,243	\$317,321	\$300,564	1.5	\$211,547	\$4.86		IND	43.99%
E	E -17-27-351-012	1145 RIG ST	6/29/2020	\$325,000	\$316,735	\$148,911	\$130,471	0.78	\$190,912	\$4.38		IND	41.19%
96	96-22-08-427-021	28525 BECK RD STE 121	9/23/2022	\$215,000	\$206,097	\$45,091	\$36,188	0.046	\$980,239	\$22.50		IND	17.56%

**TOWNSHIP OF MILFORD / VLG OF MILFORD**

**LAND FOR 2024: IND LAND**

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
E	E -17-25-226-031	3181 WALNUT LAKE RD	4/7/2022	\$940,000	\$888,625	\$362,271	\$296,069	1.77	\$204,673	\$4.70		IND	33.32%
K	K -21-03-401-007	30031 RESEARCH DR	1/14/2020	\$860,000	\$812,810	\$194,781	\$129,717	0.97	\$200,805	\$4.61		K IND	15.96%

# TOWNSHIP OF MILFORD / VLG OF MILFORD

## LAND FOR 2024: AREA LAND SALES

### COLOR CODING KEY

VACANT LAND SALE

DEMO AFTER SALE OR

VACANT SALE -> NEW BUILDING

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
L	L -16-25-201-016		4/22/2022	\$435,000	\$201,047	\$435,000	\$201,047	9.82	\$44,297	\$1.02		IND	100.00%
L	L -16-35-451-025		9/30/2021	\$440,000	\$142,746	\$440,000	\$142,746	2.26	\$194,690	\$4.47		IND	100.00%
L	L -16-36-351-026		8/4/2021	\$770,000	\$180,338	\$770,000	\$180,338	4.60	\$167,391	\$3.84		IND	100.00%
LM	LM-16-10-228-007	505 N MAIN ST	3/12/2021	\$750,000	\$399,195	\$750,000	\$387,562	0.52	\$1,442,308	\$33.11		COM	97.09%
LM	LM-16-10-254-021	200 PETERS	5/20/2020	\$380,000	\$366,893	\$380,000	\$366,893	5.89	\$64,516	\$1.48		COM	100.00%
LM	LM-16-11-155-005	120 E LIBERTY ST	1/4/2021	\$430,000	\$234,554	\$430,000	\$229,556	0.31	\$1,396,104	\$32.05		COM	97.87%