

Township of Milford/Village of Milford

Land Table FRM

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	0
ECF Nbhd	FRM	Sales Ratio	#DIV/0!
Min ECF	1.075	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.075	% Change	9.00%
Land Table LtoB	59.03%	Projected Land Table LtoB	64.34%
CVT LtoB	20.54%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$156,385	#DIV/0!	\$170,460
MINIMUM	\$59,486	#DIV/0!	\$64,840
MAXIMUM	\$1,359,323	#DIV/0!	\$1,481,662

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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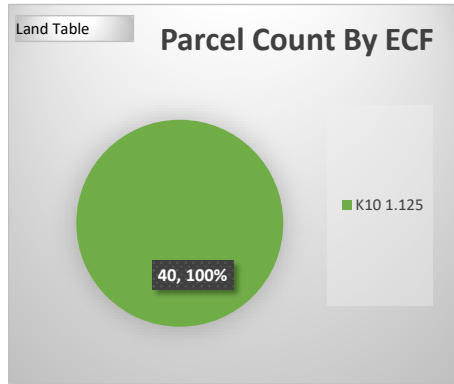
Township of Milford/Village of Milford

Land Table K10

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	5
ECF Nbhd	K10	Sales Ratio	41.29%
Min ECF	1.125	(Land Resid.-Est. Land Value)/Est. LV	82.39%
Max ECF	1.125	% Change	20.00%
Land Table LtoB	26.88%	Projected Land Table LtoB	32.26%
CVT LtoB	20.54%	Sales Sample Size	12.50%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$26,250	\$47,878	\$31,500
MINIMUM	\$26,250	\$47,878	\$31,500
MAXIMUM	\$26,250	\$47,878	\$31,500

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
LM-16-02-357-005	846 N MAIN ST	7/21/2022	\$142,000	\$115,195	\$53,055	\$26,250	1.00	\$53,055		K10	22.79%
LM-16-02-357-009	892 N MAIN ST	2/14/2022	\$135,000	\$115,195	\$46,055	\$26,250	1.00	\$46,055		K10	22.79%
LM-16-02-357-013	904 N MAIN ST	8/30/2022	\$106,750	\$103,573	\$29,427	\$26,250	1.00	\$29,427		K10	25.34%
LM-16-02-357-020	870 N MAIN ST	3/12/2021	\$126,900	\$102,959	\$50,191	\$26,250	1.00	\$50,191		K10	25.50%
LM-16-02-357-040	851 UNION ST	5/17/2021	\$110,000	\$75,589	\$60,661	\$26,250	1.00	\$60,661		K10	34.73%

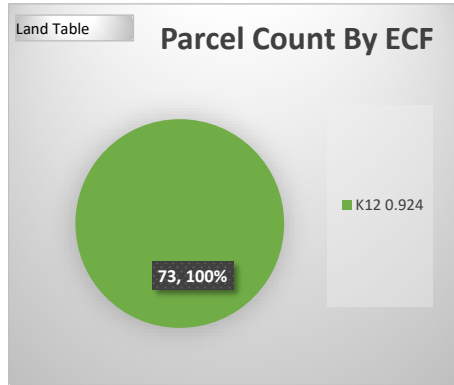
Township of Milford/Village of Milford

Land Table K12

BSA DATABASE		SALES DATA	
Parcel Count	73	# of Sales	4
ECF Nbhd	K12	Sales Ratio	46.05%
Min ECF	0.924	(Land Resid.-Est. Land Value)/Est. LV	43.34%
Max ECF	0.924	% Change	5.00%
Land Table LtoB	18.69%	Projected Land Table LtoB	19.63%
CVT LtoB	20.54%	Sales Sample Size	5.48%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$61,467	\$88,105	\$64,540
MINIMUM	\$28,369	\$40,663	\$29,787
MAXIMUM	\$81,325	\$116,569	\$85,391

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
LM-16-02-356-006	325 E SUMMIT ST	9/13/2021	\$400,000	\$368,270	\$101,330	\$69,600	1.00	\$101,330		K12	18.90%
LM-16-02-356-009	355 E SUMMIT ST	11/17/2021	\$300,700	\$305,303	\$64,997	\$69,600	1.00	\$64,997		K12	22.80%
LM-16-11-129-010	559 FLORENCE CT	8/25/2022	\$475,000	\$466,099	\$78,501	\$69,600	1.00	\$78,501		K12	14.93%
LM-16-11-309-016	520 E HURON ST	3/2/2022	\$550,000	\$449,721	\$206,002	\$105,723	1.00	\$206,002		K12	23.51%

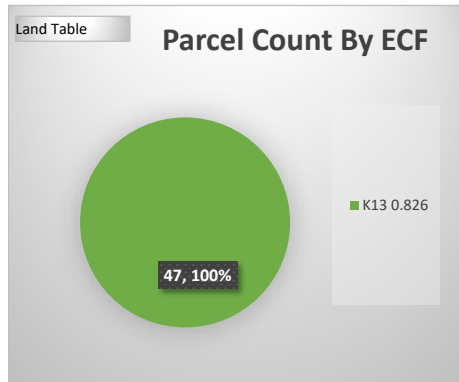
Township of Milford/Village of Milford

Land Table K13

BSA DATABASE		SALES DATA	
Parcel Count	47	# of Sales	2
ECF Nbhd	K13	Sales Ratio	46.11%
Min ECF	0.826	(Land Resid.-Est. Land Value)/Est. LV	52.07%
Max ECF	0.826	% Change	0.00%
Land Table LtoB	17.09%	Projected Land Table LtoB	17.09%
CVT LtoB	20.54%	Sales Sample Size	4.26%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$62,537	\$95,099	\$62,537
MINIMUM	\$52,596	\$79,982	\$52,596
MAXIMUM	\$71,574	\$108,842	\$71,574

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
LM-16-10-102-003	868 KNOLLS LANDING DR	7/22/2022	\$400,000	\$347,304	\$110,352	\$57,656	1.00	\$110,352		K13	16.60%
LM-16-10-102-019	593 TELYA RDG	12/17/2021	\$405,000	\$395,113	\$72,424	\$62,537	1.00	\$72,424		K13	15.83%

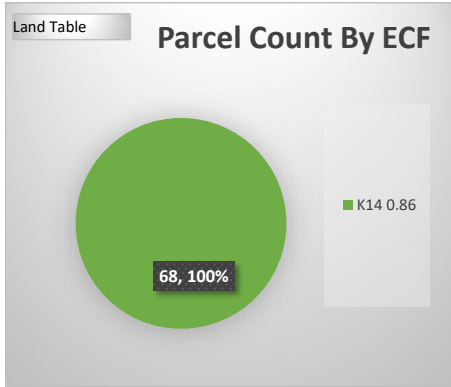
Township of Milford/Village of Milford

Land Table K14

BSA DATABASE		SALES DATA	
Parcel Count	68	# of Sales	16
ECF Nbhd	K14	Sales Ratio	48.26%
Min ECF	0.860	(Land Resid.-Est. Land Value)/Est. LV	20.28%
Max ECF	0.860	% Change	0.00%
Land Table LtoB	19.12%	Projected Land Table LtoB	19.12%
CVT LtoB	20.54%	Sales Sample Size	23.53%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$45,254	\$54,430	\$45,254
MINIMUM	\$42,425	\$51,028	\$42,425
MAXIMUM	\$155,558	\$187,102	\$155,558

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
LM-16-03-479-001	464 VILLAGE LN	2/28/2022	\$250,000	\$225,692	\$66,733	\$42,425	1.00	\$66,733		K14	18.80%
LM-16-03-479-004	470 VILLAGE LN	11/19/2021	\$220,000	\$211,406	\$51,019	\$42,425	1.00	\$51,019		K14	20.07%
LM-16-03-479-007	476 VILLAGE LN	6/8/2021	\$220,000	\$223,216	\$39,209	\$42,425	1.00	\$39,209		K14	19.01%
LM-16-03-479-011	484 VILLAGE LN	8/6/2021	\$190,000	\$211,406	\$21,019	\$42,425	1.00	\$21,019		K14	20.07%
LM-16-03-479-012	486 VILLAGE LN	9/23/2021	\$230,000	\$222,789	\$49,636	\$42,425	1.00	\$49,636		K14	19.04%
LM-16-03-479-013	488 VILLAGE LN	2/24/2021	\$195,000	\$211,103	\$26,322	\$42,425	1.00	\$26,322		K14	20.10%
LM-16-03-479-052	629 VILLAGE LN	12/29/2022	\$250,000	\$225,997	\$68,125	\$44,122	1.00	\$68,125		K14	19.52%
LM-16-03-479-055	623 VILLAGE LN	4/2/2021	\$215,000	\$230,007	\$29,115	\$44,122	1.00	\$29,115		K14	19.18%
LM-16-03-479-058	617 VILLAGE LN	1/24/2022	\$228,000	\$214,995	\$57,127	\$44,122	1.00	\$57,127		K14	20.52%
LM-16-03-479-064	605 VILLAGE LN	8/18/2021	\$200,000	\$226,165	\$17,957	\$44,122	1.00	\$17,957		K14	19.51%
LM-16-03-479-066	601 VILLAGE LN	4/19/2022	\$235,000	\$230,007	\$49,115	\$44,122	1.00	\$49,115		K14	19.18%
LM-16-03-479-068	646 VILLAGE LN	9/12/2022	\$220,000	\$225,474	\$40,911	\$46,385	1.00	\$40,911		K14	20.57%
LM-16-03-479-099	589 VILLAGE LN	9/10/2021	\$359,000	\$332,987	\$68,438	\$42,425	1.00	\$68,438		K14	12.74%
LM-16-03-479-100	587 VILLAGE LN	10/15/2021	\$349,000	\$330,817	\$60,608	\$42,425	1.00	\$60,608		K14	12.82%
LM-16-03-479-101	585 VILLAGE LN	8/5/2022	\$325,000	\$285,378	\$82,047	\$42,425	1.00	\$82,047		K14	14.87%
LM-16-03-479-103	581 VILLAGE LN	5/13/2022	\$349,000	\$287,389	\$104,036	\$42,425	1.00	\$104,036		K14	14.76%

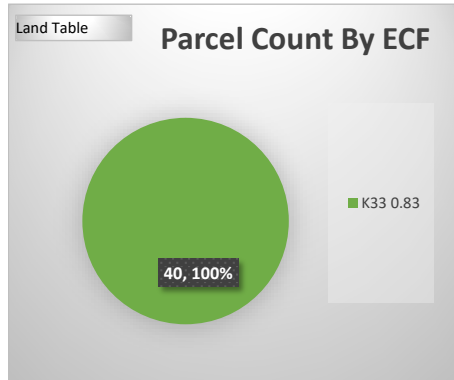
Township of Milford/Village of Milford

Land Table K33

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	1
ECF Nbhd	K33	Sales Ratio	38.35%
Min ECF	0.830	(Land Resid.-Est. Land Value)/Est. LV	196.70%
Max ECF	0.830	% Change	40.00%
Land Table LtoB	14.29%	Projected Land Table LtoB	20.01%
CVT LtoB	20.54%	Sales Sample Size	2.50%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$23,100	\$68,538	\$32,340
MINIMUM	\$23,100	\$68,538	\$32,340
MAXIMUM	\$23,100	\$68,538	\$32,340

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
L-16-03-408-003	582 NAPA VALLEY DR	6/1/2022	\$195,000	\$149,562	\$68,538	\$23,100	1.00	\$68,538		K33	15.45%

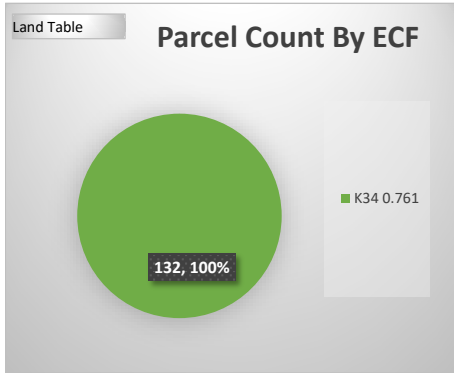
Township of Milford/Village of Milford

Land Table K34

BSA DATABASE		SALES DATA	
Parcel Count	132	# of Sales	22
ECF Nbhd	K34	Sales Ratio	45.54%
Min ECF	0.761	(Land Resid.-Est. Land Value)/Est. LV	60.35%
Max ECF	0.761	% Change	0.00%
Land Table LtoB	16.79%	Projected Land Table LtoB	16.79%
CVT LtoB	20.54%	Sales Sample Size	16.67%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$72,464	\$116,196	\$72,464
MINIMUM	\$67,023	\$107,472	\$67,023
MAXIMUM	\$79,797	\$127,955	\$79,797

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
L -16-03-202-008	584 OLIVIA DR	1/8/2021	\$480,954	\$506,303	\$48,613	\$73,962	1.36	\$35,745		K34	14.61%
L -16-03-406-005	555 NAPA VALLEY DR	11/10/2021	\$450,000	\$383,543	\$133,480	\$67,023	0.23	\$580,348		K34	17.47%
L -16-03-406-007	543 NAPA VALLEY DR	5/4/2021	\$375,000	\$382,690	\$59,333	\$67,023	0.22	\$269,695		K34	17.51%
L -16-03-406-008	535 NAPA VALLEY DR	11/1/2022	\$440,000	\$438,854	\$68,169	\$67,023	0.22	\$309,859		K34	15.27%
L -16-03-406-024	278 NAPA VALLEY DR	5/20/2022	\$480,000	\$437,943	\$109,080	\$67,023	0.27	\$404,000		K34	15.30%
L -16-03-406-028	1310 YELLOWSTONE VALLEY DR	3/4/2022	\$475,000	\$406,866	\$135,157	\$67,023	0.22	\$614,350		K34	16.47%
L -16-03-406-029	1306 YELLOWSTONE VALLEY DR	5/6/2021	\$415,000	\$370,328	\$111,695	\$67,023	0.22	\$507,705		K34	18.10%
L -16-03-406-032	1294 YELLOWSTONE VALLEY DR	10/25/2021	\$440,000	\$438,089	\$68,934	\$67,023	0.22	\$313,336		K34	15.30%
L -16-03-406-037	1277 YELLOWSTONE VALLEY DR	8/1/2022	\$495,000	\$436,698	\$125,325	\$67,023	0.22	\$569,659		K34	15.35%
L -16-03-406-056	1308 YOSEMITE VALLEY DR	11/30/2021	\$445,000	\$422,722	\$89,301	\$67,023	0.22	\$405,914		K34	15.86%
L -16-03-406-060	572 NAPA VALLEY DR	4/20/2022	\$530,000	\$467,323	\$129,700	\$67,023	0.21	\$617,619		K34	14.34%
L -16-03-406-066	1327 YOSEMITE VALLEY DR	3/24/2022	\$479,000	\$450,013	\$96,010	\$67,023	0.22	\$436,409		K34	14.89%
L -16-03-406-067	1323 YOSEMITE VALLEY DR	4/15/2021	\$436,100	\$407,442	\$95,681	\$67,023	0.22	\$434,914		K34	16.45%
L -16-03-406-068	1319 YOSEMITE VALLEY DR	4/25/2022	\$455,000	\$379,806	\$142,217	\$67,023	0.22	\$646,441		K34	17.65%
L -16-03-406-077	1283 YOSEMITE VALLEY DR	11/22/2021	\$450,000	\$411,149	\$105,874	\$67,023	0.23	\$460,322		K34	16.30%
L -16-03-406-080	1271 YOSEMITE VALLEY DR	9/30/2022	\$525,000	\$489,846	\$102,177	\$67,023	0.27	\$378,433		K34	13.68%
L -16-03-406-083	1259 YOSEMITE VALLEY DR	5/27/2022	\$510,000	\$436,790	\$140,233	\$67,023	0.30	\$467,443		K34	15.34%
L -16-03-409-007	636 DENALI VALLEY DR	12/12/2022	\$420,000	\$332,743	\$154,280	\$67,023	0.11	\$1,402,545		K34	20.14%
L -16-03-409-008	644 DENALI VALLEY DR	6/2/2022	\$369,000	\$298,191	\$137,832	\$67,023	0.11	\$1,253,018		K34	22.48%
L -16-03-202-006	600 OLIVIA DR	7/20/2022	\$60,000				1.22	\$49,180		K34	100.00%
L -16-03-202-015		4/27/2021	\$60,000				0.37	\$162,162		K34	100.00%
L -16-03-202-007	590 OLIVIA DR	4/7/2022	\$60,000				1.16	-\$54,975		K34	37.40%

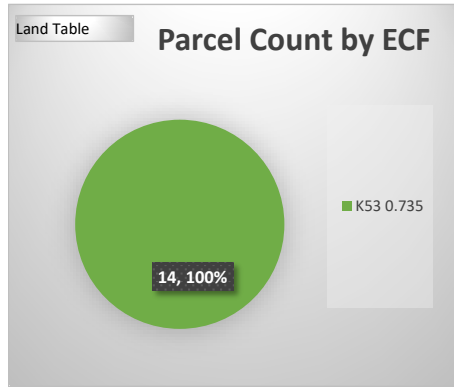
Township of Milford/Village of Milford

Land Table K53

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	5
ECF Nbhd	K53	Sales Ratio	51.30%
Min ECF	0.735	(Land Resid.-Est. Land Value)/Est. LV	-18.12%
Max ECF	0.735	% Change	0.00%
Land Table LtoB	13.79%	Projected Land Table LtoB	13.79%
CVT LtoB	20.54%	Sales Sample Size	35.71%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$83,449	\$68,328	\$83,449
MINIMUM	\$66,290	\$54,278	\$66,290
MAXIMUM	\$101,822	\$83,372	\$101,822

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
L -16-22-351-001	1289 HUNTER CT	12/6/2021	\$670,000	\$671,557	\$76,235	\$77,792	5.77	\$13,212		K53	11.58%
L -16-22-351-004	1195 HUNTER CT	5/6/2021	\$549,000	\$548,567	\$82,246	\$81,813	2.10	\$39,165		K53	14.91%
L -16-22-351-008	1200 HUNTER CT	10/4/2022	\$600,000	\$530,213	\$151,600	\$81,813	2.00	\$75,800		K53	15.43%
L -16-22-351-013	1072 HUNTER CT	10/1/2021	\$580,000	\$710,859	-\$29,037	\$101,822	5.80	-\$5,006		K53	14.32%
L -16-22-351-002		8/4/2022	\$173,000				5.42	\$31,919		K53	100.00%

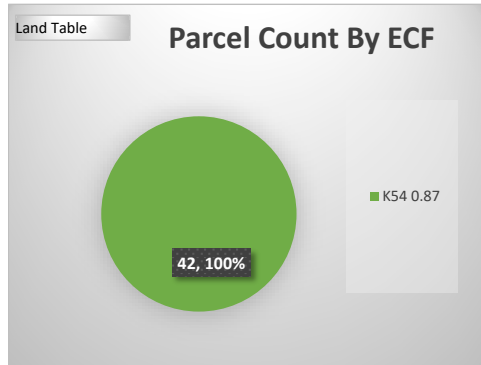
Township of Milford/Village of Milford

Land Table K54

BSA DATABASE		SALES DATA	
Parcel Count	42	# of Sales	6
ECF Nbhd	K54	Sales Ratio	45.73%
Min ECF	0.870	(Land Resid.-Est. Land Value)/Est. LV	65.01%
Max ECF	0.870	% Change	0.00%
Land Table LtoB	14.12%	Projected Land Table LtoB	14.12%
CVT LtoB	20.54%	Sales Sample Size	14.29%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$85,659	\$141,346	\$85,659
MINIMUM	\$70,890	\$116,976	\$70,890
MAXIMUM	\$100,428	\$165,716	\$100,428

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
L -16-03-151-002	1847 HIDDEN VALLEY DR	8/27/2021	\$725,000	\$713,635	\$99,978	\$88,613	1.51	\$66,211		K54	12.42%
L -16-03-151-008	1736 HILLTOP DR	8/20/2021	\$525,000	\$462,167	\$133,723	\$70,890	1.00	\$133,723		K54	15.34%
L -16-03-151-012	1763 HILLTOP DR	10/21/2022	\$735,000	\$710,606	\$118,914	\$94,520	1.64	\$72,509		K54	13.30%
L -16-03-151-014	1717 HILLTOP DR	8/29/2022	\$590,000	\$534,481	\$144,132	\$88,613	1.47	\$98,049		K54	16.58%
L -16-03-151-023	1786 HIDDEN VALLEY DR	11/1/2021	\$725,000	\$598,512	\$215,101	\$88,613	1.43	\$150,420		K54	14.81%
L -16-03-151-030	1601 HIDDEN VALLEY DR	12/21/2022	\$704,000	\$642,796	\$155,724	\$94,520	1.89	\$82,394		K54	14.70%

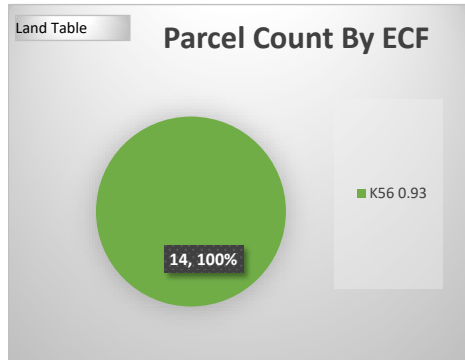
Township of Milford/Village of Milford

Land Table K56

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	2
ECF Nbhd	K56	Sales Ratio	44.59%
Min ECF	0.930	(Land Resid.-Est. Land Value)/Est. LV	76.63%
Max ECF	0.930	% Change	20.00%
Land Table LtoB	11.27%	Projected Land Table LtoB	13.53%
CVT LtoB	20.54%	Sales Sample Size	14.29%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$76,600	\$135,299	\$91,920
MINIMUM	\$76,600	\$135,299	\$91,920
MAXIMUM	\$76,600	\$135,299	\$91,920

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
L -16-34-100-037	4303 MILFORD PONDS LN S	4/15/2022	\$630,000	\$545,197	\$161,403	\$76,600	5.16	\$31,280		K56	14.05%
L -16-34-100-042	1138 W MOORE RD	6/9/2022	\$725,000	\$663,055	\$176,845	\$114,900	3.59	\$24,699	L -16-34-100-041	K56	17.33%

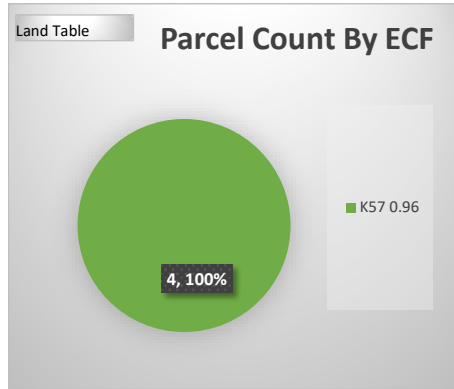
Township of Milford/Village of Milford

Land Table K57

BSA DATABASE		SALES DATA	
Parcel Count	4	# of Sales	0
ECF Nbhd	K57	Sales Ratio	#DIV/0!
Min ECF	0.960	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.960	% Change	10.00%
Land Table LtoB	10.48%	Projected Land Table LtoB	11.53%
CVT LtoB	20.54%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$64,196	#DIV/0!	\$70,616
MINIMUM	\$64,196	#DIV/0!	\$70,616
MAXIMUM	\$64,196	#DIV/0!	\$70,616

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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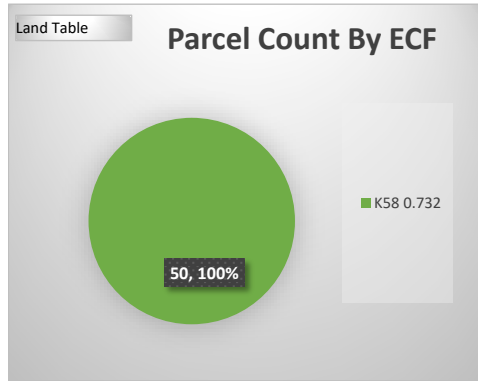
Township of Milford/Village of Milford

Land Table K58

BSA DATABASE		SALES DATA	
Parcel Count	50	# of Sales	7
ECF Nbhd	K58	Sales Ratio	46.40%
Min ECF	0.732	(Land Resid.-Est. Land Value)/Est. LV	61.52%
Max ECF	0.732	% Change	0.00%
Land Table LtoB	12.17%	Projected Land Table LtoB	12.17%
CVT LtoB	20.54%	Sales Sample Size	14.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$91,455	\$147,719	\$91,455
MINIMUM	\$63,296	\$102,237	\$63,296
MAXIMUM	\$136,352	\$220,237	\$136,352

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
L-16-15-103-011	955 HILL HOLLOW LN	10/15/2021	\$655,000	\$723,684	\$19,724	\$88,408	1.00	\$19,724		K58	12.22%
L-16-15-103-012	965 HILL HOLLOW LN	4/21/2022	\$758,000	\$801,633	\$44,775	\$88,408	1.00	\$44,775		K58	11.03%
L-16-15-103-017	960 HILL HOLLOW LN	9/2/2021	\$845,000	\$797,467	\$142,035	\$94,502	1.00	\$142,035		K58	11.85%
L-16-15-103-021	973 HILL HOLLOW CT	9/22/2022	\$990,000	\$691,221	\$393,281	\$94,502	1.00	\$393,281		K58	13.67%
L-16-15-103-036	1335 FOREST RIDGE DR	5/26/2021	\$690,000	\$640,799	\$143,703	\$94,502	1.00	\$143,703		K58	14.75%
L-16-15-103-019	953 HILL HOLLOW CT	7/22/2022	\$125,000				1.00	\$125,000		K58	62.21%
LM-16-15-101-030	910 HILL HOLLOW LN	12/30/2021	\$110,000				0.63	-\$153,219		K58	31.39%

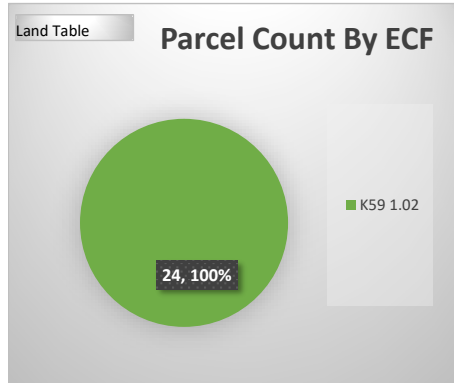
Township of Milford/Village of Milford

Land Table K59

BSA DATABASE		SALES DATA	
Parcel Count	24	# of Sales	2
ECF Nbhd	K59	Sales Ratio	42.85%
Min ECF	1.020	(Land Resid.-Est. Land Value)/Est. LV	159.42%
Max ECF	1.020	% Change	30.00%
Land Table LtoB	8.48%	Projected Land Table LtoB	11.02%
CVT LtoB	20.54%	Sales Sample Size	8.33%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$79,566	\$206,410	\$103,435
MINIMUM	\$72,419	\$187,870	\$94,145
MAXIMUM	\$86,625	\$224,724	\$112,613

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
L -16-28-200-023	1635 BALSAM WAY	11/4/2022	\$830,000	\$678,402	\$224,017	\$72,419	0.90	\$248,908		K59	10.67%
L -16-28-200-032	1580 BALSAM WAY	8/10/2022	\$890,000	\$795,504	\$176,444	\$81,948	1.62	\$108,916		K59	10.30%

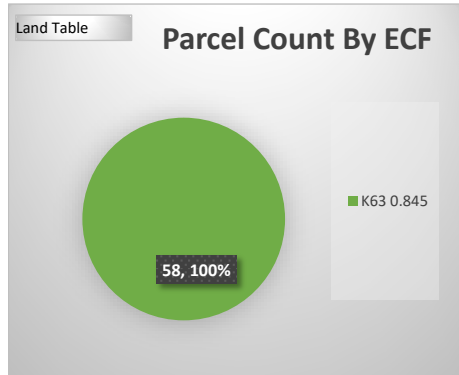
Township of Milford/Village of Milford

Land Table K63

BSA DATABASE		SALES DATA	
Parcel Count	58	# of Sales	5
ECF Nbhd	K63	Sales Ratio	44.55%
Min ECF	0.845	(Land Resid.-Est. Land Value)/Est. LV	74.63%
Max ECF	0.845	% Change	0.00%
Land Table LtoB	15.70%	Projected Land Table LtoB	15.70%
CVT LtoB	20.54%	Sales Sample Size	8.62%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$60,354	\$105,397	\$60,354
MINIMUM	\$54,772	\$95,649	\$54,772
MAXIMUM	\$69,439	\$121,262	\$69,439

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
L-16-21-477-001	2375 BRIDLE TRL	6/10/2022	\$392,000	\$320,324	\$132,030	\$60,354	1.00	\$132,030		K63	18.84%
L-16-21-478-007	1392 HORSESHOE CIR	9/8/2021	\$415,000	\$387,599	\$87,755	\$60,354	1.00	\$87,755		K63	15.57%
L-16-21-479-021	1363 HORSESHOE CIR	3/26/2021	\$391,000	\$372,628	\$73,144	\$54,772	1.00	\$73,144		K63	14.70%
L-16-21-479-024	1339 HORSESHOE CIR	4/19/2022	\$430,000	\$343,219	\$141,553	\$54,772	1.00	\$141,553		K63	15.96%
L-16-21-479-029	2315 CARRIAGE WAY	9/28/2022	\$325,000	\$316,513	\$63,259	\$54,772	1.00	\$63,259		K63	17.30%

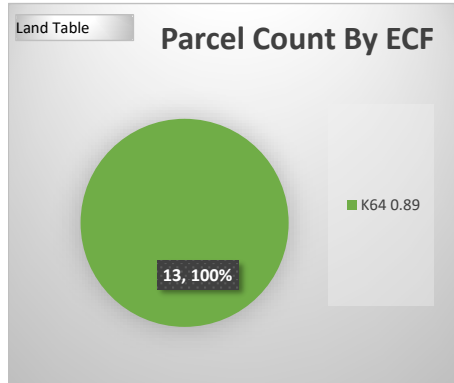
Township of Milford/Village of Milford

Land Table K64

BSA DATABASE		SALES DATA	
Parcel Count	13	# of Sales	1
ECF Nbhd	K64	Sales Ratio	45.06%
Min ECF	0.890	(Land Resid.-Est. Land Value)/Est. LV	59.95%
Max ECF	0.890	% Change	10.00%
Land Table LtoB	19.34%	Projected Land Table LtoB	21.28%
CVT LtoB	20.54%	Sales Sample Size	7.69%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$78,958	\$126,293	\$86,854
MINIMUM	\$78,958	\$126,293	\$86,854
MAXIMUM	\$78,958	\$126,293	\$86,854

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
L-16-25-100-017	2921 OLD PLANK RD	7/19/2021	\$479,000	\$431,665	\$126,293	\$78,958	1.00	\$126,293		K64	18.29%

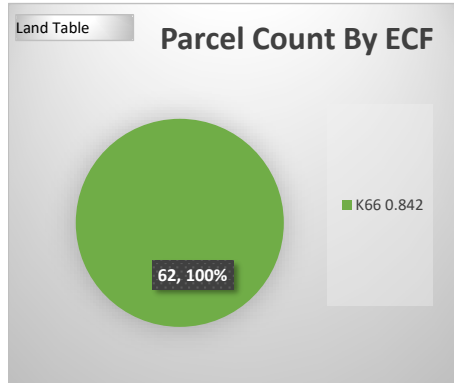
Township of Milford/Village of Milford

Land Table K66

BSA DATABASE		SALES DATA	
Parcel Count	62	# of Sales	6
ECF Nbhd	K66	Sales Ratio	46.87%
Min ECF	0.842	(Land Resid.-Est. Land Value)/Est. LV	36.79%
Max ECF	0.842	% Change	0.00%
Land Table LtoB	19.63%	Projected Land Table LtoB	19.63%
CVT LtoB	20.54%	Sales Sample Size	9.68%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$59,195	\$80,970	\$59,195
MINIMUM	\$29,913	\$40,917	\$29,913
MAXIMUM	\$78,718	\$107,675	\$78,718

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
L -16-03-201-021	677 RIVER OAKS DR	7/6/2022	\$450,000	\$361,630	\$167,088	\$78,718	1.00	\$167,088		K66	21.77%
L -16-03-201-023	623 RIVER OAKS DR	5/23/2022	\$510,000	\$452,705	\$136,013	\$78,718	1.00	\$136,013		K66	17.39%
L -16-03-201-052	608 RIVER OAKS DR	9/30/2021	\$396,000	\$407,117	\$67,601	\$78,718	1.00	\$67,601		K66	19.34%
L -16-03-201-061	269 RIVER OAKS DR	9/23/2022	\$495,000	\$415,300	\$158,418	\$78,718	1.00	\$158,418		K66	18.95%
L -16-03-201-067	420 RIVER OAKS DR	1/22/2021	\$470,000	\$500,452	\$48,266	\$78,718	1.00	\$48,266		K66	15.73%
L -16-03-204-001	657 OLIVIA DR	5/21/2021	\$457,640	\$467,693	\$68,665	\$78,718	0.32	\$214,578		K66	16.83%

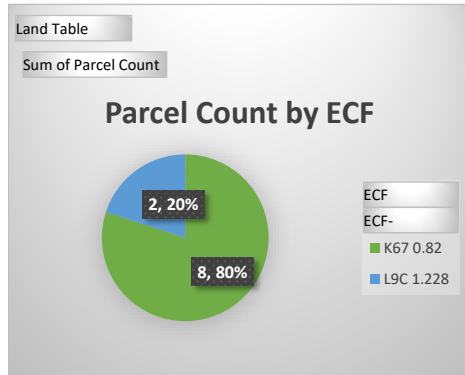
Township of Milford/Village of Milford

Land Table K67

BSA DATABASE		SALES DATA	
Parcel Count	10	# of Sales	1
ECF Nbhd	K67, L9C	Sales Ratio	58.14%
Min ECF	0.820	(Land Resid.-Est. Land Value)/Est. LV	-181.83%
Max ECF	1.228	% Change	0.00%
Land Table LtoB	10.17%	Projected Land Table LtoB	10.17%
CVT LtoB	20.54%	Sales Sample Size	10.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$135,072	-\$110,523	\$135,072
MINIMUM	\$135,072	-\$110,523	\$135,072
MAXIMUM	\$135,072	-\$110,523	\$135,072

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
L-16-35-200-024	4275 TERRA RIDGE DR	6/28/2022	\$1,875,000	\$2,180,414	-\$137,443	\$167,971	3.00	-\$38,716	L-16-35-200-051	K67	7.70%

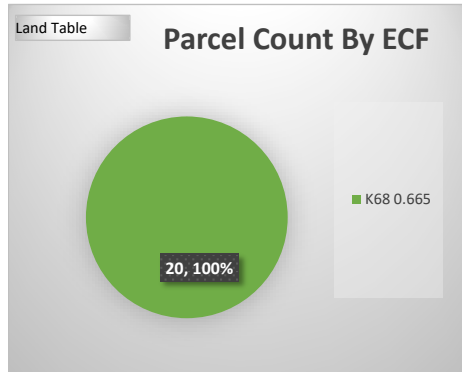
Township of Milford/Village of Milford

Land Table K68

BSA DATABASE		SALES DATA	
Parcel Count	20	# of Sales	3
ECF Nbhd	K68	Sales Ratio	48.77%
Min ECF	0.665	(Land Resid.-Est. Land Value)/Est. LV	25.45%
Max ECF	0.665	% Change	0.00%
Land Table LtoB	10.80%	Projected Land Table LtoB	10.80%
CVT LtoB	20.54%	Sales Sample Size	15.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$74,000	\$92,832	\$74,000
MINIMUM	\$64,500	\$80,914	\$64,500
MAXIMUM	\$81,850	\$102,679	\$81,850

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
L -16-17-151-009	279 IVY GLEN DR	10/7/2021	\$691,000	\$715,783	\$53,217	\$78,000	3.31	\$16,078		K68	10.90%
L -16-17-151-014	3148 CANYON OAKS TRL	8/6/2021	\$795,000	\$746,152	\$113,348	\$64,500	2.00	\$56,674		K68	8.64%
L -16-17-151-018	3209 CANYON OAKS TRL	2/11/2022	\$710,000	\$679,988	\$100,012	\$70,000	2.65	\$37,740		K68	10.29%

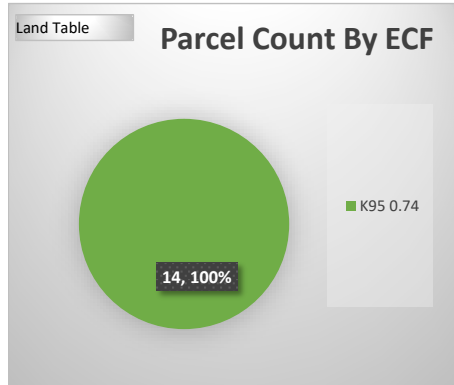
Township of Milford/Village of Milford

Land Table K95

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	0
ECF Nbhd	K95	Sales Ratio	#DIV/0!
Min ECF	0.740	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.740	% Change	0.00%
Land Table LtoB	13.64%	Projected Land Table LtoB	13.64%
CVT LtoB	20.54%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$70,310	#DIV/0!	\$70,310
MINIMUM	\$70,310	#DIV/0!	\$70,310
MAXIMUM	\$70,310	#DIV/0!	\$70,310

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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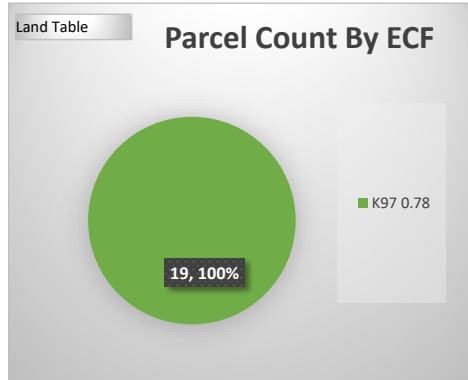
Township of Milford/Village of Milford

Land Table K97

BSA DATABASE		SALES DATA	
Parcel Count	19	# of Sales	2
ECF Nbhd	K97	Sales Ratio	45.16%
Min ECF	0.780	(Land Resid.-Est. Land Value)/Est. LV	73.46%
Max ECF	0.780	% Change	7.00%
Land Table LtoB	14.89%	Projected Land Table LtoB	15.93%
CVT LtoB	20.54%	Sales Sample Size	10.53%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$101,693	\$176,398	\$108,811
MINIMUM	\$75,075	\$130,227	\$80,330
MAXIMUM	\$128,310	\$222,570	\$137,292

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
L-16-14-251-019	1086 RAVENSVIEW TRL	6/30/2022	\$590,000	\$449,544	\$215,531	\$75,075	1.01	\$213,397		K97	16.70%
L-16-14-251-024	1068 RAVENSVIEW TRL	5/14/2021	\$550,000	\$580,152	\$44,923	\$75,075	1.51	\$29,750		K97	12.94%

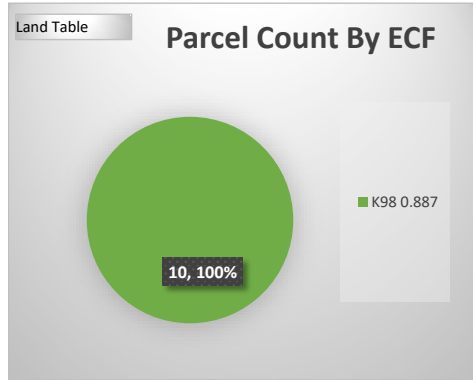
Township of Milford/Village of Milford

Land Table K98

BSA DATABASE		SALES DATA	
Parcel Count	10	# of Sales	3
ECF Nbhd	K98	Sales Ratio	43.04%
Min ECF	0.887	(Land Resid.-Est. Land Value)/Est. LV	161.48%
Max ECF	0.887	% Change	7.00%
Land Table LtoB	11.77%	Projected Land Table LtoB	12.60%
CVT LtoB	20.54%	Sales Sample Size	30.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$104,962	\$274,454	\$112,309
MINIMUM	\$104,962	\$274,454	\$112,309
MAXIMUM	\$104,962	\$274,454	\$112,309

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
L-16-19-301-007	4194 WINDMILL FARMS	6/23/2021	\$1,340,000	\$1,153,559	\$301,899	\$115,458	3.02	\$99,967		K98	10.01%
L-16-19-301-005	4230 WINDMILL FARMS	3/2/2022	\$105,000				2.01	\$52,239		K98	91.30%
L-16-19-301-006	4210 WINDMILL FARMS	2/25/2021	\$160,000				3.31	\$48,338		K98	44.55%

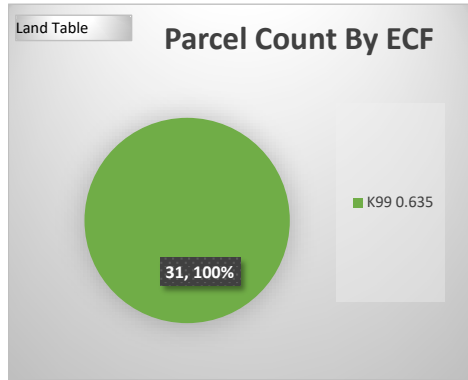
Township of Milford/Village of Milford

Land Table K99

BSA DATABASE		SALES DATA	
Parcel Count	31	# of Sales	2
ECF Nbhd	K99	Sales Ratio	57.14%
Min ECF	0.635	(Land Resid.-Est. Land Value)/Est. LV	-109.58%
Max ECF	0.635	% Change	0.00%
Land Table LtoB	13.57%	Projected Land Table LtoB	13.57%
CVT LtoB	20.54%	Sales Sample Size	6.45%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$118,623	-\$11,368	\$118,623
MINIMUM	\$106,761	-\$12,630	\$106,761
MAXIMUM	\$131,790	-\$10,231	\$131,790

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
L-16-28-401-006	3742 N SHORELINE DR	4/16/2021	\$910,000	\$1,039,991	-\$11,368	\$118,623	1.50	-\$7,579		K99	11.41%
L-16-28-401-010		5/11/2022	\$300,000				1.61	\$186,335		K99	100.00%

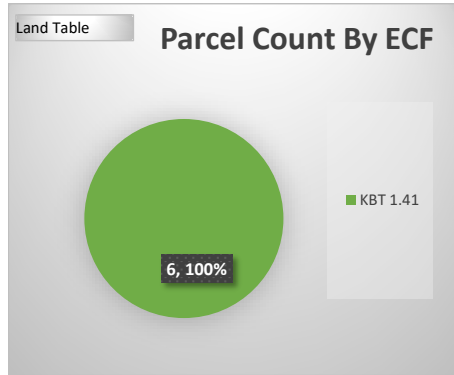
Township of Milford/Village of Milford

Land Table KBT

BSA DATABASE		SALES DATA	
Parcel Count	6	# of Sales	0
ECF Nbhd	KBT	Sales Ratio	#DIV/0!
Min ECF	1.410	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.410	% Change	0.00%
Land Table LtoB	21.20%	Projected Land Table LtoB	21.20%
CVT LtoB	20.54%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$90,860	#DIV/0!	\$90,860
MINIMUM	\$90,860	#DIV/0!	\$90,860
MAXIMUM	\$90,860	#DIV/0!	\$90,860

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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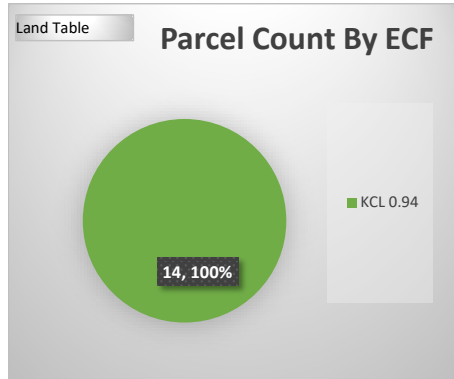
Township of Milford/Village of Milford

Land Table KCL

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	2
ECF Nbhd	KCL	Sales Ratio	51.93%
Min ECF	0.940	(Land Resid.-Est. Land Value)/Est. LV	-17.62%
Max ECF	0.940	% Change	-10.00%
Land Table LtoB	17.97%	Projected Land Table LtoB	16.17%
CVT LtoB	20.54%	Sales Sample Size	14.29%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$82,547	\$68,005	\$74,292
MINIMUM	\$82,547	\$68,005	\$74,292
MAXIMUM	\$82,547	\$68,005	\$74,292

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
LM-16-10-377-003	133 COTTAGE LN	1/11/2021	\$450,000	\$432,681	\$99,866	\$82,547	0.12	\$832,217		KCL	19.08%
LM-16-10-377-020	125 COTTAGE LN	4/27/2021	\$360,000	\$408,585	\$46,344	\$94,929	0.26	\$178,246		KCL	23.23%

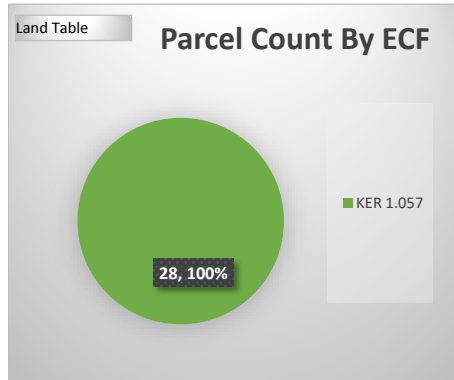
Township of Milford/Village of Milford

Land Table KER

BSA DATABASE		SALES DATA	
Parcel Count	28	# of Sales	3
ECF Nbhd	KER	Sales Ratio	48.01%
Min ECF	1.057	(Land Resid.-Est. Land Value)/Est. LV	20.30%
Max ECF	1.057	% Change	5.00%
Land Table LtoB	19.91%	Projected Land Table LtoB	20.91%
CVT LtoB	20.54%	Sales Sample Size	10.71%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$76,808	\$92,401	\$80,648
MINIMUM	\$76,808	\$92,401	\$80,648
MAXIMUM	\$76,808	\$92,401	\$80,648

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
LM-16-15-251-028	1097 EAGLE NEST DR	11/29/2022	\$424,900	\$387,300	\$114,408	\$76,808	1.00	\$114,408		KER	19.83%
LM-16-15-251-032	1073 EAGLE NEST DR	5/4/2021	\$370,000	\$358,356	\$88,452	\$76,808	1.00	\$88,452		KER	21.43%
LM-16-15-251-049	1088 EAGLE NEST DR	3/24/2022	\$380,000	\$382,464	\$74,344	\$76,808	1.00	\$74,344		KER	20.08%

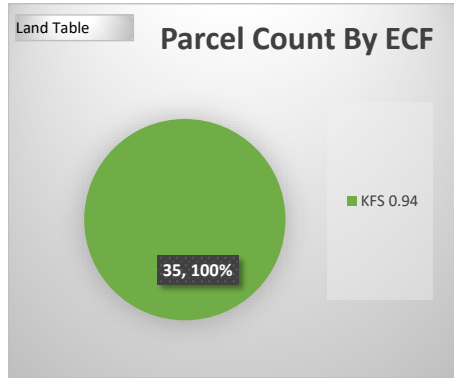
Township of Milford/Village of Milford

Land Table KFS

BSA DATABASE		SALES DATA	
Parcel Count	35	# of Sales	0
ECF Nbhd	KFS	Sales Ratio	#DIV/0!
Min ECF	0.940	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.940	% Change	0.00%
Land Table LtoB	17.85%	Projected Land Table LtoB	17.85%
CVT LtoB	20.54%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$79,860	#DIV/0!	\$79,860
MINIMUM	\$79,860	#DIV/0!	\$79,860
MAXIMUM	\$79,860	#DIV/0!	\$79,860

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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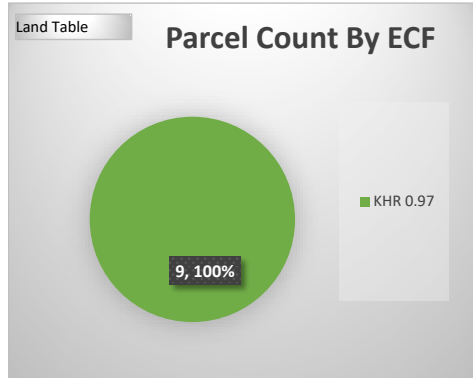
Township of Milford/Village of Milford

Land Table KHR

BSA DATABASE		SALES DATA	
Parcel Count	9	# of Sales	1
ECF Nbhd	KHR	Sales Ratio	47.37%
Min ECF	0.970	(Land Resid.-Est. Land Value)/Est. LV	46.28%
Max ECF	0.970	% Change	0.00%
Land Table LtoB	13.64%	Projected Land Table LtoB	13.64%
CVT LtoB	20.54%	Sales Sample Size	11.11%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$47,250	\$69,119	\$47,250
MINIMUM	\$47,250	\$69,119	\$47,250
MAXIMUM	\$47,250	\$69,119	\$47,250

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
L-16-06-277-006	3435 SILVER STONE DR	5/9/2022	\$415,000	\$393,131	\$69,119	\$47,250	1.00	\$69,119		KHR	12.02%

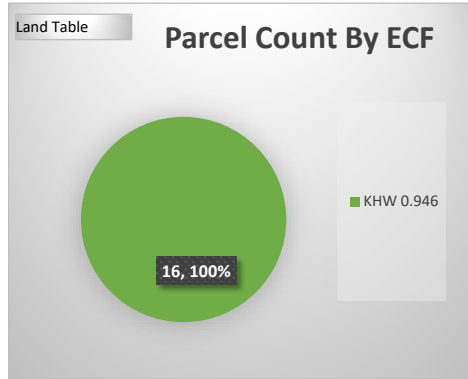
Township of Milford/Village of Milford

Land Table KHW

BSA DATABASE		SALES DATA	
Parcel Count	16	# of Sales	5
ECF Nbhd	KHW	Sales Ratio	43.09%
Min ECF	0.946	(Land Resid.-Est. Land Value)/Est. LV	72.75%
Max ECF	0.946	% Change	0.00%
Land Table LtoB	22.17%	Projected Land Table LtoB	22.17%
CVT LtoB	20.54%	Sales Sample Size	31.25%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$91,260	\$157,652	\$91,260
MINIMUM	\$91,260	\$157,652	\$91,260
MAXIMUM	\$91,260	\$157,652	\$91,260

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
LM-16-15-179-002	505 HERITAGE RIDGE DR	4/29/2022	\$600,000	\$422,232	\$269,028	\$91,260	0.16	\$1,681,425		KHW	21.61%
LM-16-15-179-008	529 HERITAGE RIDGE DR	6/27/2022	\$514,000	\$415,036	\$190,224	\$91,260	0.14	\$1,358,743		KHW	21.99%
LM-16-15-179-010	538 HERITAGE RIDGE DR	7/12/2021	\$557,747	\$458,509	\$199,624	\$100,386	0.32	\$623,825		KHW	21.89%
LM-16-15-179-015	504 HERITAGE RIDGE DR	5/17/2021	\$400,000	\$404,347	\$86,913	\$91,260	0.14	\$620,807		KHW	22.57%
LM-16-15-179-016	500 HERITAGE RIDGE DR	5/17/2021	\$380,000	\$413,026	\$58,234	\$91,260	0.15	\$388,227		KHW	22.10%

Township of Milford/Village of Milford

Land Table KIL

BSA DATABASE		SALES DATA	
Parcel Count		# of Sales	3
ECF Nbhd		Sales Ratio	39.04%
Min ECF		(Land Resid.-Est. Land Value)/Est. LV	120.18%
Max ECF		% Change	20.00%
Land Table LtoB		Projected Land Table LtoB	0.00%
CVT LtoB	20.54%	Sales Sample Size	#DIV/0!

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$108,150	\$238,120	\$129,780
MINIMUM	\$92,700	\$204,103	\$111,240
MAXIMUM	\$123,600	\$272,137	\$148,320

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
L-16-04-401-001	1164 LAKE FOREST WAY	6/1/2021	\$1,074,649	\$880,828	\$293,525	\$99,704	1.34	\$219,049		Land Table KIL	11.32%
L-16-04-401-002	1166 LAKE FOREST WAY	11/12/2021	\$1,107,000	\$822,435	\$392,715	\$108,150	2.00	\$196,358		Land Table KIL	13.15%
L-16-04-401-022	1171 LAKE FOREST WAY	2/4/2022	\$245,000			\$103,824	1.58	(\$20,365)		Land Table KIL	100%

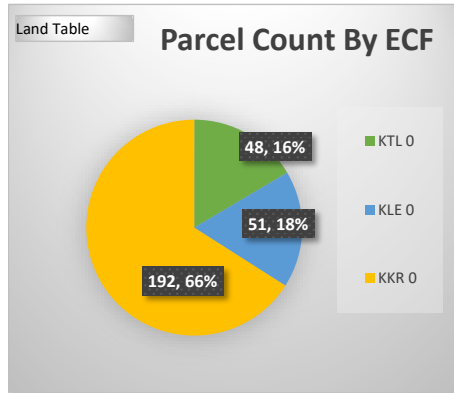
Township of Milford/Village of Milford

Land Table KKR

BSA DATABASE		SALES DATA	
Parcel Count	291	# of Sales	0
ECF Nbhd	KLE, KTL, KKR	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	20.54%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$60,000	#DIV/0!	\$60,000
MINIMUM	\$40,000	#DIV/0!	\$40,000
MAXIMUM	\$66,000	#DIV/0!	\$66,000

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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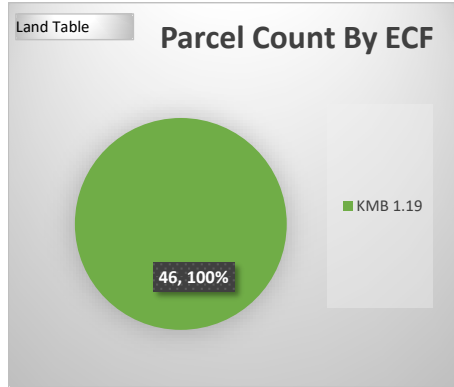
Township of Milford/Village of Milford

Land Table KMB

BSA DATABASE		SALES DATA	
Parcel Count	46	# of Sales	6
ECF Nbhd	KMB	Sales Ratio	47.83%
Min ECF	1.190	(Land Resid.-Est. Land Value)/Est. LV	20.09%
Max ECF	1.190	% Change	0.00%
Land Table LtoB	21.95%	Projected Land Table LtoB	21.95%
CVT LtoB	20.54%	Sales Sample Size	13.04%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$77,987	\$93,656	\$77,987
MINIMUM	\$77,987	\$93,656	\$77,987
MAXIMUM	\$77,987	\$93,656	\$77,987

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
LM-16-03-453-044	679 HILL CREST CT	1/5/2022	\$390,000	\$352,589	\$115,398	\$77,987	0.20	\$576,990		KMB	22.12%
LM-16-03-453-047	643 HILL CREST CT	11/2/2022	\$384,000	\$356,917	\$105,070	\$77,987	0.36	\$291,861		KMB	21.85%
LM-16-03-453-043	691 HILL CREST CT	8/23/2022	\$322,000	\$303,676	\$96,311	\$77,987	0.20	\$481,555		KMB	25.68%
LM-16-03-453-060	883 LAUREL LN	7/7/2021	\$361,200	\$349,573	\$89,614	\$77,987	0.24	\$373,392		KMB	22.31%
LM-16-03-453-030	756 OAK VIEW LN	6/6/2022	\$369,500	\$366,241	\$81,246	\$77,987	0.29	\$280,159		KMB	21.29%
LM-16-03-453-062	859 LAUREL LN	6/15/2021	\$340,000	\$343,690	\$74,297	\$77,987	0.21	\$353,795		KMB	22.69%

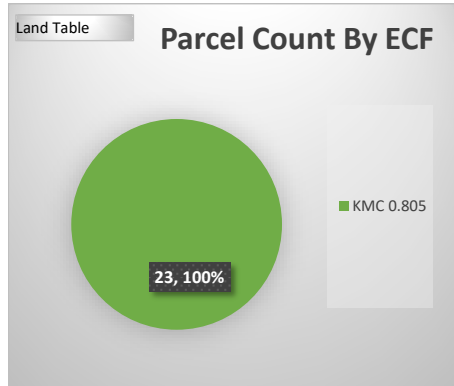
Township of Milford/Village of Milford

Land Table KMC

BSA DATABASE		SALES DATA	
Parcel Count	23	# of Sales	2
ECF Nbhd	KMC	Sales Ratio	49.64%
Min ECF	0.805	(Land Resid.-Est. Land Value)/Est. LV	5.87%
Max ECF	0.805	% Change	0.00%
Land Table LtoB	12.80%	Projected Land Table LtoB	12.80%
CVT LtoB	20.54%	Sales Sample Size	8.70%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$64,460	\$68,243	\$64,460
MINIMUM	\$64,460	\$68,243	\$64,460
MAXIMUM	\$64,460	\$68,243	\$64,460

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
L-16-26-251-005	1571 MORGAN LN	8/31/2021	\$530,000	\$526,217	\$68,243	\$64,460	2.63	\$25,948		KMC	12.25%
L-16-26-251-019	3343 QUINNEY TRL	12/17/2021	\$125,000				3.42	-\$23,078		KMC	24.02%

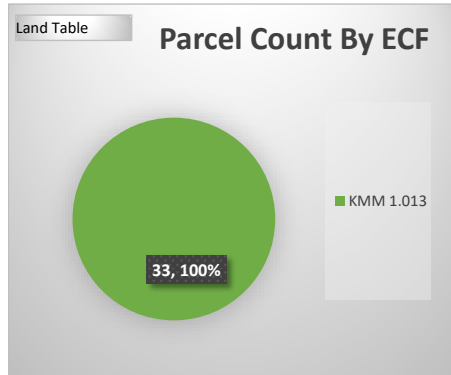
Township of Milford/Village of Milford

Land Table KMM

BSA DATABASE		SALES DATA	
Parcel Count	33	# of Sales	5
ECF Nbhd	KMM	Sales Ratio	49.76%
Min ECF	1.013	(Land Resid.-Est. Land Value)/Est. LV	2.52%
Max ECF	1.013	% Change	0.00%
Land Table LtoB	17.56%	Projected Land Table LtoB	17.56%
CVT LtoB	20.54%	Sales Sample Size	15.15%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$75,100	\$76,995	\$75,100
MINIMUM	\$61,846	\$63,407	\$61,846
MAXIMUM	\$88,352	\$90,582	\$88,352

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
LM-16-10-401-010	643 MILL POINTE DR	1/5/2022	\$350,000	\$391,842	\$20,004	\$61,846	1.00	\$20,004		KMM	15.78%
LM-16-10-401-016	683 POINTE CT	12/14/2021	\$420,000	\$416,939	\$91,413	\$88,352	1.00	\$91,413		KMM	21.19%
LM-16-10-401-021	711 POINTE CT	9/30/2021	\$470,000	\$443,145	\$115,207	\$88,352	1.00	\$115,207		KMM	19.94%
LM-16-10-401-027	732 MILL POINTE DR	8/27/2021	\$395,000	\$382,515	\$83,167	\$70,682	1.00	\$83,167		KMM	18.48%
LM-16-10-401-032	619 MILL POINTE DR	3/17/2022	\$419,900	\$410,423	\$97,829	\$88,352	1.00	\$97,829		KMM	21.53%

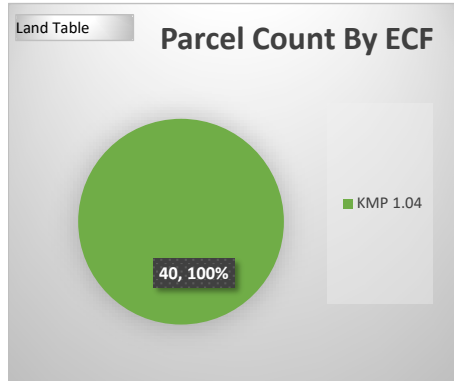
Township of Milford/Village of Milford

Land Table KMP

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	4
ECF Nbhd	KMP	Sales Ratio	45.27%
Min ECF	1.040	(Land Resid.-Est. Land Value)/Est. LV	51.12%
Max ECF	1.040	% Change	12.00%
Land Table LtoB	19.64%	Projected Land Table LtoB	22.00%
CVT LtoB	20.54%	Sales Sample Size	10.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$39,042	\$58,999	\$43,727
MINIMUM	\$39,042	\$58,999	\$43,727
MAXIMUM	\$39,042	\$58,999	\$43,727

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
LM-16-15-126-060	766 S MILFORD RD	12/22/2022	\$217,000	\$179,498	\$76,544	\$39,042	1.00	\$76,544		KMP	21.75%
LM-16-15-126-068	710 S MILFORD RD	1/15/2021	\$195,000	\$200,774	\$33,268	\$39,042	1.00	\$33,268		KMP	19.45%
LM-16-15-126-070	718 S MILFORD RD	11/21/2022	\$221,000	\$179,567	\$80,475	\$39,042	1.00	\$80,475		KMP	21.74%
LM-16-15-126-083	776 S MILFORD RD	7/22/2021	\$210,000	\$203,335	\$45,707	\$39,042	1.00	\$45,707		KMP	19.20%

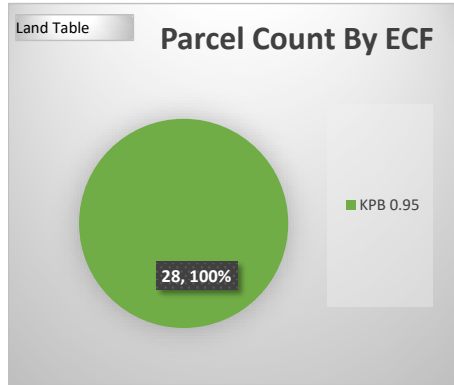
Township of Milford/Village of Milford

Land Table KPB

BSA DATABASE		SALES DATA	
Parcel Count	28	# of Sales	3
ECF Nbhd	KPB	Sales Ratio	45.83%
Min ECF	0.950	(Land Resid.-Est. Land Value)/Est. LV	60.82%
Max ECF	0.950	% Change	15.00%
Land Table LtoB	15.31%	Projected Land Table LtoB	17.61%
CVT LtoB	20.54%	Sales Sample Size	10.71%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$42,000	\$67,545	\$48,300
MINIMUM	\$42,000	\$67,545	\$48,300
MAXIMUM	\$42,000	\$67,545	\$48,300

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
LM-16-03-330-004	1007 BIRD SONG LN	8/2/2022	\$360,000	\$310,413	\$91,587	\$42,000	1.00	\$91,587		KPB	13.53%
LM-16-03-330-024	1046 BIRD SONG LN	4/8/2022	\$268,000	\$230,295	\$79,705	\$42,000	1.00	\$79,705		KPB	18.24%
LM-16-03-330-027	1041 BIRD SONG LN	3/31/2021	\$290,000	\$300,657	\$31,343	\$42,000	1.00	\$31,343		KPB	13.97%

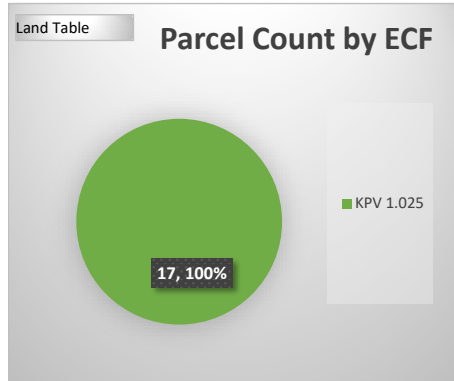
Township of Milford/Village of Milford

Land Table KPV

BSA DATABASE		SALES DATA	
Parcel Count	17	# of Sales	2
ECF Nbhd	KPV	Sales Ratio	60.49%
Min ECF	1.025	(Land Resid.-Est. Land Value)/Est. LV	-154.11%
Max ECF	1.025	% Change	0.00%
Land Table LtoB	13.42%	Projected Land Table LtoB	13.42%
CVT LtoB	20.54%	Sales Sample Size	11.76%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$62,700	-\$33,924	\$62,700
MINIMUM	\$59,400	-\$35,710	\$59,400
MAXIMUM	\$66,000	-\$32,139	\$66,000

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
LM-16-10-281-006	438 PONDVIEW LN	7/21/2021	\$550,000	\$586,184	\$29,816	\$66,000	0.16	\$186,350		KPV	11.26%
LM-16-10-281-009	468 PONDVIEW LN	7/9/2021	\$420,000	\$587,235	-\$101,235	\$66,000	0.16	-\$632,719		KPV	11.24%

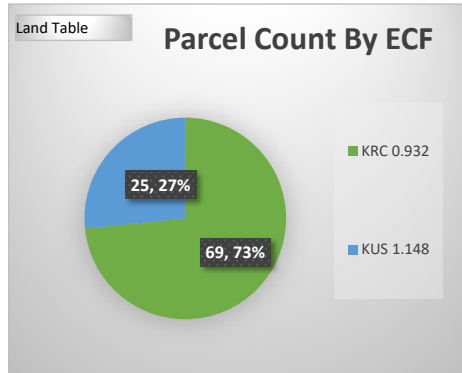
Township of Milford/Village of Milford

Land Table KRC

BSA DATABASE		SALES DATA	
Parcel Count	94	# of Sales	11
ECF Nbhd	KUS, KRC	Sales Ratio	47.07%
Min ECF	0.932	(Land Resid.-Est. Land Value)/Est. LV	34.20%
Max ECF	1.148	% Change	4.00%
Land Table LtoB	18.90%	Projected Land Table LtoB	19.66%
CVT LtoB	20.54%	Sales Sample Size	11.70%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$98,964	\$132,805	\$103,702
MINIMUM	\$79,462	\$106,635	\$79,462
MAXIMUM	\$118,465	\$158,975	\$127,942

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
LM-16-02-358-021	720 HICKORY ST	11/7/2022	\$550,000	\$493,622	\$174,843	\$118,465	0.20	\$874,215		KRC	24.00%
LM-16-02-358-022	714 HICKORY ST	6/11/2021	\$555,000	\$508,878	\$164,587	\$118,465	0.20	\$822,935		KRC	23.28%
LM-16-11-402-002	1032 RIVERSIDE ST	4/30/2021	\$530,000	\$543,896	\$65,566	\$79,462	0.34	\$193,982		KRC	14.61%
LM-16-11-402-004	1076 RIVERSIDE ST	5/27/2021	\$485,000	\$447,130	\$117,332	\$79,462	0.34	\$345,094		KRC	17.77%
LM-16-11-402-011	1215 RIVERSIDE ST	9/28/2022	\$470,000	\$420,935	\$128,527	\$79,462	0.41	\$316,569		KRC	18.88%
LM-16-11-404-001	1146 RIVERSTONE CIR	6/28/2021	\$549,000	\$505,622	\$122,840	\$79,462	0.30	\$409,467		KRC	15.72%
LM-16-11-404-013	955 RIVERSTONE CT	8/16/2021	\$500,000	\$464,939	\$114,523	\$79,462	0.24	\$477,179		KRC	17.09%
LM-16-11-404-016	919 RIVERSTONE CT	7/7/2022	\$460,000	\$443,189	\$96,273	\$79,462	0.18	\$534,850		KRC	17.93%
LM-16-11-404-017	907 RIVERSTONE CT	2/5/2021	\$450,000	\$467,810	\$61,652	\$79,462	0.19	\$324,484		KRC	16.99%
LM-16-11-404-021	936 RIVERSTONE CT	4/27/2022	\$495,000	\$454,425	\$120,037	\$79,462	0.12	\$1,000,308		KRC	17.49%
LM-16-11-404-033	1092 RIVERSTONE CIR	3/21/2022	\$505,000	\$472,978	\$111,484	\$79,462	0.14	\$796,314		KRC	16.80%

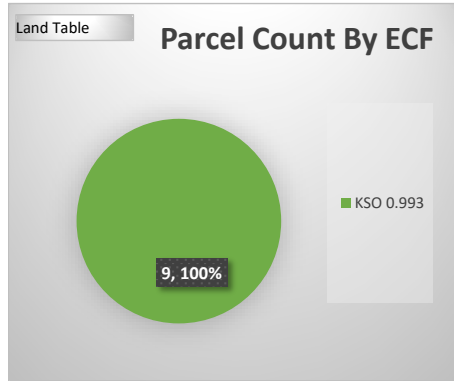
Township of Milford/Village of Milford

Land Table KSO

BSA DATABASE		SALES DATA	
Parcel Count	9	# of Sales	5
ECF Nbhd	KSO	Sales Ratio	48.22%
Min ECF	0.993	(Land Resid.-Est. Land Value)/Est. LV	19.88%
Max ECF	0.993	% Change	2.50%
Land Table LtoB	19.15%	Projected Land Table LtoB	19.63%
CVT LtoB	20.54%	Sales Sample Size	55.56%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$43,297	\$51,903	\$108,936
MINIMUM	\$0	\$0	\$90,923
MAXIMUM	\$97,416	\$116,779	\$130,610

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
L-16-12-201-001	603 BRAXWOOD PL	5/6/2022	\$514,000	\$493,667	\$106,926	\$86,593	0.72	\$148,508		KSO	17.54%
L-16-12-201-004	671 BRAXWOOD PL	11/9/2022	\$629,999	\$566,675	\$160,740	\$97,416	1.01	\$159,149		KSO	17.19%
L-16-12-201-005	679 BRAXWOOD PL	1/28/2021	\$451,500	\$523,896	\$25,020	\$97,416	0.97	\$25,794		KSO	18.59%
L-16-12-201-008	676 BRAXWOOD PL	11/16/2021	\$521,000	\$466,658	\$140,935	\$86,593	0.76	\$185,441		KSO	18.56%
L-16-12-201-009	668 BRAXWOOD PL	1/14/2021	\$419,000	\$394,240	\$111,353	\$86,593	0.80	\$139,191		KSO	21.96%

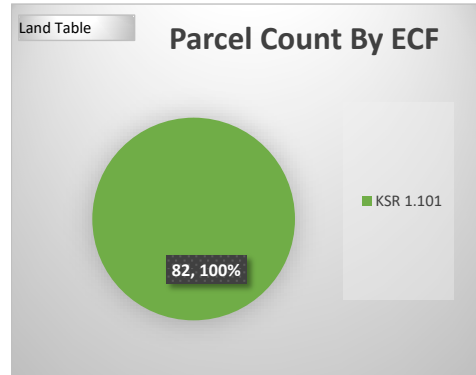
Township of Milford/Village of Milford

Land Table KSR

BSA DATABASE		SALES DATA	
Parcel Count	82	# of Sales	13
ECF Nbhd	KSR	Sales Ratio	48.18%
Min ECF	1.101	(Land Resid.-Est. Land Value)/Est. LV	18.81%
Max ECF	1.101	% Change	0.00%
Land Table LtoB	19.84%	Projected Land Table LtoB	19.84%
CVT LtoB	20.54%	Sales Sample Size	15.85%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$56,515	\$67,144	\$56,515
MINIMUM	\$56,515	\$67,144	\$56,515
MAXIMUM	\$56,515	\$67,144	\$56,515

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
LM-16-11-127-004	793 PROMONTORY DR	6/21/2021	\$285,522	\$261,760	\$80,277	\$56,515	1.00	\$80,277		KSR	21.59%
LM-16-11-127-008	780 PROMONTORY DR	10/12/2021	\$320,000	\$289,981	\$86,534	\$56,515	1.00	\$86,534		KSR	19.49%
LM-16-11-127-020	658 SUMMIT RIDGE DR	10/29/2021	\$271,900	\$237,131	\$91,284	\$56,515	1.00	\$91,284		KSR	23.83%
LM-16-11-127-025	632 SUMMIT RIDGE DR	5/26/2022	\$272,000	\$300,389	\$28,126	\$56,515	1.00	\$28,126		KSR	18.81%
LM-16-11-127-026	628 SUMMIT RIDGE DR	8/25/2022	\$270,000	\$289,645	\$36,870	\$56,515	1.00	\$36,870		KSR	19.51%
LM-16-11-127-028	768 RIDGESIDE DR	7/8/2021	\$275,000	\$245,190	\$86,325	\$56,515	1.00	\$86,325		KSR	23.05%
LM-16-11-127-030	776 RIDGESIDE DR	8/19/2021	\$303,000	\$291,704	\$67,811	\$56,515	1.00	\$67,811		KSR	19.37%
LM-16-11-127-035	808 RIDGESIDE DR	6/21/2021	\$260,000	\$255,101	\$61,414	\$56,515	1.00	\$61,414		KSR	22.15%
LM-16-11-127-038	828 RIDGESIDE DR	9/19/2022	\$275,000	\$294,144	\$37,371	\$56,515	1.00	\$37,371		KSR	19.21%
LM-16-11-127-049	638 WOODSIDE DR	5/27/2021	\$281,926	\$299,226	\$39,215	\$56,515	1.00	\$39,215		KSR	18.89%
LM-16-11-127-057	635 WOODSIDE DR	1/4/2021	\$257,000	\$257,005	\$56,510	\$56,515	1.00	\$56,510		KSR	21.99%
LM-16-11-201-033	687 CLIFFSIDE DR	7/22/2021	\$344,000	\$314,089	\$86,426	\$56,515	1.00	\$86,426		KSR	17.99%
LM-16-11-201-034	683 CLIFFSIDE DR	11/12/2021	\$376,000	\$317,812	\$114,703	\$56,515	1.00	\$114,703		KSR	17.78%

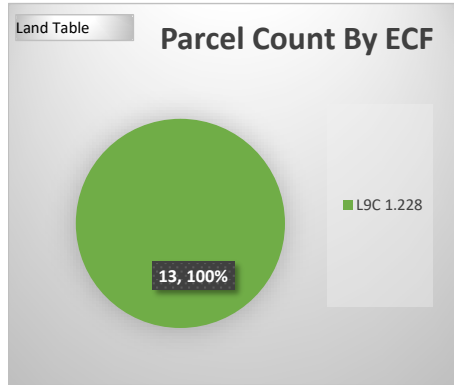
Township of Milford/Village of Milford

Land Table L8A

BSA DATABASE		SALES DATA	
Parcel Count	13	# of Sales	0
ECF Nbhd	L9C	Sales Ratio	#DIV/0!
Min ECF	1.228	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.228	% Change	15.00%
Land Table LtoB	17.50%	Projected Land Table LtoB	20.13%
CVT LtoB	20.54%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$90,000	#DIV/0!	\$108,000
MINIMUM	\$55,000	#DIV/0!	\$66,000
MAXIMUM	\$205,000	#DIV/0!	\$205,000

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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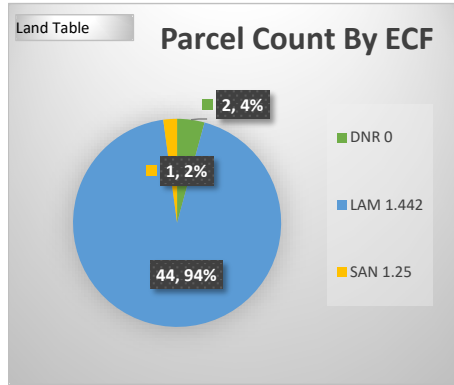
Township of Milford/Village of Milford

Land Table LAM

BSA DATABASE		SALES DATA	
Parcel Count	47	# of Sales	5
ECF Nbhd	DNR, SAN, LAM	Sales Ratio	41.19%
Min ECF	1.250	(Land Resid.-Est. Land Value)/Est. LV	53.58%
Max ECF	1.442	% Change	10.00%
Land Table LtoB	34.74%	Projected Land Table LtoB	38.22%
CVT LtoB	20.54%	Sales Sample Size	10.64%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$139,037	\$213,531	\$152,941
MINIMUM	\$1	\$2	\$1
MAXIMUM	\$1,717,835	\$2,638,223	\$1,889,619

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
L -16-02-301-033	1194 HILLSIDE DR	5/18/2021	\$465,000	\$435,444	\$105,507	\$75,951	0.19	\$567,242		LAM	17.44%
L -16-02-303-011	925 PEARSON DR	5/24/2021	\$150,000	\$145,081	\$86,764	\$81,845	0.28	\$315,505		LAM	56.41%
L -16-02-303-024	912 PEARSON DR	12/10/2021	\$145,000	\$98,345	\$93,162	\$46,507	0.11	\$870,673		LAM	47.29%
L -16-02-301-016	1104 HILLSIDE DR	12/3/2021	\$155,000	\$202,026	\$78,498	\$125,524	0.15	\$258,217	L -16-02-301-017	LAM	62.13%
L -16-02-303-013	907 PEARSON DR	10/28/2022	\$540,000	\$317,827	\$370,668	\$148,495	0.29	\$710,092	L -16-02-303-014	LAM	46.72%

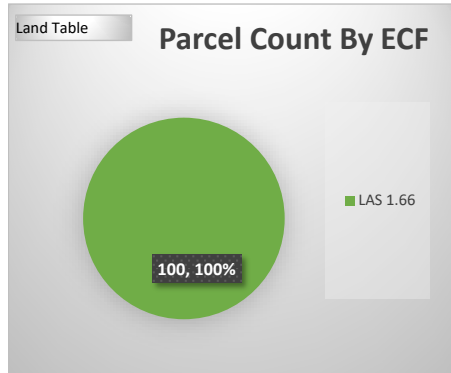
Township of Milford/Village of Milford

Land Table LAS

BSA DATABASE		SALES DATA	
Parcel Count	100	# of Sales	5
ECF Nbhd	LAS	Sales Ratio	42.61%
Min ECF	1.660	(Land Resid.-Est. Land Value)/Est. LV	50.81%
Max ECF	1.660	% Change	12.00%
Land Table LtoB	20.80%	Projected Land Table LtoB	23.29%
CVT LtoB	20.54%	Sales Sample Size	5.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$71,222	\$107,409	\$79,769
MINIMUM	\$1	\$2	\$1
MAXIMUM	\$406,980	\$613,764	\$455,818

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
L -16-05-381-007	2925 PARK DR	2/21/2022	\$239,500	\$154,032	\$158,731	\$73,263	0.28	\$560,887		LAS	47.56%
L -16-08-129-034	2922 HAMPIKIAN DR	3/4/2022	\$404,500	\$404,712	\$90,970	\$91,182	0.25	\$365,341		LAS	22.53%
L -16-08-134-004	274 E CANYON DR	12/15/2021	\$250,000	\$177,322	\$139,682	\$67,004	0.28	\$502,453		LAS	37.79%
L -16-08-129-028	3048 HAMPIKIAN DR	2/23/2022	\$250,000	\$238,783	\$112,681	\$101,464	0.19	\$330,443	L -16-08-129-009	LAS	42.49%
L -16-05-381-026		6/2/2021	\$20,000				0.20	\$98,039		LAS	100.00%

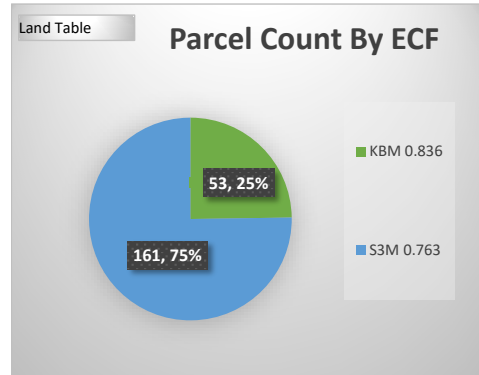
Township of Milford/Village of Milford

Land Table LOM

BSA DATABASE		SALES DATA	
Parcel Count	214	# of Sales	23
ECF Nbhd	S3M, KBM	Sales Ratio	45.67%
Min ECF	0.763	(Land Resid.-Est. Land Value)/Est. LV	70.24%
Max ECF	0.836	% Change	16.67%
Land Table LtoB	14.74%	Projected Land Table LtoB	17.20%
CVT LtoB	20.54%	Sales Sample Size	10.75%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$124,786	\$212,432	\$149,743
MINIMUM	\$70,193	\$119,495	\$77,212
MAXIMUM	\$155,983	\$265,541	\$187,180

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
L -16-04-101-003	1437 HUNTERS LAKE DR	12/12/2022	\$733,000	\$767,011	\$36,182	\$70,193	1.11	\$32,596		LOM	9.15%
L -16-04-101-016	1586 HUNTERS LAKE CT	4/28/2022	\$1,375,000	\$976,801	\$554,182	\$155,983	1.47	\$376,995		LOM	15.97%
L -16-04-101-023	1442 HUNTERS LAKE DR	6/25/2021	\$825,000	\$745,097	\$220,286	\$140,383	1.12	\$196,684		LOM	18.84%
L -16-04-101-028	1462 HUNTERS LAKE DR	3/5/2021	\$731,000	\$768,143	\$95,442	\$132,585	0.99	\$96,406		LOM	17.26%
L -16-04-101-038	1550 HUNTERS LAKE DR	6/17/2022	\$1,050,000	\$895,785	\$302,400	\$148,185	1.12	\$270,000		LOM	16.54%
L -16-04-101-041	1640 HUNTERS LAKE DR	7/6/2022	\$1,400,000	\$1,036,010	\$504,373	\$140,383	1.01	\$499,379		LOM	13.55%
L -16-05-103-009	1925 SCENIC DR	3/18/2022	\$599,900	\$557,822	\$112,271	\$70,193	1.38	\$81,356		LOM	12.58%
L -16-05-103-016	1797 BROOKBURY DR	6/4/2021	\$750,000	\$608,976	\$211,217	\$70,193	1.03	\$205,065		LOM	11.53%
L -16-05-103-025	1772 BRISTOL DR	2/12/2021	\$548,250	\$603,192	\$15,251	\$70,193	1.13	\$13,496		LOM	11.64%
L -16-05-152-001	3227 HANOVER DR	9/22/2022	\$525,000	\$544,788	\$50,405	\$70,193	1.00	\$50,405		LOM	12.88%
L -16-05-178-007	1775 BRISTOL DR	8/2/2021	\$710,000	\$691,042	\$89,151	\$70,193	1.71	\$52,135		LOM	10.16%
L -16-05-200-010	1971 SCENIC DR	12/8/2021	\$567,500	\$530,605	\$107,088	\$70,193	1.25	\$85,670		LOM	13.23%
L -16-05-200-013	1953 SCENIC DR	6/11/2021	\$580,000	\$561,348	\$88,845	\$70,193	1.13	\$78,624		LOM	12.50%
L -16-05-202-008	1960 SCENIC DR	4/26/2021	\$600,000	\$545,407	\$124,786	\$70,193	1.48	\$84,315		LOM	12.87%
L -16-05-251-013	3060 EXETER DR	5/10/2021	\$660,000	\$585,073	\$168,516	\$93,589	1.07	\$157,492		LOM	16.00%
L -16-05-252-001	1587 BOULDER LAKE DR	8/31/2021	\$755,000	\$639,835	\$255,548	\$140,383	1.14	\$224,165		LOM	21.94%
L -16-05-253-004	3074 BERKSHIRE CT	6/22/2021	\$450,000	\$462,811	\$57,382	\$70,193	1.07	\$53,628		LOM	15.17%
L -16-05-253-010	3081 EXETER DR	10/29/2021	\$780,000	\$758,841	\$91,352	\$70,193	1.11	\$82,299		LOM	9.25%
L -16-05-253-012	3073 EXETER DR	12/30/2021	\$800,000	\$781,191	\$89,002	\$70,193	1.01	\$88,121		LOM	8.99%
L -16-05-402-004	1543 FAIRFAX CT	11/14/2022	\$625,000	\$559,164	\$136,029	\$70,193	1.22	\$111,499		LOM	12.55%
L -16-05-403-002	1556 BOULDER LAKE DR	9/29/2021	\$580,000	\$544,272	\$105,921	\$70,193	1.12	\$94,572		LOM	12.90%

Township of Milford/Village of Milford

Land Table LOM

L-16-05-403-005	1570 BOULDER LAKE DR	5/27/2021	\$655,000	\$615,137	\$110,056	\$70,193	1.35	\$81,523	LOM	11.41%
L-16-05-403-006	1576 BOULDER LAKE DR	7/14/2021	\$535,000	\$599,174	\$6,019	\$70,193	1.35	\$4,459	LOM	11.71%

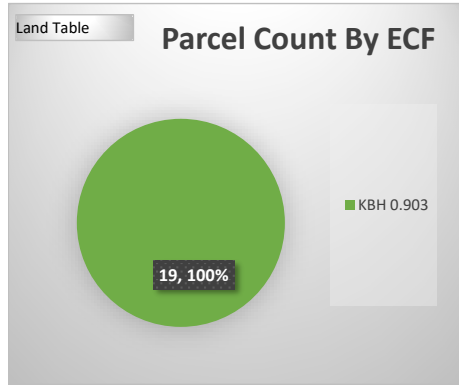
Township of Milford/Village of Milford

Land Table RA7

BSA DATABASE		SALES DATA	
Parcel Count	19	# of Sales	4
ECF Nbhd	KBH	Sales Ratio	49.08%
Min ECF	0.903	(Land Resid.-Est. Land Value)/Est. LV	9.07%
Max ECF	0.903	% Change	0.00%
Land Table LtoB	21.31%	Projected Land Table LtoB	21.31%
CVT LtoB	20.54%	Sales Sample Size	21.05%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$87,352	\$95,272	\$87,352
MINIMUM	\$87,352	\$95,272	\$87,352
MAXIMUM	\$87,352	\$95,272	\$87,352

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
LM-16-10-476-110	177 TURNBERRY CT	6/9/2022	\$465,000	\$424,898	\$127,454	\$87,352	0.14	\$910,386		RA7	20.56%
LM-16-10-476-112	205 TURNBERRY CT	3/15/2021	\$400,000	\$447,940	\$39,412	\$87,352	0.14	\$281,514		RA7	19.50%
LM-16-10-476-121	150 TURNBERRY CT	5/24/2021	\$450,000	\$435,436	\$101,916	\$87,352	0.14	\$727,971		RA7	20.06%
LM-16-10-476-122	136 TURNBERRY CT	1/29/2021	\$405,000	\$380,045	\$112,307	\$87,352	0.14	\$802,193		RA7	22.98%

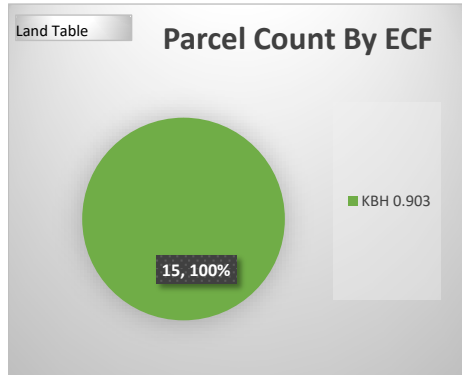
Township of Milford/Village of Milford

Land Table RA8

BSA DATABASE		SALES DATA	
Parcel Count	15	# of Sales	3
ECF Nbhd	KBH	Sales Ratio	48.71%
Min ECF	0.903	(Land Resid.-Est. Land Value)/Est. LV	12.90%
Max ECF	0.903	% Change	0.00%
Land Table LtoB	20.86%	Projected Land Table LtoB	20.86%
CVT LtoB	20.54%	Sales Sample Size	20.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$89,376	\$100,903	\$89,376
MINIMUM	\$89,376	\$100,903	\$89,376
MAXIMUM	\$89,376	\$100,903	\$89,376

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
LM-16-11-126-060	638 TOWER RIDGE CT	7/29/2022	\$365,000	\$393,729	\$60,647	\$89,376	1.00	\$60,647		RA8	22.70%
LM-16-11-126-068	599 TOWER RIDGE CT	11/9/2022	\$466,900	\$444,829	\$111,447	\$89,376	1.00	\$111,447		RA8	20.09%
LM-16-11-126-070	615 TOWER RIDGE CT	6/11/2021	\$510,000	\$468,761	\$130,615	\$89,376	1.00	\$130,615		RA8	19.07%

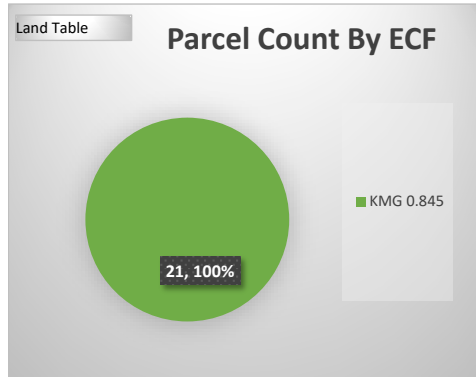
Township of Milford/Village of Milford

Land Table RA9

BSA DATABASE		SALES DATA	
Parcel Count	21	# of Sales	2
ECF Nbhd	KMG	Sales Ratio	45.24%
Min ECF	0.845	(Land Resid.-Est. Land Value)/Est. LV	74.44%
Max ECF	0.845	% Change	15.00%
Land Table LtoB	15.05%	Projected Land Table LtoB	17.31%
CVT LtoB	20.54%	Sales Sample Size	9.52%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$62,847	\$109,632	\$72,274
MINIMUM	\$59,861	\$104,424	\$68,840
MAXIMUM	\$65,832	\$114,840	\$75,707

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
LM-16-11-176-052	800 MILFORD GLEN CIR	8/19/2022	\$565,000	\$527,841	\$102,991	\$65,832	1.00	\$102,991		RA9	12.47%
LM-16-11-176-059	791 MILFORD GLEN CT	2/23/2022	\$465,000	\$404,143	\$126,689	\$65,832	1.00	\$126,689		RA9	16.29%

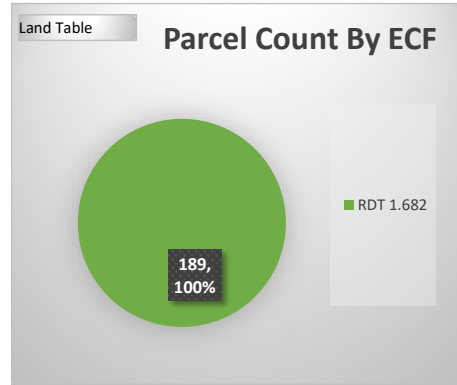
Township of Milford/Village of Milford

Land Table RDT

BSA DATABASE		SALES DATA	
Parcel Count	189	# of Sales	19
ECF Nbhd	RDT	Sales Ratio	47.66%
Min ECF	1.682	(Land Resid.-Est. Land Value)/Est. LV	19.35%
Max ECF	1.682	% Change	0.00%
Land Table LtoB	23.20%	Projected Land Table LtoB	23.20%
CVT LtoB	20.54%	Sales Sample Size	10.05%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$119,238	\$142,316	\$119,238
MINIMUM	\$882	\$1,053	\$882
MAXIMUM	\$775,526	\$925,626	\$775,526

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
LM-16-10-229-007	625 N MAIN ST	12/29/2021	\$159,900	\$217,272	\$22,779	\$80,151	0.17	\$132,436		RDT	36.89%
LM-16-11-102-007	645 HICKORY ST	6/14/2022	\$370,500	\$240,215	\$223,794	\$93,509	0.20	\$1,118,970		RDT	38.93%
LM-16-11-102-013	605 HICKORY ST	11/10/2021	\$600,000	\$514,186	\$179,323	\$93,509	0.20	\$896,615		RDT	18.19%
LM-16-11-105-004	522 UNION ST	6/16/2021	\$340,000	\$398,896	\$34,613	\$93,509	0.26	\$134,159		RDT	23.44%
LM-16-11-105-005	510 UNION ST	9/7/2022	\$350,000	\$412,314	\$35,648	\$97,962	0.30	\$118,827		RDT	23.76%
LM-16-11-106-005	524 HICKORY ST	9/1/2022	\$324,900	\$261,070	\$157,339	\$93,509	0.20	\$786,695		RDT	35.82%
LM-16-11-109-003	402 HICKORY ST	2/5/2021	\$455,000	\$389,977	\$162,985	\$97,962	0.33	\$489,444		RDT	25.12%
LM-16-11-109-007	434 HICKORY ST	2/5/2021	\$425,000	\$348,366	\$156,785	\$80,151	0.18	\$890,824		RDT	23.01%
LM-16-11-153-002	340 HICKORY ST	8/9/2021	\$400,000	\$391,889	\$101,620	\$93,509	0.20	\$508,100		RDT	23.86%
LM-16-11-153-005	305 E LIBERTY ST	8/16/2021	\$690,000	\$675,732	\$107,777	\$93,509	0.20	\$538,885		RDT	13.84%
LM-16-11-154-016	325 1ST ST	7/29/2022	\$350,000	\$355,708	\$74,443	\$80,151	0.14	\$520,580		RDT	22.53%
LM-16-11-154-021	435 1ST ST	6/22/2021	\$296,000	\$307,186	\$68,965	\$80,151	0.16	\$439,268		RDT	26.09%
LM-16-11-178-007	525 CANAL ST	6/30/2022	\$375,000	\$379,386	\$93,576	\$97,962	0.30	\$311,920		RDT	25.82%
LM-16-11-178-010	641 CANAL ST	9/12/2022	\$350,000	\$360,401	\$69,750	\$80,151	0.18	\$383,242		RDT	22.24%
LM-16-11-180-003	536 CANAL ST	4/9/2021	\$365,000	\$328,829	\$116,322	\$80,151	0.17	\$684,247		RDT	24.37%
LM-16-11-180-009	531 ATLANTIC ST	4/22/2022	\$292,000	\$256,693	\$128,816	\$93,509	0.20	\$644,080		RDT	36.43%
LM-16-11-180-015	526 CANAL ST	9/14/2022	\$250,000	\$245,026	\$85,125	\$80,151	0.13	\$654,808		RDT	32.71%
LM-16-11-326-003	524 ATLANTIC ST	5/13/2021	\$270,000	\$249,048	\$114,461	\$93,509	0.27	\$427,093		RDT	37.55%
LM-16-11-326-006	648 ATLANTIC ST	7/29/2021	\$350,000	\$352,751	\$90,758	\$93,509	0.20	\$453,790		RDT	26.51%

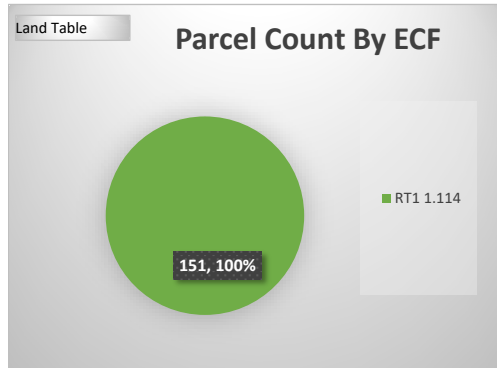
Township of Milford/Village of Milford

Land Table RT1

BSA DATABASE		SALES DATA	
Parcel Count	151	# of Sales	14
ECF Nbhd	RT1	Sales Ratio	48.16%
Min ECF	1.114	(Land Resid.-Est. Land Value)/Est. LV	17.65%
Max ECF	1.114	% Change	0.00%
Land Table LtoB	22.06%	Projected Land Table LtoB	22.06%
CVT LtoB	20.54%	Sales Sample Size	9.27%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$139,571	\$164,209	\$139,571
MINIMUM	\$53,090	\$62,462	\$53,090
MAXIMUM	\$1,213,170	\$1,427,333	\$1,213,170

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
L -16-05-301-022	3225 SEQUOIA CT	9/24/2021	\$540,000	\$491,512	\$141,757	\$93,269	3.00	\$47,252		RT1	18.98%
L -16-05-301-023	3205 SEQUOIA CT	3/1/2021	\$450,000	\$485,911	\$57,358	\$93,269	3.00	\$19,119		RT1	19.19%
L -16-05-301-026	3042 AUTUMN CT	8/20/2021	\$470,000	\$473,252	\$88,307	\$91,559	3.00	\$29,436		RT1	19.35%
L -16-05-451-027	2583 W COMMERCE RD	7/27/2022	\$602,000	\$626,311	\$65,788	\$90,099	2.84	\$23,165		RT1	14.39%
L -16-05-451-033	2311 W COMMERCE RD	11/15/2021	\$257,000	\$248,768	\$94,766	\$86,534	2.66	\$35,626		RT1	34.79%
L -16-06-100-010	4086 W COMMERCE RD	9/30/2021	\$250,000	\$285,572	\$95,721	\$131,293	10.31	\$9,284		RT1	45.98%
L -16-06-100-017	4110 W COMMERCE RD	10/7/2021	\$191,000	\$207,177	\$26,614	\$42,791	0.62	\$42,926		RT1	20.65%
L -16-06-200-026	3685 ARKHAM LN	11/30/2022	\$473,000	\$442,275	\$111,558	\$80,833	3.00	\$37,186		RT1	18.28%
L -16-08-151-018	3105 MAPLERIDGE	9/13/2021	\$245,000	\$264,568	\$66,770	\$86,338	3.96	\$16,861		RT1	32.63%
L -16-08-200-017	947 N GARNER RD	7/19/2021	\$355,000	\$283,904	\$134,997	\$63,901	1.51	\$89,402		RT1	22.51%
L -16-08-200-026	2452 RUNAWAY TRL	3/3/2022	\$600,000	\$590,787	\$117,038	\$107,825	4.69	\$24,955		RT1	18.25%
L -16-08-200-037	2475 RUNAWAY TRL	9/29/2022	\$630,000	\$477,002	\$238,703	\$85,705	3.20	\$74,595		RT1	17.97%
L -16-08-400-029		4/23/2021	\$200,000				3.36	\$59,524		RT1	100.00%
L -16-05-102-003	1846 N HICKORY RIDGE TRL	4/21/2021	\$113,000				2.78	-\$119,750		RT1	16.62%

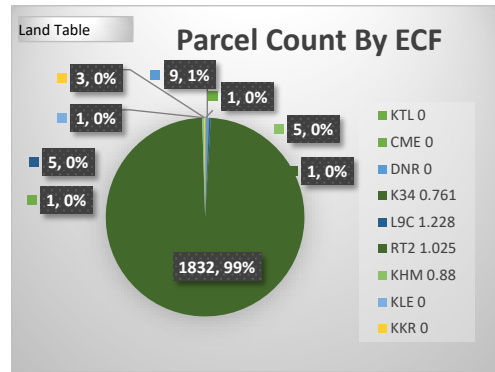
Township of Milford/Village of Milford

Land Table RT2

BSA DATABASE		SALES DATA	
Parcel Count	1858	# of Sales	150
ECF Nbhd	DNR, RT2, L9C, CME, KLE, KTL, KKR, K34, KHM	Sales Ratio	47.06%
Min ECF	0.761	(Land Resid.-Est. Land Value)/Est. LV	28.81%
Max ECF	1.228	% Change	3.11%
Land Table LtoB	22.66%	Projected Land Table LtoB	23.36%
CVT LtoB	20.54%	Sales Sample Size	8.07%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$133,739	\$172,274	\$138,076
MINIMUM	\$11,940	\$15,380	\$11,940
MAXIMUM	\$1,366,860	\$1,760,701	\$1,366,860

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
L -16-01-376-006	1320 NORTOON	5/3/2022	\$636,000	\$592,791	\$167,793	\$124,584	5.07	\$33,095		RT2	21.02%
L -16-01-376-019	2380 LERWICK LN	12/22/2022	\$760,000	\$783,376	\$99,742	\$123,118	4.90	\$20,356		RT2	15.72%
L -16-01-376-021	2345 LEARMONTH LN	8/19/2022	\$602,500	\$517,334	\$173,611	\$88,445	2.27	\$76,481		RT2	17.10%
L -16-01-376-023	2340 LEARMONTH LN	5/17/2021	\$580,000	\$601,911	\$50,494	\$72,405	1.53	\$33,003		RT2	12.03%
L -16-01-401-005	935 S DUCK LAKE RD	2/25/2021	\$275,000	\$238,124	\$109,887	\$73,011	1.89	\$58,141		RT2	30.66%
L -16-01-401-011	2511 E COMMERCE ST	6/7/2021	\$425,000	\$353,437	\$143,115	\$71,552	1.49	\$96,050		RT2	20.24%
L -16-01-401-015	2576 SHADY LN	9/30/2022	\$599,900	\$458,662	\$265,133	\$123,895	5.00	\$53,027		RT2	27.01%
L -16-01-401-037	939 S DUCK LAKE RD	6/30/2021	\$455,000	\$447,912	\$85,969	\$78,881	2.33	\$36,897		RT2	17.61%
L -16-01-401-040	777 JORDAN LN	7/15/2021	\$400,000	\$327,392	\$177,693	\$105,085	3.00	\$59,231		RT2	32.10%
L -16-01-426-016	2905 E COMMERCE ST	6/25/2021	\$295,000	\$242,530	\$127,532	\$75,062	1.66	\$76,827		RT2	30.95%
L -16-01-426-030	966 S DUCK LAKE RD	10/22/2021	\$355,000	\$288,444	\$135,713	\$69,157	1.39	\$97,635		RT2	23.98%
L -16-02-200-021	1820 STONECREST	7/8/2021	\$415,000	\$389,304	\$115,571	\$89,875	2.33	\$49,601		RT2	23.09%
L -16-02-200-049	1825 STONECREST	8/16/2021	\$380,000	\$300,640	\$151,152	\$71,792	1.50	\$100,768		RT2	23.88%
L -16-02-200-099	1840 DUNHILL DR	6/30/2021	\$497,000	\$552,185	\$16,607	\$71,792	1.50	\$11,071		RT2	13.00%
L -16-02-200-102	1595 DONELAINE DR	10/25/2022	\$549,900	\$323,541	\$298,355	\$71,996	1.51	\$197,586		RT2	22.25%
L -16-02-400-006	1475 ALTER RD	8/12/2021	\$490,000	\$455,442	\$129,376	\$94,818	2.54	\$50,935		RT2	20.82%
L -16-02-400-019	1570 EDGEWOOD LN	2/26/2021	\$440,000	\$461,798	\$71,650	\$93,448	2.48	\$28,891		RT2	20.24%
L -16-03-101-001	695 ROWE RD	8/4/2022	\$620,000	\$582,732	\$95,888	\$58,620	0.98	\$97,845		RT2	10.06%
L -16-04-100-021	1605 ROWE RD	2/11/2021	\$310,000	\$277,264	\$104,528	\$71,792	1.50	\$69,685		RT2	25.89%
L -16-04-200-003	1323 ROWE RD	9/6/2022	\$280,000	\$189,022	\$160,375	\$69,397	1.40	\$114,554		RT2	36.71%

Township of Milford/Village of Milford

Land Table RT2

L -16-04-200-038	1531 INDIAN GARDEN LN	3/25/2022	\$375,000	\$318,913	\$167,572	\$111,485	3.58	\$46,808	RT2	34.96%
L -16-04-200-040	1868 HONEYSUCKLE LN	12/10/2021	\$375,000	\$285,575	\$190,046	\$100,621	2.80	\$67,874	RT2	35.23%
L -16-04-200-069	1655 INDIAN GARDEN LN	8/4/2021	\$375,000	\$304,406	\$158,563	\$87,969	2.25	\$70,472	RT2	28.90%
L -16-04-200-106	1810 HONEYSUCKLE LN	2/22/2021	\$600,000	\$417,937	\$290,569	\$108,506	3.31	\$87,785	RT2	25.96%
L -16-04-301-027	2154 W COMMERCE RD	8/9/2022	\$290,000	\$237,749	\$143,079	\$90,828	2.37	\$60,371	RT2	38.20%
L -16-04-351-012	2095 W COMMERCE RD	7/15/2021	\$420,000	\$285,960	\$226,297	\$92,257	2.43	\$93,126	RT2	32.26%
L -16-10-351-003	1003 GENERAL MOTORS RD	3/8/2022	\$298,000	\$256,005	\$89,728	\$47,733	0.57	\$157,418	RT2	18.65%
L -16-11-226-024	1740 VALLEY VIEW LN	10/25/2022	\$380,000	\$393,012	\$64,299	\$77,311	1.77	\$36,327	RT2	19.67%
L -16-11-226-052	1755 KURTZ DR	10/18/2022	\$491,100	\$458,802	\$109,609	\$77,311	1.77	\$61,926	RT2	16.85%
L -16-11-226-054	1775 VALLEY VIEW LN	12/23/2022	\$370,000	\$417,115	\$29,787	\$76,902	1.75	\$17,021	RT2	18.44%
L -16-11-226-060	560 SLEEPY HOLW	12/10/2021	\$440,000	\$394,028	\$126,962	\$80,990	1.95	\$65,109	RT2	20.55%
L -16-11-226-061	510 SLEEPY HOLW	5/21/2021	\$345,000	\$321,678	\$95,114	\$71,792	1.50	\$63,409	RT2	22.32%
L -16-11-226-070	1725 GRAY TWIG LN	9/19/2022	\$460,000	\$387,496	\$153,085	\$80,581	1.93	\$79,319	RT2	20.80%
L -16-12-126-022	1909 BAMBY LN	7/13/2021	\$350,000	\$306,528	\$108,318	\$64,846	1.21	\$89,519	RT2	21.16%
L -16-12-126-024	1940 BAMBY LN	7/26/2021	\$362,500	\$328,098	\$104,517	\$70,115	1.43	\$73,089	RT2	21.37%
L -16-12-126-056	2361 TRINITY LN	1/20/2022	\$755,200	\$793,294	\$80,592	\$118,686	4.33	\$18,612	RT2	14.96%
L -16-12-200-047	2922 CAMARATA VLY	11/10/2022	\$510,000	\$313,267	\$268,046	\$71,313	1.48	\$181,112	RT2	22.76%
L -16-12-200-083	651 HAZY VW	4/12/2021	\$590,000	\$602,027	\$95,265	\$107,292	3.20	\$29,770	RT2	17.82%
L -16-12-300-088	1960 APPLEWOOD LN	4/19/2021	\$500,000	\$485,508	\$85,805	\$71,313	1.48	\$57,976	RT2	14.69%
L -16-12-300-091	548 UPHILL RD	6/17/2022	\$685,000	\$589,550	\$167,242	\$71,792	1.50	\$111,495	RT2	12.18%
L -16-12-400-059	280 OUR LAND LN	7/2/2021	\$460,000	\$399,544	\$154,381	\$93,925	2.50	\$61,752	RT2	23.51%
L -16-12-400-069	4281 S DUCK LAKE RD	9/23/2021	\$590,000	\$638,158	\$81,545	\$129,703	5.59	\$14,588	RT2	20.32%
L -16-12-400-092	2723 WILXOM TRL	12/22/2022	\$524,900	\$520,905	\$75,787	\$71,792	1.50	\$50,525	RT2	13.78%
L -16-14-101-033	280 WILLOW TRL	8/5/2022	\$365,000	\$266,752	\$202,217	\$103,969	2.95	\$68,548	RT2	38.98%
L -16-14-101-064	300 WALNUT RDG	2/11/2022	\$351,000	\$300,905	\$146,698	\$96,603	2.62	\$55,992	RT2	32.10%
L -16-14-252-015	1159 OLD PLANK RD	8/25/2021	\$536,000	\$730,168	-\$72,683	\$121,485	4.69	-\$15,497	RT2	16.64%
L -16-14-300-012	735 PUEBLO	3/26/2021	\$505,000	\$508,437	\$164,636	\$168,073	10.01	\$16,447	RT2	33.06%
L -16-14-476-032	1681 JUDI LN	1/12/2021	\$427,500	\$432,611	\$66,681	\$71,792	1.50	\$44,454	RT2	16.60%
L -16-15-326-023	1630 HEATHER	8/19/2022	\$600,000	\$501,106	\$245,940	\$147,046	7.38	\$33,325	RT2	29.34%
L -16-15-326-031	923 ANNIE LANG DR	12/2/2021	\$173,500	\$137,905	\$86,558	\$50,963	0.71	\$121,913	RT2	36.96%
L -16-15-326-048	810 ANNIE LANG DR	4/27/2021	\$575,000	\$683,936	-\$36,940	\$71,996	1.51	-\$24,464	RT2	10.53%
L -16-15-326-054	897 ANNIE LANG DR	10/11/2022	\$500,000	\$327,025	\$245,789	\$72,814	1.55	\$158,574	RT2	22.27%
L -16-15-326-055	869 ANNIE LANG DR	8/31/2022	\$535,000	\$518,044	\$88,748	\$71,792	1.50	\$59,165	RT2	13.86%
L -16-15-400-023	1600 SOUTH HILL RD	12/14/2021	\$425,000	\$385,961	\$140,776	\$101,737	2.85	\$49,395	RT2	26.36%
L -16-15-400-070	113 DIPONIO ROSSI DR	5/16/2022	\$570,000	\$517,763	\$124,029	\$71,792	1.50	\$82,686	RT2	13.87%
L -16-15-400-072	303 TEROMI TRL	2/10/2022	\$470,000	\$591,615	-\$47,166	\$74,449	1.63	-\$28,936	RT2	12.58%
L -16-16-100-014	161 BUNNY LN	6/9/2022	\$424,900	\$395,222	\$120,287	\$90,609	2.60	\$46,264	RT2	22.93%
L -16-16-276-033	117 MARTINDALE	6/18/2021	\$387,500	\$445,637	\$5,272	\$63,409	1.15	\$4,584	RT2	14.23%
L -16-16-276-056	1412 WIND RIVER DR	6/15/2021	\$400,000	\$357,753	\$137,734	\$95,487	2.57	\$53,593	RT2	26.69%
L -16-16-300-038	989 IRISH TARA LN	8/24/2022	\$400,000	\$375,574	\$127,279	\$102,853	2.90	\$43,889	RT2	27.39%
L -16-16-300-041	997 S GARNER RD	10/7/2021	\$405,000	\$536,268	-\$56,906	\$74,362	2.51	-\$22,672	RT2	13.87%
L -16-16-426-005	1260 ROBBLEE	8/26/2022	\$567,500	\$467,624	\$225,248	\$125,372	5.15	\$43,737	RT2	26.81%
L -16-17-200-019	295 WHISPERING PNES	12/17/2021	\$390,000	\$522,244	-\$27,159	\$105,085	3.00	-\$9,053	RT2	20.12%
L -16-17-200-023	2425 GENERAL MOTORS RD	4/1/2022	\$535,000	\$389,428	\$236,400	\$90,828	2.37	\$99,747	RT2	23.32%
L -16-17-300-036	2870 HARMONY LN	8/27/2021	\$333,000	\$304,668	\$122,257	\$93,925	2.50	\$48,903	RT2	30.83%
L -16-17-400-014	2535 TUSCANY	9/1/2022	\$408,000	\$414,912	\$75,100	\$82,012	2.00	\$37,550	RT2	19.77%
L -16-17-400-059	2545 SHAGBARK	10/29/2021	\$712,000	\$663,728	\$147,594	\$99,322	6.87	\$21,484	RT2	14.96%
L -16-19-100-003	1799 N LABADIE	6/23/2021	\$315,000	\$314,372	\$78,552	\$77,924	1.80	\$43,640	RT2	24.79%
L -16-19-200-017	1750 S HICKORY RIDGE TRL	6/1/2021	\$425,000	\$410,542	\$134,077	\$119,619	4.45	\$30,130	RT2	29.14%
L -16-19-300-018	4212 W BUNO RD	3/12/2021	\$780,000	\$764,597	\$161,446	\$146,043	7.27	\$22,207	RT2	19.10%
L -16-19-400-018	2300 VALLEY GATE	5/20/2022	\$600,000	\$451,527	\$280,145	\$131,672	5.79	\$48,384	RT2	29.16%

Township of Milford/Village of Milford

Land Table RT2

L -16-20-200-038	2620 PEARSON RD	7/21/2022	\$755,000	\$810,661	\$51,079	\$106,740	3.15	\$16,216	RT2	13.17%
L -16-20-300-031	2264 TILLAGE RD	5/9/2022	\$300,000	\$304,642	\$127,030	\$131,672	5.79	\$21,940	RT2	43.22%
L -16-20-300-039	2815 PEARSON RD	1/26/2021	\$535,000	\$618,564	\$27,370	\$110,934	3.53	\$7,754	RT2	17.93%
L -16-20-300-059	2190 MAC FARM CIR	12/1/2022	\$800,000	\$607,448	\$294,512	\$101,960	2.86	\$102,976	RT2	16.78%
L -16-20-400-013	2196 SILVER MAPLE DR	7/14/2021	\$554,500	\$362,257	\$282,832	\$90,589	2.36	\$119,844	RT2	25.01%
L -16-20-400-019	1961 GARY SUE LN	5/13/2022	\$440,000	\$447,139	\$86,309	\$93,448	2.48	\$34,802	RT2	20.90%
L -16-21-100-048	1600 GRACE LN	11/19/2021	\$735,000	\$590,175	\$258,840	\$114,015	4.00	\$64,710	RT2	19.32%
L -16-21-100-066	1300 GRACE LN	2/12/2021	\$975,000	\$1,263,369	-\$170,669	\$117,700	5.00	-\$34,134	RT2	9.32%
L -16-21-100-068	1965 W DAWSON RD	6/18/2021	\$405,000	\$302,583	\$204,600	\$102,183	2.87	\$71,289	RT2	33.77%
L -16-22-102-038	1209 E HURON RIVER PKWY	11/5/2021	\$535,000	\$461,194	\$146,620	\$72,814	1.55	\$94,594	RT2	15.79%
L -16-22-126-005	750 W DAWSON RD	10/24/2022	\$620,000	\$481,309	\$241,544	\$102,853	2.90	\$83,291	RT2	21.37%
L -16-22-200-016	1980 SOUTH HILL RD	5/2/2022	\$425,000	\$296,807	\$229,930	\$101,737	2.85	\$80,677	RT2	34.28%
L -16-22-201-004	1742 HEATHER	3/25/2021	\$300,000	\$260,259	\$111,942	\$72,201	1.52	\$73,646	RT2	27.74%
L -16-22-300-031	1100 HOLDEN AVE	2/15/2021	\$529,900	\$587,950	\$66,436	\$124,486	5.06	\$13,130	RT2	21.17%
L -16-22-300-032	1070 HOLDEN AVE	7/22/2022	\$650,000	\$594,209	\$180,178	\$124,387	5.05	\$35,679	RT2	20.93%
L -16-22-300-053	2563 CONIFER TRL	10/21/2022	\$762,000	\$825,985	\$41,210	\$105,195	3.01	\$13,691	RT2	12.74%
L -16-23-101-006	886 ARABESQUE	6/14/2021	\$362,000	\$366,983	\$164,935	\$169,918	9.89	\$16,677	RT2	46.30%
L -16-23-226-010	1753 OLD PLANK RD	2/2/2022	\$330,000	\$286,093	\$106,837	\$62,930	1.13	\$94,546	RT2	22.00%
L -16-23-300-012	2662 BEAGAN CT	2/18/2022	\$549,000	\$593,781	\$68,911	\$113,692	3.78	\$18,230	RT2	19.15%
L -16-23-300-038	610 CRAWFORD FARM LN	1/13/2021	\$360,000	\$374,343	\$91,625	\$105,968	3.08	\$29,748	RT2	28.31%
L -16-23-300-041	2255 SOUTH HILL RD	6/18/2021	\$705,000	\$543,103	\$274,044	\$112,147	3.64	\$75,287	RT2	20.65%
L -16-23-300-050	2585 HICKORY HEIGHTS CT	3/18/2022	\$639,000	\$633,797	\$106,494	\$101,291	2.83	\$37,630	RT2	15.98%
L -16-23-451-004	1245 E BUNO RD	10/27/2021	\$225,000	\$170,745	\$133,469	\$79,214	2.29	\$58,283	RT2	46.39%
L -16-23-451-027	1167 E BUNO RD	9/14/2021	\$739,900	\$664,922	\$182,270	\$107,292	3.20	\$56,959	RT2	16.14%
L -16-23-476-015	1859 E BUNO RD	5/13/2022	\$575,000	\$610,204	\$65,417	\$100,621	2.80	\$23,363	RT2	16.49%
L -16-24-200-014	2855 ETHAN ALLEN	5/25/2021	\$430,000	\$412,628	\$105,341	\$87,969	2.25	\$46,818	RT2	21.32%
L -16-24-301-025	2300 STONEY BLF	6/10/2022	\$500,000	\$451,436	\$153,649	\$105,085	3.00	\$51,216	RT2	23.28%
L -16-24-426-023	2860 SEDONA LN	9/16/2022	\$580,000	\$516,350	\$147,427	\$83,777	2.44	\$60,421	RT2	16.22%
L -16-25-300-009	3900 CHILDS LAKE RD	10/22/2021	\$225,000	\$197,982	\$95,217	\$68,199	1.35	\$70,531	RT2	34.45%
L -16-25-300-014	3920 CHILDS LAKE RD	11/9/2022	\$319,000	\$271,020	\$107,198	\$59,218	0.90	\$119,109	RT2	21.85%
L -16-25-300-033	3673 OLD PLANK RD	2/9/2021	\$593,000	\$786,325	-\$118,441	\$74,884	2.84	-\$41,705	RT2	9.52%
L -16-26-100-015	3230 RED FOX LN	7/16/2021	\$556,500	\$538,124	\$118,997	\$100,621	2.80	\$42,499	RT2	18.70%
L -16-26-376-003	3933 FOXTHORN CT	6/17/2022	\$573,000	\$696,212	-\$8,747	\$114,465	3.85	-\$2,272	RT2	16.44%
L -16-26-376-005	3977 FOXTHORN CT	10/28/2022	\$899,000	\$941,315	\$66,522	\$108,837	3.34	\$19,917	RT2	11.56%
L -16-26-400-047	1394 MEMORY LN	4/15/2022	\$575,000	\$502,678	\$208,620	\$136,298	6.26	\$33,326	RT2	27.11%
L -16-26-400-053	3760 OLD PLANK RD	2/15/2022	\$500,000	\$452,027	\$163,927	\$115,954	6.69	\$24,503	RT2	25.65%
L -16-27-100-017	1221 COUNTRY CT	1/25/2021	\$297,200	\$318,129	\$88,018	\$108,947	3.35	\$26,274	RT2	34.25%
L -16-27-100-036	1192 THREE ACRE CT	11/18/2021	\$360,000	\$248,724	\$209,930	\$98,654	3.18	\$66,016	RT2	39.66%
L -16-27-200-018	525 W BUNO RD	12/5/2022	\$203,000	\$260,379	\$61,307	\$118,686	4.33	\$14,159	RT2	45.58%
L -16-27-300-015	930 W MAPLE RD	9/23/2022	\$420,000	\$376,977	\$142,751	\$99,728	2.76	\$51,721	RT2	26.45%
L -16-27-400-039	3385 MORROW LN	8/13/2021	\$568,000	\$733,132	-\$60,047	\$105,085	3.00	-\$20,016	RT2	14.33%
L -16-28-400-007	1490 W MAPLE RD	1/21/2022	\$280,000	\$274,014	\$111,954	\$105,968	3.08	\$36,349	RT2	38.67%
L -16-29-100-003	2995 W BUNO RD	9/2/2022	\$525,000	\$375,943	\$307,744	\$158,687	9.74	\$31,596	RT2	42.21%
L -16-29-100-008	3003 S HICKORY RIDGE TRL	8/11/2022	\$410,000	\$332,161	\$200,024	\$122,185	4.78	\$41,846	RT2	36.78%
L -16-29-201-004	2561 W BUNO RD	9/23/2021	\$550,000	\$479,913	\$157,341	\$87,254	2.22	\$70,874	RT2	18.18%
L -16-30-200-012	3415 W BUNO RD	10/14/2022	\$330,000	\$335,786	\$73,978	\$79,764	1.89	\$39,142	RT2	23.75%
L -16-34-200-010	565 W MAPLE RD	5/23/2022	\$420,000	\$478,778	\$44,298	\$103,076	2.91	\$15,223	RT2	21.53%
L -16-34-300-025	4700 KINCARDINE	4/1/2021	\$400,000	\$427,856	\$77,229	\$105,085	3.00	\$25,743	RT2	24.56%
L -16-34-300-032	4725 KINCARDINE	9/7/2022	\$514,000	\$597,695	\$21,390	\$105,085	3.00	\$7,130	RT2	17.58%
L -16-35-200-029	4236 OLD PLANK RD	2/18/2022	\$275,000	\$276,689	\$101,164	\$102,853	2.90	\$34,884	RT2	37.17%
L -16-35-401-010	4626 OLD PLANK RD	4/25/2022	\$400,000	\$320,294	\$171,436	\$91,730	2.68	\$63,969	RT2	28.64%

Township of Milford/Village of Milford

Land Table RT2

L-16-36-201-011	2745 COYOTE RDG	7/6/2021	\$558,700	\$537,052	\$126,733	\$105,085	3.00	\$42,244		RT2	19.57%
L-16-36-201-041	2682 E MAPLE RD	8/9/2021	\$449,900	\$465,176	\$87,376	\$102,652	4.19	\$20,853		RT2	22.07%
L-16-36-401-014	2765 SHADOW LN	9/9/2022	\$555,000	\$604,779	\$55,306	\$105,085	3.00	\$18,435		RT2	17.38%
L-16-11-226-029	1400 VALLEY VIEW LN	5/20/2021	\$425,000	\$363,749	\$204,835	\$143,584	1.50	\$68,278	L-16-11-226-027	RT2	39.47%
L-16-13-126-007	2300 WIXOM TRL	7/16/2021	\$650,000	\$430,498	\$534,222	\$314,720	3.42	\$44,593	L-16-13-126-008	RT2	73.11%
L-16-17-400-045	2600 SHAGBARK	10/31/2022	\$610,000	\$539,492	\$219,569	\$149,061	1.00	\$21,848	L-16-17-400-046	RT2	27.63%
L-16-26-400-020	735 E MAPLE RD	2/4/2022	\$100,000				0.92	\$12,021	L-16-26-400-019	RT2	94.49%
L-16-02-326-002	1050 WEAVER RD	5/5/2022	\$900,000				30.34	\$29,664		RT2	100.00%
L-16-02-326-004		6/15/2022	\$315,000				7.53	\$41,833		RT2	100.00%
L-16-15-400-089		7/19/2022	\$123,000				2.51	\$49,004		RT2	100.00%
L-16-17-300-050		2/11/2021	\$152,000				7.19	\$21,140		RT2	100.00%
L-16-20-200-024		7/6/2021	\$102,000				3.33	\$30,631		RT2	100.00%
L-16-22-300-055		12/7/2021	\$105,000				3.01	\$34,884		RT2	100.00%
L-16-24-301-027		6/10/2022	\$120,000				3.00	\$40,000		RT2	100.00%
L-16-24-426-002		5/10/2021	\$74,000				14.02	\$5,278		RT2	100.00%
L-16-30-101-003		6/26/2021	\$93,000				2.91	\$31,959		RT2	100.00%
L-16-34-300-021	4775 S MILFORD RD	5/10/2021	\$650,000				3.31	\$88,556	L-16-34-300-020	RT2	100.00%
L-16-12-126-055	2335 TRINITY LN	6/17/2021	\$175,000				5.36	-\$92,268		RT2	15.99%
L-16-12-126-057	2409 TRINITY LN	1/31/2022	\$175,000				3.39	-\$29,840		RT2	28.37%
L-16-12-126-058	2443 TRINITY LN	10/13/2021	\$175,000				3.31	-\$134,010		RT2	14.92%
L-16-12-126-059	2469 TRINITY LN	7/28/2021	\$175,000				3.64	-\$98,143		RT2	17.40%
L-16-12-126-063	2310 TRINITY LN	7/8/2022	\$275,000				6.01	\$45,757		RT2	63.78%
L-16-15-400-065	241 DIPONIO ROSSI DR	6/2/2021	\$95,000				1.50	\$63,333		RT2	87.77%
L-16-15-400-086	952 ADAMS RD	5/3/2021	\$125,000				2.52	-\$71,481		RT2	23.62%
L-16-19-400-016	2440 S HICKORY RIDGE TRL	6/25/2021	\$182,000				9.75	\$18,667		RT2	97.09%
L-16-22-300-053	2563 CONIFER TRL	5/19/2021	\$150,000				3.01	-\$189,631		RT2	12.74%
L-16-22-400-018	262 SAN ANGELO DR	5/27/2021	\$149,900				3.27	-\$165,991		RT2	13.50%
L-16-25-300-023	3664 CHILDS LAKE RD	8/2/2021	\$205,000				9.93	\$20,645		RT2	93.90%

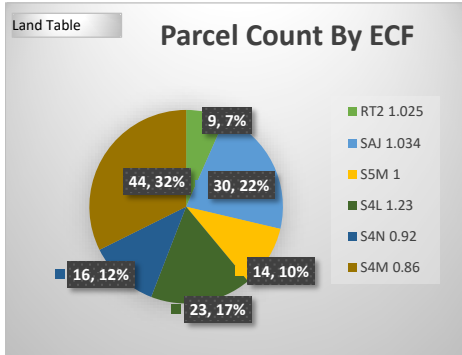
Township of Milford/Village of Milford

Land Table S3A

BSA DATABASE		SALES DATA	
Parcel Count	136	# of Sales	21
ECF Nbhd	SAJ, SSM, RT2, S4L, S4N, S4M	Sales Ratio	44.56%
Min ECF	0.860	(Land Resid.-Est. Land Value)/Est. LV	72.78%
Max ECF	1.230	% Change	3.06%
Land Table LtoB	16.50%	Projected Land Table LtoB	17.00%
CVT LtoB	20.54%	Sales Sample Size	15.44%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$172,391	\$297,857	\$172,391
MINIMUM	\$65,583	\$113,314	\$70,174
MAXIMUM	\$1,499,057	\$2,590,066	\$1,499,057

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
L -16-01-376-002	890 NORTOON	3/16/2021	\$489,000	\$471,830	\$124,128	\$106,958	2.66	\$46,665		S3A	22.67%
L -16-01-376-010	2275 QUENDALE LN	4/26/2021	\$510,000	\$485,217	\$129,061	\$104,278	2.55	\$50,612		S3A	21.49%
L -16-01-376-011	2297 QUENDALE LN	2/24/2022	\$500,000	\$399,541	\$190,402	\$89,943	2.00	\$95,201		S3A	22.51%
L -16-01-376-015	2325 LERWICK LN	7/28/2021	\$730,000	\$629,495	\$181,679	\$81,174	1.61	\$112,844		S3A	12.90%
L -16-15-301-001	1510 MILFORD HILLS DR	2/15/2022	\$560,000	\$442,631	\$214,292	\$96,923	3.10	\$69,126		S3A	21.90%
L -16-15-301-005	1546 S MILFORD RD	12/28/2022	\$342,000	\$250,768	\$190,899	\$99,667	2.65	\$72,037		S3A	39.74%
L -16-15-301-034	1640 S MILFORD RD	7/20/2022	\$745,000	\$740,709	\$110,274	\$105,983	2.62	\$42,089		S3A	14.31%
L -16-16-100-004	175 S GARNER RD	8/20/2021	\$310,000	\$215,668	\$163,063	\$68,731	1.12	\$145,592		S3A	31.87%
L -16-16-100-005	2263 GENERAL MOTORS RD	6/24/2022	\$312,500	\$223,341	\$157,890	\$68,731	1.12	\$140,973		S3A	30.77%
L -16-19-200-045	3533 STOBART RD	7/16/2021	\$2,500,000	\$1,997,680	\$629,908	\$127,588	4.02	\$156,694		S3A	6.39%
L -16-19-276-006	1499 HICKORY VALLEY RD	6/24/2022	\$947,500	\$842,487	\$196,114	\$91,101	2.43	\$80,705		S3A	10.81%
L -16-19-276-012	1865 HICKORY VALLEY RD	8/16/2021	\$1,030,000	\$1,047,715	\$96,307	\$114,022	2.95	\$32,646		S3A	10.88%
L -16-20-126-010	2892 FOXFIRE DR	1/21/2022	\$875,900	\$834,514	\$142,610	\$101,224	2.43	\$58,687		S3A	12.13%
L -16-20-126-011	2953 FOXFIRE DR	11/19/2021	\$785,000	\$755,272	\$163,219	\$133,491	4.72	\$34,580		S3A	17.67%
L -16-20-126-020	2845 FOXFIRE DR	12/6/2022	\$635,000	\$555,693	\$201,611	\$122,304	3.58	\$56,316		S3A	22.01%
L -16-20-151-005	3145 FOXFIRE DR	3/4/2022	\$675,000	\$619,473	\$163,459	\$107,932	2.70	\$60,540		S3A	17.42%
L -16-20-176-001	2955 ROLLING GREEN CT	12/3/2021	\$537,500	\$567,678	\$74,100	\$104,278	2.55	\$29,059		S3A	18.37%
L -16-20-177-002	1723 MYSTIC HILLS DR	6/21/2021	\$950,000	\$808,556	\$260,094	\$118,650	3.28	\$79,297		S3A	14.67%
L -16-15-301-009	1578 S MILFORD RD	10/21/2022	\$392,500	\$382,996	\$189,434	\$179,930	2.26	\$45,868	L -16-15-301-010	S3A	46.98%
L -16-19-200-044	4033 GRONDINWOOD LN	10/31/2022	\$2,300,000	\$2,099,569	\$590,377	\$389,946	6.57	\$44,998	L -16-19-200-041, L -16-19-200-043	S3A	18.57%
L -16-20-101-005	1242 HUNTCLIFF CT	11/5/2021	\$150,000				3.14	\$47,771		S3A	96.82%

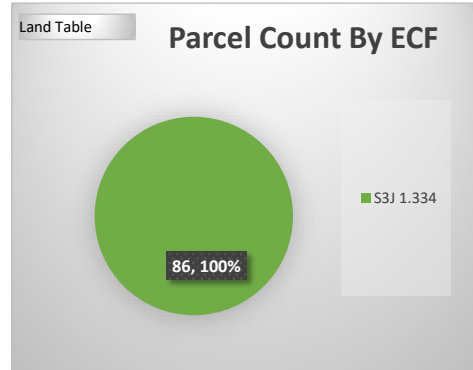
Township of Milford/Village of Milford

Land Table S3J

BSA DATABASE		SALES DATA	
Parcel Count	86	# of Sales	7
ECF Nbhd	S3J	Sales Ratio	44.88%
Min ECF	1.334	(Land Resid.-Est. Land Value)/Est. LV	69.26%
Max ECF	1.334	% Change	15.00%
Land Table LtoB	20.66%	Projected Land Table LtoB	23.76%
CVT LtoB	20.54%	Sales Sample Size	8.14%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$602	\$1,018	\$692
MINIMUM	\$223	\$377	\$256
MAXIMUM	\$29,429	\$49,813	\$33,843

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
L -16-05-326-029	617 SHAW CT	11/4/2022	\$300,000	\$313,175	\$48,025	\$61,200	0.44	\$108,654		S3J	19.54%
L -16-05-327-016	3005 W COMMERCE RD	4/23/2021	\$230,000	\$199,807	\$68,323	\$38,130	0.23	\$297,057		S3J	19.08%
L -16-05-327-017	2985 W COMMERCE RD	5/6/2021	\$286,500	\$266,855	\$57,775	\$38,130	0.23	\$251,196		S3J	14.29%
L -16-05-328-010	433 SHAW CT	8/12/2022	\$315,000	\$281,133	\$77,040	\$43,173	0.32	\$240,750		S3J	15.36%
L -16-05-377-025	525 GRANDA VISTA DR	8/17/2022	\$345,000	\$290,539	\$88,276	\$33,815	0.18	\$479,761		S3J	11.64%
L -16-05-379-019	429 GRANDA VISTA DR	8/3/2022	\$320,000	\$275,227	\$81,973	\$37,200	0.28	\$295,931		S3J	13.52%
L -16-05-379-025	359 GRANDA VISTA DR	6/24/2021	\$231,000	\$193,303	\$85,571	\$47,874	0.33	\$262,488		S3J	24.77%

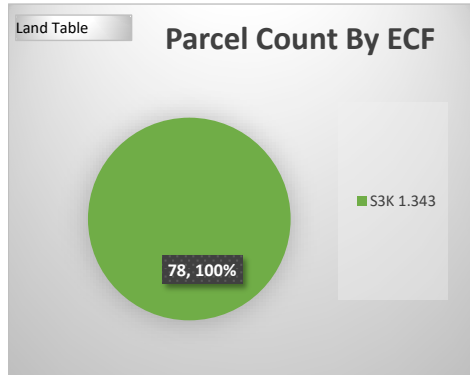
Township of Milford/Village of Milford

Land Table S3K

BSA DATABASE		SALES DATA	
Parcel Count	78	# of Sales	6
ECF Nbhd	S3K	Sales Ratio	45.94%
Min ECF	1.343	(Land Resid.-Est. Land Value)/Est. LV	37.90%
Max ECF	1.343	% Change	8.00%
Land Table LtoB	27.17%	Projected Land Table LtoB	29.34%
CVT LtoB	20.54%	Sales Sample Size	7.69%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$448	\$617	\$483
MINIMUM	\$135	\$186	\$146
MAXIMUM	\$1,228	\$1,693	\$1,326

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
L -16-08-101-029	3172 GRANDA VISTA DR	4/16/2021	\$281,000	\$287,614	\$48,426	\$55,040	0.25	\$196,057		S3K	19.14%
L -16-08-110-024	3145 HILLSIDE	6/3/2022	\$245,000	\$148,099	\$138,181	\$41,280	0.14	\$1,023,563		S3K	27.87%
L -16-08-130-014	217 WOODBINE DR	8/30/2022	\$87,250	\$82,152	\$36,058	\$30,960	0.09	\$396,242		S3K	37.69%
L -16-08-131-022	212 WOODBINE DR	8/19/2022	\$200,000	\$121,194	\$134,971	\$56,165	0.23	\$594,586		S3K	46.34%
L -16-08-131-026	226 WOODBINE DR	2/24/2021	\$265,000	\$320,250	-\$7,820	\$47,430	0.21	-\$37,778		S3K	14.81%
L -16-08-132-021	240 W CANYON DR	8/22/2022	\$245,000	\$256,343	\$41,705	\$53,048	0.23	\$180,541		S3K	20.69%

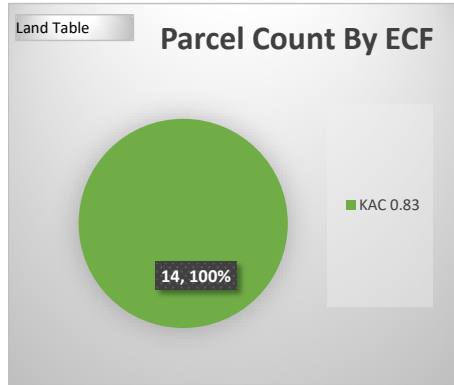
Township of Milford/Village of Milford

Land Table S3N

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	1
ECF Nbhd	KAC	Sales Ratio	51.67%
Min ECF	0.830	(Land Resid.-Est. Land Value)/Est. LV	-21.49%
Max ECF	0.830	% Change	0.00%
Land Table LtoB	19.70%	Projected Land Table LtoB	19.70%
CVT LtoB	20.54%	Sales Sample Size	7.14%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$56,551	\$44,398	\$56,551
MINIMUM	\$438	\$344	\$438
MAXIMUM	\$59,812	\$46,958	\$59,812

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
L-16-06-276-009	1650 S CREEK DR	2/10/2021	\$365,000	\$377,153	\$44,398	\$56,551	0.51	\$87,055		S3N	14.99%

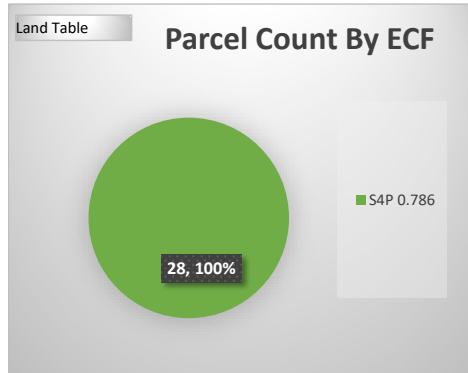
Township of Milford/Village of Milford

Land Table S4P

BSA DATABASE		SALES DATA	
Parcel Count	28	# of Sales	2
ECF Nbhd	S4P	Sales Ratio	44.06%
Min ECF	0.786	(Land Resid.-Est. Land Value)/Est. LV	79.38%
Max ECF	0.786	% Change	10.00%
Land Table LtoB	16.32%	Projected Land Table LtoB	17.95%
CVT LtoB	20.54%	Sales Sample Size	7.14%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$159,622	\$286,329	\$175,584
MINIMUM	\$60,726	\$108,930	\$66,799
MAXIMUM	\$1,388,016	\$2,489,814	\$1,526,818

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
L -16-19-100-028	1515 OAK HOLLOW DR	11/3/2021	\$700,000	\$614,955	\$205,447	\$120,402	4.31	\$47,668		S4P	19.58%
L -16-19-200-036	1425 OAK HOLLOW DR	8/30/2021	\$682,500	\$603,356	\$165,583	\$86,439	2.13	\$77,738		S4P	14.33%

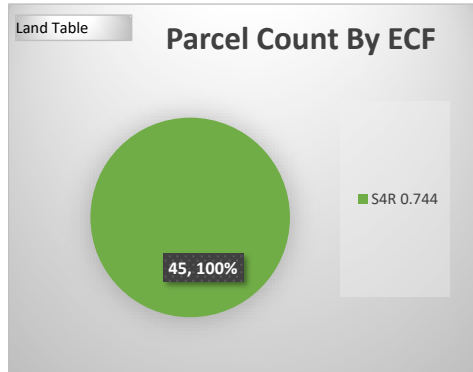
Township of Milford/Village of Milford

Land Table S4R

BSA DATABASE		SALES DATA	
Parcel Count	45	# of Sales	4
ECF Nbhd	S4R	Sales Ratio	48.10%
Min ECF	0.744	(Land Resid.-Est. Land Value)/Est. LV	28.32%
Max ECF	0.744	% Change	0.00%
Land Table LtoB	13.14%	Projected Land Table LtoB	13.14%
CVT LtoB	20.54%	Sales Sample Size	8.89%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$133,438	\$171,228	\$133,438
MINIMUM	\$126,684	\$162,562	\$126,684
MAXIMUM	\$140,191	\$179,894	\$140,191

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
L -16-08-376-003	2966 TALL TIMBERS DR	6/24/2022	\$718,500	\$686,568	\$158,616	\$126,684	3.19	\$49,723		S4R	18.45%
L -16-08-376-004	2998 TALL TIMBERS DR	9/24/2021	\$600,000	\$570,223	\$156,461	\$126,684	3.46	\$45,220		S4R	22.22%
L -16-08-376-005	3002 TALL TIMBERS DR	10/15/2021	\$1,800,000	\$1,683,316	\$243,368	\$126,684	3.09	\$78,760		S4R	7.53%
L -16-08-451-010	2847 TALL TIMBERS DR	5/13/2021	\$620,000	\$656,675	\$83,675	\$120,350	2.24	\$37,355		S4R	18.33%

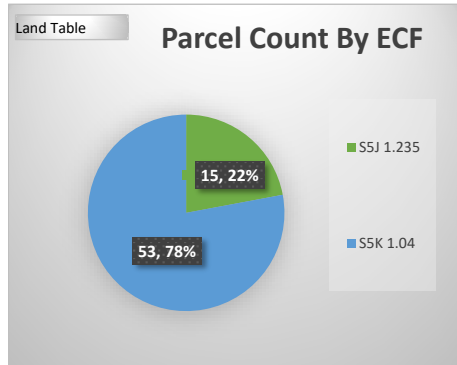
Township of Milford/Village of Milford

Land Table S5K

BSA DATABASE		SALES DATA	
Parcel Count	68	# of Sales	6
ECF Nbhd	S5K, S5J	Sales Ratio	48.48%
Min ECF	1.040	(Land Resid.-Est. Land Value)/Est. LV	20.37%
Max ECF	1.235	% Change	10.00%
Land Table LtoB	16.23%	Projected Land Table LtoB	17.85%
CVT LtoB	20.54%	Sales Sample Size	8.82%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$139,353	\$167,737	\$153,288
MINIMUM	\$53,010	\$63,807	\$58,311
MAXIMUM	\$1,211,760	\$1,458,580	\$1,332,936

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
L -16-14-351-006	1570 MICHAEL CT	12/2/2022	\$350,000	\$281,429	\$124,848	\$56,277	1.15	\$108,187		S5K	20.00%
L -16-14-351-011	1565 MICHAEL CT	6/18/2021	\$345,000	\$403,408	-\$5,398	\$53,010	1.00	-\$5,398		S5K	13.14%
L -16-14-352-015	235 E DAWSON RD	4/11/2022	\$415,000	\$324,879	\$151,404	\$61,283	1.39	\$108,924		S5K	18.86%
L -16-14-376-001	1580 MURRAY CT	9/14/2021	\$420,000	\$415,617	\$61,615	\$57,232	1.20	\$51,389		S5K	13.77%
L -16-14-376-008	1580 MILFORD MEADOWS CT	3/17/2021	\$409,900	\$455,468	\$16,776	\$62,344	1.44	\$11,650		S5K	13.69%
L -16-14-352-018		2/22/2021	\$123,000				1.69	\$72,781		S5K	100.00%

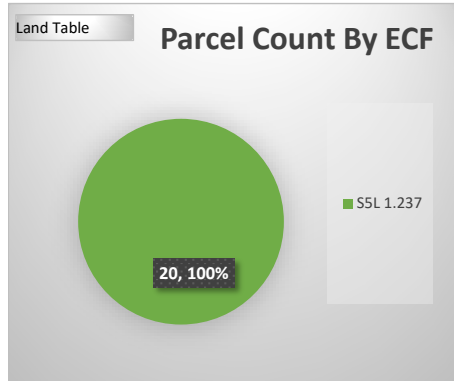
Township of Milford/Village of Milford

Land Table S5L

BSA DATABASE		SALES DATA	
Parcel Count	20	# of Sales	1
ECF Nbhd	SSL	Sales Ratio	45.95%
Min ECF	1.237	(Land Resid.-Est. Land Value)/Est. LV	33.49%
Max ECF	1.237	% Change	10.00%
Land Table LtoB	23.54%	Projected Land Table LtoB	25.90%
CVT LtoB	20.54%	Sales Sample Size	5.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$810	\$1,081	\$891
MINIMUM	\$612	\$817	\$673
MAXIMUM	\$891	\$1,189	\$980

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
L-16-15-351-013	1790 MILFORD HTS	8/18/2021	\$350,000	\$321,659	\$112,966	\$84,625	0.54	\$209,196		SSL	26.31%

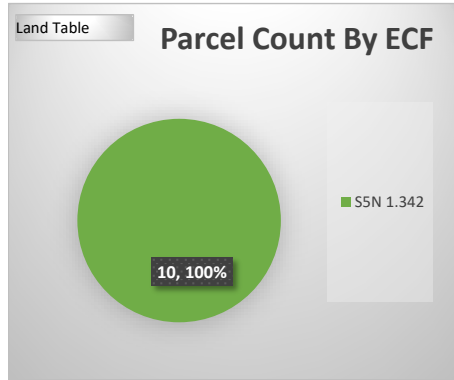
Township of Milford/Village of Milford

Land Table S5N

BSA DATABASE		SALES DATA	
Parcel Count	10	# of Sales	3
ECF Nbhd	S5N	Sales Ratio	46.91%
Min ECF	1.342	(Land Resid.-Est. Land Value)/Est. LV	28.93%
Max ECF	1.342	% Change	7.00%
Land Table LtoB	20.65%	Projected Land Table LtoB	22.09%
CVT LtoB	20.54%	Sales Sample Size	30.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$80,315	\$103,552	\$85,937
MINIMUM	\$70,942	\$91,467	\$75,908
MAXIMUM	\$89,687	\$115,636	\$95,965

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
L -16-22-102-022	967 W DAWSON RD	4/28/2021	\$300,000	\$316,810	\$54,132	\$70,942	0.86	\$62,944		S5N	22.39%
L -16-22-102-027	875 W DAWSON RD	5/28/2021	\$330,000	\$310,982	\$89,960	\$70,942	0.86	\$104,605		S5N	22.81%
L -16-22-102-030	675 W DAWSON RD	12/7/2022	\$365,000	\$305,632	\$130,310	\$70,942	0.86	\$151,523		S5N	23.21%

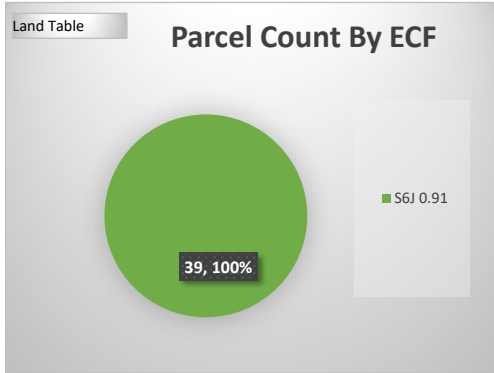
Township of Milford/Village of Milford

Land Table S6J

BSA DATABASE		SALES DATA	
Parcel Count	39	# of Sales	7
ECF Nbhd	S6J	Sales Ratio	44.33%
Min ECF	0.910	(Land Resid.-Est. Land Value)/Est. LV	69.97%
Max ECF	0.910	% Change	15.00%
Land Table LtoB	16.71%	Projected Land Table LtoB	19.22%
CVT LtoB	20.54%	Sales Sample Size	17.95%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$96,253	\$163,601	\$110,690
MINIMUM	\$57,834	\$98,301	\$66,509
MAXIMUM	\$138,802	\$235,922	\$159,622

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
L -16-27-100-028	660 MILFORD FARMS CT	3/4/2022	\$525,000	\$518,699	\$109,105	\$102,804	3.11	\$35,082		S6J	19.82%
L -16-27-301-001	1270 OLD MILFORD FARMS	2/26/2021	\$455,000	\$430,524	\$96,256	\$71,780	1.62	\$59,417		S6J	16.67%
L -16-27-302-008	736 OLD MILFORD FARMS	6/8/2022	\$607,000	\$426,515	\$271,571	\$91,086	3.08	\$88,172		S6J	21.36%
L -16-27-302-009	772 OLD MILFORD FARMS	9/8/2022	\$513,500	\$424,280	\$176,863	\$87,643	2.36	\$74,942		S6J	20.66%
L -16-27-304-001	1245 HOMESTEAD	5/25/2022	\$749,000	\$549,621	\$302,720	\$103,341	3.16	\$95,797		S6J	18.80%
L -16-27-304-007	985 OLD MILFORD FARMS	7/15/2021	\$580,000	\$618,173	\$57,865	\$96,038	2.74	\$21,119		S6J	15.54%
L -16-27-304-008	949 OLD MILFORD FARMS	10/21/2022	\$505,000	\$520,262	\$70,068	\$85,330	2.26	\$31,004		S6J	16.40%

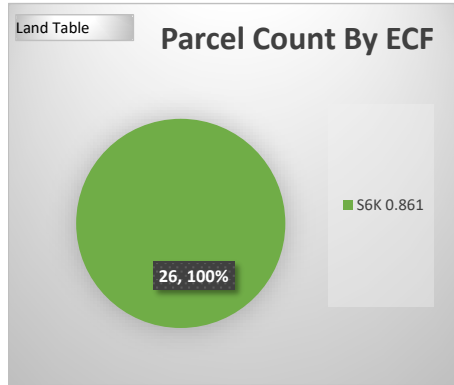
Township of Milford/Village of Milford

Land Table S6K

BSA DATABASE		SALES DATA	
Parcel Count	26	# of Sales	1
ECF Nbhd	S6K	Sales Ratio	49.70%
Min ECF	0.861	(Land Resid.-Est. Land Value)/Est. LV	4.76%
Max ECF	0.861	% Change	0.00%
Land Table LtoB	15.44%	Projected Land Table LtoB	15.44%
CVT LtoB	20.54%	Sales Sample Size	3.85%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$113,952	\$119,378	\$113,952
MINIMUM	\$68,463	\$71,723	\$68,463
MAXIMUM	\$164,324	\$172,149	\$164,324

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
L-16-27-452-006	559 VALLEY DR	11/12/2021	\$860,000	\$854,755	\$115,394	\$110,149	3.16	\$36,517		S6K	12.89%

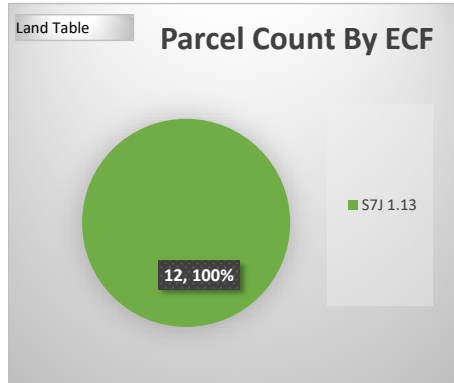
Township of Milford/Village of Milford

Land Table S7J

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	0
ECF Nbhd	S7J	Sales Ratio	#DIV/0!
Min ECF	1.130	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.130	% Change	20.00%
Land Table LtoB	17.27%	Projected Land Table LtoB	20.72%
CVT LtoB	20.54%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$54,395	#DIV/0!	\$65,274
MINIMUM	\$51,534	#DIV/0!	\$61,841
MAXIMUM	\$57,255	#DIV/0!	\$68,706

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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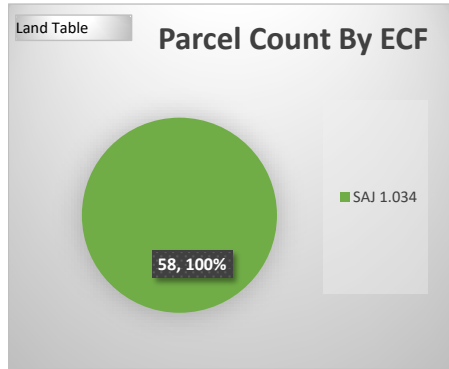
Township of Milford/Village of Milford

Land Table SAJ

BSA DATABASE		SALES DATA	
Parcel Count	58	# of Sales	3
ECF Nbhd	SAJ	Sales Ratio	45.92%
Min ECF	1.034	(Land Resid.-Est. Land Value)/Est. LV	54.27%
Max ECF	1.034	% Change	12.00%
Land Table LtoB	16.75%	Projected Land Table LtoB	18.76%
CVT LtoB	20.54%	Sales Sample Size	5.17%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$138,086	\$213,026	\$154,656
MINIMUM	\$60,037	\$92,620	\$67,241
MAXIMUM	\$1,200,744	\$1,852,399	\$1,344,833

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
L-16-01-301-012	1105 MANDERLY DR	6/9/2022	\$414,500	\$390,700	\$88,340	\$64,540	1.25	\$70,672		SAJ	16.52%
L-16-01-301-018	1283 MANDERLY DR	4/12/2022	\$473,000	\$396,845	\$140,515	\$64,360	1.24	\$113,319		SAJ	16.22%
L-16-01-351-020	820 MANDERLY DR	4/15/2021	\$374,000	\$371,124	\$63,453	\$60,577	1.03	\$61,605		SAJ	16.32%

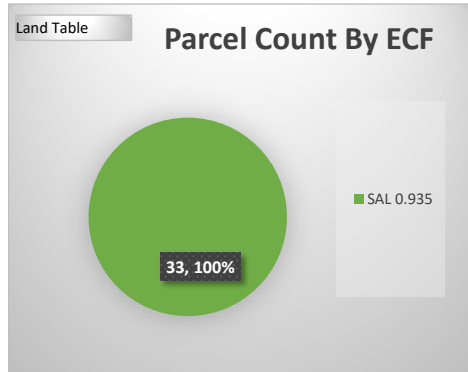
Township of Milford/Village of Milford

Land Table SAL

BSA DATABASE		SALES DATA	
Parcel Count	33	# of Sales	3
ECF Nbhd	SAL	Sales Ratio	41.25%
Min ECF	0.935	(Land Resid.-Est. Land Value)/Est. LV	168.56%
Max ECF	0.935	% Change	35.00%
Land Table LtoB	14.24%	Projected Land Table LtoB	19.23%
CVT LtoB	20.54%	Sales Sample Size	9.09%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$128,598	\$345,369	\$173,608
MINIMUM	\$45,441	\$122,039	\$61,345
MAXIMUM	\$1,272,348	\$3,417,079	\$1,717,670

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
L-16-01-226-005	3400 COOLEY LAKE RD	3/22/2021	\$381,000	\$341,230	\$92,482	\$52,712	1.50	\$61,655		SAL	15.45%
L-16-01-226-011	1880 S DUCK LAKE RD	12/12/2022	\$500,000	\$434,619	\$100,047	\$34,666	1.53	\$65,390		SAL	7.98%
L-16-01-226-013	2831 DEBBIWOOD CT	5/3/2022	\$467,000	\$336,253	\$183,314	\$52,567	1.49	\$123,030		SAL	15.63%

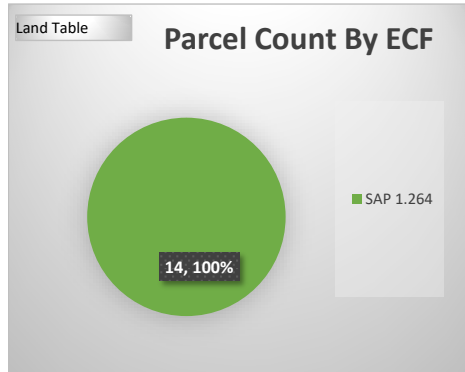
Township of Milford/Village of Milford

Land Table SAP

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	4
ECF Nbhd	SAP	Sales Ratio	49.95%
Min ECF	1.264	(Land Resid.-Est. Land Value)/Est. LV	0.51%
Max ECF	1.264	% Change	0.00%
Land Table LtoB	17.40%	Projected Land Table LtoB	17.40%
CVT LtoB	20.54%	Sales Sample Size	28.57%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$418	\$420	\$418
MINIMUM	\$358	\$360	\$358
MAXIMUM	\$472	\$474	\$472

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
L -16-12-101-002	618 BURNS RD	8/16/2021	\$369,000	\$319,879	\$132,721	\$83,600	1.24	\$107,033		SAP	26.13%
L -16-12-101-003	562 BURNS RD	9/3/2021	\$380,000	\$363,574	\$100,026	\$83,600	1.24	\$80,666		SAP	22.99%
L -16-12-101-011	1974 E COMMERCE ST	12/8/2021	\$335,000	\$307,733	\$80,648	\$53,381	0.94	\$85,614		SAP	17.35%
L -16-12-102-005	2050 E COMMERCE ST	4/29/2022	\$215,000	\$306,406	-\$35,281	\$56,125	0.77	-\$45,760		SAP	18.32%

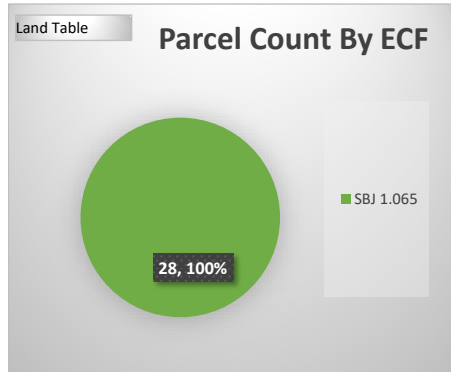
Township of Milford/Village of Milford

Land Table SBJ

BSA DATABASE		SALES DATA	
Parcel Count	28	# of Sales	2
ECF Nbhd	SBJ	Sales Ratio	48.63%
Min ECF	1.065	(Land Resid.-Est. Land Value)/Est. LV	18.58%
Max ECF	1.065	% Change	0.00%
Land Table LtoB	16.03%	Projected Land Table LtoB	16.03%
CVT LtoB	20.54%	Sales Sample Size	7.14%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$77,141	\$91,474	\$77,141
MINIMUM	\$63,228	\$74,976	\$63,228
MAXIMUM	\$89,786	\$106,468	\$89,786

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
L -16-09-127-005	1213 PINE RIDGE RD	6/17/2022	\$449,900	\$425,989	\$88,556	\$64,645	1.07	\$82,763		SBJ	15.18%
L -16-09-127-008	1165 PINE RIDGE CT	7/30/2021	\$490,000	\$488,103	\$76,154	\$74,257	1.56	\$48,817		SBJ	15.21%

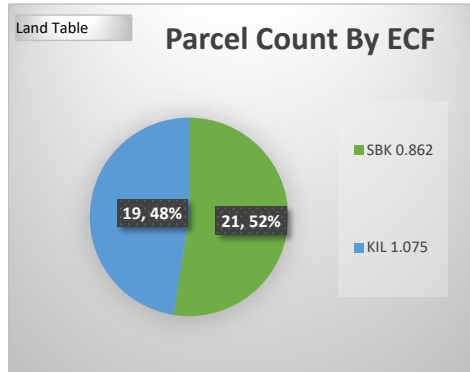
Township of Milford/Village of Milford

Land Table SBK

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	2
ECF Nbhd	SBK, KIL	Sales Ratio	49.58%
Min ECF	0.862	(Land Resid.-Est. Land Value)/Est. LV	6.30%
Max ECF	1.075	% Change	0.00%
Land Table LtoB	15.79%	Projected Land Table LtoB	15.79%
CVT LtoB	20.54%	Sales Sample Size	5.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$113,301	\$120,442	\$113,301
MINIMUM	\$92,700	\$98,543	\$92,700
MAXIMUM	\$140,080	\$148,909	\$140,080

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
L-16-04-301-039	1412 TIMBER RIDGE CT	3/25/2021	\$725,000	\$722,346	\$101,122	\$98,468	1.28	\$79,002		SBK	13.63%
L-16-04-301-042	1352 TIMBER RIDGE CT	7/13/2021	\$735,000	\$725,475	\$104,285	\$94,760	1.10	\$94,805		SBK	13.06%

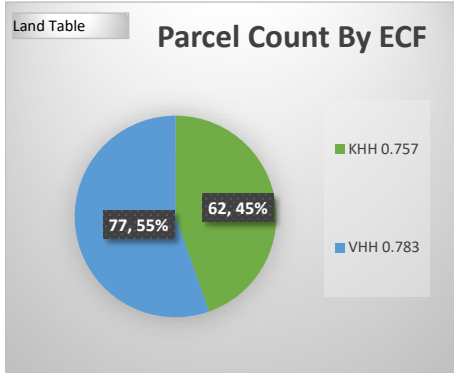
Township of Milford/Village of Milford

Land Table VHH

BSA DATABASE		SALES DATA	
Parcel Count	139	# of Sales	10
ECF Nbhd	VHH, KHH	Sales Ratio	45.68%
Min ECF	0.757	(Land Resid.-Est. Land Value)/Est. LV	56.60%
Max ECF	0.783	% Change	5.00%
Land Table LtoB	18.25%	Projected Land Table LtoB	19.16%
CVT LtoB	20.54%	Sales Sample Size	7.19%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$84,525	\$132,362	\$88,751
MINIMUM	\$72,450	\$113,453	\$76,073
MAXIMUM	\$96,600	\$151,271	\$101,430

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
LM-16-15-176-009	910 LARIVEE LN	3/17/2022	\$499,900	\$442,052	\$136,336	\$78,488	0.54	\$252,474		VHH	17.76%
LM-16-15-178-004	695 HERITAGE DR	12/21/2021	\$515,000	\$417,206	\$194,394	\$96,600	1.55	\$125,415		VHH	23.15%
LM-16-15-202-023	1055 WOODVALE CT	9/22/2022	\$485,000	\$472,501	\$97,024	\$84,525	0.79	\$122,815		VHH	17.89%
LM-16-15-252-002	1154 EAGLE NEST DR	2/5/2021	\$505,000	\$515,410	\$74,115	\$84,525	0.81	\$91,500		VHH	16.40%
LM-16-15-253-008	1194 EAGLE NEST CT	2/17/2021	\$785,000	\$800,351	\$75,212	\$90,563	1.40	\$53,723		VHH	11.32%
LM-16-15-253-010	1186 EAGLE NEST CT	9/9/2022	\$570,000	\$466,512	\$188,013	\$84,525	0.90	\$208,903		VHH	18.12%
LM-16-15-276-007	980 DEEP VALLEY DR	11/3/2021	\$566,000	\$522,983	\$121,505	\$78,488	0.54	\$225,009		VHH	15.01%
LM-16-15-277-026	1064 TENNYSON DR	8/2/2022	\$465,000	\$424,677	\$118,811	\$78,488	0.55	\$216,020		VHH	18.48%
LM-16-15-278-002	266 HERITAGE DR	3/22/2021	\$515,000	\$504,194	\$89,294	\$78,488	0.73	\$122,321		VHH	15.57%
LM-16-15-279-010	239 HERITAGE DR	4/29/2022	\$669,300	\$527,523	\$238,377	\$96,600	1.72	\$138,591		VHH	18.31%

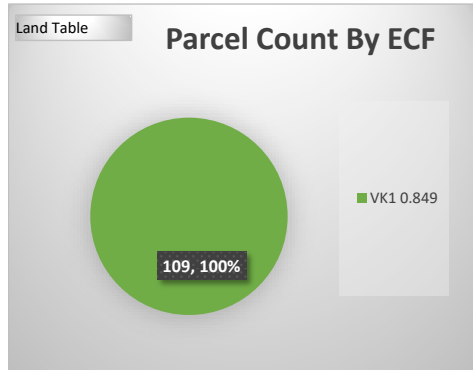
Township of Milford/Village of Milford

Land Table VK1

BSA DATABASE		SALES DATA	
Parcel Count	109	# of Sales	5
ECF Nbhd	VK1	Sales Ratio	45.94%
Min ECF	0.849	(Land Resid.-Est. Land Value)/Est. LV	50.47%
Max ECF	0.849	% Change	5.00%
Land Table LtoB	18.38%	Projected Land Table LtoB	19.30%
CVT LtoB	20.54%	Sales Sample Size	4.59%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$67,650	\$101,794	\$71,033
MINIMUM	\$62,150	\$93,518	\$65,258
MAXIMUM	\$73,150	\$110,069	\$76,808

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
LM-16-15-126-004	586 DORCHESTER WAY	4/19/2022	\$380,000	\$329,014	\$113,136	\$62,150	0.25	\$452,544		VK1	18.89%
LM-16-15-127-001	637 DORCHESTER WAY	10/4/2022	\$400,000	\$335,601	\$129,299	\$64,900	0.32	\$404,059		VK1	19.34%
LM-16-15-202-005	523 DORCHESTER WAY	1/14/2021	\$335,000	\$353,913	\$43,237	\$62,150	0.24	\$180,154		VK1	17.56%
LM-16-15-202-018	892 CHATHAM DR	3/29/2022	\$458,000	\$443,283	\$79,617	\$64,900	0.33	\$241,264		VK1	14.64%
LM-16-15-226-026	287 DORCHESTER CT	9/9/2022	\$410,000	\$360,187	\$114,713	\$64,900	0.31	\$370,042		VK1	18.02%

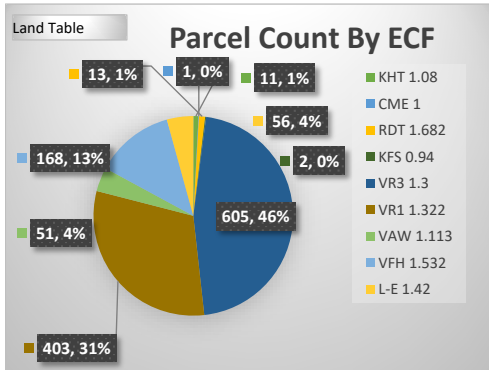
Township of Milford/Village of Milford

Land Table VRL

BSA DATABASE		SALES DATA	
Parcel Count	1310	# of Sales	147
ECF Nbhd	VR3, RDT, VR1, VAW, VFH, L-E, CME, KHT, KFS	Sales Ratio	46.89%
Min ECF	0.940	(Land Resid.-Est. Land Value)/Est. LV	24.44%
Max ECF	1.682	% Change	0.00%
Land Table LtoB	27.79%	Projected Land Table LtoB	27.79%
CVT LtoB	20.54%	Sales Sample Size	11.22%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$106,437	\$132,446	\$106,437
MINIMUM	\$748	\$931	\$748
MAXIMUM	\$692,273	\$861,437	\$692,273

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
LM-16-02-352-003	729 N MAIN ST	9/30/2021	\$270,000	\$236,325	\$109,714	\$76,039	0.24	\$451,498		VRL	32.18%
LM-16-02-354-013	729 UNION ST	5/4/2021	\$530,000	\$495,130	\$110,909	\$76,039	0.20	\$554,545		VRL	15.36%
LM-16-02-376-009	812 1ST ST	6/13/2022	\$575,000	\$559,747	\$94,914	\$79,661	0.34	\$275,913		VRL	14.23%
LM-16-02-376-016	653 DUCHESS ST	9/12/2022	\$310,000	\$272,454	\$102,723	\$65,177	0.19	\$543,508		VRL	23.92%
LM-16-02-377-001	946 DUKE	6/22/2022	\$228,000	\$258,504	\$49,157	\$79,661	0.32	\$154,582		VRL	30.82%
LM-16-02-377-004	910 DUKE	4/2/2021	\$245,000	\$204,302	\$105,875	\$65,177	0.19	\$548,575		VRL	31.90%
LM-16-02-377-005	868 DUKE	6/8/2022	\$242,500	\$199,159	\$108,518	\$65,177	0.19	\$562,269		VRL	32.73%
LM-16-02-377-020	935 SQUIRE LN	3/3/2021	\$177,500	\$211,273	\$31,404	\$65,177	0.19	\$166,159		VRL	30.85%
LM-16-02-378-003	966 SQUIRE LN	6/2/2021	\$228,000	\$252,158	\$51,881	\$76,039	0.21	\$250,633		VRL	30.16%
LM-16-02-379-007	606 KNIGHT ST	4/15/2021	\$236,000	\$217,844	\$94,195	\$76,039	0.22	\$426,222		VRL	34.91%
LM-16-02-379-029	731 E SUMMIT ST	11/1/2022	\$241,000	\$195,877	\$121,162	\$76,039	0.20	\$605,810		VRL	38.82%
LM-16-02-379-033	735 SQUIRE LN	8/4/2021	\$215,000	\$198,165	\$82,012	\$65,177	0.17	\$476,814		VRL	32.89%
LM-16-02-380-002	850 SQUIRE LN	11/7/2022	\$254,900	\$239,603	\$91,336	\$76,039	0.21	\$441,237		VRL	31.74%
LM-16-02-380-004	826 SQUIRE LN	10/3/2022	\$265,000	\$254,272	\$86,767	\$76,039	0.21	\$419,164		VRL	29.90%
LM-16-02-451-005	853 BISHOP ST	10/29/2021	\$235,000	\$222,109	\$88,930	\$76,039	0.21	\$419,481		VRL	34.23%
LM-16-02-452-005	1001 PRINCE ST	8/23/2021	\$235,000	\$177,164	\$123,013	\$65,177	0.19	\$634,088		VRL	36.79%
LM-16-02-452-008	1041 PRINCE ST	9/26/2021	\$231,900	\$215,388	\$92,551	\$76,039	0.20	\$455,916		VRL	35.30%
LM-16-02-453-002	920 PRINCE ST	1/4/2021	\$210,000	\$192,073	\$83,104	\$65,177	0.18	\$451,652		VRL	33.93%
LM-16-02-453-007	1028 PRINCE ST	5/4/2021	\$237,000	\$203,132	\$99,045	\$65,177	0.19	\$515,859		VRL	32.09%
LM-16-02-453-010	852 BISHOP ST	4/16/2021	\$200,000	\$198,332	\$77,707	\$76,039	0.21	\$371,804		VRL	38.34%

Township of Milford/Village of Milford

Land Table VRL

LM-16-02-453-026	839 FRIAR DR	5/14/2021	\$237,000	\$225,179	\$87,860	\$76,039	0.21	\$414,434	VRL	33.77%
LM-16-02-454-016	731 FRIAR DR	9/21/2022	\$230,500	\$223,884	\$82,655	\$76,039	0.22	\$374,005	VRL	33.96%
LM-16-02-455-021	819 MANOR DR	3/14/2022	\$231,500	\$208,905	\$98,634	\$76,039	0.21	\$481,141	VRL	36.40%
LM-16-02-455-030	723 MANOR DR	5/27/2021	\$239,900	\$218,738	\$97,201	\$76,039	0.21	\$474,151	VRL	34.76%
LM-16-02-455-032	707 MANOR DR	8/25/2022	\$153,000	\$192,871	\$36,168	\$76,039	0.21	\$173,885	VRL	39.42%
LM-16-02-456-006	860 MANOR DR	10/27/2022	\$302,500	\$282,932	\$99,229	\$79,661	0.32	\$315,013	VRL	28.16%
LM-16-02-456-013	780 MANOR DR	7/28/2022	\$225,000	\$212,112	\$88,927	\$76,039	0.20	\$435,917	VRL	35.85%
LM-16-02-456-018	740 MANOR DR	9/2/2022	\$229,900	\$263,201	\$42,738	\$76,039	0.20	\$209,500	VRL	28.89%
LM-16-03-327-004	826 ABBEY LN	11/21/2022	\$277,000	\$262,031	\$91,008	\$76,039	0.21	\$443,941	VRL	29.02%
LM-16-03-328-002	845 ABBEY LN	2/15/2022	\$427,000	\$392,898	\$110,141	\$76,039	0.21	\$537,273	VRL	19.35%
LM-16-03-376-003	798 PANORAMA DR	8/30/2022	\$269,900	\$219,548	\$115,529	\$65,177	0.19	\$621,124	VRL	29.69%
LM-16-03-376-004	802 PANORAMA DR	1/7/2022	\$273,400	\$225,657	\$123,782	\$76,039	0.23	\$528,983	VRL	33.70%
LM-16-03-376-012	834 PANORAMA DR	9/9/2022	\$248,000	\$210,190	\$117,471	\$79,661	0.32	\$369,406	VRL	37.90%
LM-16-03-376-018	858 PANORAMA DR	12/5/2022	\$211,400	\$220,452	\$66,987	\$76,039	0.23	\$286,269	VRL	34.49%
LM-16-03-376-019	862 PANORAMA CT	9/22/2021	\$220,000	\$208,825	\$76,352	\$65,177	0.18	\$424,178	VRL	31.21%
LM-16-03-376-022	870 PANORAMA CT	6/30/2022	\$315,000	\$300,158	\$105,365	\$90,523	0.87	\$120,831	VRL	30.16%
LM-16-03-376-035	918 PANORAMA DR	1/28/2022	\$245,000	\$248,985	\$61,192	\$65,177	0.20	\$307,497	VRL	26.18%
LM-16-03-376-041	942 PANORAMA DR	10/26/2021	\$237,000	\$217,971	\$84,206	\$65,177	0.18	\$470,425	VRL	29.90%
LM-16-03-376-042	946 PANORAMA DR	10/6/2022	\$275,500	\$215,209	\$125,468	\$65,177	0.18	\$685,617	VRL	30.29%
LM-16-03-376-050	978 PANORAMA DR	10/14/2021	\$195,000	\$215,192	\$55,847	\$76,039	0.27	\$204,568	VRL	35.34%
LM-16-03-376-054	765 PANORAMA DR	6/21/2022	\$240,000	\$224,430	\$80,747	\$65,177	0.17	\$489,376	VRL	29.04%
LM-16-03-376-060	839 SWEETBRIAR	5/3/2021	\$236,000	\$230,929	\$81,110	\$76,039	0.29	\$284,596	VRL	32.93%
LM-16-03-377-003	778 PANORAMA DR	11/21/2022	\$220,000	\$243,145	\$42,032	\$65,177	0.19	\$224,770	VRL	26.81%
LM-16-03-377-009	754 PANORAMA DR	8/19/2022	\$230,000	\$212,010	\$83,167	\$65,177	0.19	\$444,743	VRL	30.74%
LM-16-03-377-011	746 PANORAMA DR	12/22/2021	\$255,000	\$216,311	\$103,866	\$65,177	0.18	\$570,692	VRL	30.13%
LM-16-03-378-003	815 PANORAMA DR	2/22/2021	\$280,000	\$302,534	\$53,505	\$76,039	0.29	\$186,429	VRL	25.13%
LM-16-03-378-005	829 PANORAMA DR	6/30/2022	\$271,000	\$227,942	\$119,097	\$76,039	0.21	\$556,528	VRL	33.36%
LM-16-03-378-028	747 BIRD SONG DR	6/30/2021	\$275,000	\$230,873	\$109,304	\$65,177	0.18	\$621,045	VRL	28.23%
LM-16-03-379-009	842 BIRD SONG DR	3/9/2021	\$220,000	\$209,733	\$75,444	\$65,177	0.19	\$399,175	VRL	31.08%
LM-16-03-379-019	981 PANORAMA DR	9/13/2022	\$257,000	\$225,205	\$107,834	\$76,039	0.20	\$536,488	VRL	33.76%
LM-16-03-379-028	933 PANORAMA DR	5/4/2021	\$215,000	\$201,790	\$89,249	\$76,039	0.23	\$388,039	VRL	37.68%
LM-16-03-403-008	710 ABBEY LN	8/10/2021	\$282,000	\$280,973	\$77,066	\$76,039	0.27	\$282,293	VRL	27.06%
LM-16-03-451-010	1045 N MILFORD RD	6/4/2021	\$325,000	\$324,524	\$87,378	\$86,902	0.56	\$154,926	VRL	26.78%
LM-16-03-451-017	773 ABBEY LN	2/7/2022	\$375,000	\$316,675	\$134,364	\$76,039	0.21	\$652,252	VRL	24.01%
LM-16-03-451-018	761 ABBEY LN	10/13/2021	\$287,500	\$290,021	\$73,518	\$76,039	0.21	\$355,159	VRL	26.22%
LM-16-03-451-022	719 ABBEY LN	12/22/2022	\$252,000	\$256,055	\$71,984	\$76,039	0.21	\$339,547	VRL	29.70%
LM-16-03-452-001	741 PANORAMA DR	2/12/2021	\$224,300	\$238,935	\$61,404	\$76,039	0.22	\$275,354	VRL	31.82%
LM-16-03-452-009	778 SWEETBRIAR	5/6/2021	\$264,940	\$248,845	\$81,272	\$65,177	0.18	\$464,411	VRL	26.19%
LM-16-03-453-003	795 SWEETBRIAR	6/30/2021	\$280,000	\$263,590	\$92,449	\$76,039	0.23	\$398,487	VRL	28.85%
LM-16-03-453-004	777 SWEETBRIAR	8/26/2022	\$325,000	\$263,042	\$127,135	\$65,177	0.20	\$638,869	VRL	24.78%
LM-16-03-453-006	741 SWEETBRIAR	8/1/2022	\$280,000	\$237,796	\$107,381	\$65,177	0.19	\$568,153	VRL	27.41%
LM-16-03-453-008	705 SWEETBRIAR	12/21/2021	\$302,000	\$285,733	\$81,444	\$65,177	0.19	\$433,213	VRL	22.81%
LM-16-03-453-012	635 SWEETBRIAR	8/4/2022	\$319,900	\$283,762	\$112,177	\$76,039	0.21	\$536,732	VRL	26.80%
LM-16-03-453-013	617 SWEETBRIAR	6/3/2021	\$281,000	\$292,005	\$68,656	\$79,661	0.34	\$200,163	VRL	27.28%
LM-16-10-227-019	515 OAK ST	10/17/2022	\$350,000	\$215,000	\$211,039	\$76,039	0.23	\$905,747	VRL	35.37%
LM-16-10-253-016	530 BENSON AVE	11/1/2021	\$425,000	\$302,745	\$201,916	\$79,661	0.33	\$615,598	VRL	26.31%
LM-16-10-276-029	310 HIGHLAND AVE	4/26/2021	\$396,300	\$360,981	\$111,358	\$76,039	0.20	\$556,790	VRL	21.06%
LM-16-10-276-031	415 W COMMERCE ST	5/5/2021	\$300,000	\$352,732	-\$9,281	\$43,451	0.10	-\$97,695	VRL	12.32%
LM-16-10-276-032	421 W COMMERCE ST	5/5/2021	\$392,000	\$344,541	\$90,910	\$43,451	0.13	\$727,280	VRL	12.61%
LM-16-10-277-024	430 CABINET ST	12/8/2022	\$260,000	\$260,016	\$76,023	\$76,039	0.22	\$345,559	VRL	29.24%
LM-16-10-351-009	144 MARLENE	4/1/2021	\$350,000	\$382,121	\$54,781	\$86,902	0.53	\$103,752	VRL	22.74%

Township of Milford/Village of Milford

Land Table VRL

LM-16-10-403-007	533 JOHN R	7/1/2021	\$350,000	\$330,739	\$114,310	\$95,049	0.24	\$482,321	VRL	28.74%
LM-16-10-404-009	512 W HURON ST	8/31/2022	\$275,000	\$239,132	\$117,339	\$81,471	0.19	\$620,841	VRL	34.07%
LM-16-10-405-007	544 GENERAL MOTORS RD	8/12/2022	\$212,000	\$199,870	\$88,169	\$76,039	0.20	\$440,845	VRL	38.04%
LM-16-10-405-013	506 GENERAL MOTORS RD	7/19/2021	\$315,000	\$261,234	\$133,427	\$79,661	0.32	\$415,660	VRL	30.49%
LM-16-10-429-002	113 WATER ST	6/27/2022	\$239,000	\$206,725	\$108,314	\$76,039	0.20	\$541,570	VRL	36.78%
LM-16-10-431-002	319 DEAN ST	6/13/2022	\$240,000	\$213,608	\$109,674	\$83,282	0.40	\$274,185	VRL	38.99%
LM-16-10-432-009	324 S MAIN ST	2/7/2022	\$353,400	\$366,320	\$63,119	\$76,039	0.20	\$315,595	VRL	20.76%
LM-16-10-476-007	309 W WASHINGTON ST	7/15/2021	\$325,000	\$385,129	\$23,153	\$83,282	0.49	\$47,640	VRL	21.62%
LM-16-10-476-030	426 S MAIN ST	9/15/2021	\$599,000	\$669,327	\$16,575	\$86,902	0.62	\$26,691	VRL	12.98%
LM-16-10-476-062	120 W LAFAYETTE ST	8/5/2022	\$310,000	\$301,884	\$87,777	\$79,661	0.35	\$250,791	VRL	26.39%
LM-16-10-476-080	313 W WASHINGTON ST	5/18/2021	\$362,000	\$355,938	\$85,723	\$79,661	0.32	\$264,577	VRL	22.38%
LM-16-10-476-083	508 S MAIN ST	8/6/2021	\$245,000	\$245,125	\$75,914	\$76,039	0.23	\$334,423	VRL	31.02%
LM-16-10-476-089	707 MILL ST	10/27/2021	\$415,000	\$397,421	\$108,102	\$90,523	0.86	\$125,846	VRL	22.78%
LM-16-11-126-002	620 EAST ST	8/5/2021	\$399,000	\$320,573	\$161,709	\$83,282	0.40	\$404,272	VRL	25.98%
LM-16-11-126-003	610 EAST ST	8/26/2021	\$180,000	\$181,109	\$74,930	\$76,039	0.20	\$374,650	VRL	41.99%
LM-16-11-176-028	729 E LIBERTY ST	1/13/2022	\$175,000	\$135,463	\$104,714	\$65,177	0.13	\$811,736	VRL	48.11%
LM-16-11-176-082	827 E LIBERTY ST	8/11/2022	\$564,000	\$510,470	\$129,569	\$76,039	0.29	\$446,790	VRL	14.90%
LM-16-11-176-083	845 E LIBERTY ST	4/2/2021	\$395,000	\$314,137	\$156,902	\$76,039	0.25	\$627,608	VRL	24.21%
LM-16-11-177-014	444 BENNETT ST	3/25/2021	\$452,500	\$428,803	\$99,736	\$76,039	0.24	\$408,754	VRL	17.73%
LM-16-11-179-024	837 CANAL ST	4/22/2022	\$320,000	\$240,435	\$159,226	\$79,661	0.30	\$530,753	VRL	33.13%
LM-16-11-181-013	715 ATLANTIC ST	6/18/2021	\$379,900	\$334,576	\$121,363	\$76,039	0.22	\$561,866	VRL	22.73%
LM-16-11-181-016	811 ATLANTIC ST	12/20/2021	\$280,000	\$263,535	\$92,504	\$76,039	0.25	\$370,016	VRL	28.85%
LM-16-11-202-014	1217 E COMMERCE ST	1/5/2022	\$187,000	\$204,897	\$58,142	\$76,039	0.27	\$216,948	VRL	37.11%
LM-16-11-202-017	630 ELIZABETH ST	8/27/2021	\$250,000	\$226,384	\$88,793	\$65,177	0.17	\$516,238	VRL	28.79%
LM-16-11-202-019	622 ELIZABETH ST	12/14/2022	\$250,000	\$233,578	\$81,599	\$65,177	0.17	\$474,413	VRL	27.90%
LM-16-11-203-006	518 ELIZABETH ST	12/13/2021	\$112,500	\$98,313	\$57,638	\$43,451	0.10	\$559,592	VRL	44.20%
LM-16-11-203-012	1121 E COMMERCE ST	5/19/2021	\$254,000	\$218,414	\$100,763	\$65,177	0.17	\$582,445	VRL	29.84%
LM-16-11-203-015	1127 E COMMERCE ST	7/7/2021	\$218,000	\$259,638	\$34,401	\$76,039	0.23	\$152,217	VRL	29.29%
LM-16-11-203-016	1125 E COMMERCE ST	4/8/2022	\$195,000	\$207,808	\$52,369	\$65,177	0.12	\$429,254	VRL	31.36%
LM-16-11-205-019	1218 E COMMERCE ST	10/28/2021	\$323,500	\$329,693	\$73,468	\$79,661	0.32	\$231,760	VRL	24.16%
LM-16-11-205-020	1103 PLEASURE ST	5/24/2021	\$465,000	\$527,751	\$13,288	\$76,039	0.25	\$53,152	VRL	14.41%
LM-16-11-205-021	1117 PLEASURE ST	1/19/2021	\$513,220	\$536,575	\$52,684	\$76,039	0.24	\$219,517	VRL	14.17%
LM-16-11-206-006	1118 E COMMERCE ST	6/14/2022	\$265,000	\$235,952	\$94,225	\$65,177	0.17	\$547,820	VRL	27.62%
LM-16-11-206-012	565 HILL ST	3/31/2022	\$272,500	\$215,808	\$132,731	\$76,039	0.26	\$514,461	VRL	35.23%
LM-16-11-251-007	425 CRYSTAL ST	9/22/2022	\$375,000	\$258,406	\$181,771	\$65,177	0.19	\$966,867	VRL	25.22%
LM-16-11-251-015	299 CRYSTAL ST	6/30/2021	\$355,000	\$364,196	\$66,843	\$76,039	0.20	\$334,215	VRL	20.88%
LM-16-11-251-020	1009 CANAL ST	5/13/2022	\$251,450	\$229,693	\$97,796	\$76,039	0.26	\$380,529	VRL	33.10%
LM-16-11-251-027	435 CRYSTAL ST	8/12/2022	\$259,500	\$211,062	\$113,615	\$65,177	0.19	\$604,335	VRL	30.88%
LM-16-11-252-004	1002 CANAL ST	9/14/2021	\$371,000	\$294,917	\$152,122	\$76,039	0.20	\$760,610	VRL	25.78%
LM-16-11-252-006	1022 CANAL ST	6/17/2022	\$289,000	\$226,843	\$141,818	\$79,661	0.30	\$472,727	VRL	35.12%
LM-16-11-252-008	925 ATLANTIC ST	12/10/2021	\$245,000	\$272,802	\$48,237	\$76,039	0.20	\$241,185	VRL	27.87%
LM-16-11-252-011	1009 ATLANTIC ST	2/5/2021	\$315,000	\$319,721	\$71,318	\$76,039	0.26	\$270,144	VRL	23.78%
LM-16-11-253-006	440 CRYSTAL ST	6/29/2021	\$326,800	\$351,659	\$54,802	\$79,661	0.30	\$183,284	VRL	22.65%
LM-16-11-253-021	249 NOBLE ST	7/30/2021	\$241,000	\$206,642	\$99,535	\$65,177	0.17	\$596,018	VRL	31.54%
LM-16-11-253-026	189 NOBLE ST	12/9/2021	\$257,000	\$210,495	\$111,682	\$65,177	0.17	\$668,754	VRL	30.96%
LM-16-11-253-034	220 CRYSTAL ST	8/25/2022	\$390,000	\$371,620	\$105,282	\$86,902	0.50	\$210,564	VRL	23.38%
LM-16-11-253-036	410 CRYSTAL ST	5/6/2022	\$325,000	\$290,882	\$110,157	\$76,039	0.20	\$564,908	VRL	26.14%
LM-16-11-254-007	214 NOBLE ST	3/18/2021	\$225,500	\$249,097	\$41,580	\$65,177	0.17	\$248,982	VRL	26.17%
LM-16-11-254-016	263 HILL ST	5/7/2021	\$240,000	\$253,575	\$51,602	\$65,177	0.17	\$308,994	VRL	25.70%
LM-16-11-254-018	239 HILL ST	1/25/2022	\$260,000	\$222,157	\$103,020	\$65,177	0.17	\$616,886	VRL	29.34%
LM-16-11-255-004	252 HILL ST	7/8/2021	\$250,000	\$225,874	\$89,303	\$65,177	0.19	\$470,016	VRL	28.86%

Township of Milford/Village of Milford

Land Table VRL

LM-16-11-255-007	216 HILL ST	12/21/2021	\$205,000	\$190,054	\$80,123	\$65,177	0.19	\$430,769	VRL	34.29%	
LM-16-11-306-003	433 S MAIN ST	6/16/2022	\$230,000	\$301,454	\$4,585	\$76,039	0.20	\$22,925	VRL	25.22%	
LM-16-11-306-019	115 OAKLAND ST	10/12/2021	\$280,000	\$307,679	\$48,360	\$76,039	0.20	\$241,800	VRL	24.71%	
LM-16-11-326-046	123 RIVER DR	6/23/2021	\$631,000	\$635,541	\$78,741	\$83,282	0.44	\$179,364	VRL	13.10%	
LM-16-11-328-001	804 ATLANTIC ST	11/14/2022	\$323,000	\$266,411	\$132,628	\$76,039	0.20	\$663,140	VRL	28.54%	
LM-16-11-328-002	808 ATLANTIC ST	12/15/2021	\$255,000	\$221,060	\$109,979	\$76,039	0.20	\$549,895	VRL	34.40%	
LM-16-11-329-009	735 E HURON ST	4/13/2022	\$342,500	\$360,018	\$58,521	\$76,039	0.20	\$292,605	VRL	21.12%	
LM-16-11-330-002	223 FRANKLIN ST	7/19/2022	\$225,000	\$171,562	\$129,477	\$76,039	0.20	\$647,385	VRL	44.32%	
LM-16-11-351-010	214 OAKLAND ST	2/11/2022	\$406,000	\$378,944	\$103,095	\$76,039	0.20	\$515,475	VRL	20.07%	
LM-16-11-351-011	502 CAROLINE	8/3/2021	\$265,000	\$205,585	\$135,454	\$76,039	0.20	\$677,270	VRL	36.99%	
LM-16-11-353-011	615 S MAIN ST	11/22/2022	\$419,000	\$318,211	\$184,071	\$83,282	0.40	\$460,178	VRL	26.17%	
LM-16-11-376-008	320 FRANKLIN ST	8/10/2021	\$195,000	\$166,972	\$104,067	\$76,039	0.20	\$520,335	VRL	45.54%	
LM-16-11-376-049	420 MONT EAGLE ST	4/26/2021	\$345,000	\$375,524	\$45,515	\$76,039	0.20	\$229,874	VRL	20.25%	
LM-16-11-376-052	634 E HURON ST	3/17/2022	\$249,900	\$227,543	\$98,396	\$76,039	0.20	\$491,980	VRL	33.42%	
LM-16-11-380-005	764 OAKLAND AVE	1/31/2022	\$160,000	\$185,914	\$64,609	\$90,523	0.91	\$71,391	VRL	48.69%	
LM-16-14-101-035	937 S MAIN ST	7/28/2021	\$290,000	\$308,575	\$64,707	\$83,282	0.42	\$154,801	VRL	26.99%	
LM-16-14-252-008	957 OLD PLANK RD	8/10/2022	\$375,000	\$339,782	\$78,669	\$43,451	0.79	\$99,581	VRL	12.79%	
LM-16-15-176-001	1163 S MILFORD RD	12/17/2021	\$290,000	\$271,029	\$98,632	\$79,661	0.33	\$295,305	VRL	29.39%	
LM-16-15-226-012	996 BYRON DR	5/6/2022	\$350,000	\$274,594	\$151,445	\$76,039	0.28	\$550,709	VRL	27.69%	
LM-16-15-227-003	883 BYRON DR	3/26/2021	\$274,500	\$248,575	\$101,964	\$76,039	0.23	\$441,403	VRL	30.59%	
LM-16-15-228-001	1024 BYRON DR	12/29/2022	\$290,000	\$269,786	\$96,253	\$76,039	0.28	\$350,011	VRL	28.18%	
LM-16-15-229-018	860 S MAIN ST	9/2/2022	\$285,000	\$267,998	\$93,041	\$76,039	0.21	\$440,953	VRL	28.37%	
LM-16-11-303-005		12/23/2022	\$62,500				0.70	\$89,286	VRL	100.00%	
LM-16-11-303-007		12/23/2022	\$115,000				1.03	\$72,785	LM-16-11-303-006	VRL	100.00%
LM-16-14-201-035	1230 GARDEN RD	6/23/2022	\$270,000				6.70	\$40,299	VRL	96.42%	