

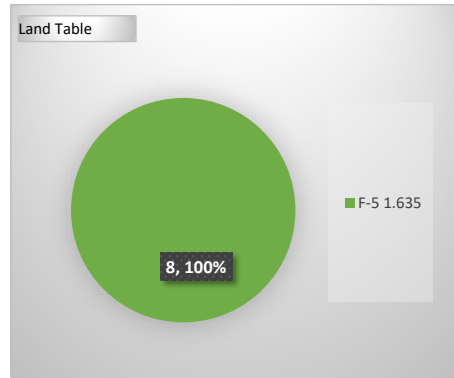
Township of Oakland

Land Table F-5

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	0
ECF Nbhd	F-5	Sales Ratio	#DIV/0!
Min ECF	1.635	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.635	% Change	13.00%
Land Table LtoB	58.56%	Projected Land Table LtoB	66.17%
CVT LtoB	17.39%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$302,205	#DIV/0!	\$341,491
MINIMUM	\$109,671	#DIV/0!	\$123,928
MAXIMUM	\$1,705,989	#DIV/0!	\$1,927,768

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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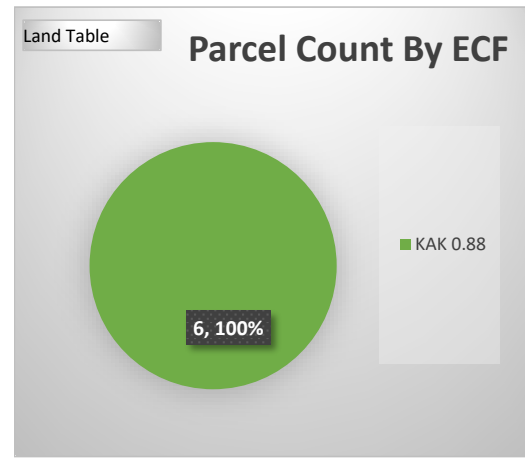
Township of Oakland

Land Table KAK

BSA DATABASE		SALES DATA	
Parcel Count	6	# of Sales	0
ECF Nbhd	KAK	Sales Ratio	#DIV/0!
Min ECF	0.880	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.880	% Change	0.00%
Land Table LtoB	17.20%	Projected Land Table LtoB	17.20%
CVT LtoB	17.39%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$48,450	#DIV/0!	\$48,450
MINIMUM	\$48,450	#DIV/0!	\$48,450
MAXIMUM	\$48,450	#DIV/0!	\$48,450

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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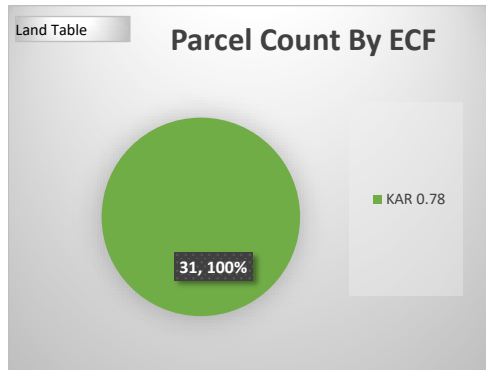
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Land Table KAR

BSA DATABASE		SALES DATA	
Parcel Count	31	# of Sales	6
ECF Nbhd	KAR	Sales Ratio	48.24%
Min ECF	0.780	(Land Resid.-Est. Land Value)/Est. LV	27.35%
Max ECF	0.780	% Change	0.00%
Land Table LtoB	14.62%	Projected Land Table LtoB	14.62%
CVT LtoB	17.39%	Sales Sample Size	19.35%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$93,750	\$119,390	\$93,750
MINIMUM	\$87,500	\$111,431	\$87,500
MAXIMUM	\$100,000	\$127,349	\$100,000

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
N -10-27-456-013	4675 APPLEWOOD CT	05/19/21	\$191,000				0.74			Land Table KAR	21.14%
N -10-27-456-015	4703 APPLEWOOD CT	05/18/21	\$165,750				0.33			Land Table KAR	13.25%
N -10-27-456-018	4710 APPLEWOOD CT	11/15/21	\$180,000				0.41			Land Table KAR	26.59%
N -10-27-458-002	452 OAK ARBOR CIR E	02/18/21	\$606,000	\$552,733	\$140,767	\$87,500	0.34	\$414,021		Land Table KAR	15.83%
N -10-27-458-010	372 OAK ARBOR CREST CT	02/23/22	\$762,000	\$638,330	\$214,295	\$90,625	0.36	\$595,264		Land Table KAR	14.20%
N -10-27-458-012	414 OAK ARBOR CIR E	07/23/21	\$725,000	\$828,436	(\$12,811)	\$90,625	0.37	(\$34,624)		Land Table KAR	10.94%

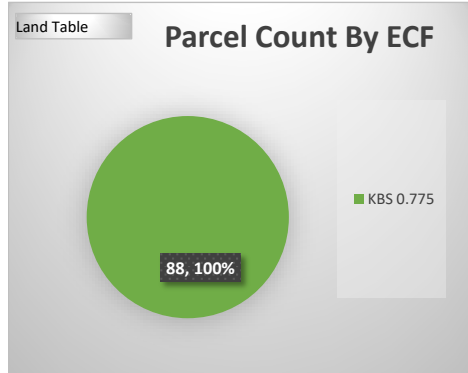
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Land Table KBS

BSA DATABASE		SALES DATA	
Parcel Count	88	# of Sales	12
ECF Nbhd	KBS	Sales Ratio	47.51%
Min ECF	0.775	(Land Resid.-Est. Land Value)/Est. LV	43.20%
Max ECF	0.775	% Change	0.00%
Land Table LtoB	13.02%	Projected Land Table LtoB	13.02%
CVT LtoB	17.39%	Sales Sample Size	13.64%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$17,673	\$25,307	\$17,673
MINIMUM	\$886	\$1,269	\$886
MAXIMUM	\$44,310	\$63,453	\$44,310

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
N -10-31-176-001	5074 BELMONTE DR	12/29/21	\$445,000	\$378,832	\$110,478	\$44,310	0.01	\$11,047,800		Land Table KBS	11.70%
N -10-31-176-016	5184 BELMONTE DR	12/15/22	\$527,000	\$454,809	\$143,787	\$71,596	0.01	\$14,378,700		Land Table KBS	15.74%
N -10-31-176-002	5076 BELMONTE DR	09/16/21	\$480,000	\$422,422	\$101,888	\$44,310	0.01	\$10,188,800		Land Table KBS	10.49%
N -10-31-176-075	3681 TREMONTE CIR S	02/18/22	\$478,800	\$427,800	\$110,754	\$59,754	0.01	\$11,075,400		Land Table KBS	13.97%
N -10-31-176-063	5055 BELMONTE DR	01/20/22	\$460,000	\$422,011	\$84,476	\$46,487	0.01	\$8,447,600		Land Table KBS	11.02%
N -10-31-176-079	3669 TREMONTE CIR S	09/21/21	\$412,500	\$389,334	\$74,110	\$50,944	0.01	\$7,411,000		Land Table KBS	13.08%
N -10-31-176-044	5211 BELMONTE DR	07/29/22	\$527,500	\$497,916	\$98,252	\$68,668	0.01	\$9,825,200		Land Table KBS	13.79%
N -10-31-176-032	3716 TREMONTE CIR S	07/16/21	\$445,000	\$421,185	\$68,125	\$44,310	0.01	\$6,812,500		Land Table KBS	10.52%
N -10-31-176-030	3710 TREMONTE CIR S	04/16/21	\$442,000	\$453,265	\$33,045	\$44,310	0.01	\$3,304,500		Land Table KBS	9.78%
N -10-31-176-008	5136 BELMONTE DR	12/08/21	\$495,000	\$513,994	\$54,027	\$73,021	0.01	\$5,402,700		Land Table KBS	14.21%
N -10-31-176-066	5045 BELMONTE DR	08/05/21	\$465,000	\$487,066	\$22,244	\$44,310	0.01	\$2,224,400		Land Table KBS	9.10%
N -10-31-176-025	3725 TREMONTE CIR S	10/15/21	\$470,000	\$497,585	\$32,169	\$59,754	0.01	\$3,216,900		Land Table KBS	12.01%

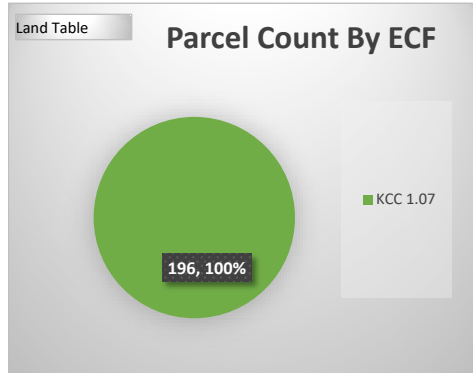
Township of Oakland

Land Table KCC

BSA DATABASE		SALES DATA	
Parcel Count	196	# of Sales	20
ECF Nbhd	KCC	Sales Ratio	44.47%
Min ECF	1.070	(Land Resid.-Est. Land Value)/Est. LV	72.09%
Max ECF	1.070	% Change	18.00%
Land Table LtoB	17.72%	Projected Land Table LtoB	20.91%
CVT LtoB	17.39%	Sales Sample Size	10.20%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$61,487	\$105,816	\$72,555
MINIMUM	\$56,216	\$96,744	\$66,335
MAXIMUM	\$66,054	\$113,675	\$77,944

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
N -10-30-454-006	4622 COVINGTON CT	10/01/21	\$400,000	\$364,810	\$97,731	\$62,541	0.21	\$465,386		Land Table KCC	17.14%
N -10-30-455-014	4771 CARRINGTON DR	09/06/22	\$440,000	\$349,722	\$151,414	\$61,136	0.19	\$796,916		Land Table KCC	17.48%
N -10-30-455-029	4792 CARRINGTON DR	06/02/21	\$405,000	\$365,076	\$96,140	\$56,216	0.15	\$640,933		Land Table KCC	15.40%
N -10-30-455-030	4802 CARRINGTON DR	08/05/22	\$382,500	\$318,777	\$119,939	\$56,216	0.15	\$799,593		Land Table KCC	17.63%
N -10-30-455-031	4810 CARRINGTON DR	06/08/22	\$475,000	\$383,237	\$147,979	\$56,216	0.15	\$986,527		Land Table KCC	14.67%
N -10-30-456-007	4867 GEORGETOWN DR	03/21/22	\$427,000	\$330,088	\$156,643	\$59,731	0.17	\$921,429		Land Table KCC	18.10%
N -10-30-457-002	4880 GEORGETOWN DR	06/15/21	\$370,000	\$340,510	\$89,221	\$59,731	0.17	\$524,829		Land Table KCC	17.54%
N -10-30-457-005	4895 CARRINGTON DR	10/22/21	\$379,900	\$331,509	\$104,607	\$56,216	0.15	\$697,380		Land Table KCC	16.96%
N -10-30-457-006	4905 CARRINGTON DR	08/01/22	\$455,555	\$348,826	\$162,945	\$56,216	0.15	\$1,086,300		Land Table KCC	16.12%
N -10-30-477-026	4637 AMBERWOOD CT	05/10/21	\$385,000	\$344,050	\$103,491	\$62,541	0.21	\$492,814		Land Table KCC	18.18%
N -10-30-478-025	3165 BRIDLEWOOD DR	02/19/21	\$315,000	\$344,463	\$26,753	\$56,216	0.15	\$178,353		Land Table KCC	16.32%
N -10-30-479-004	3087 SILVERBROOK DR	01/25/21	\$329,000	\$342,095	\$43,121	\$56,216	0.13	\$331,700		Land Table KCC	16.43%
N -10-30-479-010	3125 SILVERBROOK DR	10/15/21	\$385,000	\$349,517	\$97,321	\$61,838	0.20	\$486,605		Land Table KCC	17.69%
N -10-30-479-017	3169 SILVERBROOK DR	08/12/22	\$395,000	\$325,358	\$125,858	\$56,216	0.15	\$839,053		Land Table KCC	17.28%

Township of Oakland

Land Table KCC

N -10-30-479-032	3201 LYNHURST CT	12/10/21	\$270,000	\$335,440	\$614	\$66,054	0.34	\$1,806	Land Table KCC	19.69%
N -10-30-479-034	3235 LYNHURST CT	10/12/22	\$372,900	\$298,153	\$135,883	\$61,136	0.19	\$715,174	Land Table KCC	20.50%
N -10-30-480-002	3229 SILVERBROOK DR	01/29/21	\$348,000	\$374,071	\$30,145	\$56,216	0.14	\$215,321	Land Table KCC	15.03%
N -10-30-480-003	3216 BRIDLEWOOD DR	07/08/22	\$400,000	\$326,127	\$135,009	\$61,136	0.19	\$710,574	Land Table KCC	18.75%
N -10-30-480-007	3252 BRIDLEWOOD DR	07/22/21	\$380,000	\$355,870	\$80,346	\$56,216	0.14	\$573,900	Land Table KCC	15.80%
N -10-30-481-007	4961 CARRINGTON DR	04/14/22	\$380,000	\$316,559	\$125,279	\$61,838	0.20	\$626,395	Land Table KCC	19.53%

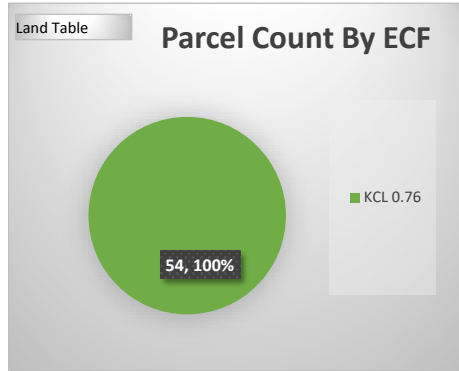
Township of Oakland

Land Table KCL

BSA DATABASE		SALES DATA	
Parcel Count	54	# of Sales	3
ECF Nbhd	KCL	Sales Ratio	49.95%
Min ECF	0.760	(Land Resid.-Est. Land Value)/Est. LV	0.88%
Max ECF	0.760	% Change	0.00%
Land Table LtoB	11.53%	Projected Land Table LtoB	11.53%
CVT LtoB	17.39%	Sales Sample Size	5.56%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$69,158	\$69,768	\$69,158
MINIMUM	\$65,901	\$66,482	\$65,901
MAXIMUM	\$73,563	\$74,212	\$73,563

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
N -10-32-126-027	2667 MONARCH CT	05/04/21	\$650,000	\$605,561	\$111,106	\$66,667	0.19	\$584,768		Land Table KCL	11.01%
N -10-32-126-036	2590 SUMMERLIN CT	01/20/21	\$569,000	\$578,879	\$59,853	\$69,732	0.24	\$249,388		Land Table KCL	12.05%
N -10-32-127-024	2560 STONEYKIRK CT	01/15/21	\$572,000	\$604,762	\$34,671	\$67,433	0.20	\$173,355		Land Table KCL	11.15%

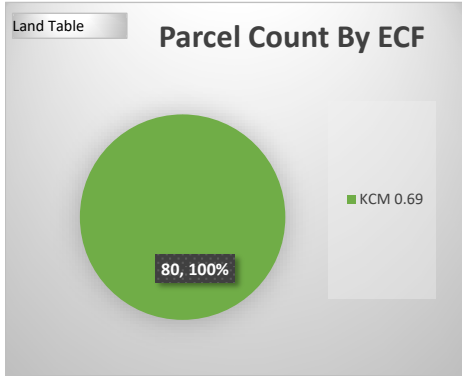
Township of Oakland

Land Table KCM

BSA DATABASE		SALES DATA	
Parcel Count	80	# of Sales	15
ECF Nbhd	KCM	Sales Ratio	46.22%
Min ECF	0.690	(Land Resid.-Est. Land Value)/Est. LV	75.66%
Max ECF	0.690	% Change	0.00%
Land Table LtoB	11.17%	Projected Land Table LtoB	11.17%
CVT LtoB	17.39%	Sales Sample Size	18.75%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$56,000	\$98,368	\$56,000
MINIMUM	\$56,000	\$98,368	\$56,000
MAXIMUM	\$56,000	\$98,368	\$56,000

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
N -10-32-101-013	2798 CASTLEMARTIN CT	10/18/21	\$531,500	\$414,829	\$172,671	\$56,000	0.01	\$17,267,100		Land Table KCM	13.50%
N -10-32-101-004	2774 ANTRIM CT	07/23/21	\$595,000	\$487,072	\$163,928	\$56,000	0.01	\$16,392,800		Land Table KCM	11.50%
N -10-32-101-038	5177 BRECON CT	04/29/22	\$599,900	\$511,584	\$144,316	\$56,000	0.01	\$14,431,600		Land Table KCM	10.95%
N -10-32-101-075	2899 HASTINGS CT	04/11/22	\$625,000	\$536,728	\$144,272	\$56,000	0.01	\$14,427,200		Land Table KCM	10.43%
N -10-32-101-019	2766 CASTLEMARTIN CT	06/07/21	\$650,000	\$579,942	\$126,058	\$56,000	0.01	\$12,605,800		Land Table KCM	9.66%
N -10-32-101-074	2889 HASTINGS CT	05/20/22	\$639,000	\$573,939	\$121,061	\$56,000	0.01	\$12,106,100		Land Table KCM	9.76%
N -10-32-101-041	5209 BRECON CT	11/14/22	\$643,500	\$581,518	\$117,982	\$56,000	0.01	\$11,798,200		Land Table KCM	9.63%
N -10-32-101-064	2916 BIRNAM CT	09/01/21	\$505,000	\$477,305	\$83,695	\$56,000	0.01	\$8,369,500		Land Table KCM	11.73%
N -10-32-101-072	2869 HASTINGS CT	05/27/21	\$545,000	\$523,142	\$77,858	\$56,000	0.01	\$7,785,800		Land Table KCM	10.70%
N -10-32-101-049	5166 BRECON CT	03/18/22	\$598,650	\$575,016	\$79,634	\$56,000	0.01	\$7,963,400		Land Table KCM	9.74%
N -10-32-101-051	5144 BRECON CT	05/27/21	\$449,900	\$434,473	\$71,427	\$56,000	0.01	\$7,142,700		Land Table KCM	12.89%
N -10-32-101-077	2840 HASTINGS CT	05/07/21	\$571,750	\$557,165	\$70,585	\$56,000	0.01	\$7,058,500		Land Table KCM	10.05%
N -10-32-101-068	2884 BIRNAM CT	05/28/21	\$449,000	\$451,970	\$53,030	\$56,000	0.01	\$5,303,000		Land Table KCM	12.39%
N -10-32-101-070	2849 HASTINGS CT	03/09/21	\$555,000	\$559,720	\$51,280	\$56,000	0.01	\$5,128,000		Land Table KCM	10.01%
N -10-32-101-057	2941 BIRNAM CT	02/24/21	\$448,500	\$506,777	(\$2,277)	\$56,000	0.01	(\$227,700)		Land Table KCM	11.05%

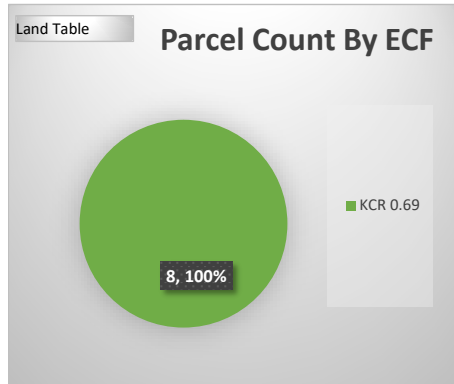
Township of Oakland

Land Table KCR

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	0
ECF Nbhd	KCR	Sales Ratio	#DIV/0!
Min ECF	0.690	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.690	% Change	0.00%
Land Table LtoB	8.76%	Projected Land Table LtoB	8.76%
CVT LtoB	17.39%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$101,700	#DIV/0!	\$101,700
MINIMUM	\$94,500	#DIV/0!	\$94,500
MAXIMUM	\$135,900	#DIV/0!	\$135,900

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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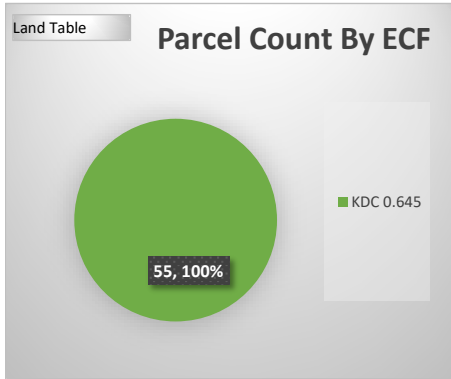
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Land Table KDC

BSA DATABASE		SALES DATA	
Parcel Count	55	# of Sales	12
ECF Nbhd	KDC	Sales Ratio	52.76%
Min ECF	0.645	(Land Resid.-Est. Land Value)/Est. LV	-69.49%
Max ECF	0.645	% Change	0.00%
Land Table LtoB	12.90%	Projected Land Table LtoB	12.90%
CVT LtoB	17.39%	Sales Sample Size	21.82%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$167,850	\$51,205	\$167,850
MINIMUM	\$130,500	\$39,811	\$130,500
MAXIMUM	\$254,700	\$77,700	\$254,700

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
N -10-09-401-011	1637 VISTA DR	02/04/22	\$279,900				1.03	\$271,748		Land Table KDC	100.00%
N -10-09-401-012	1655 VISTA DR	01/24/22	\$240,000				1.03	\$233,010		Land Table KDC	100.00%
N -10-09-401-015	1697 VISTA DR	01/21/22	\$235,000				1.90	\$123,684		Land Table KDC	51.41%
N -10-09-401-016	1711 VISTA DR	01/21/22	\$220,000				1.95	\$112,821		Land Table KDC	100.00%
N -10-09-401-017	1725 VISTA DR	01/27/22	\$210,000				1.16	\$181,034		Land Table KDC	86.91%
N -10-09-401-018	1753 VISTA DR	10/03/22	\$299,900				1.21	\$247,851		Land Table KDC	100.00%
N -10-09-401-019	1769 VISTA DR	01/27/22	\$220,000				1.63	\$134,969		Land Table KDC	100.00%
N -10-09-401-020	1777 VISTA DR	03/01/22	\$295,000				1.60	\$184,375		Land Table KDC	87.45%
N -10-09-401-023	1896 VISTA DR	01/27/22	\$195,000				1.06	\$183,962		Land Table KDC	86.79%
N -10-09-401-034	1824 VISTA DR	05/27/22	\$299,900				1.54	\$194,740		Land Table KDC	100.00%
N -10-33-101-002	5165 ABBEY RD	07/01/21	\$1,925,000	\$2,031,200	\$46,620	\$152,820	2.30	\$20,270		Land Table KDC	7.52%
N -10-33-101-003	5150 ABBEY RD	11/15/21	\$200,000				2.30	\$86,957		Land Table KDC	100.00%

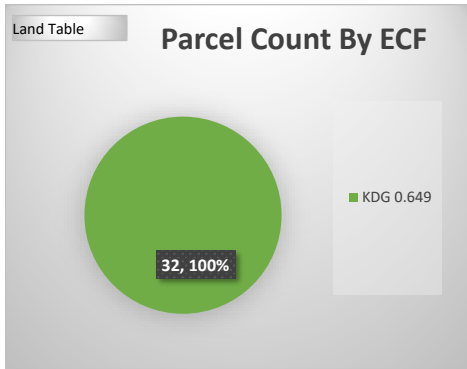
Township of Oakland

Land Table KDG

BSA DATABASE		SALES DATA	
Parcel Count	32	# of Sales	7
ECF Nbhd	KDG	Sales Ratio	41.51%
Min ECF	0.649	(Land Resid.-Est. Land Value)/Est. LV	150.34%
Max ECF	0.649	% Change	0.00%
Land Table LtoB	13.52%	Projected Land Table LtoB	13.52%
CVT LtoB	17.39%	Sales Sample Size	21.88%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$325,000	\$813,609	\$325,000
MINIMUM	\$250,000	\$625,853	\$250,000
MAXIMUM	\$400,000	\$1,001,365	\$400,000

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
N -10-32-226-007	5345 ORCHARD RIDGE DR	02/26/21	\$1,875,000	\$1,736,463	\$410,737	\$272,200	1.86	\$220,826		Land Table KDG	15.68%
N -10-32-226-010	5489 ORCHARD RIDGE DR	03/07/22	\$1,543,018	\$1,724,086	\$92,132	\$273,200	1.91	\$48,237		Land Table KDG	15.85%
N -10-32-226-024	5114 BARRINGTON DR	08/26/21	\$300,000				2.50	\$120,000		Land Table KDG	100.00%
N -10-32-227-003	5393 BARRINGTON DR	09/19/22	\$4,365,000	\$3,000,368	\$1,698,632	\$334,000	3.36	\$505,545		Land Table KDG	11.13%
N -10-32-227-004	5322 ORCHARD RIDGE DR	12/01/21	\$450,000				2.50	\$180,000		Land Table KDG	100.00%
N -10-32-227-006	5152 ORCHARD RIDGE DR	09/03/21	\$170,000				1.77	\$96,045		Land Table KDG	60.36%
N -10-32-227-007	5111 BARRINGTON DR	04/05/21	\$325,000				2.34	\$138,889		Land Table KDG	96.69%

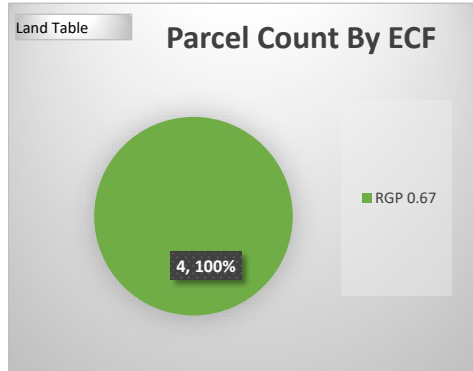
Township of Oakland

Land Table KGG

BSA DATABASE		SALES DATA	
Parcel Count	4	# of Sales	1
ECF Nbhd	RGP	Sales Ratio	35.33%
Min ECF	0.670	(Land Resid.-Est. Land Value)/Est. LV	325.60%
Max ECF	0.670	% Change	0.00%
Land Table LtoB	13.97%	Projected Land Table LtoB	13.97%
CVT LtoB	17.39%	Sales Sample Size	25.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$139,104	\$592,023	\$139,104
MINIMUM	\$119,232	\$507,449	\$119,232
MAXIMUM	\$158,976	\$676,598	\$158,976

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
N -10-28-151-012	4605 HIDDEN GLEN CIR	07/28/22	\$1,750,000	\$1,236,477	\$671,240	\$157,717	4.81	\$139,551		Land Table KGG	12.76%

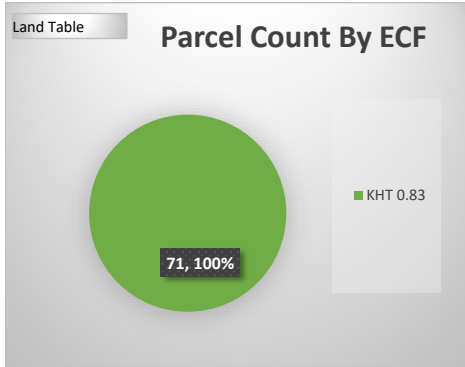
Township of Oakland

Land Table KHT

BSA DATABASE		SALES DATA	
Parcel Count	71	# of Sales	17
ECF Nbhd	KHT	Sales Ratio	42.59%
Min ECF	0.830	(Land Resid.-Est. Land Value)/Est. LV	125.70%
Max ECF	0.830	% Change	0.00%
Land Table LtoB	14.03%	Projected Land Table LtoB	14.03%
CVT LtoB	17.39%	Sales Sample Size	23.94%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$190,805	\$430,639	\$190,805
MINIMUM	\$463	\$1,045	\$463
MAXIMUM	\$207,972	\$469,386	\$207,972

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
N -10-29-126-001	2560 FAIRWAY CT	09/24/21	\$178,000				0.63			Land Table KHT	13.95%
N -10-29-126-003	2610 FAIRWAY CT	01/07/22	\$178,000				0.75			Land Table KHT	26.52%
N -10-29-126-004	2636 FAIRWAY CT	06/07/21	\$980,000	\$1,041,921	\$121,526	\$183,447	0.63	\$192,898		Land Table KHT	17.61%
N -10-29-126-005	2660 FAIRWAY CT	01/18/22	\$1,050,000	\$1,058,970	\$196,059	\$205,029	0.92	\$213,108		Land Table KHT	19.36%
N -10-29-126-006	2655 FAIRWAY CT	09/26/22	\$178,000				0.93	\$191,398		Land Table KHT	70.24%
N -10-29-176-001		08/29/22	\$225,000				0.87	\$258,621		Land Table KHT	100.00%
N -10-29-176-002	2616 FOREST GLEN CT	04/11/22	\$230,000				0.70	\$328,571		Land Table KHT	59.66%
N -10-29-176-003	2636 FOREST GLEN CT	05/14/21	\$185,000				0.67			Land Table KHT	13.79%
N -10-29-176-004	2680 FOREST GLEN CT	07/20/21	\$305,000				0.74			Land Table KHT	14.55%
N -10-29-176-006	2651 FOREST GLEN CT	08/13/21	\$185,000				0.92			Land Table KHT	22.98%
N -10-29-301-001	4500 THE HEIGHTS BLVD	09/27/21	\$1,410,000	\$1,497,568	\$95,879	\$183,447	0.64	\$149,811		Land Table KHT	12.25%
N -10-29-301-002	4514 THE HEIGHTS BLVD	12/15/22	\$2,416,053	\$1,440,101	\$1,159,399	\$183,447	0.60	\$1,932,332		Land Table KHT	12.74%
N -10-29-301-006	4604 THE HEIGHTS BLVD	04/04/22	\$190,000				0.68			Land Table KHT	42.31%
N -10-29-301-009	4664 THE HEIGHTS BLVD	09/19/22	\$1,533,717	\$1,402,149	\$315,015	\$183,447	0.60	\$525,025		Land Table KHT	13.08%
N -10-29-301-014	4575 GATEHOUSE CT	09/25/20	\$165,000				0.80			Land Table KHT	11.55%

Township of Oakland

Land Table KHT

N -10-29-302-001	4699 THE HEIGHTS BLVD	10/21/21	\$190,000					0.72		Land Table KHT	31.66%
N -10-29-302-003	4667 THE HEIGHTS BLVD	11/10/22	\$2,170,000	\$1,702,247	\$656,105	\$188,352		0.72	\$911,257	Land Table KHT	11.06%

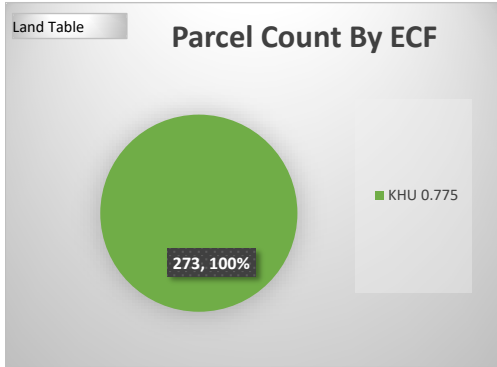
Township of Oakland

Land Table KHU

BSA DATABASE		SALES DATA	
Parcel Count	273	# of Sales	49
ECF Nbhd	KHU	Sales Ratio	47.47%
Min ECF	0.775	(Land Resid.-Est. Land Value)/Est. LV	38.16%
Max ECF	0.775	% Change	0.00%
Land Table LtoB	14.27%	Projected Land Table LtoB	14.27%
CVT LtoB	17.39%	Sales Sample Size	17.95%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$117,617	\$162,504	\$117,617
MINIMUM	\$109,682	\$151,541	\$109,682
MAXIMUM	\$129,250	\$178,577	\$129,250

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
N -10-22-176-011	3254 ROYAL BERKSHIRE LN	07/06/22	\$645,000	\$653,443	\$101,239	\$109,682	0.34	\$297,762		Land Table KHU	16.79%
N -10-22-176-022	3434 ROYAL BERKSHIRE LN	08/24/22	\$860,000	\$758,616	\$211,066	\$109,682	0.34	\$620,782		Land Table KHU	14.46%
N -10-22-176-037	1106 SHEFFIELD PARK LN	12/06/22	\$1,300,000	\$890,542	\$521,259	\$111,801	0.36	\$1,447,942		Land Table KHU	12.55%
N -10-22-176-038	1118 SHEFFIELD PARK LN	03/16/22	\$981,603	\$861,133	\$234,210	\$113,740	0.39	\$600,538		Land Table KHU	13.21%
N -10-22-176-052	3576 BRIDPORT LN	02/26/21	\$649,099	\$783,584	(\$16,868)	\$117,617	0.43	(\$39,228)		Land Table KHU	15.01%
N -10-22-176-054	3575 ROYAL BERKSHIRE LN	04/30/21	\$965,000	\$874,209	\$202,592	\$111,801	0.36	\$562,756		Land Table KHU	12.79%
N -10-22-176-064	3399 ROYAL BERKSHIRE LN	03/18/22	\$1,350,000	\$1,062,263	\$403,416	\$115,679	0.40	\$1,008,540		Land Table KHU	10.89%
N -10-22-176-068	3323 ROYAL BERKSHIRE LN	08/10/22	\$875,000	\$743,020	\$241,662	\$109,682	0.34	\$710,771		Land Table KHU	14.76%
N -10-22-176-088	526 KINGSTONE CT	09/07/21	\$865,000	\$830,696	\$153,860	\$119,556	0.45	\$341,911		Land Table KHU	14.39%
N -10-22-176-106	740 LINDENHILL LN	04/09/21	\$840,000	\$809,277	\$140,405	\$109,682	0.35	\$401,157		Land Table KHU	13.55%
N -10-22-176-109	775 LINDENHILL LN	03/18/21	\$684,580	\$811,783	(\$1,184)	\$126,019	0.49	(\$2,416)		Land Table KHU	15.52%
N -10-22-176-113	3340 GRANTHAM CT	08/06/21	\$895,000	\$788,605	\$220,135	\$113,740	0.38	\$579,303		Land Table KHU	14.42%
N -10-22-176-116	3385 GRANTHAM CT	04/22/22	\$823,642	\$933,700	\$5,621	\$115,679	0.41	\$13,710		Land Table KHU	12.39%
N -10-22-176-120	3299 GRANTHAM CT	05/27/22	\$699,016	\$763,356	\$58,447	\$122,787	0.47	\$124,355		Land Table KHU	16.09%
N -10-22-176-133	834 SOUTHWICK CT	04/20/21	\$910,000	\$769,419	\$250,263	\$109,682	0.35	\$715,037		Land Table KHU	14.26%

Township of Oakland

Land Table KHU

N -10-22-176-141	885 SOUTHWICK CT	07/14/22	\$1,095,000	\$945,345	\$259,337	\$109,682	0.34	\$762,756	Land Table KHU	11.60%
N -10-22-176-175	3564 DURSLEY CT	03/14/22	\$175,000				0.38		Land Table KHU	12.32%
N -10-22-176-180	3456 DURSLEY CT	04/28/22	\$225,000				0.38		Land Table KHU	11.85%
N -10-22-176-184	3396 DURSLEY CT	06/30/22	\$225,000				0.39	\$576,923	Land Table KHU	42.82%
N -10-22-176-189	3397 DURSLEY CT	07/08/22	\$225,000				0.42	\$535,714	Land Table KHU	92.16%
N -10-22-176-190	3425 DURSLEY CT	12/16/22	\$886,395	\$957,858	\$54,556	\$126,019	0.49	\$111,339	Land Table KHU	13.16%
N -10-22-176-194	3537 DURSLEY CT	12/23/22	\$410,000				0.51	\$803,922	Land Table KHU	100.00%
N -10-22-176-204	1117 LINDENHILL LN	09/01/22	\$225,000				0.42	\$535,714	Land Table KHU	92.16%
N -10-22-176-207	3482 LENNOX CT	04/22/22	\$345,000				0.48	\$44	Land Table KHU	26.76%
N -10-22-176-209	3522 LENNOX CT	12/30/22	\$330,000				0.48	\$687,500	Land Table KHU	100.00%
N -10-22-176-213	3459 LENNOX CT	07/06/22	\$225,000				0.45		Land Table KHU	21.52%
N -10-22-176-219	3437 NEWBURY CT	09/28/22	\$225,000				0.46	\$489,130	Land Table KHU	100.00%
N -10-22-176-222	929 LINDENHILL LN	01/11/21	\$268,200				0.38		Land Table KHU	13.74%
N -10-22-176-223	913 LINDENHILL LN	07/03/21	\$781,797	\$799,875	\$95,662	\$113,740	0.38	\$251,742	Land Table KHU	14.22%
N -10-22-176-225	3324 HOLLAND PARK CT	06/25/21	\$380,000				0.54		Land Table KHU	13.11%
N -10-22-176-227	3272 HOLLAND PARK CT	08/24/22	\$748,731	\$697,138	\$177,612	\$126,019	0.48	\$370,025	Land Table KHU	18.08%
N -10-22-176-229	3264 HOLLAND PARK CT	08/29/22	\$735,371	\$752,328	\$112,293	\$129,250	0.53	\$211,874	Land Table KHU	17.18%
N -10-22-176-230	3260 HOLLAND PARK CT	07/15/22	\$877,750	\$760,863	\$232,566	\$115,679	0.41	\$567,234	Land Table KHU	15.20%
N -10-22-176-234	3221 HOLLAND PARK CT	09/24/21	\$733,180	\$813,782	\$45,417	\$126,019	0.49	\$92,688	Land Table KHU	15.49%
N -10-22-176-235	3247 HOLLAND PARK CT	08/22/22	\$1,016,865	\$936,023	\$206,861	\$126,019	0.49	\$422,165	Land Table KHU	13.46%
N -10-22-176-237	3299 HOLLAND PARK CT	02/03/21	\$748,569	\$804,579	\$73,240	\$129,250	0.50	\$146,480	Land Table KHU	16.06%
N -10-22-176-239	868 LINDENHILL LN	07/11/22	\$225,000				0.49		Land Table KHU	27.62%
N -10-22-176-242	3238 HOLBURN CT	07/29/22	\$811,419	\$887,624	\$41,412	\$117,617	0.42	\$98,600	Land Table KHU	13.25%
N -10-22-176-243	3214 HOLBURN CT	04/29/22	\$879,470	\$733,075	\$269,182	\$122,787	0.46	\$585,178	Land Table KHU	16.75%
N -10-22-176-246	3142 HOLBURN CT	01/27/22	\$983,178	\$966,916	\$145,512	\$129,250	0.52	\$279,831	Land Table KHU	13.37%
N -10-22-176-249	3191 HOLBURN CT	01/21/22	\$810,990	\$952,331	(\$21,785)	\$119,556	0.44	(\$49,511)	Land Table KHU	12.55%
N -10-22-176-255	3846 ROYAL BERKSHIRE LN	08/24/22	\$1,006,453	\$868,573	\$255,497	\$117,617	0.43	\$594,179	Land Table KHU	13.54%
N -10-22-176-261	784 HAWKSTONE CT	06/24/21	\$175,000				0.49		Land Table KHU	15.80%
N -10-22-176-264	759 HAWKSTONE CT	03/26/21	\$370,000				0.67		Land Table KHU	12.65%
N -10-22-176-267	821 HAWKSTONE CT	04/16/21	\$1,012,910	\$1,074,182	\$64,747	\$126,019	0.49	\$132,137	Land Table KHU	11.73%
N -10-22-176-272	3735 ROYAL BERKSHIRE LN	04/20/22	\$175,000				0.51		Land Table KHU	30.04%
N -10-22-176-273	3763 ROYAL BERKSHIRE LN	11/29/21	\$175,000				0.51		Land Table KHU	16.99%
N -10-22-176-274	3819 ROYAL BERKSHIRE LN	06/14/22	\$1,109,901	\$976,449	\$259,471	\$126,019	0.49	\$529,533	Land Table KHU	12.91%
N -10-22-176-275	3847 ROYAL BERKSHIRE LN	08/26/22	\$1,084,708	\$952,289	\$261,669	\$129,250	0.50	\$523,338	Land Table KHU	13.57%

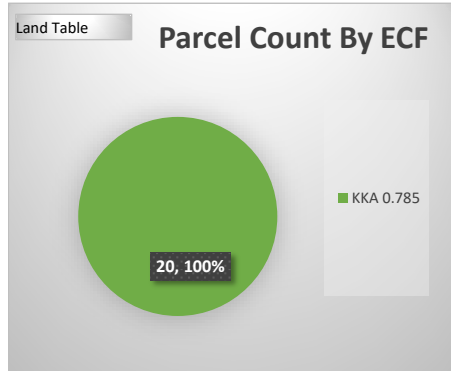
Township of Oakland

Land Table KKA

BSA DATABASE		SALES DATA	
Parcel Count	20	# of Sales	2
ECF Nbhd	KKA	Sales Ratio	53.56%
Min ECF	0.785	(Land Resid.-Est. Land Value)/Est. LV	-37.37%
Max ECF	0.785	% Change	0.00%
Land Table LtoB	18.33%	Projected Land Table LtoB	18.33%
CVT LtoB	17.39%	Sales Sample Size	10.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$80,100	\$50,167	\$80,100
MINIMUM	\$80,100	\$50,167	\$80,100
MAXIMUM	\$80,100	\$50,167	\$80,100

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
N -10-27-457-002	4170 OAK ARBOR CT	01/29/21	\$396,800	\$436,791	\$40,109	\$80,100	0.01	\$4,010,900		Land Table KKA	18.34%
N -10-27-457-003	4176 OAK ARBOR CT	09/17/21	\$445,000	\$464,875	\$60,225	\$80,100	0.01	\$6,022,500		Land Table KKA	17.23%

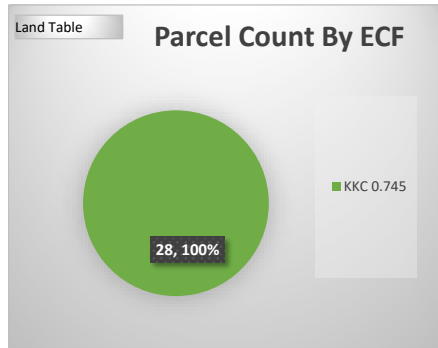
Township of Oakland

Land Table KKC

BSA DATABASE		SALES DATA	
Parcel Count	28	# of Sales	2
ECF Nbhd	KKC	Sales Ratio	46.92%
Min ECF	0.745	(Land Resid.-Est. Land Value)/Est. LV	58.02%
Max ECF	0.745	% Change	0.00%
Land Table LtoB	12.62%	Projected Land Table LtoB	12.62%
CVT LtoB	17.39%	Sales Sample Size	7.14%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$93,466	\$147,692	\$93,466
MINIMUM	\$78,251	\$123,650	\$78,251
MAXIMUM	\$108,681	\$171,734	\$108,681

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
N -10-26-101-001	40 OAKLAND CREST DR	07/12/21	\$649,900	\$640,188	\$87,963	\$78,251	0.51	\$172,476		Land Table KKC Oakland Crest Condos	12.22%
N -10-26-101-009	208 OAKLAND CREST DR	08/02/21	\$825,000	\$743,915	\$159,336	\$78,251	0.85	\$187,454		Land Table KKC Oakland Crest Condos	10.52%

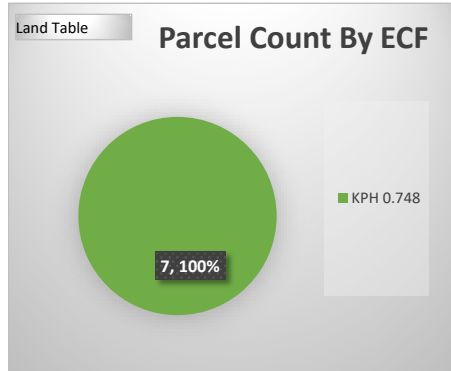
Township of Oakland

Land Table KMC

BSA DATABASE		SALES DATA	
Parcel Count	7	# of Sales	4
ECF Nbhd	KPH	Sales Ratio	46.01%
Min ECF	0.748	(Land Resid.-Est. Land Value)/Est. LV	70.47%
Max ECF	0.748	% Change	0.00%
Land Table LtoB	11.20%	Projected Land Table LtoB	11.20%
CVT LtoB	17.39%	Sales Sample Size	57.14%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$88,646	\$151,118	\$88,646
MINIMUM	\$72,317	\$123,282	\$72,317
MAXIMUM	\$114,307	\$194,864	\$114,307

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
N -10-28-477-008	4800 MILL CREEK CT	07/06/21	\$1,462,500	\$1,460,900	\$159,204	\$157,604	1.03	\$57,892	N -10-28-477-007	Land Table KMC	10.79%
N -10-28-477-009	4870 MILL CREEK CT	03/15/22	\$760,000	\$503,634	\$329,429	\$73,063	1.04	\$316,759		Land Table KMC	14.51%
N -10-28-477-016	4660 MILL CREEK CT	10/28/22	\$805,000	\$779,847	\$112,259	\$87,106	1.89	\$59,396		Land Table KMC	11.17%
N -10-28-477-017	4935 MILL CREEK CT	08/06/21	\$618,000	\$610,035	\$103,230	\$95,265	2.45	\$42,135		Land Table KMC	15.62%

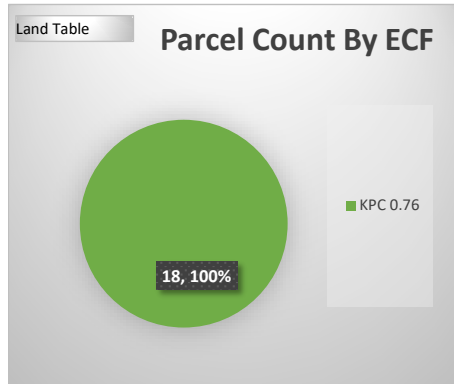
Township of Oakland

Land Table KPC

BSA DATABASE		SALES DATA	
Parcel Count	18	# of Sales	0
ECF Nbhd	KPC	Sales Ratio	#DIV/0!
Min ECF	0.760	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.760	% Change	0.00%
Land Table LtoB	10.76%	Projected Land Table LtoB	10.76%
CVT LtoB	17.39%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$138,600	#DIV/0!	\$138,600
MINIMUM	\$115,200	#DIV/0!	\$115,200
MAXIMUM	\$306,000	#DIV/0!	\$306,000

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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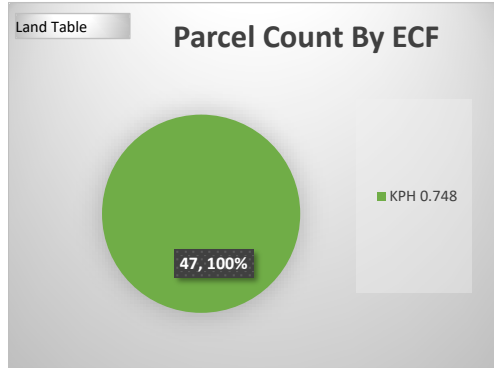
Township of Oakland

Land Table KPH

BSA DATABASE		SALES DATA	
Parcel Count	47	# of Sales	4
ECF Nbhd	KPH	Sales Ratio	49.68%
Min ECF	0.748	(Land Resid.-Est. Land Value)/Est. LV	7.51%
Max ECF	0.748	% Change	0.00%
Land Table LtoB	9.01%	Projected Land Table LtoB	9.01%
CVT LtoB	17.39%	Sales Sample Size	8.51%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$68,027	\$73,136	\$68,027
MINIMUM	\$53,450	\$57,464	\$53,450
MAXIMUM	\$89,083	\$95,773	\$89,083

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
N -10-27-376-020	586 PARKLAND HILLS DR	03/30/21	\$660,000	\$763,419	(\$49,969)	\$53,450	0.48	(\$104,102)		Land Table KPH	7.00%
N -10-27-376-029	4636 WOODLAND HILLS DR	11/01/21	\$725,000	\$690,262	\$106,005	\$71,267	0.69	\$153,630		Land Table KPH	10.32%
N -10-27-377-004	4805 WOODLAND HILLS DR	12/20/21	\$180,000				0.70	\$257,143		Land Table KPH	38.54%
N -10-27-377-012	472 OAK ARBOR CIR W	08/30/21	\$710,000	\$627,939	\$135,511	\$53,450	0.45	\$301,136		Land Table KPH	8.51%

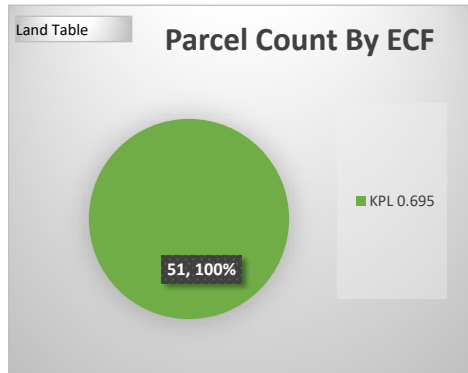
Township of Oakland

Land Table KPL

BSA DATABASE		SALES DATA	
Parcel Count	51	# of Sales	6
ECF Nbhd	KPL	Sales Ratio	47.75%
Min ECF	0.695	(Land Resid.-Est. Land Value)/Est. LV	40.42%
Max ECF	0.695	% Change	0.00%
Land Table LtoB	12.32%	Projected Land Table LtoB	12.32%
CVT LtoB	17.39%	Sales Sample Size	11.76%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$97,472	\$136,873	\$97,472
MINIMUM	\$81,800	\$114,866	\$81,800
MAXIMUM	\$125,376	\$176,056	\$125,376

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
N -10-17-302-007	2867 LONG WINTER LN	08/10/21	\$655,000	\$744,220	(\$2,833)	\$86,387	0.66	(\$4,292)		Land Table KPL	11.61%
N -10-17-302-009	2815 LONG WINTER LN	04/09/21	\$590,000	\$545,794	\$130,593	\$86,387	0.69	\$189,265		Land Table KPL	15.83%
N -10-17-302-011	2727 LONG WINTER LN	01/18/22	\$749,000	\$651,942	\$184,974	\$87,916	0.71	\$260,527		Land Table KPL	13.49%
N -10-17-302-012	2960 PLUM CREEK DR	08/16/21	\$625,000	\$561,196	\$157,836	\$94,032	0.78	\$202,354		Land Table KPL	16.76%
N -10-17-326-001	2671 LONG WINTER LN	10/14/22	\$949,000	\$858,348	\$177,039	\$86,387	0.69	\$256,578		Land Table KPL	10.06%
N -10-17-327-009	2521 PLUM CREEK CT	08/26/21	\$1,350,000	\$1,335,547	\$119,952	\$105,499	1.73	\$69,336		Land Table KPL	7.90%

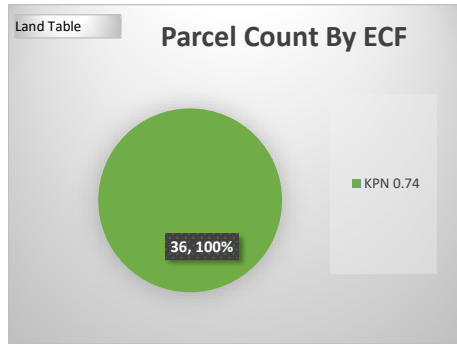
Township of Oakland

Land Table KPN

BSA DATABASE		SALES DATA	
Parcel Count	36	# of Sales	4
ECF Nbhd	KPN	Sales Ratio	32.73%
Min ECF	0.740	(Land Resid.-Est. Land Value)/Est. LV	333.61%
Max ECF	0.740	% Change	0.00%
Land Table LtoB	13.24%	Projected Land Table LtoB	13.24%
CVT LtoB	17.39%	Sales Sample Size	11.11%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$249,480	\$1,081,779	\$249,480
MINIMUM	\$213,840	\$927,239	\$213,840
MAXIMUM	\$285,120	\$1,236,318	\$285,120

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
N -10-29-401-007	2355 BELLA MAGNOLIA CT	03/23/21	\$390,000				0.52			Land Table KPN,Pinnacle at Oaklands	17.88%
N -10-29-401-014	4767 PINECREST CT	08/05/21	\$3,000,000	\$1,717,943	\$1,567,177	\$285,120	0.99	\$1,583,007		Land Table KPN,Pinnacle at Oaklands	16.60%
N -10-29-401-019	4839 PINNACLE BLVD	10/18/21	\$1,598,500	\$1,517,136	\$309,460	\$228,096	0.56	\$552,607		Land Table KPN,Pinnacle at Oaklands	15.03%
N -10-29-401-028	2483 CROWNEDGE CT	09/23/22	\$2,700,000	\$1,542,745	\$1,399,607	\$242,352	0.68	\$2,058,246		Land Table KPN,Pinnacle at Oaklands	15.71%

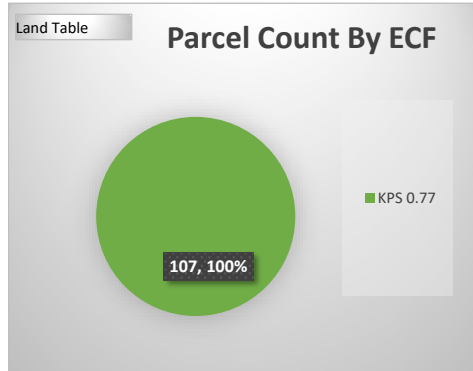
Township of Oakland

Land Table KPS

BSA DATABASE		SALES DATA	
Parcel Count	107	# of Sales	11
ECF Nbhd	KPS	Sales Ratio	47.81%
Min ECF	0.770	(Land Resid.-Est. Land Value)/Est. LV	27.71%
Max ECF	0.770	% Change	0.00%
Land Table LtoB	16.39%	Projected Land Table LtoB	16.39%
CVT LtoB	17.39%	Sales Sample Size	10.28%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$94,010	\$120,060	\$94,010
MINIMUM	\$78,520	\$100,278	\$78,520
MAXIMUM	\$107,898	\$137,796	\$107,898

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
N -10-31-101-003	3961 RIDGEMONTE CT	05/02/22	\$510,000	\$570,768	\$33,776	\$94,544	0.32	\$105,550		Land Table KPS	16.56%
N -10-31-102-024	5410 CREEKMONTE DR	06/07/22	\$644,000	\$618,115	\$116,156	\$90,271	0.26	\$446,754		Land Table KPS	14.60%
N -10-31-102-029	5474 CREEKMONTE DR	05/11/21	\$600,500	\$558,655	\$143,868	\$102,023	0.62	\$232,045		Land Table KPS	18.26%
N -10-31-103-003	5295 ASHMONTE CT	07/22/22	\$660,000	\$587,156	\$180,742	\$107,898	0.41	\$440,834		Land Table KPS	18.38%
N -10-31-103-013	3814 WOODMONTE DR	02/26/21	\$501,000	\$532,381	\$58,890	\$90,271	0.28	\$210,321		Land Table KPS	16.96%
N -10-31-103-019	5225 CREEKMONTE DR	11/12/21	\$600,000	\$525,955	\$168,589	\$94,544	0.31	\$543,835		Land Table KPS	17.98%
N -10-31-103-024	5151 CREEKMONTE DR	10/15/21	\$568,500	\$556,258	\$106,786	\$94,544	0.32	\$333,706		Land Table KPS	17.00%
N -10-31-151-022	5345 CREEKMONTE DR	01/08/21	\$535,000	\$581,636	\$39,362	\$85,998	0.39	\$100,928		Land Table KPS	14.79%
N -10-31-152-002	3781 PIEDMONTE DR	08/30/22	\$635,000	\$508,513	\$208,746	\$82,259	0.31	\$673,374		Land Table KPS	16.18%
N -10-31-152-007	5385 CREEKMONTE DR	09/15/22	\$610,000	\$569,204	\$123,055	\$82,259	0.33	\$372,894		Land Table KPS	14.45%
N -10-31-152-014	3809 PIEDMONTE DR	01/14/22	\$575,000	\$548,104	\$120,906	\$94,010	0.45	\$268,680		Land Table KPS	17.15%

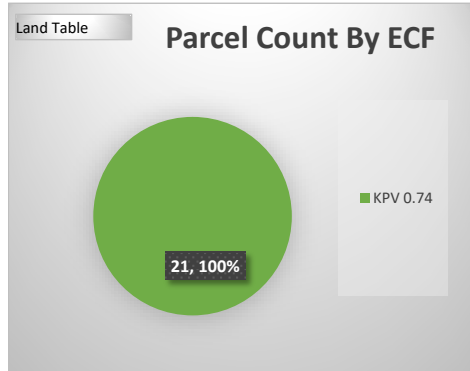
Township of Oakland

Land Table KPV

BSA DATABASE		SALES DATA	
Parcel Count	21	# of Sales	5
ECF Nbhd	KPV	Sales Ratio	38.69%
Min ECF	0.740	(Land Resid.-Est. Land Value)/Est. LV	402.21%
Max ECF	0.740	% Change	0.00%
Land Table LtoB	6.30%	Projected Land Table LtoB	6.30%
CVT LtoB	17.39%	Sales Sample Size	23.81%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$131,250	\$659,151	\$131,250
MINIMUM	\$131,250	\$659,151	\$131,250
MAXIMUM	\$131,250	\$659,151	\$131,250

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
N -10-20-127-002	2600 POND VALLEE DR	03/16/21	\$325,000				2.32	\$140,086		Land Table KPV	100.00%
N -10-20-127-003	2574 POND VALLEE DR	04/06/21	\$260,000				2.31	\$112,554		Land Table KPV	100.00%
N -10-20-201-011	2486 POND VALLEE DR	04/02/21	\$1,794,000	\$1,584,087	\$341,163	\$131,250	2.41	\$141,561		Land Table KPV	8.29%
N -10-20-201-021	2313 POND VALLEE DR	05/06/21	\$2,875,000	\$2,029,111	\$977,139	\$131,250	2.75	\$355,323		Land Table KPV	6.47%
N -10-20-201-023	2485 POND VALLEE DR	06/08/21	\$215,000				2.35	\$91,489		Land Table KPV	39.40%

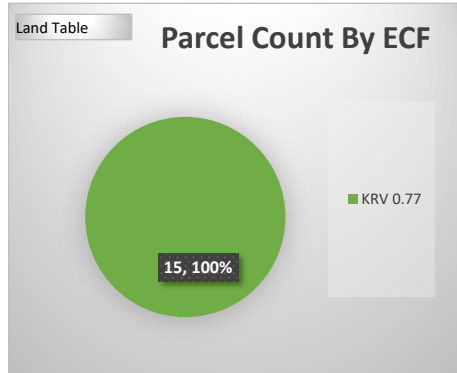
Township of Oakland

Land Table KRV

BSA DATABASE		SALES DATA	
Parcel Count	15	# of Sales	1
ECF Nbhd	KRV	Sales Ratio	48.85%
Min ECF	0.770	(Land Resid.-Est. Land Value)/Est. LV	13.22%
Max ECF	0.770	% Change	0.00%
Land Table LtoB	17.68%	Projected Land Table LtoB	17.68%
CVT LtoB	17.39%	Sales Sample Size	6.67%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$171,000	\$193,607	\$171,000
MINIMUM	\$142,200	\$160,999	\$142,200
MAXIMUM	\$178,200	\$201,759	\$178,200

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
N -10-17-400-024	2700 ROYAL VIEW CT	08/15/22	\$847,000	\$827,501	\$166,991	\$147,492	2.42	\$69,005		Land Table KRV	17.82%

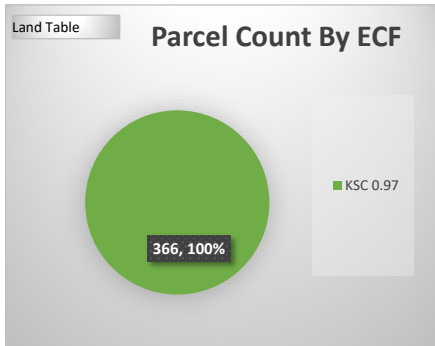
Township of Oakland

Land Table KSC

BSA DATABASE		SALES DATA	
Parcel Count	366	# of Sales	50
ECF Nbhd	KSC	Sales Ratio	46.30%
Min ECF	0.970	(Land Resid.-Est. Land Value)/Est. LV	47.87%
Max ECF	0.970	% Change	12.00%
Land Table LtoB	16.43%	Projected Land Table LtoB	18.40%
CVT LtoB	17.39%	Sales Sample Size	13.66%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$39,466	\$58,357	\$44,202
MINIMUM	\$27,456	\$40,598	\$30,751
MAXIMUM	\$54,912	\$81,196	\$61,501

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
N -10-31-126-009	3705 OAKMONTE BLVD	08/13/21	\$243,000	\$221,590	\$59,158	\$37,748	0.01	\$5,915,800		Land Table KSC, Oakmonte Silverck	17.04%
N -10-31-126-014	3695 OAKMONTE BLVD	08/16/21	\$215,000	\$191,584	\$50,872	\$27,456	0.01	\$5,087,200		Land Table KSC, Oakmonte Silverck	14.33%
N -10-31-126-025	3643 OAKMONTE BLVD	04/01/22	\$260,000	\$231,869	\$55,587	\$27,456	0.01	\$5,558,700		Land Table KSC, Oakmonte Silverck	11.84%
N -10-31-126-040	3601 OAKMONTE BLVD	01/20/22	\$261,000	\$242,817	\$55,931	\$37,748	0.01	\$5,593,100		Land Table KSC, Oakmonte Silverck	15.55%
N -10-31-126-054	3569 OAKMONTE BLVD	06/30/21	\$215,000	\$205,942	\$60,513	\$51,455	0.01	\$6,051,300		Land Table KSC, Oakmonte Silverck	24.99%
N -10-31-201-003	3559 OAKMONTE BLVD	06/04/21	\$236,000	\$219,777	\$53,971	\$37,748	0.01	\$5,397,100		Land Table KSC, Oakmonte Silverck	17.18%
N -10-31-201-011	3543 OAKMONTE BLVD	02/25/22	\$247,500	\$242,267	\$42,981	\$37,748	0.01	\$4,298,100		Land Table KSC, Oakmonte Silverck	15.58%
N -10-31-201-015	3531 OAKMONTE BLVD	04/04/22	\$245,000	\$233,484	\$62,971	\$51,455	0.01	\$6,297,100		Land Table KSC, Oakmonte Silverck	22.04%
N -10-31-201-025	3586 OAKMONTE BLVD	08/29/22	\$220,000	\$220,369	\$37,379	\$37,748	0.01	\$3,737,900		Land Table KSC, Oakmonte Silverck	17.13%
N -10-31-201-028	3574 OAKMONTE BLVD	07/14/21	\$185,000	\$192,378	\$30,370	\$37,748	0.01	\$3,037,000		Land Table KSC, Oakmonte Silverck	19.62%
N -10-31-201-039	3534 OAKMONTE BLVD	02/11/21	\$189,900	\$181,943	\$35,413	\$27,456	0.01	\$3,541,300		Land Table KSC, Oakmonte Silverck	15.09%
N -10-31-201-050	3498 OAKMONTE BLVD	04/29/22	\$250,000	\$211,890	\$65,566	\$27,456	0.01	\$6,556,600		Land Table KSC, Oakmonte Silverck	12.96%
N -10-31-201-053	3492 OAKMONTE BLVD	05/06/21	\$215,000	\$181,943	\$60,513	\$27,456	0.01	\$6,051,300		Land Table KSC, Oakmonte Silverck	15.09%
N -10-31-251-001	3628 TREMONTE CIR S	05/05/22	\$260,000	\$227,274	\$73,910	\$41,184	0.01	\$7,391,000		Land Table KSC, Oakmonte Silverck	18.12%
N -10-31-251-020	3578 TREMONTE CIR S	11/22/22	\$226,000	\$198,906	\$64,842	\$37,748	0.01	\$6,484,200		Land Table KSC, Oakmonte Silverck	18.98%
N -10-31-251-023	3572 TREMONTE CIR S	07/14/22	\$266,000	\$241,882	\$58,438	\$34,320	0.01	\$5,843,800		Land Table KSC, Oakmonte Silverck	14.19%
N -10-31-251-024	3570 TREMONTE CIR S	06/17/21	\$225,000	\$189,213	\$63,243	\$27,456	0.01	\$6,324,300		Land Table KSC, Oakmonte Silverck	14.51%
N -10-31-251-025	3532 TREMONTE CIR S	10/25/21	\$220,000	\$218,632	\$35,688	\$34,320	0.01	\$3,568,800		Land Table KSC, Oakmonte Silverck	15.70%

Township of Oakland

Land Table KSC

N -10-31-251-027	3528 TREMONTE CIR S	01/06/22	\$241,000	\$221,520	\$46,936	\$27,456	0.01	\$4,693,600	Land Table KSC, Oakmonte Silverck	12.39%
N -10-31-251-039	3521 TREMONTE CIR N	08/25/21	\$249,900	\$207,495	\$69,861	\$27,456	0.01	\$6,986,100	Land Table KSC, Oakmonte Silverck	13.23%
N -10-31-251-042	3515 TREMONTE CIR N	05/13/22	\$273,000	\$232,007	\$68,449	\$27,456	0.01	\$6,844,900	Land Table KSC, Oakmonte Silverck	11.83%
N -10-31-251-060	3591 TREMONTE CIR N	09/28/21	\$221,000	\$200,209	\$61,975	\$41,184	0.01	\$6,197,500	Land Table KSC, Oakmonte Silverck	20.57%
N -10-31-251-064	5353 BROOKEMONTE CIR	10/18/21	\$245,000	\$206,852	\$75,896	\$37,748	0.01	\$7,589,600	Land Table KSC, Oakmonte Silverck	18.25%
N -10-31-251-066	5357 BROOKEMONTE CIR	11/18/22	\$245,000	\$234,793	\$37,663	\$27,456	0.01	\$3,766,300	Land Table KSC, Oakmonte Silverck	11.69%
N -10-31-251-075	5291 BROOKEMONTE CIR	09/26/22	\$261,500	\$222,661	\$76,587	\$37,748	0.01	\$7,658,700	Land Table KSC, Oakmonte Silverck	16.95%
N -10-31-251-078	5297 BROOKEMONTE CIR	07/26/21	\$250,000	\$234,491	\$42,965	\$27,456	0.01	\$4,296,500	Land Table KSC, Oakmonte Silverck	11.71%
N -10-31-252-001	3562 TREMONTE CIR N	07/01/21	\$235,000	\$233,484	\$52,971	\$51,455	0.01	\$5,297,100	Land Table KSC, Oakmonte Silverck	22.04%
N -10-31-252-003	3558 TREMONTE CIR N	11/14/22	\$255,000	\$207,446	\$175,010	\$27,456	0.01	\$7,501,000	Land Table KSC, Oakmonte Silverck	13.24%
N -10-31-252-006	3552 TREMONTE CIR N	08/10/22	\$251,318	\$259,325	\$46,905	\$54,912	0.01	\$4,690,500	Land Table KSC, Oakmonte Silverck	21.17%
N -10-31-252-017	3494 TREMONTE CIR N	03/25/21	\$201,000	\$210,480	\$41,975	\$51,455	0.01	\$4,197,500	Land Table KSC, Oakmonte Silverck	24.45%
N -10-31-252-028	3468 TREMONTE CIR N	05/14/21	\$221,160	\$207,446	\$41,170	\$27,456	0.01	\$4,117,000	Land Table KSC, Oakmonte Silverck	13.24%
N -10-31-252-029	3466 TREMONTE CIR N	01/27/21	\$200,000	\$210,480	\$40,975	\$51,455	0.01	\$4,097,500	Land Table KSC, Oakmonte Silverck	24.45%
N -10-31-252-039	3442 TREMONTE CIR N	11/01/22	\$260,000	\$211,768	\$75,688	\$27,456	0.01	\$7,568,800	Land Table KSC, Oakmonte Silverck	12.97%
N -10-31-252-043	3434 TREMONTE CIR N	09/17/21	\$262,000	\$258,419	\$55,036	\$51,455	0.01	\$5,503,600	Land Table KSC, Oakmonte Silverck	19.91%
N -10-31-252-045	3430 TREMONTE CIR N	10/27/22	\$225,000	\$188,605	\$63,851	\$27,456	0.01	\$6,385,100	Land Table KSC, Oakmonte Silverck	14.56%
N -10-31-252-050	3388 TREMONTE CIR N	08/01/22	\$250,000	\$222,060	\$65,688	\$37,748	0.01	\$6,568,800	Land Table KSC, Oakmonte Silverck	17.00%
N -10-31-252-055	3378 TREMONTE CIR N	12/08/22	\$270,000	\$244,777	\$62,971	\$37,748	0.01	\$6,297,100	Land Table KSC, Oakmonte Silverck	15.42%
N -10-31-252-058	3372 TREMONTE CIR N	11/18/22	\$255,000	\$240,488	\$48,832	\$34,320	0.01	\$4,883,200	Land Table KSC, Oakmonte Silverck	14.27%
N -10-31-252-067	3406 TREMONTE CIR N	08/02/21	\$250,000	\$241,284	\$43,036	\$34,320	0.01	\$4,303,600	Land Table KSC, Oakmonte Silverck	14.22%
N -10-31-252-081	3387 TREMONTE CIR S	07/16/21	\$210,000	\$212,613	\$48,842	\$51,455	0.01	\$4,884,200	Land Table KSC, Oakmonte Silverck	24.20%
N -10-31-252-082	3385 TREMONTE CIR S	11/10/22	\$269,900	\$258,419	\$62,936	\$51,455	0.01	\$6,293,600	Land Table KSC, Oakmonte Silverck	19.91%
N -10-31-252-085	3495 TREMONTE CIR S	06/10/22	\$257,000	\$211,768	\$72,688	\$27,456	0.01	\$7,268,800	Land Table KSC, Oakmonte Silverck	12.97%
N -10-31-252-088	3489 TREMONTE CIR S	07/30/21	\$210,000	\$235,817	\$25,638	\$51,455	0.01	\$2,563,800	Land Table KSC, Oakmonte Silverck	21.82%
N -10-31-252-091	3483 TREMONTE CIR S	12/21/22	\$252,500	\$234,420	\$45,536	\$27,456	0.01	\$4,553,600	Land Table KSC, Oakmonte Silverck	11.71%
N -10-31-252-094	3477 TREMONTE CIR S	04/01/22	\$262,000	\$258,419	\$55,036	\$51,455	0.01	\$5,503,600	Land Table KSC, Oakmonte Silverck	19.91%
N -10-31-252-115	3571 TREMONTE CIR S	04/23/21	\$245,000	\$234,420	\$38,036	\$27,456	0.01	\$3,803,600	Land Table KSC, Oakmonte Silverck	11.71%
N -10-31-252-118	3565 TREMONTE CIR S	12/01/21	\$248,000	\$261,876	\$41,036	\$54,912	0.01	\$4,103,600	Land Table KSC, Oakmonte Silverck	20.97%
N -10-31-252-122	3641 TREMONTE CIR S	04/20/22	\$262,000	\$212,476	\$76,980	\$27,456	0.01	\$7,698,000	Land Table KSC, Oakmonte Silverck	12.92%
N -10-31-252-123	3639 TREMONTE CIR S	04/19/22	\$265,000	\$236,435	\$80,020	\$51,455	0.01	\$8,002,000	Land Table KSC, Oakmonte Silverck	21.76%
N -10-31-252-126	3633 TREMONTE CIR S	10/25/21	\$249,100	\$235,051	\$41,505	\$27,456	0.01	\$4,150,500	Land Table KSC, Oakmonte Silverck	11.68%

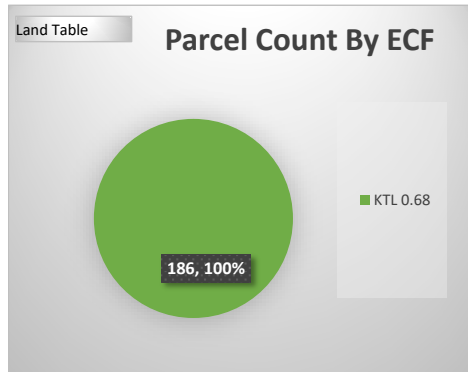
Township of Oakland

Land Table KTL

BSA DATABASE		SALES DATA	
Parcel Count	186	# of Sales	31
ECF Nbhd	KTL	Sales Ratio	46.42%
Min ECF	0.680	(Land Resid.-Est. Land Value)/Est. LV	64.06%
Max ECF	0.680	% Change	0.00%
Land Table LtoB	11.66%	Projected Land Table LtoB	11.66%
CVT LtoB	17.39%	Sales Sample Size	16.67%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$80,500	\$132,070	\$80,500
MINIMUM	\$70,000	\$114,843	\$70,000
MAXIMUM	\$122,500	\$200,976	\$122,500

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
N -10-14-201-005	2501 PEBBLE BEACH DR	05/10/22	\$830,000	\$715,401	\$237,099	\$122,500	0.84	\$282,261		Land Table KTL	17.12%
N -10-14-201-007	2521 PEBBLE BEACH DR	06/14/21	\$793,000	\$717,087	\$198,413	\$122,500	1.25	\$158,730		Land Table KTL	17.08%
N -10-14-201-009	2541 PEBBLE BEACH DR	07/08/21	\$915,000	\$798,559	\$238,941	\$122,500	0.83	\$287,881		Land Table KTL	15.34%
N -10-14-201-016	2609 PEBBLE BEACH DR	05/27/22	\$760,000	\$637,924	\$192,076	\$70,000	0.46	\$417,557		Land Table KTL	10.97%
N -10-14-201-021	2659 PEBBLE BEACH DR	06/10/21	\$655,000	\$608,787	\$116,213	\$70,000	0.46	\$252,637		Land Table KTL	11.50%
N -10-14-201-026	2636 PEBBLE BEACH DR	08/30/21	\$705,000	\$645,666	\$136,334	\$77,000	0.46	\$296,378		Land Table KTL	11.93%
N -10-14-201-032	2611 INVITATIONAL DR	06/03/22	\$925,000	\$714,961	\$304,539	\$94,500	0.46	\$662,041		Land Table KTL	13.22%
N -10-14-201-033	2619 INVITATIONAL DR	01/31/22	\$859,000	\$891,333	\$62,167	\$94,500	0.50	\$124,334		Land Table KTL	10.60%
N -10-14-201-036	2616 INVITATIONAL DR	09/08/21	\$660,000	\$665,430	\$89,070	\$94,500	0.52	\$171,288		Land Table KTL	14.20%
N -10-14-201-050	2490 PEBBLE BEACH DR	11/28/22	\$749,000	\$653,725	\$172,275	\$77,000	0.52	\$331,298		Land Table KTL	11.78%
N -10-14-201-054	2444 PEBBLE BEACH DR	02/25/21	\$630,000	\$597,989	\$109,011	\$77,000	0.46	\$236,980		Land Table KTL	12.88%
N -10-14-201-058	2408 PEBBLE BEACH DR	10/14/22	\$669,900	\$682,458	\$64,442	\$77,000	0.50	\$128,884		Land Table KTL	11.28%
N -10-14-201-060	2384 PEBBLE BEACH DR	08/27/21	\$740,000	\$671,463	\$145,537	\$77,000	0.46	\$316,385		Land Table KTL	11.47%
N -10-14-201-080	2676 INVITATIONAL DR	03/21/22	\$785,000	\$719,286	\$142,714	\$77,000	0.46	\$310,248		Land Table KTL	10.71%

Township of Oakland

Land Table KTL

N -10-14-201-082	2668 INVITATIONAL DR	07/20/21	\$670,000	\$650,288	\$96,712	\$77,000	0.46	\$210,243	Land Table KTL	11.84%
N -10-14-201-087	2650 INVITATIONAL DR	06/22/22	\$850,000	\$692,518	\$234,482	\$77,000	0.48	\$488,504	Land Table KTL	11.12%
N -10-14-201-090	2638 INVITATIONAL DR	10/20/21	\$685,000	\$732,173	\$29,827	\$77,000	0.50	\$59,654	Land Table KTL	10.52%
N -10-14-201-092	2630 INVITATIONAL DR	11/03/21	\$661,500	\$624,072	\$114,428	\$77,000	0.46	\$248,757	Land Table KTL	12.34%
N -10-14-201-102	2657 INVITATIONAL DR	03/01/21	\$750,000	\$837,953	(\$10,953)	\$77,000	0.48	(\$22,819)	Land Table KTL	9.19%
N -10-14-201-104	2665 INVITATIONAL DR	02/07/22	\$753,000	\$695,929	\$134,071	\$77,000	0.48	\$279,315	Land Table KTL	11.06%
N -10-14-401-004	2709 PEBBLE BEACH DR	01/14/22	\$740,000	\$650,380	\$159,620	\$70,000	0.47	\$339,617	Land Table KTL	10.76%
N -10-14-401-007	2690 PEBBLE BEACH DR	11/12/21	\$540,000	\$642,745	(\$25,745)	\$77,000	0.48	(\$53,635)	Land Table KTL	11.98%
N -10-14-402-003	2670 SPYGLASS DR	12/15/22	\$185,000				0.49	\$377,551	Land Table KTL	100.00%
N -10-14-476-004	2924 INVITATIONAL DR	08/06/21	\$1,010,000	\$810,765	\$279,735	\$80,500	0.56	\$499,527	Land Table KTL	9.93%
N -10-14-476-008	2805 INVITATIONAL DR	12/07/22	\$650,000	\$713,181	\$13,819	\$77,000	0.46	\$30,041	Land Table KTL	10.80%
N -10-14-476-009	2775 INVITATIONAL DR	10/12/21	\$535,000	\$681,493	(\$65,993)	\$80,500	0.46	(\$143,463)	Land Table KTL	11.81%
N -10-14-476-011	2834 BAY HILL CT	04/23/21	\$92,000				2.22		Land Table KTL	17.92%
N -10-14-476-019	2917 BAY HILL CT	05/06/22	\$950,000	\$772,248	\$258,252	\$80,500	0.55	\$469,549	Land Table KTL	10.42%
N -10-14-476-022	2835 BAY HILL CT	08/06/21	\$700,500	\$706,244	\$116,756	\$122,500	1.76	\$66,339	Land Table KTL	17.35%
N -10-14-476-023	2383 PEBBLE BEACH DR	01/13/22	\$800,000	\$763,051	\$131,449	\$94,500	1.01	\$130,148	Land Table KTL	12.38%
N -10-14-476-026	2443 PEBBLE BEACH DR	07/01/22	\$1,342,500	\$1,023,867	\$413,133	\$94,500	0.46	\$898,115	Land Table KTL	9.23%

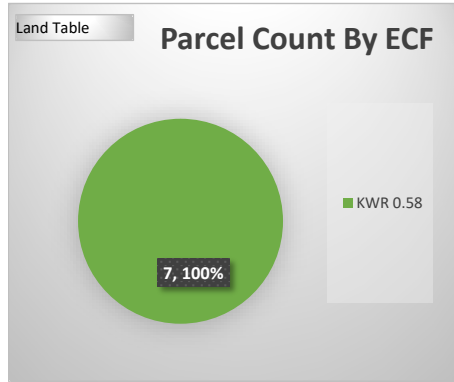
Township of Oakland

Land Table KWR

BSA DATABASE		SALES DATA	
Parcel Count	7	# of Sales	0
ECF Nbhd	KWR	Sales Ratio	#DIV/0!
Min ECF	0.580	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.580	% Change	0.00%
Land Table LtoB	7.70%	Projected Land Table LtoB	7.70%
CVT LtoB	17.39%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$246,240	#DIV/0!	\$246,240
MINIMUM	\$246,240	#DIV/0!	\$246,240
MAXIMUM	\$246,240	#DIV/0!	\$246,240

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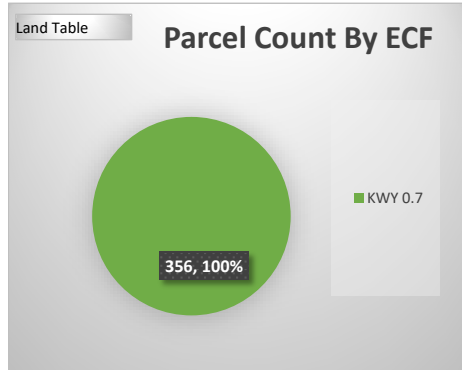
Township of Oakland

Land Table KWY

BSA DATABASE		SALES DATA	
Parcel Count	356	# of Sales	74
ECF Nbhd	KWY	Sales Ratio	46.15%
Min ECF	0.700	(Land Resid.-Est. Land Value)/Est. LV	41.16%
Max ECF	0.700	% Change	0.00%
Land Table LtoB	20.37%	Projected Land Table LtoB	20.37%
CVT LtoB	17.39%	Sales Sample Size	20.79%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$100,330	\$141,624	\$100,330
MINIMUM	\$87,789	\$123,921	\$87,789
MAXIMUM	\$112,871	\$159,326	\$112,871

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
N -10-02-401-004	108 WYNSTONE CIR S	05/31/22	\$725,000	\$566,221	\$271,650	\$112,871	0.34	\$798,971		Land Table KWY	19.93%
N -10-02-401-006	144 WYNSTONE CIR S	06/01/21	\$600,000	\$536,581	\$176,290	\$112,871	0.34	\$518,500		Land Table KWY	21.04%
N -10-02-401-038	364 MILL HOUSE DR	04/08/21	\$538,000	\$496,466	\$154,405	\$112,871	0.34	\$454,132		Land Table KWY	22.73%
N -10-02-401-047	453 MILL HOUSE DR	08/31/21	\$600,000	\$515,241	\$185,089	\$100,330	0.35	\$528,826		Land Table KWY	19.47%
N -10-02-401-052	339 MILL HOUSE DR	09/20/21	\$545,000	\$548,354	\$84,435	\$87,789	0.34	\$248,338		Land Table KWY	16.01%
N -10-02-401-053	315 MILL HOUSE DR	02/22/21	\$470,000	\$453,147	\$104,642	\$87,789	0.34	\$307,771		Land Table KWY	19.37%
N -10-02-401-078	629 MELROSE CT	06/04/21	\$470,000	\$454,125	\$103,664	\$87,789	0.40	\$259,160		Land Table KWY	19.33%
N -10-02-401-091	877 WYNSTONE CIR N	05/07/21	\$485,000	\$465,665	\$132,206	\$112,871	0.48	\$275,429		Land Table KWY	24.24%
N -10-02-401-093	903 WYNSTONE CIR N	05/28/21	\$475,000	\$456,219	\$131,652	\$112,871	0.44	\$299,209		Land Table KWY	24.74%
N -10-02-401-107	1097 PARKWAY TRL	12/16/21	\$580,000	\$486,204	\$181,585	\$87,789	0.32	\$567,453		Land Table KWY	18.06%
N -10-02-401-153	797 WYNSTONE CIR S	06/30/22	\$517,000	\$504,376	\$112,954	\$100,330	0.32	\$352,981		Land Table KWY	19.89%
N -10-02-401-159	871 WYNSTONE CIR S	01/05/22	\$516,000	\$433,055	\$183,275	\$100,330	0.31	\$591,210		Land Table KWY	23.17%
N -10-02-401-187	488 WYNSTONE CIR S	11/11/22	\$545,000	\$525,619	\$107,170	\$87,789	0.33	\$324,758		Land Table KWY	16.70%
N -10-02-401-215	321 WYNSTONE CIR S	03/24/21	\$512,000	\$526,916	\$97,955	\$112,871	0.50	\$1,959		Land Table KWY	21.42%

Township of Oakland

Land Table KWY

N -10-02-401-216	303 WYNSTONE CIR S	10/13/21	\$585,000	\$532,519	\$140,270	\$87,789	0.40	\$350,675	Land Table KWY	16.49%
N -10-02-401-217	285 WYNSTONE CIR S	06/09/21	\$572,000	\$498,336	\$161,453	\$87,789	0.37	\$436,359	Land Table KWY	17.62%
N -10-02-401-229	279 HEATHERBRAE CT	12/19/22	\$725,000	\$571,526	\$241,263	\$87,789	0.34	\$709,597	Land Table KWY	15.36%
N -10-02-401-236	915 APPLETON CT	06/30/22	\$600,000	\$503,340	\$184,449	\$87,789	0.48	\$384,269	Land Table KWY	17.44%
N -10-02-401-237	897 APPLETON CT	08/12/21	\$500,000	\$465,373	\$122,416	\$87,789	0.38	\$322,147	Land Table KWY	18.86%
N -10-11-177-007	325 EDEN PRAIRIE DR	06/28/22	\$675,000	\$497,888	\$264,901	\$87,789	0.47	\$563,619	Land Table KWY	17.63%
N -10-11-177-028	258 WESTBROOKE DR	10/15/21	\$784,900	\$523,729	\$348,960	\$87,789	0.44	\$793,091	Land Table KWY	16.76%
N -10-11-177-029	284 WESTBROOKE DR	08/09/22	\$667,640	\$557,483	\$197,946	\$87,789	0.44	\$449,877	Land Table KWY	15.75%
N -10-11-177-044	1469 PALATINE DR	03/12/21	\$485,000	\$505,193	\$67,596	\$87,789	0.37	\$182,692	Land Table KWY	17.38%
N -10-11-177-050	1345 PALATINE DR	04/29/21	\$490,642	\$543,473	\$60,040	\$112,871	0.36	\$166,778	Land Table KWY	20.77%
N -10-11-177-056	1265 PALATINE DR	03/18/21	\$500,404	\$504,940	\$108,335	\$112,871	0.39	\$277,782	Land Table KWY	22.35%
N -10-11-177-057	1253 PALATINE DR	02/09/22	\$566,385	\$494,398	\$184,858	\$112,871	0.52	\$355,496	Land Table KWY	22.83%
N -10-11-177-058	1239 PALATINE DR	11/24/21	\$622,430	\$588,822	\$146,479	\$112,871	0.51	\$287,214	Land Table KWY	19.17%
N -10-11-177-059	1227 PALATINE DR	10/29/21	\$597,012	\$545,622	\$164,261	\$112,871	0.51	\$322,080	Land Table KWY	20.69%
N -10-11-177-060	1213 PALATINE DR	02/23/22	\$591,320	\$565,525	\$138,666	\$112,871	0.53	\$261,634	Land Table KWY	19.96%
N -10-11-177-061	1201 PALATINE DR	03/14/22	\$606,055	\$508,588	\$210,338	\$112,871	0.38	\$553,521	Land Table KWY	22.19%
N -10-11-177-062	1187 PALATINE DR	03/07/22	\$626,955	\$540,583	\$199,243	\$112,871	0.37	\$538,495	Land Table KWY	20.88%
N -10-11-177-063	1175 PALATINE DR	09/26/22	\$702,600	\$560,227	\$255,244	\$112,871	0.36	\$709,011	Land Table KWY	20.15%
N -10-11-177-064	1163 PALATINE DR	09/30/21	\$483,905	\$480,543	\$116,233	\$112,871	0.47	\$247,304	Land Table KWY	23.49%
N -10-11-177-065	338 CLARENDON CT	02/28/22	\$636,081	\$593,191	\$155,761	\$112,871	0.54	\$288,446	Land Table KWY	19.03%
N -10-11-177-066	360 CLARENDON CT	05/06/22	\$629,867	\$540,691	\$202,047	\$112,871	0.46	\$439,233	Land Table KWY	20.88%
N -10-11-177-067	384 CLARENDON CT	02/11/22	\$754,090	\$574,072	\$292,889	\$112,871	0.49	\$597,733	Land Table KWY	19.66%
N -10-11-177-068	383 CLARENDON CT	04/20/22	\$793,095	\$681,760	\$224,206	\$112,871	0.50	\$448,412	Land Table KWY	16.56%
N -10-11-177-069	359 CLARENDON CT	06/07/22	\$741,984	\$596,208	\$258,647	\$112,871	0.48	\$538,848	Land Table KWY	18.93%
N -10-11-177-070	337 CLARENDON CT	10/27/22	\$677,807	\$545,155	\$245,523	\$112,871	0.58	\$423,316	Land Table KWY	20.70%
N -10-11-177-071	1083 ARCHWOOD DR	08/03/22	\$661,020	\$497,059	\$276,832	\$112,871	0.36	\$768,978	Land Table KWY	22.71%
N -10-11-177-072	1065 ARCHWOOD DR	06/17/22	\$652,625	\$553,956	\$211,540	\$112,871	0.36	\$587,611	Land Table KWY	20.38%
N -10-11-177-073	1052 ARCHWOOD DR	08/17/22	\$594,710	\$504,695	\$202,886	\$112,871	0.38	\$533,911	Land Table KWY	22.36%
N -10-11-177-074	1072 ARCHWOOD DR	11/18/22	\$644,472	\$520,866	\$236,477	\$112,871	0.36	\$656,881	Land Table KWY	21.67%
N -10-11-177-075	1090 ARCHWOOD DR	08/05/22	\$710,538	\$560,199	\$263,210	\$112,871	0.36	\$731,139	Land Table KWY	20.15%
N -10-11-177-076	1110 ARCHWOOD DR	05/18/22	\$598,870	\$507,133	\$204,608	\$112,871	0.40	\$511,520	Land Table KWY	22.26%
N -10-11-177-077	1130 ARCHWOOD DR	05/20/22	\$614,501	\$515,599	\$211,773	\$112,871	0.40	\$529,433	Land Table KWY	21.89%
N -10-11-177-078	1152 ARCHWOOD DR	04/11/22	\$628,685	\$548,410	\$193,146	\$112,871	0.40	\$482,865	Land Table KWY	20.58%
N -10-11-177-079	1170 ARCHWOOD DR	09/15/21	\$608,155	\$543,256	\$177,770	\$112,871	0.37	\$480,459	Land Table KWY	20.78%
N -10-11-177-080	1190 ARCHWOOD DR	10/06/21	\$605,835	\$564,906	\$153,800	\$112,871	0.37	\$415,676	Land Table KWY	19.98%
N -10-11-177-081	1208 ARCHWOOD DR	05/28/21	\$558,884	\$595,791	\$75,964	\$112,871	0.37	\$205,308	Land Table KWY	18.94%
N -10-11-177-082	1226 ARCHWOOD DR	05/26/21	\$551,960	\$567,842	\$96,989	\$112,871	0.37	\$262,132	Land Table KWY	19.88%
N -10-11-177-083	1248 ARCHWOOD DR	04/30/21	\$515,182	\$528,623	\$99,430	\$112,871	0.37	\$268,730	Land Table KWY	21.35%
N -10-11-177-084	1268 ARCHWOOD DR	03/30/21	\$514,926	\$533,985	\$93,812	\$112,871	0.37	\$253,546	Land Table KWY	21.14%
N -10-11-177-086	1308 ARCHWOOD DR	03/22/21	\$486,427	\$524,304	\$74,994	\$112,871	0.37	\$202,686	Land Table KWY	21.53%
N -10-11-177-087	1328 ARCHWOOD DR	03/31/21	\$566,748	\$591,887	\$87,732	\$112,871	0.43	\$204,028	Land Table KWY	19.07%
N -10-11-177-097	1271 BROOKLINE CT	07/08/21	\$560,631	\$534,324	\$139,178	\$112,871	0.42	\$331,376	Land Table KWY	21.12%
N -10-11-177-098	1247 BROOKLINE CT	01/27/21	\$518,289	\$533,354	\$97,806	\$112,871	0.46	\$232,871	Land Table KWY	21.16%
N -10-11-177-099	1236 BROOKLINE CT	04/29/22	\$608,387	\$542,214	\$179,044	\$112,871	0.49	\$365,396	Land Table KWY	20.82%
N -10-11-177-101	1272 BROOKLINE CT	07/11/22	\$560,000	\$520,742	\$152,129	\$112,871	0.42	\$362,212	Land Table KWY	21.68%
N -10-11-177-102	1296 BROOKLINE CT	05/12/21	\$506,110	\$559,099	\$59,882	\$112,871	0.41	\$146,054	Land Table KWY	20.19%
N -10-11-177-105	1303 ARCHWOOD DR	06/11/21	\$449,925	\$502,273	\$60,523	\$112,871	0.46	\$131,572	Land Table KWY	22.47%
N -10-11-177-107	1249 ARCHWOOD DR	06/16/21	\$509,760	\$516,849	\$105,782	\$112,871	0.43	\$246,005	Land Table KWY	21.84%
N -10-11-177-108	1221 ARCHWOOD DR	10/12/21	\$560,387	\$597,090	\$76,168	\$112,871	0.40	\$190,420	Land Table KWY	18.90%
N -10-11-177-109	1199 ARCHWOOD DR	05/25/21	\$524,185	\$556,956	\$80,100	\$112,871	0.51	\$157,059	Land Table KWY	20.27%

Township of Oakland

Land Table KWY

N -10-11-177-110	1174 PALATINE DR	02/25/22	\$599,350	\$588,704	\$123,517	\$112,871	0.38	\$325,045	Land Table KWY	19.17%
N -10-11-177-111	1186 PALATINE DR	11/29/21	\$475,565	\$496,570	\$91,866	\$112,871	0.36	\$255,183	Land Table KWY	22.73%
N -10-11-177-112	1200 PALATINE DR	10/28/21	\$578,727	\$577,403	\$114,195	\$112,871	0.38	\$300,513	Land Table KWY	19.55%
N -10-11-177-113	1220 PALATINE DR	07/14/21	\$439,890	\$486,557	\$66,204	\$112,871	0.40	\$165,510	Land Table KWY	23.20%
N -10-11-177-114	1246 PALATINE DR	11/17/21	\$548,570	\$559,948	\$101,493	\$112,871	0.40	\$253,733	Land Table KWY	20.16%
N -10-11-177-115	1272 PALATINE DR	06/23/21	\$463,638	\$490,147	\$86,362	\$112,871	0.39	\$221,441	Land Table KWY	23.03%
N -10-11-177-116	1290 PALATINE DR	06/30/21	\$500,250	\$510,678	\$102,443	\$112,871	0.40	\$256,108	Land Table KWY	22.10%
N -10-11-177-117	1304 PALATINE DR	07/26/21	\$513,085	\$524,269	\$101,687	\$112,871	0.39	\$260,736	Land Table KWY	21.53%
N -10-11-177-118	1316 PALATINE DR	05/07/21	\$432,017	\$489,637	\$55,251	\$112,871	0.46	\$120,111	Land Table KWY	23.05%
N -10-11-177-119	1348 PALATINE DR	05/10/21	\$505,279	\$550,378	\$67,772	\$112,871	0.43	\$157,609	Land Table KWY	20.51%

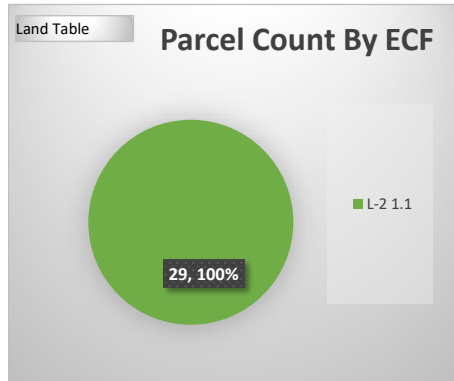
Township of Oakland

Land Table L-2

BSA DATABASE		SALES DATA	
Parcel Count	29	# of Sales	1
ECF Nbhd	L-2	Sales Ratio	55.79%
Min ECF	1.100	(Land Resid.-Est. Land Value)/Est. LV	-49.11%
Max ECF	1.100	% Change	0.00%
Land Table LtoB	27.25%	Projected Land Table LtoB	27.25%
CVT LtoB	17.39%	Sales Sample Size	3.45%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$90,000	\$45,801	\$90,000
MINIMUM	\$36,000	\$18,320	\$36,000
MAXIMUM	\$138,000	\$70,228	\$138,000

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
N -10-02-152-010	354 TAMARACK DR	04/06/22	\$203,500	\$227,073	\$24,427	\$48,000	0.24	\$101,779		Land Table L-2	21.14%

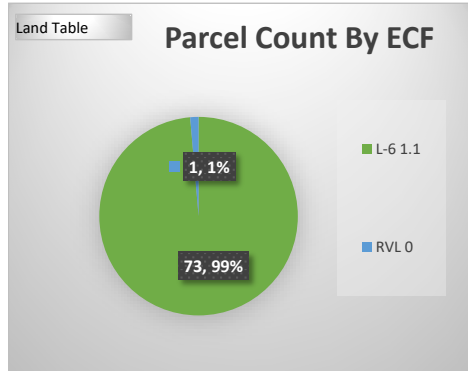
Township of Oakland

Land Table L-6

BSA DATABASE		SALES DATA	
Parcel Count	74	# of Sales	6
ECF Nbhd	L-6, RVL	Sales Ratio	48.19%
Min ECF	1.100	(Land Resid.-Est. Land Value)/Est. LV	12.85%
Max ECF	1.100	% Change	0.00%
Land Table LtoB	27.30%	Projected Land Table LtoB	27.30%
CVT LtoB	17.39%	Sales Sample Size	8.11%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$853	\$963	\$853
MINIMUM	\$525	\$592	\$525
MAXIMUM	\$1,313	\$1,482	\$1,313

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
N -10-06-201-003	3420 KNIARD DR	11/17/21	\$310,000	\$265,508	\$145,552	\$101,060	1.00	\$145,552		Land Table L-6	38.06%
N -10-06-204-007		04/20/21	\$30,000				0.59	\$50,847		Land Table L-6	100.00%
N -10-06-226-012	110 INDIANSIDE RD	07/26/22	\$325,000	\$351,382	\$50,152	\$76,534	0.43	\$116,633		Land Table L-6	21.78%
N -10-09-100-018	1261 LAKE GEORGE RD	06/30/22	\$420,000	\$397,006	\$176,226	\$153,232	2.65	\$66,500		Land Table L-6	38.60%
N -10-09-201-004	1101 TAMARACK LN	09/15/21	\$679,900	\$695,053	\$191,661	\$206,814	6.55	\$29,261		Land Table L-6	29.76%
N -10-09-228-002	1176 TAMARACK LN	06/11/21	\$500,000	\$445,109	\$146,245	\$91,354	0.49	\$298,459		Land Table L-6	20.52%

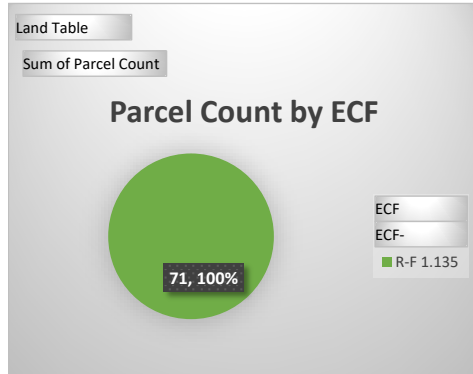
Township of Oakland

Land Table R-F

BSA DATABASE		SALES DATA	
Parcel Count	71	# of Sales	9
ECF Nbhd	R-F	Sales Ratio	45.85%
Min ECF	1.135	(Land Resid.-Est. Land Value)/Est. LV	38.15%
Max ECF	1.135	% Change	10.00%
Land Table LtoB	24.57%	Projected Land Table LtoB	27.03%
CVT LtoB	17.39%	Sales Sample Size	12.68%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$89,809	\$124,074	\$98,790
MINIMUM	\$64,755	\$89,461	\$71,231
MAXIMUM	\$299,792	\$414,172	\$329,771

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
N -10-07-326-013	1700 LOCHINVAR BLVD	04/23/21	\$590,000	\$613,333	\$218,898	\$242,231	7.12	\$30,744		Land Table R-F	39.49%
N -10-07-351-002	1737 BRAEMAR RD	05/04/22	\$355,000	\$291,846	\$130,992	\$67,838	0.53	\$247,155		Land Table R-F	23.24%
N -10-07-353-008	1829 ORION RD	05/23/22	\$300,000	\$286,553	\$84,370	\$70,923	0.58	\$145,466		Land Table R-F	24.75%
N -10-07-353-016	1792 BRAEMAR RD	04/29/22	\$379,000	\$321,657	\$132,891	\$75,548	0.69	\$192,596		Land Table R-F	23.49%
N -10-07-353-023	3720 E CLARKSTON RD	08/05/22	\$585,000	\$568,118	\$90,888	\$74,006	0.65	\$139,828		Land Table R-F	13.03%
N -10-07-376-005	3600 DORNOCH LN	05/26/22	\$390,000	\$338,019	\$116,736	\$64,755	0.49	\$238,237		Land Table R-F	19.16%
N -10-07-377-005	3667 DORNOCH LN	02/23/21	\$333,000	\$332,213	\$68,625	\$67,838	0.55	\$124,773		Land Table R-F	20.42%
N -10-07-378-002	1725 LOCHINVAR BLVD	10/22/21	\$323,500	\$270,605	\$123,818	\$70,923	0.58	\$213,479		Land Table R-F	26.21%
N -10-07-378-016	3550 E CLARKSTON RD	03/29/22	\$550,000	\$466,971	\$177,695	\$94,666	1.03	\$172,519		Land Table R-F	20.27%

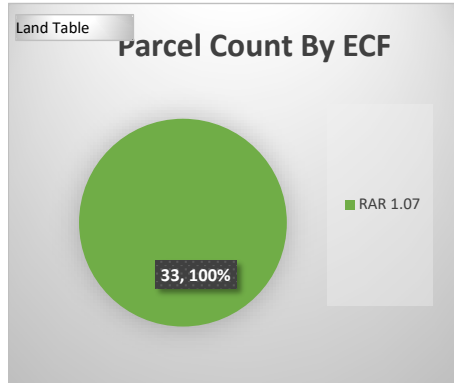
Township of Oakland

Land Table RAR

BSA DATABASE		SALES DATA	
Parcel Count	33	# of Sales	0
ECF Nbhd	RAR	Sales Ratio	#DIV/0!
Min ECF	1.070	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.070	% Change	10.00%
Land Table LtoB	14.41%	Projected Land Table LtoB	15.85%
CVT LtoB	17.39%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$67,500	#DIV/0!	\$74,250
MINIMUM	\$61,200	#DIV/0!	\$67,320
MAXIMUM	\$112,000	#DIV/0!	\$123,200

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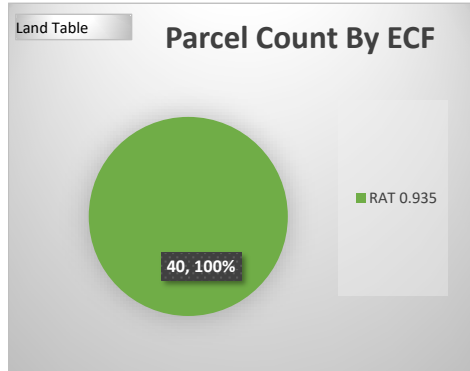
Township of Oakland

Land Table RAT

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	3
ECF Nbhd	RAT	Sales Ratio	41.58%
Min ECF	0.935	(Land Resid.-Est. Land Value)/Est. LV	123.00%
Max ECF	0.935	% Change	12.00%
Land Table LtoB	19.05%	Projected Land Table LtoB	21.34%
CVT LtoB	17.39%	Sales Sample Size	7.50%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$167,509	\$373,549	\$187,610
MINIMUM	\$83,500	\$186,207	\$93,520
MAXIMUM	\$269,848	\$601,767	\$302,230

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
N -10-33-251-019	5645 OAK BLUFF RD	09/22/21	\$690,000	\$603,950	\$184,621	\$98,571	1.37	\$134,760		Land Table RAT	16.32%
N -10-33-251-024	5635 PAINT VALLEY DR	07/15/22	\$1,590,000	\$1,076,878	\$732,734	\$219,612	7.80	\$93,940		Land Table RAT	20.39%
N -10-33-426-020	1275 SUNNIWOOD PL	04/14/21	\$828,000	\$903,533	\$31,999	\$107,532	1.59	\$20,125		Land Table RAT	11.90%

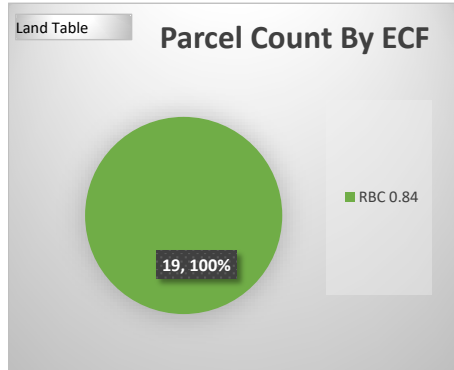
Township of Oakland

Land Table RBC

BSA DATABASE		SALES DATA	
Parcel Count	19	# of Sales	1
ECF Nbhd	RBC	Sales Ratio	39.92%
Min ECF	0.840	(Land Resid.-Est. Land Value)/Est. LV	150.84%
Max ECF	0.840	% Change	0.00%
Land Table LtoB	14.45%	Projected Land Table LtoB	14.45%
CVT LtoB	17.39%	Sales Sample Size	5.26%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$72,782	\$182,567	\$72,782
MINIMUM	\$69,530	\$174,411	\$69,530
MAXIMUM	\$76,033	\$190,723	\$76,033

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
N -10-28-227-012	1157 BEAR CREEK CT	08/24/22	\$520,000	\$415,119	\$174,411	\$69,530	0.51	\$341,982		Land Table RBC	16.75%

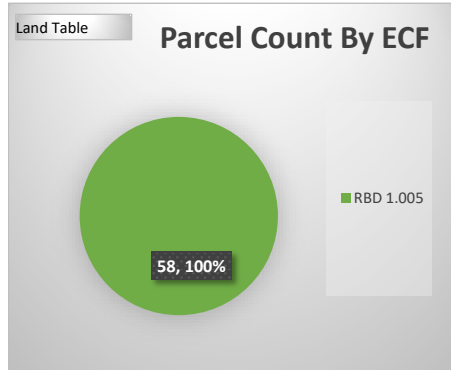
Township of Oakland

Land Table RBD

BSA DATABASE		SALES DATA	
Parcel Count	58	# of Sales	3
ECF Nbhd	RBD	Sales Ratio	43.25%
Min ECF	1.005	(Land Resid.-Est. Land Value)/Est. LV	115.04%
Max ECF	1.005	% Change	15.00%
Land Table LtoB	13.83%	Projected Land Table LtoB	15.90%
CVT LtoB	17.39%	Sales Sample Size	5.17%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$55,920	\$120,249	\$64,308
MINIMUM	\$53,416	\$114,865	\$61,428
MAXIMUM	\$62,875	\$135,206	\$72,306

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
N -10-34-402-011	5760 BECKER DR	10/17/22	\$565,000	\$446,072	\$181,803	\$62,875	0.74	\$245,680		Land Table RBD	14.10%
N -10-34-404-001	449 RIDGEWOOD RD	09/29/22	\$485,000	\$388,761	\$150,768	\$54,529	0.40	\$376,920		Land Table RBD	14.03%
N -10-34-404-007	341 RIDGEWOOD RD	02/04/21	\$410,000	\$428,016	\$35,957	\$53,973	0.37	\$97,181		Land Table RBD	12.61%

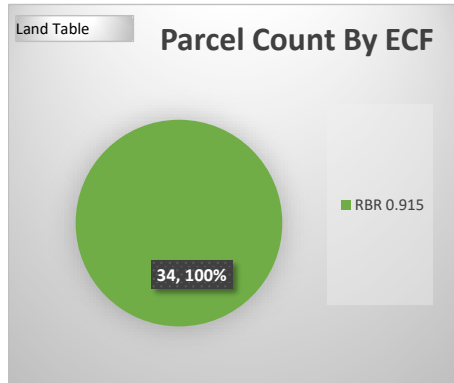
Township of Oakland

Land Table RBR

BSA DATABASE		SALES DATA	
Parcel Count	34	# of Sales	1
ECF Nbhd	RBR	Sales Ratio	37.11%
Min ECF	0.915	(Land Resid.-Est. Land Value)/Est. LV	134.71%
Max ECF	0.915	% Change	10.00%
Land Table LtoB	32.55%	Projected Land Table LtoB	35.81%
CVT LtoB	17.39%	Sales Sample Size	2.94%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$111,331	\$261,299	\$122,464
MINIMUM	\$89,643	\$210,397	\$98,607
MAXIMUM	\$173,502	\$407,219	\$190,852

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
N -10-24-101-020	1231 E GUNN RD	05/06/22	\$370,000	\$274,604	\$166,214	\$70,818	0.79	\$210,397		Land Table RBR	25.79%

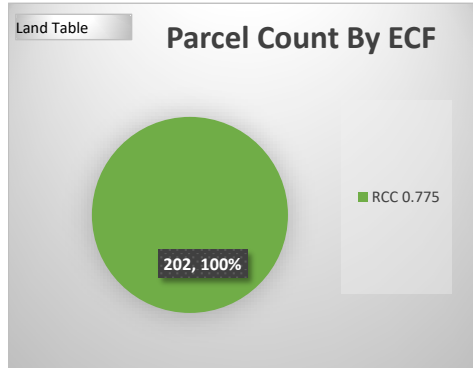
Township of Oakland

Land Table RCC

BSA DATABASE		SALES DATA	
Parcel Count	202	# of Sales	10
ECF Nbhd	RCC	Sales Ratio	44.60%
Min ECF	0.775	(Land Resid.-Est. Land Value)/Est. LV	66.27%
Max ECF	0.775	% Change	0.00%
Land Table LtoB	18.90%	Projected Land Table LtoB	18.90%
CVT LtoB	17.39%	Sales Sample Size	4.95%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$96,791	\$160,930	\$96,791
MINIMUM	\$86,420	\$143,687	\$86,420
MAXIMUM	\$114,074	\$189,666	\$114,074

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
N -10-30-351-020	3836 DEER SPRINGS DR	12/06/22	\$655,000	\$632,100	\$118,538	\$95,638	0.52	\$227,958		Land Table RCC	15.13%
N -10-30-353-005	3943 S CREEK DR	07/29/22	\$605,000	\$489,278	\$204,447	\$88,725	0.39	\$524,223		Land Table RCC	18.13%
N -10-30-452-017	3366 SUSSEX	10/27/21	\$540,000	\$485,774	\$149,864	\$95,638	0.51	\$293,851		Land Table RCC	19.69%
N -10-30-453-006	3387 SUSSEX	10/28/22	\$460,000	\$471,799	\$89,024	\$100,823	0.65	\$136,960		Land Table RCC	21.37%
N -10-30-453-021	3327 W YORK CT	12/02/21	\$520,000	\$432,370	\$185,573	\$97,943	0.56	\$331,380		Land Table RCC	22.65%
N -10-30-460-001	3579 INVERNESS DR	03/25/22	\$770,000	\$630,964	\$230,065	\$91,029	0.44	\$522,875		Land Table RCC	14.43%
N -10-30-460-004	3531 INVERNESS DR	03/31/21	\$500,000	\$480,668	\$110,361	\$91,029	0.40	\$275,903		Land Table RCC	18.94%
N -10-30-460-006	3501 INVERNESS DR	08/29/22	\$620,000	\$568,532	\$147,106	\$95,638	0.50	\$294,212		Land Table RCC	16.82%
N -10-30-460-007	3550 WYNDAM LN	06/30/22	\$605,000	\$483,752	\$216,886	\$95,638	0.50	\$433,772		Land Table RCC	19.77%
N -10-30-461-011	3474 WYNDAM LN	12/01/21	\$525,000	\$498,261	\$120,073	\$93,334	0.48	\$250,152		Land Table RCC	18.73%

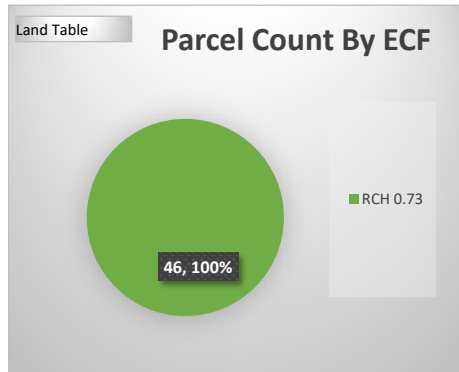
Township of Oakland

Land Table RCH

BSA DATABASE		SALES DATA	
Parcel Count	46	# of Sales	4
ECF Nbhd	RCH	Sales Ratio	35.64%
Min ECF	0.730	(Land Resid.-Est. Land Value)/Est. LV	270.48%
Max ECF	0.730	% Change	0.00%
Land Table LtoB	15.88%	Projected Land Table LtoB	15.88%
CVT LtoB	17.39%	Sales Sample Size	8.70%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$205,725	\$762,180	\$205,725
MINIMUM	\$195,000	\$722,445	\$195,000
MAXIMUM	\$221,000	\$818,771	\$221,000

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
N -10-32-301-028	2902 ADDISON CIR S	09/12/22	\$4,000,000	\$2,176,982	\$2,057,181	\$234,163	0.91	\$2,260,638		Land Table RCH	10.76%
N -10-32-302-001	2969 ADDISON CIR S	07/07/21	\$1,300,000	\$1,138,391	\$368,309	\$206,700	0.70	\$526,156		Land Table RCH	18.16%
N -10-32-326-009	2563 ASHBURTON CT	04/29/22	\$1,430,000	\$1,230,241	\$406,459	\$206,700	0.74	\$549,269		Land Table RCH	16.80%
N -10-32-326-010	2595 ASHBURTON CT	04/22/22	\$1,336,000	\$1,204,460	\$340,190	\$208,650	0.76	\$447,618		Land Table RCH	17.32%

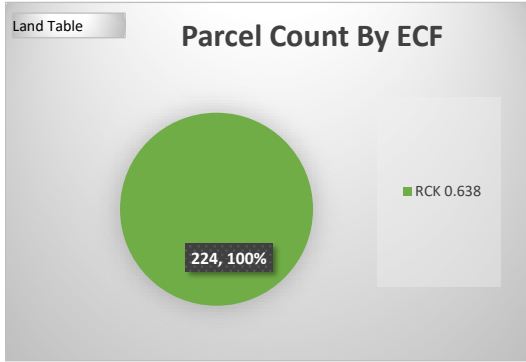
Township of Oakland

Land Table RCK

BSA DATABASE		SALES DATA	
Parcel Count	224	# of Sales	22
ECF Nbhd	RCK	Sales Ratio	46.89%
Min ECF	0.638	(Land Resid.-Est. Land Value)/Est. LV	42.48%
Max ECF	0.638	% Change	0.00%
Land Table LtoB	16.08%	Projected Land Table LtoB	16.08%
CVT LtoB	17.39%	Sales Sample Size	9.82%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$119,420	\$170,151	\$119,420
MINIMUM	\$117,060	\$166,789	\$117,060
MAXIMUM	\$121,780	\$173,514	\$121,780

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
N -10-19-326-005	3545 MAGNOLIA CT	05/07/21	\$805,000	\$759,697	\$163,307	\$118,004	0.67	\$243,742		Land Table RCK	15.53%
N -10-19-326-015	3595 SWEET BAY CT	04/22/21	\$981,000	\$828,946	\$272,890	\$120,836	0.94	\$290,309		Land Table RCK	14.58%
N -10-19-326-042	3926 CATALPA CT	08/30/22	\$750,000	\$653,217	\$213,843	\$117,060	0.47	\$454,985		Land Table RCK	17.92%
N -10-19-376-013	3846 BASSWOOD CT	04/27/21	\$723,329	\$746,067	\$95,266	\$118,004	0.69	\$138,067		Land Table RCK	15.82%
N -10-19-376-020	3823 CHESTNUT CT	08/31/21	\$810,000	\$749,578	\$177,482	\$117,060	0.49	\$362,208		Land Table RCK	15.62%
N -10-19-376-024	3750 CHESTNUT CT	01/29/21	\$692,000	\$708,871	\$101,133	\$118,004	0.62	\$163,118		Land Table RCK	16.65%
N -10-19-376-032	3756 ACORN CT	03/01/21	\$725,000	\$702,199	\$139,861	\$117,060	0.52	\$268,963		Land Table RCK	16.67%
N -10-19-376-040	3603 N CENTURY OAK CIR	03/25/21	\$620,000	\$667,397	\$69,663	\$117,060	0.50	\$139,326		Land Table RCK	17.54%
N -10-19-376-048	3774 S CENTURY OAK CIR	12/29/21	\$837,500	\$797,008	\$159,440	\$118,948	0.77	\$207,065		Land Table RCK	14.92%
N -10-19-376-072	3793 N CENTURY OAK CIR	02/26/21	\$642,000	\$702,324	\$56,736	\$117,060	0.48	\$118,200		Land Table RCK	16.67%
N -10-19-377-001	3669 S CENTURY OAK CIR	04/14/22	\$725,900	\$631,899	\$214,837	\$120,836	0.91	\$236,085		Land Table RCK	19.12%
N -10-19-377-004	3989 GRAND OAKS BLVD	08/20/21	\$720,000	\$747,774	\$90,230	\$118,004	0.62	\$145,532		Land Table RCK	15.78%
N -10-19-377-022	3689 RED CEDAR CT	02/25/22	\$692,000	\$617,422	\$194,470	\$119,892	0.80	\$243,088		Land Table RCK	19.42%
N -10-19-403-005	3590 MOUNTAIN LAUREL CT	08/06/21	\$855,000	\$796,043	\$177,905	\$118,948	0.73	\$243,705		Land Table RCK	14.94%
N -10-19-451-001	3412 S CENTURY OAK CIR	05/13/22	\$835,000	\$751,036	\$201,024	\$117,060	0.49	\$410,253		Land Table RCK	15.59%

Township of Oakland

Land Table RCK

N -10-19-452-013	3465 BLACK CHERRY CT	12/30/22	\$1,100,000	\$778,675	\$440,273	\$118,948	0.74	\$594,964	Land Table RCK	15.28%
N -10-19-452-020	3490 BLACK CHERRY CT	03/08/22	\$1,200,000	\$1,064,061	\$253,943	\$118,004	0.63	\$403,084	Land Table RCK	11.09%
N -10-19-452-021	3567 S CENTURY OAK CIR	05/11/21	\$784,000	\$700,513	\$200,547	\$117,060	0.48	\$417,806	Land Table RCK	16.71%
N -10-19-452-022	3545 S CENTURY OAK CIR	07/19/21	\$650,000	\$643,307	\$123,753	\$117,060	0.48	\$257,819	Land Table RCK	18.20%
N -10-19-452-026	3459 S CENTURY OAK CIR	06/15/21	\$900,000	\$873,073	\$143,987	\$117,060	0.46	\$313,015	Land Table RCK	13.41%
N -10-19-452-028	3417 S CENTURY OAK CIR	08/19/22	\$740,000	\$719,985	\$138,019	\$118,004	0.63	\$219,078	Land Table RCK	16.39%
N -10-19-454-003	3917 MOUNTAIN LAUREL BLVD	12/16/22	\$955,000	\$998,781	\$77,055	\$120,836	0.95	\$81,111	Land Table RCK	12.10%

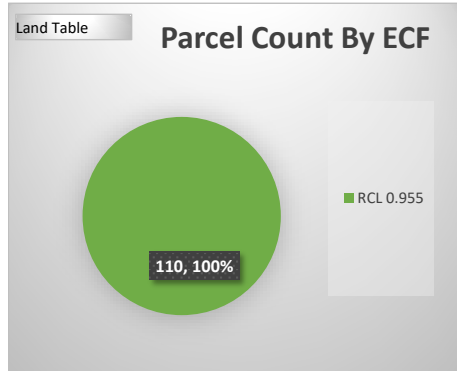
Township of Oakland

Land Table RCL

BSA DATABASE		SALES DATA	
Parcel Count	110	# of Sales	6
ECF Nbhd	RCL	Sales Ratio	44.68%
Min ECF	0.955	(Land Resid.-Est. Land Value)/Est. LV	83.81%
Max ECF	0.955	% Change	10.00%
Land Table LtoB	15.69%	Projected Land Table LtoB	17.26%
CVT LtoB	17.39%	Sales Sample Size	5.45%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$59,673	\$109,686	\$65,641
MINIMUM	\$55,841	\$102,642	\$61,425
MAXIMUM	\$101,827	\$187,169	\$112,010

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
N -10-35-152-002	117 COACH LAMP RD	07/22/22	\$425,000	\$375,397	\$107,086	\$57,483	0.46	\$232,796		Land Table RCL	15.31%
N -10-35-152-021	5225 DARBY CIR	06/07/22	\$485,000	\$472,327	\$70,156	\$57,483	0.47	\$149,268		Land Table RCL	12.17%
N -10-35-152-039	5246 AINTREE RD	06/21/22	\$555,000	\$476,174	\$136,857	\$58,031	0.49	\$279,300		Land Table RCL	12.19%
N -10-35-154-003	156 AINTREE RD	10/21/21	\$320,000	\$315,572	\$61,911	\$57,483	0.46	\$134,589		Land Table RCL	18.22%
N -10-35-156-005	5199 AINTREE RD	09/10/21	\$425,000	\$386,377	\$95,559	\$56,936	0.43	\$222,230		Land Table RCL	14.74%
N -10-35-156-009	5245 AINTREE RD	07/08/22	\$500,000	\$395,548	\$161,388	\$56,936	0.45	\$358,640		Land Table RCL	14.39%

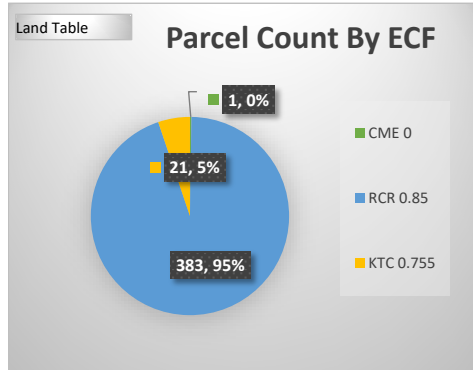
Township of Oakland

Land Table RCR

BSA DATABASE		SALES DATA	
Parcel Count	405	# of Sales	38
ECF Nbhd	KTC, RCR, CME	Sales Ratio	46.57%
Min ECF	0.755	(Land Resid.-Est. Land Value)/Est. LV	46.98%
Max ECF	0.850	% Change	0.00%
Land Table LtoB	15.88%	Projected Land Table LtoB	15.88%
CVT LtoB	17.39%	Sales Sample Size	9.38%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$73,659	\$108,264	\$73,659
MINIMUM	\$71,300	\$104,797	\$71,300
MAXIMUM	\$76,543	\$112,503	\$76,543

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
N -10-19-476-005	3930 TROUT CREEK LN	08/09/21	\$869,000	\$794,022	\$185,074	\$110,096	0.38	\$487,037		Land Table RCR	13.87%
N -10-19-476-016	3919 TROUT CREEK LN	05/14/21	\$870,000	\$861,696	\$120,759	\$112,455	0.52	\$232,229		Land Table RCR	13.05%
N -10-19-476-019	3949 TROUT CREEK LN	04/21/21	\$870,000	\$861,099	\$120,570	\$111,669	0.49	\$246,061		Land Table RCR	12.97%
N -10-30-102-008	4123 BOLD MEADOWS	09/21/21	\$500,000	\$470,318	\$102,031	\$72,349	0.30	\$340,103		Land Table RCR	15.38%
N -10-30-102-010	4133 BOLD MEADOWS	04/26/21	\$473,100	\$477,518	\$68,979	\$73,397	0.39	\$176,869		Land Table RCR	15.37%
N -10-30-102-015	4118 KENIREY LN	04/04/22	\$529,000	\$455,956	\$147,490	\$74,446	0.48	\$307,271		Land Table RCR	16.33%
N -10-30-104-002	3922 BRIARBROOKE LN	08/20/21	\$490,000	\$423,945	\$137,879	\$71,824	0.23	\$599,474		Land Table RCR	16.94%
N -10-30-104-013	3788 BRIARBROOKE LN	07/23/21	\$503,000	\$418,078	\$156,746	\$71,824	0.21	\$746,410		Land Table RCR	17.18%
N -10-30-105-006	3911 BRIARBROOKE LN	03/02/22	\$470,000	\$386,997	\$154,303	\$71,300	0.20	\$771,515		Land Table RCR	18.42%
N -10-30-105-016	3845 CRESTWOOD CT	04/07/21	\$425,000	\$423,367	\$74,448	\$72,815	0.35	\$212,709		Land Table RCR	17.20%
N -10-30-126-024	4169 BOLD MEADOWS	09/01/21	\$457,500	\$450,485	\$79,830	\$72,815	0.32	\$249,469		Land Table RCR	16.16%
N -10-30-126-026	4060 PLUM LN	06/07/21	\$590,000	\$577,095	\$87,351	\$74,446	0.47	\$185,853		Land Table RCR	12.90%
N -10-30-126-027	4080 PLUM LN	06/30/21	\$562,500	\$701,842	(\$64,896)	\$74,446	0.47	(\$138,077)		Land Table RCR	10.61%
N -10-30-127-015	3729 SUNNYSIDE CT	06/15/22	\$597,000	\$487,192	\$182,157	\$72,349	0.28	\$650,561		Land Table RCR	14.85%

Township of Oakland

Land Table RCR

N -10-30-127-031	4177 BRADYLEIGH BLVD	09/16/21	\$498,000	\$419,421	\$151,976	\$73,397	0.37	\$410,746	Land Table RCR	17.50%
N -10-30-152-013	4370 CLEAR CREEK CT	07/09/21	\$540,000	\$424,009	\$187,815	\$71,824	0.23	\$816,587	Land Table RCR	16.94%
N -10-30-176-017	3732 BRIARBROOKE LN	06/03/21	\$450,000	\$367,796	\$153,504	\$71,300	0.17	\$902,965	Land Table RCR	19.39%
N -10-30-176-022	3694 BRIARBROOKE LN	08/23/21	\$379,000	\$322,490	\$127,810	\$71,300	0.17	\$751,824	Land Table RCR	22.11%
N -10-30-177-004	3639 BRIARBROOKE LN	05/28/21	\$403,000	\$364,883	\$110,932	\$72,815	0.31	\$357,845	Land Table RCR	19.96%
N -10-30-177-007	3613 BRIARBROOKE LN	04/16/21	\$360,900	\$346,570	\$86,154	\$71,824	0.21	\$410,257	Land Table RCR	20.72%
N -10-30-177-012	3534 NORMANDY DR	09/12/22	\$407,500	\$326,650	\$152,150	\$71,300	0.19	\$800,789	Land Table RCR	21.83%
N -10-30-177-015	3558 NORMANDY DR	08/30/22	\$418,000	\$327,964	\$161,336	\$71,300	0.17	\$949,035	Land Table RCR	21.74%
N -10-30-177-016	3566 NORMANDY DR	11/09/22	\$436,000	\$348,015	\$159,285	\$71,300	0.17	\$936,971	Land Table RCR	20.49%
N -10-30-178-003	4371 CLEAR CREEK CT	05/16/22	\$565,000	\$436,493	\$200,331	\$71,824	0.25	\$801,324	Land Table RCR	16.45%
N -10-30-201-009	4020 CALUMET DR	12/16/22	\$580,000	\$550,886	\$103,035	\$73,921	0.41	\$251,305	Land Table RCR	13.42%
N -10-30-227-004	4050 HOLLY LN	04/20/21	\$504,000	\$510,868	\$65,947	\$72,815	0.33	\$199,839	Land Table RCR	14.25%
N -10-30-227-006	4070 HOLLY LN	04/05/21	\$530,000	\$551,824	\$51,573	\$73,397	0.37	\$139,386	Land Table RCR	13.30%
N -10-30-227-020	4210 HOLLY LN	11/22/21	\$535,000	\$557,196	\$50,619	\$72,815	0.32	\$158,184	Land Table RCR	13.07%
N -10-30-228-007	4124 WINCREST LN	02/18/21	\$484,000	\$527,149	\$29,666	\$72,815	0.35	\$84,760	Land Table RCR	13.81%
N -10-30-228-025	4133 HOLLY LN	07/16/21	\$490,000	\$456,202	\$106,613	\$72,815	0.34	\$313,568	Land Table RCR	15.96%
N -10-30-228-031	4245 HOLLY LN	12/30/21	\$545,000	\$543,870	\$74,527	\$73,397	0.38	\$196,124	Land Table RCR	13.50%
N -10-30-229-004	4209 WINCREST LN	07/07/21	\$510,000	\$496,161	\$88,809	\$74,970	0.52	\$170,787	Land Table RCR	15.11%
N -10-30-229-022	4029 WINCREST LN	04/28/21	\$480,000	\$584,436	(\$31,039)	\$73,397	0.38	(\$81,682)	Land Table RCR	12.56%
N -10-30-251-010	3566 BRIARBROOKE LN	08/18/22	\$479,000	\$352,470	\$198,354	\$71,824	0.24	\$826,475	Land Table RCR	20.38%
N -10-30-251-012	3548 BRIARBROOKE LN	06/17/22	\$475,000	\$390,973	\$155,327	\$71,300	0.18	\$862,928	Land Table RCR	18.24%
N -10-30-252-003	3462 HIDAWAY	02/15/21	\$459,000	\$459,489	\$72,326	\$72,815	0.34	\$212,724	Land Table RCR	15.85%
N -10-30-252-021	4264 CALUMET DR	09/19/22	\$530,000	\$491,017	\$112,380	\$73,397	0.38	\$295,737	Land Table RCR	14.95%
N -10-30-252-036	4318 CALUMET DR	10/07/21	\$427,000	\$393,221	\$107,176	\$73,397	0.40	\$267,940	Land Table RCR	18.67%

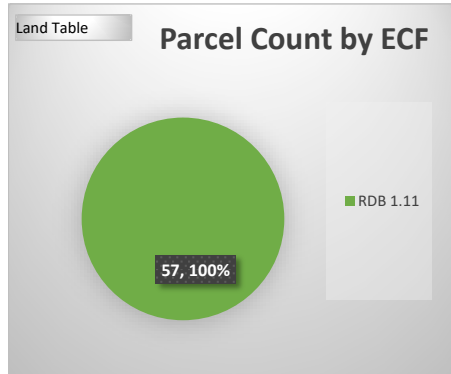
Township of Oakland

Land Table RDB

BSA DATABASE		SALES DATA	
Parcel Count	57	# of Sales	6
ECF Nbhd	RDB	Sales Ratio	42.79%
Min ECF	1.110	(Land Resid.-Est. Land Value)/Est. LV	86.02%
Max ECF	1.110	% Change	15.00%
Land Table LtoB	22.73%	Projected Land Table LtoB	26.13%
CVT LtoB	17.39%	Sales Sample Size	10.53%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$92,616	\$172,283	\$106,508
MINIMUM	\$66,154	\$123,058	\$76,077
MAXIMUM	\$125,693	\$233,812	\$144,547

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
N -10-34-329-003	5805 ORION RD	12/16/22	\$287,000	\$226,194	\$126,960	\$66,154	0.54	\$235,111		Land Table RDB	29.25%
N -10-34-329-004	741 RIDGEWOOD RD	08/25/22	\$373,000	\$237,847	\$207,922	\$72,769	0.56	\$371,289		Land Table RDB	30.59%
N -10-34-329-014	720 EDGEWOOD DR	06/23/21	\$458,000	\$507,356	\$36,645	\$86,001	0.74	\$49,520		Land Table RDB	16.95%
N -10-34-330-005	462 CHARLESINA DR	07/23/21	\$470,000	\$426,673	\$116,096	\$72,769	0.57	\$203,677		Land Table RDB	17.05%
N -10-34-377-009	751 EDGEWOOD DR	07/06/22	\$402,500	\$325,767	\$156,118	\$79,385	0.63	\$247,806		Land Table RDB	24.37%
N -10-34-377-022	624 CANYON RD	09/09/22	\$810,000	\$672,641	\$229,975	\$92,616	0.89	\$258,399		Land Table RDB	13.77%

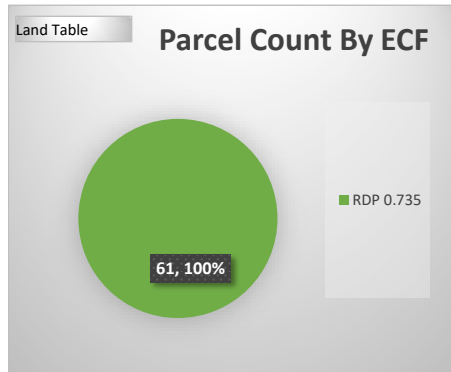
Township of Oakland

Land Table RDP

BSA DATABASE		SALES DATA	
Parcel Count	61	# of Sales	8
ECF Nbhd	RDP	Sales Ratio	42.13%
Min ECF	0.735	(Land Resid.-Est. Land Value)/Est. LV	133.25%
Max ECF	0.735	% Change	0.00%
Land Table LtoB	13.63%	Projected Land Table LtoB	13.63%
CVT LtoB	17.39%	Sales Sample Size	13.11%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$79,110	\$184,520	\$79,110
MINIMUM	\$76,680	\$178,852	\$76,680
MAXIMUM	\$81,540	\$190,188	\$81,540

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
N -10-22-452-002	3912 FAWN DR	11/24/21	\$595,000	\$542,650	\$131,190	\$78,840	0.48	\$273,313		Land Table RDP	14.53%
N -10-22-476-002	3909 WHITE TAIL DR	11/24/21	\$610,000	\$434,090	\$252,590	\$76,680	0.36	\$701,639		Land Table RDP	17.66%
N -10-22-476-007	3816 WHITE TAIL DR	08/02/22	\$747,475	\$607,841	\$217,394	\$77,760	0.43	\$505,567		Land Table RDP	12.79%
N -10-22-476-010	3870 WHITE TAIL DR	12/09/21	\$700,000	\$578,701	\$197,979	\$76,680	0.35	\$565,654		Land Table RDP	13.25%
N -10-22-476-017	3863 FAWN DR	06/17/21	\$615,000	\$563,122	\$128,558	\$76,680	0.35	\$367,309		Land Table RDP	13.62%
N -10-22-476-026	3838 ELK DR	09/17/21	\$669,000	\$593,811	\$152,409	\$77,220	0.37	\$411,916		Land Table RDP	13.00%
N -10-22-476-028	3880 ELK DR	06/10/22	\$715,000	\$586,726	\$204,954	\$76,680	0.35	\$585,583		Land Table RDP	13.07%
N -10-22-477-005	3847 ELK DR	09/09/21	\$587,000	\$506,959	\$158,341	\$78,300	0.46	\$344,220		Land Table RDP	15.45%

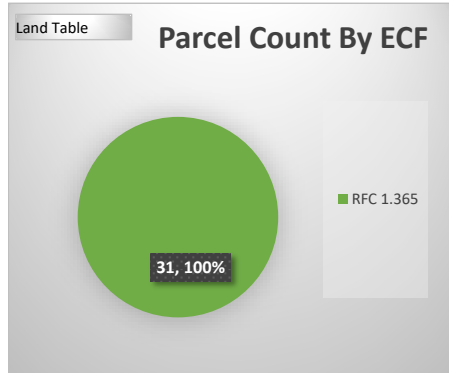
Township of Oakland

Land Table RFC

BSA DATABASE		SALES DATA	
Parcel Count	31	# of Sales	4
ECF Nbhd	RFC	Sales Ratio	48.58%
Min ECF	1.365	(Land Resid.-Est. Land Value)/Est. LV	9.97%
Max ECF	1.365	% Change	10.00%
Land Table LtoB	27.46%	Projected Land Table LtoB	30.20%
CVT LtoB	17.39%	Sales Sample Size	12.90%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$116,614	\$128,241	\$128,275
MINIMUM	\$96,812	\$106,465	\$106,493
MAXIMUM	\$140,818	\$154,858	\$154,900

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
	674 CHARLESINA DR	05/07/21	\$433,000	\$406,108	\$123,704	\$96,812	0.68	\$181,918		Land Table RFC	23.84%
N -10-34-177-009	648 CHARLESINA DR	11/19/21	\$330,000	\$332,011	\$113,283	\$115,294	0.97	\$116,787		Land Table RFC	34.73%
N -10-34-178-005	605 CHARLESINA DR	03/03/22	\$410,000	\$351,876	\$157,576	\$99,452	0.74	\$212,941		Land Table RFC	28.26%
N -10-34-328-003	550 CHARLESINA DR	04/05/21	\$326,000	\$366,270	\$76,784	\$117,054	1.15	\$66,769		Land Table RFC	31.96%

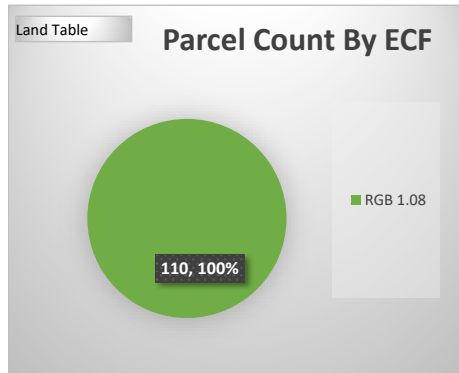
Township of Oakland

Land Table RGB

BSA DATABASE		SALES DATA	
Parcel Count	110	# of Sales	7
ECF Nbhd	RGB	Sales Ratio	46.14%
Min ECF	1.080	(Land Resid.-Est. Land Value)/Est. LV	50.22%
Max ECF	1.080	% Change	12.50%
Land Table LtoB	15.49%	Projected Land Table LtoB	17.42%
CVT LtoB	17.39%	Sales Sample Size	6.36%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$68,128	\$102,339	\$76,644
MINIMUM	\$62,690	\$94,171	\$70,526
MAXIMUM	\$87,638	\$131,647	\$98,593

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
N -10-19-201-003	3392 PROCTOR LN	09/28/21	\$460,000	\$383,126	\$139,564	\$62,690	0.44	\$317,191		Land Table RGB	16.36%
N -10-19-202-013	3088 WAINS WAY	08/12/22	\$410,000	\$394,978	\$77,712	\$62,690	0.44	\$176,618		Land Table RGB	15.87%
N -10-19-202-014	3110 WAINS WAY	01/05/21	\$259,900	\$276,400	\$46,190	\$62,690	0.43	\$107,419		Land Table RGB	22.68%
N -10-19-252-013	3258 WAINS WAY	05/07/21	\$370,000	\$360,356	\$72,334	\$62,690	0.42	\$172,224		Land Table RGB	17.40%
N -10-19-253-003	3333 AQUARIOUS CIR	04/21/22	\$585,000	\$509,966	\$162,672	\$87,638	2.12	\$76,732		Land Table RGB	17.19%
N -10-19-254-002	3245 WAINS WAY	09/08/21	\$416,000	\$399,455	\$79,235	\$62,690	0.46	\$172,250		Land Table RGB	15.69%
N -10-19-254-009	3459 AQUARIOUS CIR	07/14/22	\$515,000	\$458,725	\$118,965	\$62,690	0.45	\$264,367		Land Table RGB	13.67%

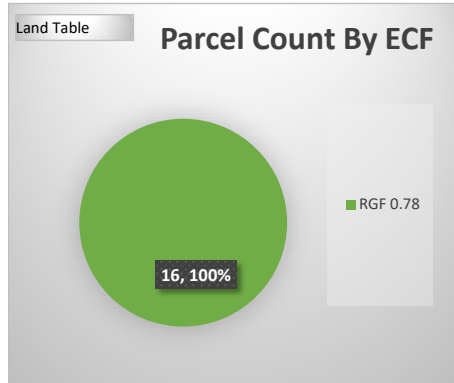
Township of Oakland

Land Table RGF

BSA DATABASE		SALES DATA	
Parcel Count	16	# of Sales	0
ECF Nbhd	RGF	Sales Ratio	#DIV/0!
Min ECF	0.780	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.780	% Change	6.00%
Land Table LtoB	11.71%	Projected Land Table LtoB	12.42%
CVT LtoB	17.39%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$146,457	#DIV/0!	\$155,244
MINIMUM	\$84,240	#DIV/0!	\$89,294
MAXIMUM	\$213,628	#DIV/0!	\$226,446

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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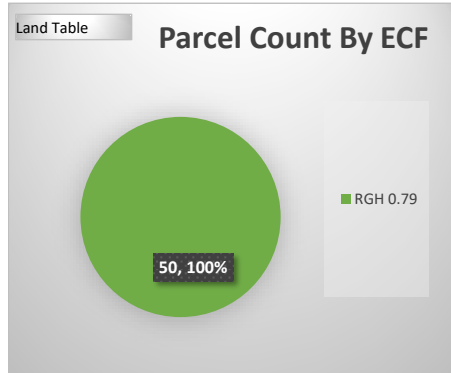
Township of Oakland

Land Table RGH

BSA DATABASE		SALES DATA	
Parcel Count	50	# of Sales	6
ECF Nbhd	RGH	Sales Ratio	47.62%
Min ECF	0.790	(Land Resid.-Est. Land Value)/Est. LV	52.11%
Max ECF	0.790	% Change	0.00%
Land Table LtoB	10.64%	Projected Land Table LtoB	10.64%
CVT LtoB	17.39%	Sales Sample Size	12.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$70,800	\$107,692	\$70,800
MINIMUM	\$69,440	\$105,623	\$69,440
MAXIMUM	\$140,000	\$212,951	\$140,000

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
N -10-28-401-007	1427 RIDGE CT	06/18/21	\$570,000	\$494,423	\$145,017	\$69,440	0.47	\$308,547		Land Table RGH	14.04%
N -10-28-401-009	4758 CIDER HILL DR	09/16/22	\$680,000	\$568,786	\$181,854	\$70,640	0.68	\$267,432		Land Table RGH	12.42%
N -10-28-451-023	4894 CIDER HILL DR	12/20/22	\$950,000	\$838,211	\$251,789	\$140,000	1.72	\$146,389		Land Table RGH	16.70%
N -10-28-451-029	1472 HIGHPOINT CT	05/17/21	\$999,000	\$925,946	\$144,334	\$71,280	0.79	\$182,701		Land Table RGH	7.70%
N -10-28-451-030	1476 HIGHPOINT CT	04/08/21	\$1,030,000	\$1,075,934	\$24,066	\$70,000	0.57	\$42,221		Land Table RGH	6.51%
N -10-28-451-042	1486 HIGHPOINT DR	03/31/21	\$1,167,000	\$1,236,331	\$1,309	\$70,640	0.66	\$1,983		Land Table RGH	5.71%

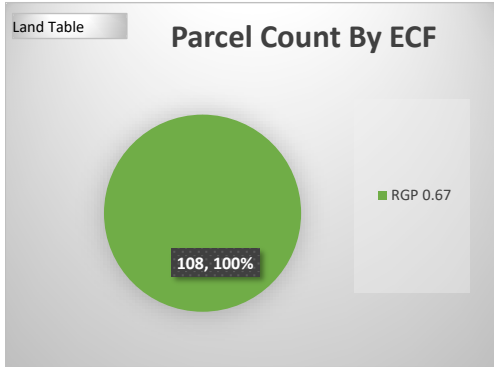
Township of Oakland

Land Table RGP

BSA DATABASE		SALES DATA	
Parcel Count	108	# of Sales	10
ECF Nbhd	RGP	Sales Ratio	46.55%
Min ECF	0.670	(Land Resid.-Est. Land Value)/Est. LV	53.05%
Max ECF	0.670	% Change	0.00%
Land Table LtoB	16.55%	Projected Land Table LtoB	16.55%
CVT LtoB	17.39%	Sales Sample Size	9.26%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$140,890	\$215,627	\$140,890
MINIMUM	\$136,620	\$209,092	\$136,620
MAXIMUM	\$227,700	\$348,487	\$227,700

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
N -10-28-351-010	4638 GOODISON PLACE DR	08/23/22	\$720,000	\$735,747	\$123,150	\$138,897	0.56	\$219,911		Land Table RGP	18.88%
N -10-28-351-024	4640 WIND RIDGE CT	06/27/22	\$1,650,000	\$1,293,545	\$515,845	\$159,390	1.31	\$393,775		Land Table RGP	12.32%
N -10-28-351-026	4685 WIND RIDGE CT	03/25/21	\$1,000,000	\$964,974	\$173,923	\$138,897	0.58	\$299,867		Land Table RGP	14.39%
N -10-28-352-004	1920 VINSETTA CT	05/14/21	\$765,000	\$748,681	\$155,216	\$138,897	0.56	\$277,171		Land Table RGP	18.55%
N -10-28-353-011	4779 GOODISON PLACE DR	02/22/21	\$880,000	\$765,392	\$260,336	\$145,728	0.91	\$286,084		Land Table RGP	19.04%
N -10-28-353-016	4727 GOODISON PLACE DR	05/28/21	\$765,000	\$799,487	\$104,410	\$138,897	0.59	\$176,966		Land Table RGP	17.37%
N -10-28-353-019	4680 WINDEMERE CT	01/15/21	\$659,900	\$664,478	\$135,458	\$140,036	0.61	\$222,062		Land Table RGP	21.07%
N -10-28-353-026	4663 GOODISON PLACE DR	09/02/21	\$935,000	\$904,147	\$172,027	\$141,174	0.70	\$245,753		Land Table RGP	15.61%
N -10-29-426-008	4577 FAWN HILL CT	03/28/22	\$2,700,000	\$2,568,060	\$275,391	\$143,451	0.81	\$339,989		Land Table RGP	5.59%
N -10-29-476-005	4974 CRESTONE WAY	08/09/21	\$869,000	\$743,261	\$265,775	\$140,036	0.62	\$428,669		Land Table RGP	18.84%

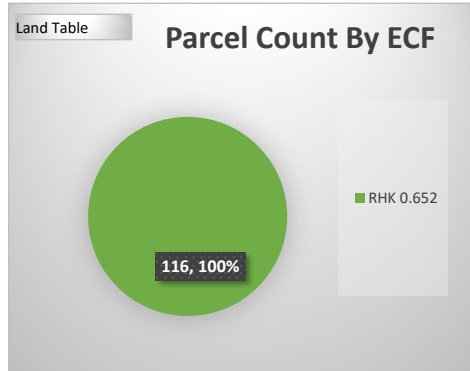
Township of Oakland

Land Table RHK

BSA DATABASE		SALES DATA	
Parcel Count	116	# of Sales	10
ECF Nbhd	RHK	Sales Ratio	47.20%
Min ECF	0.652	(Land Resid.-Est. Land Value)/Est. LV	43.76%
Max ECF	0.652	% Change	0.00%
Land Table LtoB	14.01%	Projected Land Table LtoB	14.01%
CVT LtoB	17.39%	Sales Sample Size	8.62%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$127,673	\$183,542	\$127,673
MINIMUM	\$121,870	\$175,200	\$121,870
MAXIMUM	\$132,026	\$189,800	\$132,026

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
N -10-32-351-013	5678 MURFIELD DR	05/02/22	\$900,000	\$723,794	\$298,076	\$121,870	0.60	\$496,793		Land Table RHK	16.84%
N -10-32-354-007	2880 BAYTREE CT	08/26/21	\$755,000	\$748,789	\$129,048	\$122,837	0.69	\$187,026		Land Table RHK	16.40%
N -10-32-354-008	2904 BAYTREE CT	05/10/21	\$825,000	\$865,766	\$81,104	\$121,870	0.64	\$126,725		Land Table RHK	14.08%
N -10-32-355-001	5901 MURFIELD DR	12/17/21	\$990,000	\$908,684	\$205,120	\$123,804	0.70	\$293,029		Land Table RHK	13.62%
N -10-32-376-005	2664 MURFIELD CT	02/28/22	\$930,000	\$1,034,271	\$26,788	\$131,059	0.99	\$27,059		Land Table RHK	12.67%
N -10-32-376-014	5585 MURFIELD DR	12/14/21	\$905,000	\$963,978	\$63,859	\$122,837	0.67	\$95,312		Land Table RHK	12.74%
N -10-32-376-028	5889 WESTCHESTER CT	09/14/21	\$1,250,000	\$1,069,118	\$306,621	\$125,739	0.75	\$408,828		Land Table RHK	11.76%
N -10-32-377-013	5586 MURFIELD DR	06/21/22	\$982,000	\$861,770	\$244,034	\$123,804	0.70	\$348,620		Land Table RHK	14.37%
N -10-32-377-018	5714 CARROLLTON CT	08/10/21	\$1,160,000	\$978,153	\$311,938	\$130,091	0.90	\$346,598		Land Table RHK	13.30%
N -10-32-377-024	5589 CARROLLTON CT	12/28/21	\$1,040,000	\$1,036,683	\$127,121	\$123,804	0.71	\$179,044		Land Table RHK	11.94%

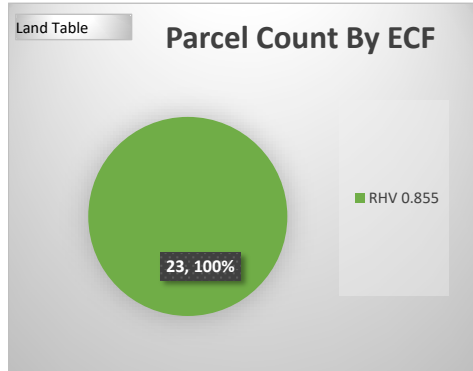
Township of Oakland

Land Table RHV

BSA DATABASE		SALES DATA	
Parcel Count	23	# of Sales	2
ECF Nbhd	RHV	Sales Ratio	49.07%
Min ECF	0.855	(Land Resid.-Est. Land Value)/Est. LV	26.09%
Max ECF	0.855	% Change	10.00%
Land Table LtoB	14.71%	Projected Land Table LtoB	16.18%
CVT LtoB	17.39%	Sales Sample Size	8.70%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$46,458	\$58,579	\$51,104
MINIMUM	\$41,652	\$52,520	\$45,817
MAXIMUM	\$51,264	\$64,639	\$56,390

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
N -10-35-302-001	5521 N ROCHESTER RD	02/28/22	\$950,000	\$1,037,671	(\$42,815)	\$44,856	0.60	(\$71,358)		Land Table RHV	4.32%
N -10-35-303-002	5603 N ROCHESTER RD	09/30/22	\$301,500	\$190,422	\$155,934	\$44,856	0.62	\$251,506		Land Table RHV	23.56%

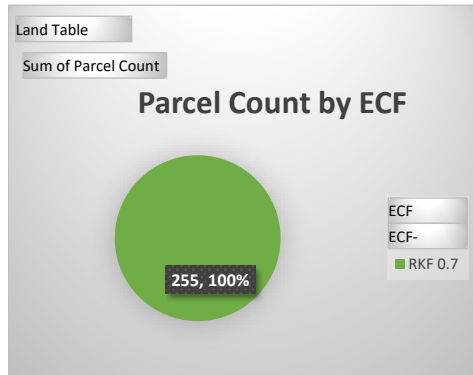
Township of Oakland

Land Table RKF

BSA DATABASE		SALES DATA	
Parcel Count	255	# of Sales	19
ECF Nbhd	RKF	Sales Ratio	45.66%
Min ECF	0.700	(Land Resid.-Est. Land Value)/Est. LV	75.51%
Max ECF	0.700	% Change	0.00%
Land Table LtoB	13.59%	Projected Land Table LtoB	13.59%
CVT LtoB	17.39%	Sales Sample Size	7.45%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$72,091	\$126,525	\$72,091
MINIMUM	\$66,728	\$117,114	\$66,728
MAXIMUM	\$81,027	\$142,210	\$81,027

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
N -10-27-127-003	4085 JACQUELYNN CT	01/08/21	\$710,000	\$665,286	\$115,017	\$70,303	0.69	\$166,691		Land Table RKF	10.57%
N -10-27-127-007	4061 JACQUELYNN CT	04/05/21	\$565,000	\$560,570	\$77,117	\$72,687	0.77	\$100,152		Land Table RKF	12.97%
N -10-27-177-001	541 OAKBRIDGE DR	06/09/22	\$740,000	\$532,793	\$276,319	\$69,112	0.60	\$460,532		Land Table RKF	12.97%
N -10-27-201-001	4103 OAK TREE CIR	04/30/21	\$587,500	\$674,993	(\$18,381)	\$69,112	0.63	(\$29,176)		Land Table RKF	10.24%
N -10-27-201-004	4109 OAK TREE CIR	11/14/21	\$955,000	\$971,480	\$64,547	\$81,027	1.10	\$58,679		Land Table RKF	8.34%
N -10-27-203-013	4193 OAK TREE CIR	06/21/21	\$515,000	\$441,535	\$141,385	\$67,920	0.48	\$294,552		Land Table RKF	15.38%
N -10-27-203-019	4080 NORWICH CT	04/14/22	\$665,000	\$589,384	\$142,344	\$66,728	0.45	\$316,320		Land Table RKF	11.32%
N -10-27-204-011	196 LONDONDERRY LN	07/25/22	\$590,000	\$489,921	\$166,807	\$66,728	0.47	\$354,909		Land Table RKF	13.62%
N -10-27-251-003	4050 GREENBRIAR CT	01/05/22	\$500,000	\$575,189	(\$1,312)	\$73,877	0.80	(\$1,640)		Land Table RKF	12.84%
N -10-27-252-005	4235 RIDGE SIDE DR	01/12/22	\$498,000	\$443,282	\$121,446	\$66,728	0.45	\$269,880		Land Table RKF	15.05%
N -10-27-252-010	314 OAKBRIDGE DR	08/18/22	\$630,000	\$459,320	\$238,600	\$67,920	0.48	\$497,083		Land Table RKF	14.79%
N -10-27-252-012	278 OAKBRIDGE DR	06/03/22	\$720,000	\$591,942	\$195,978	\$67,920	0.53	\$369,770		Land Table RKF	11.47%
N -10-27-252-021	4226 OAK TREE CIR	03/12/21	\$543,000	\$502,406	\$109,706	\$69,112	0.55	\$199,465		Land Table RKF	13.76%
N -10-27-254-005	4406 STONEWOOD CT	08/04/22	\$589,000	\$496,208	\$167,862	\$75,070	0.88	\$190,752		Land Table RKF	15.13%

Township of Oakland

Land Table RKF

N -10-27-256-001	215 OAKBRIDGE DR	07/09/21	\$570,000	\$426,677	\$211,243	\$67,920	0.52	\$406,237	Land Table RKF	15.92%
N -10-27-276-012	4181 NORWICH CT	04/12/21	\$515,000	\$467,863	\$115,057	\$67,920	0.49	\$234,810	Land Table RKF	14.52%
N -10-27-276-016	4091 NORWICH CT	10/22/21	\$580,500	\$597,504	\$49,724	\$66,728	0.47	\$105,796	Land Table RKF	11.17%
N -10-27-277-009	4417 CREEKWOOD CT	03/15/22	\$600,000	\$471,079	\$209,948	\$81,027	1.08	\$194,396	Land Table RKF	17.20%
N -10-27-277-023	33 OAKBRIDGE DR	04/22/21	\$535,000	\$641,948	(\$39,028)	\$67,920	0.49	(\$79,649)	Land Table RKF	10.58%

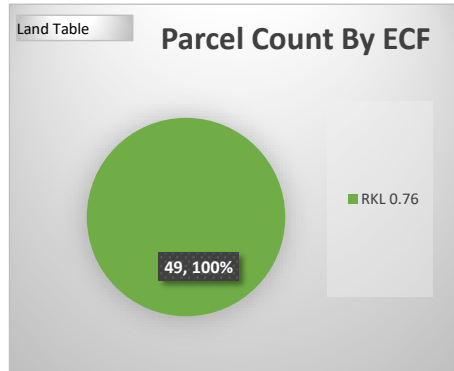
Township of Oakland

Land Table RKL

BSA DATABASE		SALES DATA	
Parcel Count	49	# of Sales	6
ECF Nbhd	RKL	Sales Ratio	48.80%
Min ECF	0.760	(Land Resid.-Est. Land Value)/Est. LV	14.77%
Max ECF	0.760	% Change	0.00%
Land Table LtoB	16.36%	Projected Land Table LtoB	16.36%
CVT LtoB	17.39%	Sales Sample Size	12.24%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$146,963	\$168,664	\$146,963
MINIMUM	\$138,625	\$159,095	\$138,625
MAXIMUM	\$155,302	\$178,234	\$155,302

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
N -10-32-151-001	2940 ADDISON CIR N	06/30/22	\$895,000	\$861,613	\$180,350	\$146,963	0.50	\$360,700		Land Table RKL	17.06%
N -10-32-151-011	5374 KESWICK CT	05/27/21	\$815,000	\$809,361	\$156,772	\$151,133	0.56	\$279,950		Land Table RKL	18.67%
N -10-32-151-019	2772 ADDISON CIR N	01/27/21	\$1,000,000	\$1,018,257	\$124,537	\$142,794	0.39	\$319,326		Land Table RKL	14.02%
N -10-32-152-010	2919 ADDISON CIR N	02/12/21	\$800,000	\$784,709	\$153,916	\$138,625	0.31	\$496,503		Land Table RKL	17.67%
N -10-32-152-012	2949 ADDISON CIR N	12/28/21	\$915,000	\$836,084	\$232,133	\$153,217	0.61	\$380,546		Land Table RKL	18.33%
N -10-32-152-025	2949 AMBLESIDE CT	08/12/22	\$930,000	\$916,309	\$152,316	\$138,625	0.32	\$475,988		Land Table RKL	15.13%

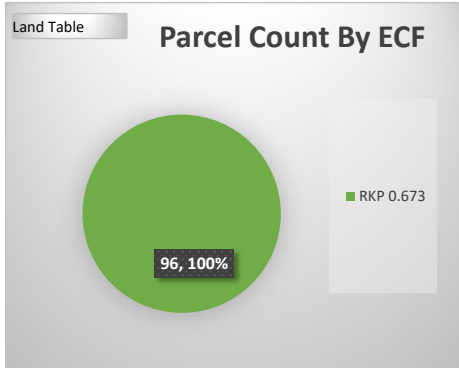
Township of Oakland

Land Table RKP

BSA DATABASE		SALES DATA	
Parcel Count	96	# of Sales	12
ECF Nbhd	RKP	Sales Ratio	41.95%
Min ECF	0.673	(Land Resid.-Est. Land Value)/Est. LV	169.71%
Max ECF	0.673	% Change	0.00%
Land Table LtoB	11.48%	Projected Land Table LtoB	11.48%
CVT LtoB	17.39%	Sales Sample Size	12.50%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$94,339	\$254,438	\$94,339
MINIMUM	\$83,279	\$224,609	\$83,279
MAXIMUM	\$195,184	\$526,424	\$195,184

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
N -10-31-326-006	3594 VINEYARD SPRINGS CT	11/24/21	\$770,000	\$767,967	\$88,782	\$86,749	0.64	\$138,722		Land Table RKP	11.30%
N -10-31-376-001	3609 VINEYARD SPRINGS CT	10/18/22	\$1,350,000	\$748,840	\$690,945	\$89,785	0.71	\$973,162		Land Table RKP	11.99%
N -10-31-376-002	3599 VINEYARD SPRINGS CT	04/30/21	\$905,000	\$832,079	\$175,718	\$102,797	1.16	\$151,481		Land Table RKP	12.35%
N -10-31-401-004	3456 VINEYARD HILL DR	07/30/21	\$775,000	\$804,534	\$58,949	\$88,483	0.66	\$89,317		Land Table RKP	11.00%
N -10-31-401-010	5642 KIRKRIDGE TRL	05/26/22	\$810,000	\$739,805	\$156,076	\$85,881	0.56	\$278,707		Land Table RKP	11.61%
N -10-31-401-016	3483 MOCERI CT	09/14/21	\$2,000,000	\$1,351,577	\$810,913	\$162,490	3.99	\$203,236		Land Table RKP	12.02%
N -10-31-401-021	3490 MOCERI CT	01/13/22	\$987,500	\$841,062	\$234,921	\$88,483	0.69	\$340,465		Land Table RKP	10.52%
N -10-31-402-009	5655 KIRKRIDGE TRL	04/08/22	\$836,125	\$868,761	\$55,847	\$88,483	0.65	\$85,918		Land Table RKP	10.18%
N -10-31-402-011	5671 KIRKRIDGE TRL	06/14/21	\$775,000	\$779,769	\$78,510	\$83,279	0.45	\$174,467		Land Table RKP	10.68%
N -10-31-451-004	5744 KIRKRIDGE TRL	11/07/22	\$850,000	\$681,283	\$253,296	\$84,579	0.50	\$506,592		Land Table RKP	12.41%
N -10-31-451-007	5706 KIRKRIDGE TRL	08/17/22	\$770,000	\$672,222	\$184,527	\$86,749	0.62	\$297,624		Land Table RKP	12.90%
N -10-31-451-012	3415 VINEYARD HILL DR	06/10/22	\$1,100,000	\$919,076	\$265,503	\$84,579	0.51	\$520,594		Land Table RKP	9.20%

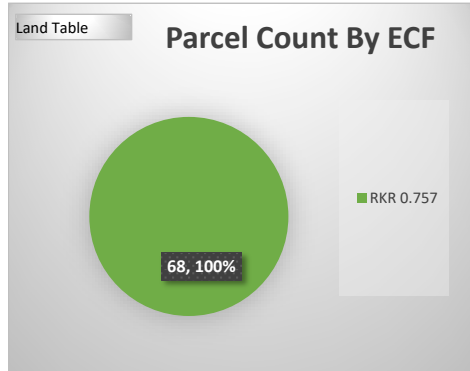
Township of Oakland

Land Table RKR

BSA DATABASE		SALES DATA	
Parcel Count	68	# of Sales	9
ECF Nbhd	RKR	Sales Ratio	48.52%
Min ECF	0.757	(Land Resid.-Est. Land Value)/Est. LV	27.94%
Max ECF	0.757	% Change	0.00%
Land Table LtoB	11.30%	Projected Land Table LtoB	11.30%
CVT LtoB	17.39%	Sales Sample Size	13.24%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$128,700	\$164,658	\$128,700
MINIMUM	\$115,000	\$147,130	\$115,000
MAXIMUM	\$140,000	\$179,115	\$140,000

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
N -10-31-276-005	5520 WHITEHALL BLVD	05/17/21	\$1,234,568	\$1,197,032	\$159,936	\$122,400	0.46	\$347,687		Land Table RKR	10.23%
N -10-31-426-005	3159 SAINT JAMES CT	12/01/21	\$730,000	\$933,828	(\$77,828)	\$126,000	0.53	(\$146,845)		Land Table RKR	13.49%
N -10-31-426-008	5572 KIRKRIDGE TRL	03/16/22	\$955,000	\$997,433	\$79,967	\$122,400	0.45	\$177,704		Land Table RKR	12.27%
N -10-31-427-010	5525 LEEDS CT	04/16/21	\$1,140,000	\$1,166,856	\$95,544	\$122,400	0.46	\$207,704		Land Table RKR	10.49%
N -10-31-428-002	5569 KIRKRIDGE TRL	07/02/21	\$960,000	\$1,076,079	\$6,321	\$122,400	0.46	\$13,741		Land Table RKR	11.37%
N -10-31-429-020	3150 EMERAUDE CT	06/11/21	\$1,450,000	\$1,194,621	\$381,379	\$126,000	0.53	\$719,583		Land Table RKR	10.55%
N -10-31-429-022	3133 EMERAUDE CT	12/06/22	\$1,460,000	\$1,207,310	\$376,890	\$124,200	0.48	\$785,188		Land Table RKR	10.29%
N -10-31-429-027		10/29/21	\$150,000				0.57	\$263,158		Land Table RKR	100.00%
N -10-31-429-031	5711 MYSTIC LN	07/16/21	\$1,395,000	\$1,274,812	\$244,388	\$124,200	0.49	\$498,751		Land Table RKR	9.74%

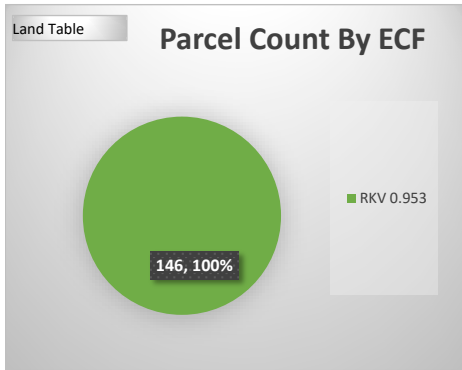
Township of Oakland

Land Table RKV

BSA DATABASE		SALES DATA	
Parcel Count	146	# of Sales	10
ECF Nbhd	RKV	Sales Ratio	46.14%
Min ECF	0.953	(Land Resid.-Est. Land Value)/Est. LV	42.63%
Max ECF	0.953	% Change	10.00%
Land Table LtoB	20.15%	Projected Land Table LtoB	22.16%
CVT LtoB	17.39%	Sales Sample Size	6.85%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$82,618	\$117,834	\$90,880
MINIMUM	\$76,263	\$108,771	\$83,889
MAXIMUM	\$92,150	\$131,429	\$101,365

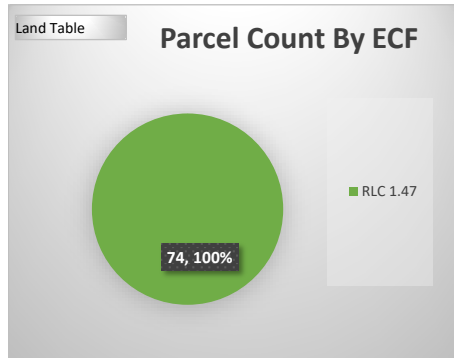
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
N -10-35-304-004	234 LONESOME OAK DR	05/19/21	\$460,000	\$436,361	\$102,444	\$78,805	0.58	\$176,628		Land Table RKV	18.06%
N -10-35-305-004	216 BIRCH HILL DR	02/23/21	\$300,000	\$319,749	\$56,514	\$76,263	0.46	\$122,857		Land Table RKV	23.85%
N -10-35-305-009	332 BIRCH HILL DR	11/22/22	\$419,500	\$324,287	\$171,476	\$76,263	0.48	\$357,242		Land Table RKV	23.52%
N -10-35-329-002	5669 KENNEBUNK DR	10/07/22	\$585,000	\$525,546	\$135,717	\$76,263	0.49	\$276,973		Land Table RKV	14.51%
N -10-35-329-005	5739 KENNEBUNK DR	05/19/21	\$304,000	\$315,754	\$64,509	\$76,263	0.49	\$131,651		Land Table RKV	24.15%
N -10-35-351-011	5720 THORNY ASH RD	04/29/21	\$479,015	\$409,737	\$145,541	\$76,263	0.49	\$297,022		Land Table RKV	18.61%
N -10-35-351-029	350 REDDINGWOOD DR	07/15/22	\$499,000	\$486,264	\$88,999	\$76,263	0.46	\$193,476		Land Table RKV	15.68%
N -10-35-351-039	337 BEECHVIEW DR S	05/04/22	\$500,000	\$385,096	\$192,438	\$77,534	0.56	\$343,639		Land Table RKV	20.13%
N -10-35-352-002	5943 OAKLAND VALLEY DR	01/18/21	\$330,000	\$370,473	\$38,332	\$78,805	0.58	\$66,090		Land Table RKV	21.27%
N -10-35-376-004	5695 BEECHVIEW DR	08/17/21	\$370,000	\$345,464	\$100,799	\$76,263	0.46	\$219,128		Land Table RKV	22.08%

Township of Oakland

Land Table RLC

BSA DATABASE		SALES DATA	
Parcel Count	74	# of Sales	14
ECF Nbhd	RLC	Sales Ratio	49.23%
Min ECF	1.470	(Land Resid.-Est. Land Value)/Est. LV	7.09%
Max ECF	1.470	% Change	7.00%
Land Table LtoB	22.77%	Projected Land Table LtoB	24.37%
CVT LtoB	17.39%	Sales Sample Size	18.92%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$60,573	\$64,866	\$64,813
MINIMUM	\$40,114	\$42,957	\$42,922
MAXIMUM	\$108,308	\$115,983	\$115,890

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
N -10-02-101-026	170 ELM DR	05/03/22	\$410,000	\$480,349	(\$2,957)	\$67,392	1.00	(\$2,957)		Land Table RLC	14.03%
N -10-02-101-027	150 ELM DR	08/05/21	\$340,000	\$317,744	\$89,985	\$67,729	1.07	\$84,098		Land Table RLC	21.32%
N -10-02-152-005	251 BEACH DR	06/22/21	\$390,000	\$395,267	\$70,847	\$76,114	0.09	\$262,396	N -10-02-152-008	Land Table RLC	19.26%
N -10-02-154-001	190 BEACH DR	07/01/22	\$180,000	\$137,383	\$92,359	\$49,742	0.41	\$225,266		Land Table RLC	36.21%
N -10-02-154-005	298 MAPLE DR	06/04/21	\$239,000	\$227,901	\$70,469	\$59,370	0.64	\$110,108		Land Table RLC	26.05%
N -10-02-156-001	403 OAK DR	06/18/21	\$117,500	\$101,909	\$58,915	\$43,324	0.19	\$310,079		Land Table RLC	42.51%
N -10-02-156-006	438 MAPLE DR	05/20/21	\$200,000	\$182,752	\$60,572	\$43,324	0.19	\$318,800		Land Table RLC	23.71%
N -10-02-158-001	266 S ROCHESTER RD	04/13/22	\$255,000	\$280,905	\$35,871	\$61,776	0.83	\$43,218		Land Table RLC	21.99%
N -10-02-158-004	277 MAPLE DR	10/07/22	\$229,900	\$184,967	\$93,071	\$48,138	0.34	\$273,738		Land Table RLC	26.03%
N -10-02-159-003	433 MAPLE DR	09/02/21	\$170,000	\$128,756	\$84,568	\$43,324	0.17	\$497,459		Land Table RLC	33.65%
N -10-02-159-011	436 S ROCHESTER RD	07/16/21	\$50,000				0.48	\$104,167		Land Table RLC	100.00%
N -10-03-277-001	380 BEACH DR	05/25/21	\$287,500	\$265,817	\$65,007	\$43,324	0.14	\$464,336		Land Table RLC	16.30%
N -10-03-277-005	274 PINE DR	04/29/22	\$190,000	\$247,126	(\$13,802)	\$43,324	0.14	(\$98,586)		Land Table RLC	17.53%
N -10-03-277-013	290 PINE DR	07/23/21	\$165,000	\$173,942	\$36,788	\$45,730	0.22	\$167,218		Land Table RLC	26.29%

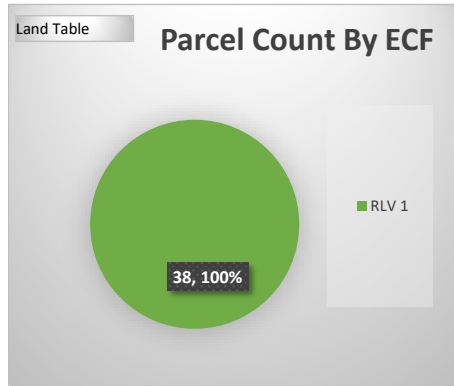
Township of Oakland

Land Table RLV

BSA DATABASE		SALES DATA	
Parcel Count	38	# of Sales	3
ECF Nbhd	RLV	Sales Ratio	45.66%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	68.81%
Max ECF	1.000	% Change	10.00%
Land Table LtoB	16.44%	Projected Land Table LtoB	18.08%
CVT LtoB	17.39%	Sales Sample Size	7.89%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$67,109	\$113,287	\$73,820
MINIMUM	\$61,763	\$104,263	\$67,939
MAXIMUM	\$103,334	\$174,440	\$113,667

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
N -10-23-200-052	3292 LANDVIEW DR	07/27/22	\$465,000	\$394,183	\$132,580	\$61,763	0.64	\$207,156		Land Table RLV	15.67%
N -10-23-200-059	3484 LANDVIEW DR	05/26/21	\$632,000	\$539,766	\$163,500	\$71,266	1.29	\$126,744		Land Table RLV	13.20%
N -10-23-200-067	3337 LANDVIEW DR	05/17/22	\$465,000	\$492,376	\$36,763	\$64,139	0.72	\$51,060		Land Table RLV	13.03%

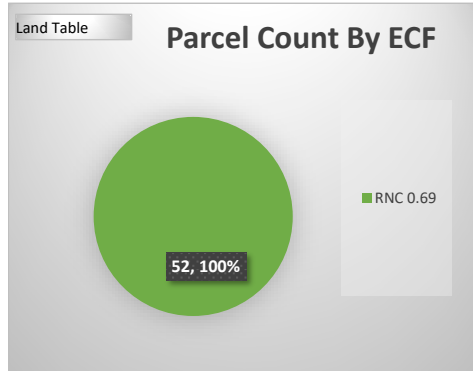
Township of Oakland

Land Table RNC

BSA DATABASE		SALES DATA	
Parcel Count	52	# of Sales	7
ECF Nbhd	RNC	Sales Ratio	42.10%
Min ECF	0.690	(Land Resid.-Est. Land Value)/Est. LV	116.73%
Max ECF	0.690	% Change	0.00%
Land Table LtoB	18.47%	Projected Land Table LtoB	18.47%
CVT LtoB	17.39%	Sales Sample Size	13.46%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$139,415	\$302,150	\$139,415
MINIMUM	\$840	\$1,821	\$840
MAXIMUM	\$336,089	\$728,396	\$336,089

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
N -10-23-426-032	933 KNOB CREEK DR	05/28/21	\$205,000				0.95	\$215,789		Land Table RNC	100.00%
N -10-23-427-002	924 KNOB CREEK DR	12/01/21	\$720,000	\$658,204	\$153,810	\$92,014	0.84	\$183,107		Land Table RNC	13.98%
N -10-23-427-003	950 KNOB CREEK DR	09/07/22	\$1,279,900	\$830,642	\$566,566	\$117,308	1.13	\$501,386		Land Table RNC	14.12%
N -10-24-301-010	3680 WINDY KNOLL DR	10/10/22	\$190,000				1.10	\$172,727		Land Table RNC	100.00%
N -10-24-301-011	3660 WINDY KNOLL DR	03/29/21	\$680,000	\$703,546	\$87,787	\$111,333	1.03	\$85,230		Land Table RNC	15.82%
N -10-24-351-007	1100 KNOB CREEK DR	11/05/21	\$530,000	\$534,521	\$91,874	\$96,395	0.88	\$104,402		Land Table RNC	18.03%
N -10-24-352-002	1147 KNOB CREEK DR	07/27/22	\$760,000	\$615,759	\$264,536	\$120,295	1.18	\$224,183		Land Table RNC	19.54%

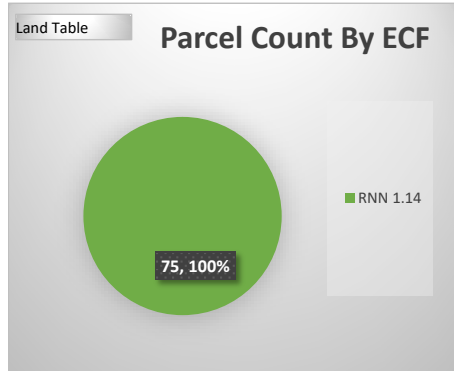
Township of Oakland

Land Table RNN

BSA DATABASE		SALES DATA	
Parcel Count	75	# of Sales	6
ECF Nbhd	RNN	Sales Ratio	44.12%
Min ECF	1.140	(Land Resid.-Est. Land Value)/Est. LV	44.12%
Max ECF	1.140	% Change	0.00%
Land Table LtoB	27.20%	Projected Land Table LtoB	27.20%
CVT LtoB	17.39%	Sales Sample Size	8.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$90,785	\$130,835	\$90,785
MINIMUM	\$81,971	\$118,133	\$81,971
MAXIMUM	\$103,124	\$148,618	\$103,124

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
N -10-13-301-005	2642 QUAIL RUN	12/03/21	\$335,000	\$295,701	\$126,558	\$87,259	0.47	\$269,272		Land Table RNN	29.51%
N -10-13-301-019	1200 EAGLE NEST DR	10/18/21	\$410,000	\$330,828	\$163,786	\$84,614	0.44	\$372,241		Land Table RNN	25.58%
N -10-13-301-041	2901 TURKEY RUN	05/05/21	\$294,000	\$278,390	\$100,224	\$84,614	0.42	\$238,629		Land Table RNN	30.39%
N -10-13-302-009	1197 EAGLE NEST DR	05/05/21	\$310,000	\$259,044	\$135,570	\$84,614	0.43	\$315,279		Land Table RNN	32.66%
N -10-13-302-014	2752 PARTRIDGE DR	04/16/21	\$315,000	\$322,791	\$90,046	\$97,837	0.75	\$120,061		Land Table RNN	30.31%
N -10-13-302-021	1087 EAGLE NEST DR	10/14/21	\$300,000	\$246,279	\$138,335	\$84,614	0.44	\$314,398		Land Table RNN	34.36%

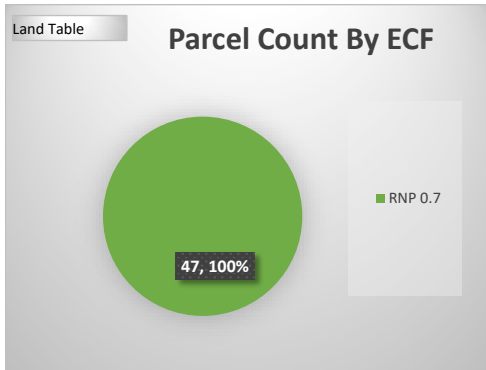
Township of Oakland

Land Table RNP

BSA DATABASE		SALES DATA	
Parcel Count	47	# of Sales	7
ECF Nbhd	RNP	Sales Ratio	45.86%
Min ECF	0.700	(Land Resid.-Est. Land Value)/Est. LV	71.45%
Max ECF	0.700	% Change	0.00%
Land Table LtoB	13.89%	Projected Land Table LtoB	13.89%
CVT LtoB	17.39%	Sales Sample Size	14.89%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$91,401	\$156,705	\$91,401
MINIMUM	\$85,225	\$146,116	\$85,225
MAXIMUM	\$148,218	\$254,116	\$148,218

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
N -10-27-426-004	4558 GREEN MEADOW LN	05/02/22	\$975,000	\$855,874	\$205,586	\$86,460	0.57	\$360,677		Land Table RNP	10.10%
N -10-27-426-009	4724 GREEN MEADOW LN	02/11/22	\$726,522	\$703,178	\$116,968	\$93,624	1.04	\$112,469		Land Table RNP	13.31%
N -10-27-476-019	39 FIELDWAY CT	12/21/21	\$575,000	\$574,950	\$91,451	\$91,401	0.94	\$97,288		Land Table RNP	15.90%
N -10-27-476-025	4641 GREEN MEADOW LN	12/16/22	\$830,000	\$686,652	\$237,960	\$94,612	1.08	\$220,333		Land Table RNP	13.78%
N -10-27-476-027	4747 GREEN MEADOW LN	05/02/22	\$739,900	\$682,447	\$154,289	\$96,836	1.17	\$131,871		Land Table RNP	14.19%
N -10-27-476-032	144 KNORRWOOD CT	05/02/22	\$1,065,000	\$923,800	\$241,988	\$100,788	1.33	\$181,946		Land Table RNP	10.91%
N -10-27-477-002	219 KNORRWOOD DR	06/24/21	\$764,300	\$779,165	\$78,759	\$93,624	1.04	\$75,730		Land Table RNP	12.02%

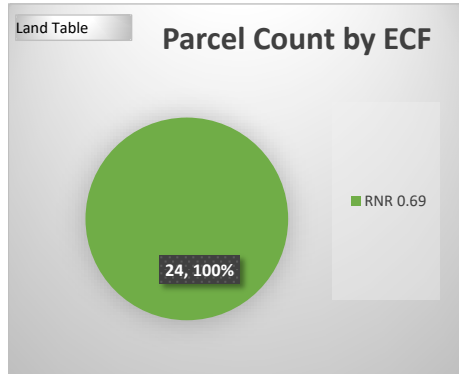
Township of Oakland

Land Table RNR

BSA DATABASE		SALES DATA	
Parcel Count	24	# of Sales	2
ECF Nbhd	RNR	Sales Ratio	38.98%
Min ECF	0.690	(Land Resid.-Est. Land Value)/Est. LV	228.17%
Max ECF	0.690	% Change	0.00%
Land Table LtoB	13.25%	Projected Land Table LtoB	13.25%
CVT LtoB	17.39%	Sales Sample Size	8.33%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$82,021	\$269,166	\$82,021
MINIMUM	\$60,636	\$198,987	\$60,636
MAXIMUM	\$96,368	\$316,248	\$96,368

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
N -10-27-453-006	413 OAK ARBOR CIR E	08/08/22	\$755,000	\$583,337	\$232,299	\$60,636	0.33	\$703,936		Land Table RNR	10.39%
N -10-27-453-013	320 KNORRWOOD DR	07/06/22	\$831,000	\$653,079	\$270,499	\$92,578	0.59	\$458,473		Land Table RNR	14.18%

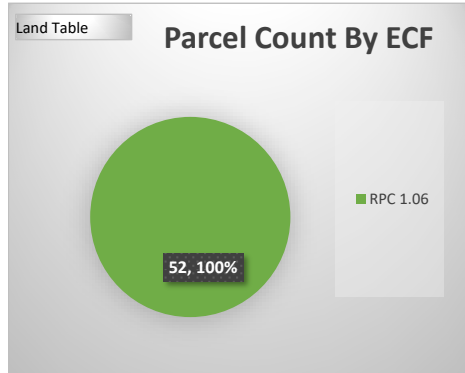
Township of Oakland

Land Table RPC

BSA DATABASE		SALES DATA	
Parcel Count	52	# of Sales	6
ECF Nbhd	RPC	Sales Ratio	38.06%
Min ECF	1.060	(Land Resid.-Est. Land Value)/Est. LV	118.49%
Max ECF	1.060	% Change	12.00%
Land Table LtoB	24.17%	Projected Land Table LtoB	27.07%
CVT LtoB	17.39%	Sales Sample Size	11.54%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$105,806	\$231,173	\$118,503
MINIMUM	\$840	\$1,835	\$941
MAXIMUM	\$211,611	\$462,343	\$237,004

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
N -10-33-401-008	5810 COBB CREEK RD	11/04/22	\$390,000	\$333,333	\$182,937	\$126,270	1.28	\$142,920		Land Table RPC	37.88%
N -10-33-402-001	5685 COBB CREEK RD	05/26/22	\$621,000	\$409,614	\$334,669	\$123,283	1.23	\$272,089		Land Table RPC	30.10%
N -10-33-402-012	5776 PAINT VALLEY DR	05/20/22	\$562,500	\$368,365	\$260,954	\$66,819	0.61	\$427,793		Land Table RPC	18.14%
N -10-33-403-004	5781 PAINT VALLEY DR	05/24/22	\$450,000	\$315,309	\$220,132	\$85,441	0.78	\$282,221		Land Table RPC	27.10%
N -10-33-451-005	5940 COBB CREEK CT	06/21/22	\$550,000	\$448,611	\$211,527	\$110,138	1.01	\$209,433		Land Table RPC	24.55%
N -10-33-452-001	5825 COBB CREEK RD	10/15/21	\$509,000	\$470,880	\$147,660	\$109,540	1.00	\$147,660		Land Table RPC	23.26%

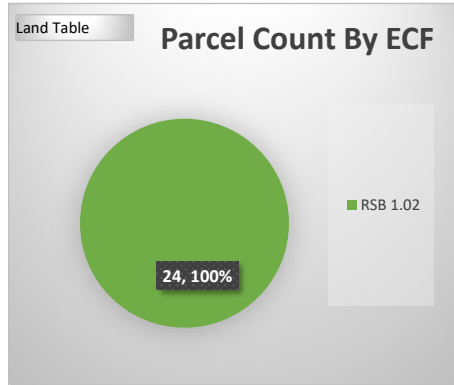
Township of Oakland

Land Table RSB

BSA DATABASE		SALES DATA	
Parcel Count	24	# of Sales	2
ECF Nbhd	RSB	Sales Ratio	45.98%
Min ECF	1.020	(Land Resid.-Est. Land Value)/Est. LV	58.35%
Max ECF	1.020	% Change	10.00%
Land Table LtoB	14.41%	Projected Land Table LtoB	15.85%
CVT LtoB	17.39%	Sales Sample Size	8.33%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$55,732	\$88,248	\$61,305
MINIMUM	\$51,370	\$81,342	\$56,507
MAXIMUM	\$90,624	\$143,499	\$99,686

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
N -10-27-351-012	4813 FREER RD	11/08/21	\$275,000	\$273,897	\$57,319	\$56,216	0.80	\$71,649		Land Table RSB	20.52%
N -10-27-352-010	4840 FREER RD	10/14/22	\$564,900	\$498,424	\$126,085	\$59,609	1.18	\$106,852		Land Table RSB	11.96%

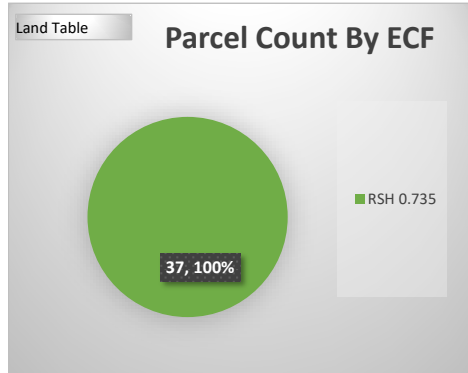
Township of Oakland

Land Table RSH

BSA DATABASE		SALES DATA	
Parcel Count	37	# of Sales	4
ECF Nbhd	RSH	Sales Ratio	48.29%
Min ECF	0.735	(Land Resid.-Est. Land Value)/Est. LV	21.55%
Max ECF	0.735	% Change	0.00%
Land Table LtoB	16.03%	Projected Land Table LtoB	16.03%
CVT LtoB	17.39%	Sales Sample Size	10.81%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$97,650	\$118,692	\$97,650
MINIMUM	\$93,600	\$113,770	\$93,600
MAXIMUM	\$114,750	\$139,477	\$114,750

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
N -10-34-128-009	5139 STONEHENGE DR	08/05/21	\$635,000	\$559,762	\$168,838	\$93,600	0.55	\$306,978		Land Table RSH	16.72%
N -10-34-126-021	5016 STONEHENGE DR	09/15/22	\$715,000	\$632,924	\$180,176	\$98,100	0.80	\$225,220		Land Table RSH	15.50%
N -10-34-128-003	575 WHIMS LN	05/14/21	\$598,000	\$633,095	\$63,005	\$98,100	0.79	\$79,753		Land Table RSH	15.50%
N -10-34-128-015	5245 STONEHENGE DR	08/13/21	\$470,000	\$509,601	\$53,999	\$93,600	0.53	\$101,885		Land Table RSH	18.37%

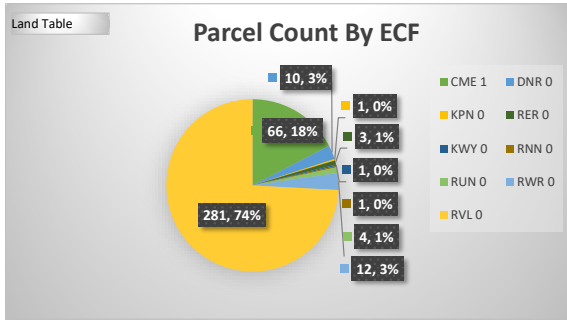
Township of Oakland

Land Table RVL

BSA DATABASE		SALES DATA	
Parcel Count	379	# of Sales	30
ECF Nbhd	DNR, CME, RVL, RUN, KWY, RNN, RWR, RER, KPN	Sales Ratio	#DIV/0!
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.000	% Change	10.00%
Land Table LtoB	96.31%	Projected Land Table LtoB	105.94%
CVT LtoB	17.39%	Sales Sample Size	7.92%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$132,336	#DIV/0!	\$145,570
MINIMUM	\$41,355	#DIV/0!	\$45,491
MAXIMUM	\$1,323,315	#DIV/0!	\$1,455,647

Curr. Appraisal-Current Land	Land After Change	New Curr. Appraisal
\$ -	\$ -	\$ -

30 \$ - \$ - \$ -

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
N -10-10-400-010		09/22/22	\$242,500				2.79	\$86,918		Land Table RVL, Vacant Land	100.00%
N -10-28-376-028		08/08/22	\$375,000				2.63	\$142,586		Land Table RVL, Vacant Land	100.00%
N -10-09-300-006		11/09/21	\$4,350,000				124.23	\$35,016		Land Table RVL, Vacant Land	100.00%
N -10-21-377-001	3921 DUKE RD	10/26/20	\$465,000				8.16	\$56,985		Land Table RVL, Vacant Land	100.00%
N -10-35-126-007	5050 SHELDON RD	06/25/21	\$1,200,000				18.36	\$65,359		Land Table RVL, Vacant Land	100.00%
N -10-17-200-006		12/13/22	\$350,000				6.29	\$55,644		Land Table RVL, Vacant Land	100.00%
N -10-35-126-005		06/06/21	\$170,000				1.55	\$109,677		Land Table RVL, Vacant Land	100.00%
N -10-12-100-006	1436 E PREDMORE RD	02/19/21	\$282,500				5.65	\$50,000		Land Table RVL, Vacant Land	100.00%
N -10-35-126-003	283 SURREY LN	01/14/22	\$150,000				1.52	\$98,684		Land Table RVL, Vacant Land	100.00%
N -10-24-400-032		07/15/22	\$275,000				6.29	\$43,720		Land Table RVL, Vacant Land	100.00%
N -10-01-400-022	1771 E PREDMORE RD	11/25/22	\$270,000				5.83	\$46,312		Land Table RVL, Vacant Land	100.00%
N -10-21-100-054		04/15/21	\$127,000				5.57	\$22,801		Land Table RVL, Vacant Land	100.00%
N -10-12-400-021		08/26/22	\$249,000				6.19	\$40,226		Land Table RVL, Vacant Land	100.00%
N -10-22-177-002		01/11/22	\$330,000				2.36	\$65,868	N -10-22-177-003	Land Table RVL, Vacant Land	100.00%
N -10-18-200-009	2172 ADAMS RD	04/29/22	\$400,000				9.75	\$41,026		Land Table RVL, Vacant Land	100.00%
N -10-18-200-010	2290 ADAMS RD	08/23/22	\$190,000				4.87	\$39,014		Land Table RVL, Vacant Land	100.00%
N -10-11-200-004		03/03/21	\$207,000				12.36	\$16,748		Land Table RVL, Vacant Land	100.00%
N -10-11-200-003		10/20/21	\$230,000				12.29	\$18,714		Land Table RVL, Vacant Land	100.00%
N -10-12-300-021		03/23/21	\$136,400				3.00	\$45,467		Land Table RVL, Vacant Land	100.00%
N -10-13-100-021		08/04/21	\$168,000				4.68	\$35,897		Land Table RVL, Vacant Land	100.00%

Township of Oakland

Land Table RVL

N -10-31-300-011	5650 ROLLING HILLS DR	05/18/21	\$260,000	10.07	\$12,776	N -10-31-300-012	Land Table RVL, Vacant Land	100.00%
N -10-11-200-021		03/31/21	\$175,000	6.39	\$27,387		Land Table RVL, Vacant Land	100.00%
N -10-04-426-004		06/01/21	\$169,000	12.91	\$13,091		Land Table RVL, Vacant Land	100.00%
N -10-21-100-033	3331 LAKE GEORGE RD	02/15/22	\$100,000	4.02	\$24,876		Land Table RVL, Vacant Land	100.00%
N -10-12-400-036		11/30/21	\$160,000	5.87	\$27,257		Land Table RVL, Vacant Land	100.00%
N -10-01-100-007	1320 E ROMEO RD	03/31/21	\$750,000	60.92	\$12,311		Land Table RVL, Vacant Land	100.00%
N -10-12-100-014		01/21/21	\$415,000	5.48	\$25,076	N -10-12-100-015, N -10-12-100-016	Land Table RVL, Vacant Land	100.00%
N -10-33-427-007		09/27/22	\$57,000	0.96	\$59,375		Land Table RVL, Vacant Land	100.00%
N -10-29-400-026		09/12/22	\$80,000	6.97	\$11,478		Land Table RVL, Vacant Land	100.00%
N -10-05-476-020		12/20/21	\$50,000	8.32	\$6,010		Land Table RVL, Vacant Land	100.00%

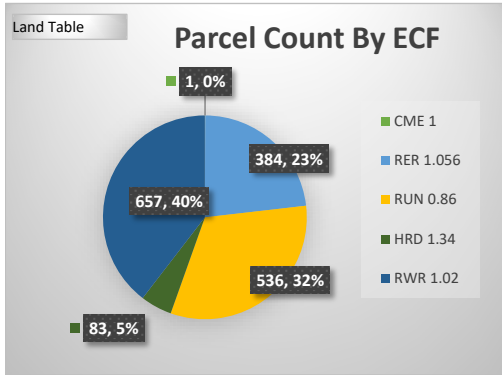
Township of Oakland

Land Table RVN

BSA DATABASE		SALES DATA	
Parcel Count	1661	# of Sales	108
ECF Nbhd	RER, RUN, HRD, CME, RWR	Sales Ratio	46.23%
Min ECF	0.860	(Land Resid.-Est. Land Value)/Est. LV	38.36%
Max ECF	1.340	% Change	10.00%
Land Table LtoB	21.96%	Projected Land Table LtoB	24.15%
CVT LtoB	17.39%	Sales Sample Size	6.50%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$136,620	\$189,024	\$150,282
MINIMUM	\$42,694	\$59,070	\$46,963
MAXIMUM	\$1,366,200	\$1,890,236	\$1,502,820

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
N -10-01-200-019	68835 DEQUINDRE RD	11/17/22	\$538,000	\$436,771	\$207,893	\$106,664	2.29	\$90,783		Land Table RVN	24.42%
N -10-01-200-025	210 PINEY HILL RD	10/26/21	\$806,700	\$862,718	\$143,344	\$199,362	10.02	\$14,306		Land Table RVN	23.11%
N -10-01-200-029	239 PINEY HILL RD	08/29/22	\$950,000	\$945,266	\$204,159	\$199,425	10.03	\$20,355		Land Table RVN	21.10%
N -10-01-300-004	1263 E PREDMORE RD	07/15/22	\$460,000	\$473,086	\$185,297	\$198,383	9.85	\$18,812		Land Table RVN	41.93%
N -10-01-400-015	67997 DEQUINDRE RD	09/30/22	\$465,000	\$378,063	\$268,699	\$181,762	6.93	\$38,773		Land Table RVN	48.08%
N -10-02-101-023	140 S ROCHESTER RD	09/13/21	\$381,000	\$251,305	\$204,836	\$75,141	0.95	\$215,617		Land Table RVN	29.90%
N -10-02-176-008	369 S ROCHESTER RD	03/31/22	\$440,000	\$424,992	\$256,934	\$241,926	5.73	\$38,988	N -10-02-176-002	Land Table RVN	56.92%
N -10-03-100-006	895 W ROMEO RD	11/12/21	\$570,000	\$603,864	\$162,356	\$196,220	9.47	\$17,144		Land Table RVN	32.49%
N -10-03-100-029	645 COUNTRYSIDE LN	05/20/22	\$400,000	\$286,872	\$231,418	\$118,290	2.39	\$96,828		Land Table RVN	41.23%
N -10-03-300-032	1020 W PREDMORE RD	04/22/22	\$272,000	\$215,159	\$176,041	\$119,200	2.47	\$71,272		Land Table RVN	55.40%
N -10-04-401-013	1366 W PREDMORE RD	07/22/21	\$310,000	\$284,047	\$145,654	\$119,701	2.51	\$58,029		Land Table RVN	42.14%
N -10-04-401-018	1248 W PREDMORE RD	01/11/22	\$1,700,000	\$1,239,347	\$614,351	\$153,698	5.00	\$122,870		Land Table RVN	12.40%
N -10-04-426-005	1170 W PREDMORE RD	07/21/22	\$480,000	\$412,744	\$233,523	\$166,267	4.82	\$48,449		Land Table RVN	40.28%
N -10-04-476-005	993 W PREDMORE RD	08/05/22	\$499,900	\$468,604	\$172,470	\$141,174	3.75	\$45,992		Land Table RVN	30.13%
N -10-05-476-004	2215 W PREDMORE RD	03/17/22	\$602,500	\$335,005	\$401,929	\$134,434	3.38	\$118,914		Land Table RVN	40.13%

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Land Table RVN

N -10-05-476-023	950 LAKE GEORGE RD	12/20/21	\$1,150,000	\$1,513,624	(\$114,036)	\$249,588	17.23	(\$6,618)		Land Table RVN	16.49%
N -10-07-301-007	3941 STONEY CREEK RD	02/11/22	\$580,000	\$625,661	\$105,769	\$151,430	4.32	\$24,484		Land Table RVN	24.20%
N -10-09-226-001	1150 ROCHAWIES DR	08/01/22	\$485,000	\$326,466	\$293,686	\$135,152	3.25	\$54,487	N -10-09-226-006	Land Table RVN	41.40%
N -10-09-226-009	1056 ROCHAWIES DR	06/21/21	\$265,000	\$213,033	\$134,372	\$82,405	2.18	\$61,639		Land Table RVN	38.68%
N -10-09-227-004	1105 ROCHAWIES DR	06/07/21	\$430,323	\$415,824	\$80,248	\$65,749	0.77	\$104,218		Land Table RVN	15.81%
N -10-10-126-005	649 W PREDMORE RD	05/23/22	\$275,000				8.38	\$32,816		Land Table RVN	100.00%
N -10-10-400-002	204 STONEY CREEK RD	11/22/22	\$249,900	\$256,672	\$87,439	\$94,211	1.31	\$66,747		Land Table RVN	36.70%
N -10-10-400-018	1832 N ROCHESTER RD	04/27/21	\$1,175,000	\$1,273,684	\$104,247	\$202,931	10.59	\$9,844		Land Table RVN	15.93%
N -10-11-151-012	1459 N ROCHESTER RD	06/02/22	\$550,000	\$443,635	\$192,038	\$85,673	1.01	\$190,137		Land Table RVN	19.31%
N -10-11-301-001	1495 N ROCHESTER RD	04/28/22	\$375,000	\$294,890	\$187,698	\$107,588	1.78	\$105,448		Land Table RVN	36.48%
N -10-11-305-004	56 LETTS RD	05/27/21	\$250,000	\$222,519	\$66,759	\$39,278	0.46	\$145,128		Land Table RVN	17.65%
N -10-11-351-008	75 NATALIE MARIE ST	05/26/21	\$130,500				2.09			Land Table RVN	25.93%
N -10-11-400-016	920 LETTS RD	08/11/21	\$535,000	\$494,023	\$166,074	\$125,097	3.48	\$47,722		Land Table RVN	25.32%
N -10-12-100-003	1273 RUSH RD	01/22/21	\$160,000				5.98			Land Table RVN	19.64%
N -10-12-300-010	1619 RUSH RD	03/23/21	\$130,000				2.31			Land Table RVN	18.60%
N -10-12-400-032	1789 HIGH MEADOWS BLVD	08/09/21	\$899,000	\$899,092	\$114,100	\$114,192	2.03	\$56,207		Land Table RVN	12.70%
N -10-13-100-008	1495 INWOOD RD	11/29/22	\$305,000	\$295,911	\$110,700	\$101,611	1.57	\$70,510		Land Table RVN	34.34%
N -10-13-300-033	1280 INWOOD RD	07/06/21	\$640,000	\$720,268	\$34,172	\$114,440	2.55	\$13,401		Land Table RVN	15.89%
N -10-14-100-015	2375 N ROCHESTER RD	12/13/22	\$419,000	\$492,278	\$92,989	\$166,267	4.82	\$19,292		Land Table RVN	33.78%
N -10-15-200-024	405 STONEY CREEK RD	12/30/22	\$1,400,000	\$1,099,364	\$491,619	\$190,983	8.55	\$57,499		Land Table RVN	17.37%
N -10-15-200-036	2155 PEBBLE CREEK DR	07/08/22	\$625,000	\$466,828	\$301,574	\$143,402	4.94	\$61,047		Land Table RVN	30.72%
N -10-15-400-028	2710 HIGH WINDS LN	01/14/22	\$615,000	\$593,387	\$138,656	\$117,043	2.66	\$52,126		Land Table RVN	19.72%
N -10-15-400-032	2605 HIGH WINDS LN	03/18/22	\$1,500,000	\$1,249,174	\$439,988	\$189,162	8.23	\$53,461		Land Table RVN	15.14%
N -10-17-400-010	2656 LAKE GEORGE RD	06/08/22	\$475,000	\$350,995	\$243,205	\$119,200	2.47	\$98,464		Land Table RVN	33.96%
N -10-17-400-013	2326 W BUELL RD	05/07/21	\$1,512,000	\$629,044	\$982,350	\$99,394	2.02	\$486,312		Land Table RVN	15.80%
N -10-18-151-013	1315 KERN RD	02/11/21	\$391,900	\$367,116	\$144,485	\$119,701	2.51	\$57,564		Land Table RVN	32.61%
N -10-18-200-020	2525 ORION RD	02/09/21	\$1,032,000	\$932,534	\$675,319	\$575,853	42.15	\$16,022		Land Table RVN	61.75%
N -10-19-400-002	3800 ADAMS RD	05/03/21	\$1,598,000	\$1,516,958	\$592,411	\$511,369	37.43	\$15,827		Land Table RVN	33.71%
N -10-20-151-011	3380 ORDAM CT	02/11/21	\$350,000	\$349,855	\$58,209	\$58,064	0.68	\$85,601		Land Table RVN	16.60%
N -10-20-251-003	3610 ORION RD	08/10/22	\$225,000	\$144,512	\$127,451	\$46,963	0.55	\$231,729		Land Table RVN	32.50%
N -10-20-277-008	2102 PEAR TREE LN	09/28/22	\$398,000	\$289,770	\$147,508	\$39,278	0.46	\$320,670		Land Table RVN	13.55%
N -10-20-277-016	3462 PEAR TREE CT	11/18/22	\$340,000	\$280,822	\$101,018	\$41,840	0.49	\$206,159		Land Table RVN	14.90%
N -10-20-301-005	2978 SHANNON DR	09/10/21	\$800,000	\$755,718	\$162,003	\$117,721	2.34	\$69,232		Land Table RVN	15.58%
N -10-20-302-008	2829 SHANNON DR	12/17/21	\$640,000	\$632,895	\$106,724	\$99,619	1.50	\$71,149		Land Table RVN	15.74%
N -10-20-426-009	3681 ORION RD	07/30/21	\$249,400	\$285,163	\$41,086	\$76,849	0.90	\$45,651		Land Table RVN	26.95%
N -10-21-100-006	1755 W BUELL RD	04/12/21	\$875,000	\$1,161,778	(\$112,018)	\$174,760	5.70	(\$19,652)		Land Table RVN	15.04%
N -10-21-301-014	3825 ORION RD	05/04/21	\$693,000	\$755,924	\$64,429	\$127,353	2.99	\$21,548		Land Table RVN	16.85%
N -10-21-326-004	3500 DUKE RD	08/30/22	\$695,000	\$411,774	\$475,917	\$192,691	8.85	\$53,776		Land Table RVN	46.80%
N -10-21-327-005	3565 DUKE RD	12/01/21	\$800,000	\$708,519	\$279,504	\$188,023	8.03	\$34,807		Land Table RVN	26.54%
N -10-21-353-012	3921 S ELLAMAE RD	05/28/21	\$375,000	\$266,286	\$185,563	\$76,849	0.90	\$206,181		Land Table RVN	28.86%
N -10-21-353-014	3959 S ELLAMAE RD	11/04/22	\$260,000	\$260,158	\$88,076	\$88,234	1.10	\$80,069		Land Table RVN	33.92%
N -10-21-353-027	3951 S ELLAMAE RD	01/21/21	\$350,000	\$298,359	\$166,402	\$114,761	2.08	\$80,001		Land Table RVN	38.46%
N -10-21-353-028	3954 N ELLAMAE RD	11/10/21	\$1,150,000	\$532,741	\$729,686	\$112,427	1.95	\$374,198		Land Table RVN	21.10%
N -10-21-426-014	990 COLLINS CT	11/03/21	\$1,001,000	\$1,245,121	(\$83,100)	\$161,021	4.68	(\$17,756)		Land Table RVN	12.93%
N -10-21-476-019	3965 COLLINS RD	08/12/22	\$919,900	\$1,027,762	\$59,406	\$167,268	4.86	\$12,223		Land Table RVN	16.27%
N -10-22-300-019	920 W GUNN RD	05/17/22	\$440,000	\$330,864	\$220,498	\$111,362	3.02	\$73,013		Land Table RVN	33.66%
N -10-23-200-013	3426 HADDEN RD	12/03/21	\$415,000	\$363,513	\$147,121	\$95,634	1.36	\$108,177		Land Table RVN	26.31%
N -10-23-200-017	3540 HADDEN RD	08/05/21	\$300,000	\$295,485	\$100,149	\$95,634	1.36	\$73,639		Land Table RVN	32.37%
N -10-23-200-028	810 E BUELL RD	08/01/22	\$435,000	\$404,734	\$114,800	\$84,534	0.99	\$115,960		Land Table RVN	20.89%
N -10-23-200-039	3280 HADDEN RD	07/21/22	\$588,000	\$531,688	\$157,069	\$100,757	1.54	\$101,993		Land Table RVN	18.95%
N -10-23-200-091	894 JACK PINE DR	08/26/22	\$730,000	\$747,303	\$99,962	\$117,265	2.30	\$43,462		Land Table RVN	15.69%

Township of Oakland

Land Table RVN

N -10-23-377-003	3937 HEDGEROW LN	04/22/22	\$387,000	\$276,994	\$178,316	\$68,310	0.80	\$222,895		Land Table RVN	24.66%
N -10-23-401-002	835 E GUNN RD	07/14/22	\$450,000	\$315,408	\$186,679	\$52,087	0.61	\$306,031		Land Table RVN	16.51%
N -10-23-426-011	780 E GUNN RD	07/18/22	\$485,000	\$486,542	\$57,376	\$58,918	0.69	\$83,154		Land Table RVN	12.11%
N -10-24-101-041	3341 HADDEN RD	03/28/22	\$650,000	\$646,719	\$354,859	\$351,578	10.00	\$23,626	N -10-24-101-042	Land Table RVN	54.36%
N -10-24-200-034	3179 HIXON RD	04/22/22	\$718,000	\$614,273	\$225,444	\$121,717	3.22	\$70,014		Land Table RVN	19.81%
N -10-24-301-001	1002 E GUNN RD	06/03/21	\$295,500	\$248,702	\$86,076	\$39,278	0.46	\$187,122		Land Table RVN	15.79%
N -10-24-302-003	1146 E GUNN RD	10/20/21	\$240,000	\$157,636	\$121,642	\$39,278	0.46	\$264,439		Land Table RVN	24.92%
N -10-24-400-022	2000 E GUNN RD	06/28/22	\$755,000	\$721,995	\$177,640	\$144,635	3.94	\$45,086		Land Table RVN	20.03%
N -10-24-400-031	2080 E GUNN RD	03/21/22	\$600,000	\$534,083	\$248,646	\$182,729	7.10	\$35,021		Land Table RVN	34.21%
N -10-26-200-037	4460 HERON ST	03/15/22	\$900,000	\$1,088,021	(\$21,754)	\$166,267	4.82	(\$4,513)		Land Table RVN	15.28%
N -10-26-200-045	630 SHELDON CT	07/28/22	\$1,500,000	\$1,764,209	(\$146,830)	\$117,379	2.31	(\$63,563)		Land Table RVN	6.65%
N -10-26-200-055	4285 HERON ST	10/14/21	\$1,050,000	\$786,297	\$451,612	\$187,909	8.01	\$56,381		Land Table RVN	23.90%
N -10-27-200-006	4090 N ROCHESTER RD	05/09/22	\$650,000	\$773,041	\$58,721	\$181,762	6.93	\$8,473		Land Table RVN	23.51%
N -10-27-352-020	4781 FREER RD	09/10/21	\$528,000	\$513,691	\$139,908	\$125,599	2.88	\$48,579		Land Table RVN	24.45%
N -10-27-451-007	354 OLIVEWOOD CT	08/31/21	\$987,500	\$1,161,219	(\$132,733)	\$40,986	0.48	(\$276,527)		Land Table RVN	3.53%
N -10-27-456-005	4573 SANDALWOOD CT	09/22/22	\$797,000	\$805,302	\$44,639	\$52,941	0.62	\$71,998		Land Table RVN	6.57%
N -10-28-126-019	4210 ORION RD	09/01/21	\$385,000	\$299,704	\$133,113	\$47,817	0.56	\$237,702		Land Table RVN	15.95%
N -10-28-202-004	1450 HILLTOP AVE	02/03/22	\$175,000	\$173,932	\$45,470	\$44,402	0.52	\$87,442		Land Table RVN	25.53%
N -10-28-253-019	4304 COLLINS RD	04/09/21	\$205,000	\$154,906	\$80,834	\$30,740	0.36	\$224,539		Land Table RVN	19.84%
N -10-28-253-025	4275 SPRINGDALE AVE	05/30/22	\$540,000	\$501,373	\$77,052	\$38,425	0.45	\$171,227		Land Table RVN	7.66%
N -10-28-254-002	4562 GALLAGHER RD	06/02/22	\$850,000	\$953,643	\$18,928	\$122,571	2.69	\$7,036		Land Table RVN	12.85%
N -10-28-376-013	4825 GALLAGHER RD	06/01/21	\$437,500	\$426,345	\$132,132	\$120,977	2.59	\$51,016		Land Table RVN	28.38%
N -10-28-451-019	4565 GALLAGHER RD	11/11/22	\$605,000	\$501,866	\$239,936	\$136,802	3.51	\$68,358		Land Table RVN	27.26%
N -10-29-400-028	4645 HUNTER CREEK LN	09/12/22	\$770,000	\$642,164	\$298,725	\$170,889	5.02	\$59,507		Land Table RVN	26.61%
N -10-33-202-001	1485 SILVERBELL RD	02/25/22	\$510,000	\$375,523	\$326,428	\$191,951	8.72	\$37,434		Land Table RVN	51.12%
N -10-33-326-001	5690 LOST LN	02/01/21	\$830,000	\$880,249	\$133,106	\$183,355	7.21	\$18,461		Land Table RVN	20.83%
N -10-33-376-004	5800 LOST LN	09/15/22	\$950,000	\$887,288	\$186,558	\$123,846	2.77	\$67,349		Land Table RVN	13.96%
N -10-33-427-015	5990 N LIVERNOIS RD	06/21/22	\$340,000	\$199,964	\$183,584	\$43,548	0.51	\$359,969		Land Table RVN	21.78%
N -10-34-103-005	827 BRANTFORD RD	12/10/21	\$425,000	\$294,706	\$179,819	\$49,525	0.58	\$310,033		Land Table RVN	16.80%
N -10-34-152-003	5515 ORION RD	04/11/22	\$1,383,000	\$838,089	\$659,216	\$114,305	2.04	\$323,145		Land Table RVN	13.64%
N -10-34-152-004	5575 ORION RD	02/18/22	\$313,000	\$263,520	\$146,822	\$97,342	1.42	\$103,396		Land Table RVN	36.94%
N -10-34-152-005	5595 ORION RD	02/28/22	\$350,000	\$255,633	\$135,353	\$40,986	0.48	\$281,985		Land Table RVN	16.03%
N -10-34-152-007	5343 ORION RD	06/28/21	\$895,000	\$706,512	\$301,323	\$112,835	2.92	\$103,193		Land Table RVN	15.97%
N -10-34-152-008	5351 ORION RD	09/01/21	\$269,000	\$266,862	\$103,465	\$101,327	1.56	\$66,324		Land Table RVN	37.97%
N -10-34-353-005	788 DUTTON RD	04/19/21	\$965,000	\$1,051,263	\$20,756	\$107,019	1.76	\$11,793		Land Table RVN	10.18%
N -10-34-376-002	5984 SOUTHGATE RD	05/27/22	\$800,000	\$882,477	\$26,440	\$108,917	2.34	\$11,299		Land Table RVN	12.34%
N -10-34-400-005	6000 N ROCHESTER RD	11/19/21	\$540,000	\$479,332	\$239,128	\$178,460	6.35	\$37,658		Land Table RVN	37.23%
N -10-34-476-005	255 CAMELOT WAY	03/23/22	\$1,800,000	\$1,802,838	\$118,139	\$120,977	2.59	\$45,614		Land Table RVN	6.71%
N -10-35-176-006	280 LANGWELL LN	04/15/21	\$138,000				3.15			Land Table RVN	21.91%
N -10-36-451-006	5760 WINKLER MILL RD	06/13/22	\$2,350,000	\$2,968,729	(\$444,026)	\$174,703	5.69	(\$78,036)		Land Table RVN	5.88%
N -10-36-476-003	5991 WINKLER MILL RD	04/30/21	\$760,000	\$599,040	\$348,698	\$187,738	7.98	\$43,696		Land Table RVN	31.34%
V	5300 SHELDON RD	05/14/21	\$610,000				13.59			Land Table RVN	20.42%

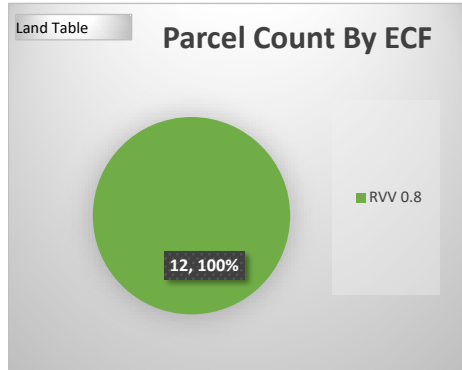
Township of Oakland

Land Table RVV

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	3
ECF Nbhd	RVV	Sales Ratio	43.15%
Min ECF	0.800	(Land Resid.-Est. Land Value)/Est. LV	89.56%
Max ECF	0.800	% Change	0.00%
Land Table LtoB	19.15%	Projected Land Table LtoB	19.15%
CVT LtoB	17.39%	Sales Sample Size	25.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$170,000	\$322,254	\$170,000
MINIMUM	\$105,000	\$199,039	\$105,000
MAXIMUM	\$226,000	\$428,408	\$226,000

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
N -10-27-301-007	4540 VALLEY VIEW PT	06/24/21	\$600,000	\$725,780	(\$12,280)	\$113,500	1.17	(\$10,496)		Land Table RVV	15.64%
N -10-27-301-021	4560 VALLEY VIEW PT	04/27/22	\$1,125,000	\$938,644	\$324,356	\$138,000	1.60	\$202,723		Land Table RVV	14.70%
N -10-27-301-022	4605 VALLEY VIEW PT	11/09/21	\$1,375,000	\$1,011,074	\$586,406	\$222,480	2.89	\$202,909		Land Table RVV	22.00%

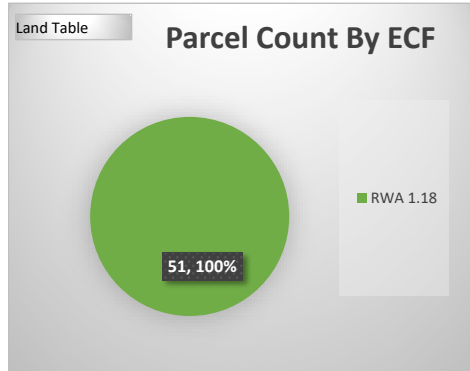
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Land Table RWA

BSA DATABASE		SALES DATA	
Parcel Count	51	# of Sales	3
ECF Nbhd	RWA	Sales Ratio	48.49%
Min ECF	1.180	(Land Resid.-Est. Land Value)/Est. LV	13.01%
Max ECF	1.180	% Change	10.00%
Land Table LtoB	27.10%	Projected Land Table LtoB	29.81%
CVT LtoB	17.39%	Sales Sample Size	5.88%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$107,902	\$121,941	\$118,693
MINIMUM	\$99,484	\$112,428	\$109,432
MAXIMUM	\$164,530	\$185,937	\$180,983

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
N -10-34-201-001	550 WHIMS LN	10/06/21	\$348,000	\$311,573	\$146,703	\$110,276	2.31	\$63,508		Land Table RWA	35.39%
N -10-34-202-005	517 WHIMS LN	05/20/22	\$724,000	\$668,851	\$159,607	\$104,458	1.65	\$96,732		Land Table RWA	15.62%
N -10-34-228-011	5120 N ROCHESTER RD	03/01/21	\$318,000	\$367,498	\$59,169	\$108,667	0.98	\$60,377		Land Table RWA	29.57%

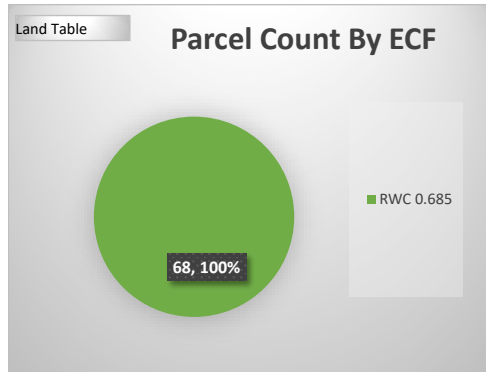
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Land Table RWC

BSA DATABASE		SALES DATA	
Parcel Count	68	# of Sales	5
ECF Nbhd	RWC	Sales Ratio	47.96%
Min ECF	0.685	(Land Resid.-Est. Land Value)/Est. LV	42.13%
Max ECF	0.685	% Change	10.00%
Land Table LtoB	11.31%	Projected Land Table LtoB	12.44%
CVT LtoB	17.39%	Sales Sample Size	7.35%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$61,557	\$87,489	\$67,713
MINIMUM	\$57,708	\$82,019	\$63,479
MAXIMUM	\$112,210	\$159,481	\$123,431

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
N -10-30-401-006	4455 WOODCLIFF CT	04/01/22	\$498,200	\$514,260	\$43,572	\$59,632	0.52	\$83,792		Land Table RWC	11.60%
N -10-30-401-011	4542 ASCOT CT	02/01/21	\$530,000	\$508,101	\$80,250	\$58,351	0.42	\$191,071		Land Table RWC	11.48%
N -10-30-401-014	4500 ASCOT CT	04/29/22	\$650,000	\$505,251	\$204,381	\$59,632	0.51	\$400,747		Land Table RWC	11.80%
N -10-30-402-001	4507 ASCOT CT	02/03/21	\$652,000	\$706,007	\$4,344	\$58,351	0.44	\$9,873		Land Table RWC	8.26%
N -10-30-403-003	3361 COUNTRY CREEK DR	08/09/21	\$695,000	\$667,865	\$84,843	\$57,708	0.38	\$223,271		Land Table RWC	8.64%

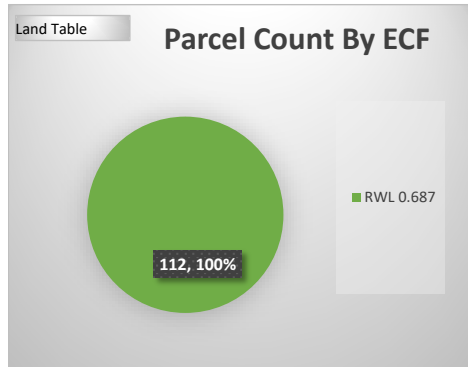
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Land Table RWL

BSA DATABASE		SALES DATA	
Parcel Count	112	# of Sales	7
ECF Nbhd	RWL	Sales Ratio	44.31%
Min ECF	0.687	(Land Resid.-Est. Land Value)/Est. LV	71.25%
Max ECF	0.687	% Change	0.00%
Land Table LtoB	17.67%	Projected Land Table LtoB	17.67%
CVT LtoB	17.39%	Sales Sample Size	6.25%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$115,951	\$198,564	\$115,951
MINIMUM	\$114,500	\$196,080	\$114,500
MAXIMUM	\$117,401	\$201,048	\$117,401

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
N -10-32-400-036	5933 STONEHAVEN BLVD	09/23/22	\$830,000	\$667,283	\$277,217	\$114,500	0.46	\$602,646		Land Table RWL	17.16%
N -10-32-400-068	2060 STIRLING CT	06/29/21	\$670,000	\$657,243	\$127,934	\$115,177	0.59	\$216,837		Land Table RWL	17.52%
N -10-32-400-091	2318 ANDOVER BLVD	08/02/21	\$734,000	\$658,813	\$191,138	\$115,951	0.60	\$318,563		Land Table RWL	17.60%
N -10-32-400-102	2400 ANDOVER BLVD	06/06/22	\$900,000	\$630,354	\$384,823	\$115,177	0.58	\$663,488		Land Table RWL	18.27%
N -10-32-400-105	2428 ANDOVER BLVD	02/14/22	\$684,900	\$633,756	\$167,095	\$115,951	0.66	\$253,174		Land Table RWL	18.30%
N -10-32-400-116	5606 STONEHAVEN BLVD	03/05/21	\$615,000	\$591,964	\$138,987	\$115,951	0.61	\$227,848		Land Table RWL	19.59%
N -10-32-400-134	5624 SKYE CT	06/25/21	\$625,000	\$643,881	\$96,296	\$115,177	0.54	\$178,326		Land Table RWL	17.89%