

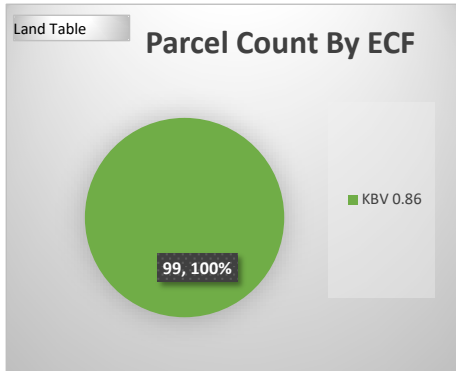
Oxford Township/Village of Oxford

Land Table KBV

BSA DATABASE		SALES DATA	
Parcel Count	99	# of Sales	10
ECF Nbhd	KBV	Sales Ratio	45.59%
Min ECF	0.860	(Land Resid.-Est. Land Value)/Est. LV	89.27%
Max ECF	0.860	% Change	5.00%
Land Table LtoB	11.83%	Projected Land Table LtoB	12.42%
CVT LtoB	17.17%	Sales Sample Size	10.10%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$80,000	\$151,412	\$80,000
MINIMUM	\$38,500	\$72,867	\$44,275
MAXIMUM	\$95,000	\$179,802	\$95,000

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
P-04-21-101-070	761 W BAY SHORE DR	9/21/2022	\$655,000	\$500,759	\$209,512	\$55,271	0.39	\$541,375		KBV	11.04%
P-04-21-101-004	630 MARKET ST	12/10/2021	\$385,000	\$310,472	\$110,436	\$35,908	0.25	\$439,984		KBV	11.57%
P-04-21-101-039	990 CROSS ST	4/25/2022	\$388,000	\$341,681	\$85,140	\$38,821	0.24	\$359,241		KBV	11.36%
P-04-21-101-010	690 MARKET ST	4/15/2022	\$419,900	\$384,558	\$69,681	\$34,339	0.23	\$305,618		KBV	8.93%
P-04-21-101-086	993 TOWNSEND DR	2/24/2022	\$370,000	\$341,204	\$66,760	\$37,964	0.22	\$310,512		KBV	11.13%
P-04-21-101-007	660 MARKET ST	8/26/2022	\$450,000	\$426,346	\$58,836	\$35,182	0.24	\$245,150		KBV	8.25%
P-04-21-101-088	973 TOWNSEND DR	11/12/2021	\$369,000	\$352,419	\$53,800	\$37,219	0.17	\$326,061		KBV	10.56%
P-04-21-101-095	903 TOWNSEND DR	6/18/2021	\$355,000	\$351,662	\$45,972	\$42,634	0.18	\$256,827		KBV	12.12%
P-04-21-101-097	883 TOWNSEND DR	1/19/2021	\$315,000	\$322,495	\$33,616	\$41,111	0.18	\$187,799		KBV	12.75%
P-04-21-101-096	893 TOWNSEND DR	1/7/2021	\$354,900	\$372,176	\$25,358	\$42,634	0.18	\$141,665		KBV	11.46%

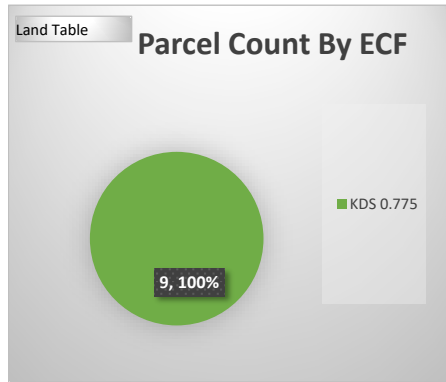
Oxford Township/Village of Oxford

Land Table KDS

BSA DATABASE		SALES DATA	
Parcel Count	9	# of Sales	0
ECF Nbhd	KDS	Sales Ratio	#DIV/0!
Min ECF	0.775	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.775	% Change	10.00%
Land Table LtoB	13.92%	Projected Land Table LtoB	15.31%
CVT LtoB	17.17%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$17,642	#DIV/0!	\$19,406
MINIMUM	\$17,642	#DIV/0!	\$19,406
MAXIMUM	\$17,642	#DIV/0!	\$19,406

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
---------------	----------------	-----------	------------	----------------	---------------	-----------------	-------------	--------------	-----------------------	------------	------------------

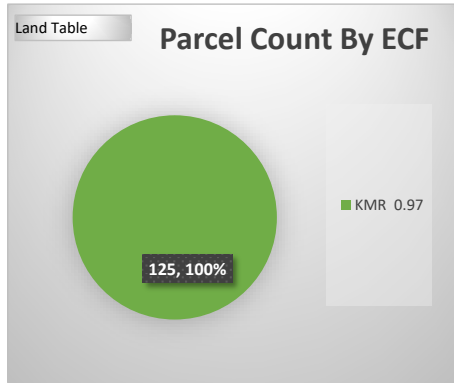
Oxford Township/Village of Oxford

Land Table KGM

BSA DATABASE		SALES DATA	
Parcel Count	125	# of Sales	9
ECF Nbhd	KMR	Sales Ratio	47.64%
Min ECF	0.970	(Land Resid.-Est. Land Value)/Est. LV	33.55%
Max ECF	0.970	% Change	0.00%
Land Table LtoB	13.30%	Projected Land Table LtoB	13.30%
CVT LtoB	17.17%	Sales Sample Size	7.20%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$516	\$689	\$516
MINIMUM	\$516	\$689	\$516
MAXIMUM	\$516	\$689	\$516

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
P-04-27-377-063	662 HERON WAY	9/16/2021	\$376,000	\$299,294	\$127,497	\$50,791	0.35	\$362,207		KGM	16.97%
P-04-27-377-011	646 SANDPIPER WAY	8/2/2021	\$343,500	\$284,205	\$100,077	\$40,782	0.28	\$362,598		KGM	14.35%
P-04-27-351-018	883 CRESTMOOR DR	10/21/2021	\$365,000	\$317,059	\$95,148	\$47,207	0.38	\$249,079		KGM	14.89%
P-04-27-376-016	784 GLENMOOR DR	12/22/2021	\$327,500	\$292,355	\$81,718	\$46,573	0.35	\$232,153		KGM	15.93%
P-04-27-377-015	696 SANDPIPER WAY	7/26/2022	\$380,000	\$348,668	\$81,753	\$50,421	0.36	\$228,360		KGM	14.46%
P-04-27-351-019	893 CRESTMOOR DR	10/11/2022	\$360,000	\$365,101	\$47,702	\$52,803	0.43	\$110,421		KGM	14.46%
P-04-27-377-004	651 SANDPIPER WAY	6/28/2021	\$364,000	\$379,178	\$29,156	\$44,334	0.32	\$91,112		KGM	11.69%
P-04-27-353-007	540 W DRAHNER RD	8/27/2021	\$339,900	\$373,072	\$34,084	\$67,256	0.67	\$50,948		KGM	18.03%
P-04-28-481-006	590 CRESTMOOR CIR	3/25/2021	\$375,900	\$420,535	\$9,181	\$53,816	0.47	\$19,369		KGM	12.80%

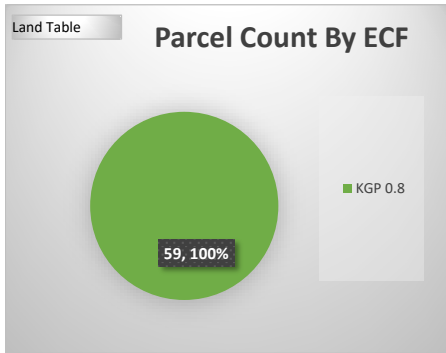
Oxford Township/Village of Oxford

Land Table KGP

BSA DATABASE		SALES DATA	
Parcel Count	59	# of Sales	7
ECF Nbhd	KGP	Sales Ratio	44.27%
Min ECF	0.800	(Land Resid.-Est. Land Value)/Est. LV	108.01%
Max ECF	0.800	% Change	0.00%
Land Table LtoB	11.83%	Projected Land Table LtoB	11.83%
CVT LtoB	17.17%	Sales Sample Size	11.86%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$58,182	\$121,022	\$58,182
MINIMUM	\$40,727	\$84,715	\$40,727
MAXIMUM	\$87,273	\$181,533	\$87,273

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
P -04-19-376-018	2934 SPRUCE LN	5/27/2021	\$420,000	\$404,885	\$55,842	\$40,727	0.50	\$111,684		KGP	10.06%
P -04-19-376-015	2949 SPRUCE LN	7/28/2021	\$420,000	\$375,285	\$85,442	\$40,727	0.38	\$224,847		KGP	10.85%
P -04-19-376-014	2935 SPRUCE LN	8/17/2021	\$443,500	\$411,355	\$84,509	\$52,364	0.82	\$103,060		KGP	12.73%
P -04-19-376-013	2921 SPRUCE LN	5/13/2022	\$460,000	\$368,053	\$132,674	\$40,727	0.47	\$282,285		KGP	11.07%
P -04-19-376-027	2856 OAK CT	6/10/2022	\$415,000	\$341,744	\$119,801	\$46,545	0.67	\$178,807		KGP	13.62%
P -04-19-376-030	102 GREAT PINES DR	9/30/2022	\$370,086	\$325,039	\$85,774	\$40,727	0.37	\$231,822		KGP	12.53%
P -04-19-376-001	2990 SEYMOUR LAKE RD	12/29/2022	\$325,000	\$300,460	\$65,267	\$40,727	0.33	\$197,779		KGP	13.55%

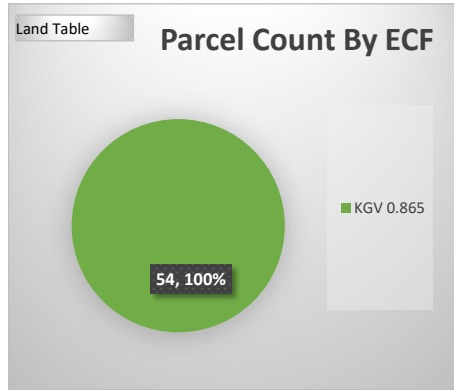
Oxford Township/Village of Oxford

Land Table KGV

BSA DATABASE		SALES DATA	
Parcel Count	54	# of Sales	2
ECF Nbhd	KGV	Sales Ratio	45.42%
Min ECF	0.865	(Land Resid.-Est. Land Value)/Est. LV	58.64%
Max ECF	0.865	% Change	0.00%
Land Table LtoB	15.31%	Projected Land Table LtoB	15.31%
CVT LtoB	17.17%	Sales Sample Size	3.70%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$47,130	\$74,766	\$47,130
MINIMUM	\$35,609	\$56,489	\$35,609
MAXIMUM	\$54,461	\$86,396	\$54,461

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
P-04-21-428-015	370 GOLF VILLA DR	8/2/2021	\$340,000	\$303,437	\$91,024	\$54,461	1.00	\$91,024		KGV	17.95%
P-04-21-428-036	900 GOLF VILLA DR	12/13/2021	\$310,000	\$286,992	\$70,138	\$47,130	1.00	\$70,138		KGV	16.42%

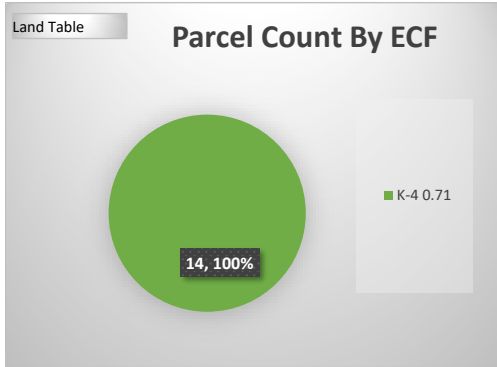
Oxford Township/Village of Oxford

Land Table KHH

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	4
ECF Nbhd	K-4	Sales Ratio	44.86%
Min ECF	0.710	(Land Resid.-Est. Land Value)/Est. LV	105.84%
Max ECF	0.710	% Change	0.00%
Land Table LtoB	11.51%	Projected Land Table LtoB	11.51%
CVT LtoB	17.17%	Sales Sample Size	28.57%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$60,000	\$123,501	\$60,000
MINIMUM	\$60,000	\$123,501	\$60,000
MAXIMUM	\$60,000	\$123,501	\$60,000

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
P-04-25-476-005	1821 HARMONY HILLS LN	2/12/2021	\$617,300	\$553,799	\$123,501	\$60,000	2.50	\$49,400		KHH	10.83%
P-04-25-476-013	791 HARMONY HILLS PKWY	4/16/2021	\$55,000				2.50	\$22,000		KHH	100.00%
P-04-25-476-007	800 HARMONY HILLS PKWY	7/29/2021	\$52,000				2.50	\$20,800		KHH	100.00%
P-04-25-476-010	721 HARMONY HILLS PKWY	8/5/2021	\$60,000				2.55	\$23,529		KHH	100.00%

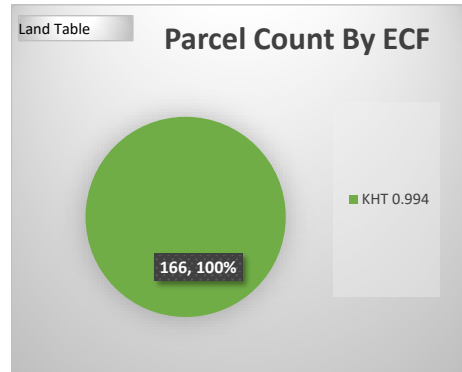
Oxford Township/Village of Oxford

Land Table KHT

BSA DATABASE		SALES DATA	
Parcel Count	166	# of Sales	13
ECF Nbhd	KHT	Sales Ratio	42.80%
Min ECF	0.994	(Land Resid.-Est. Land Value)/Est. LV	121.10%
Max ECF	0.994	% Change	15.00%
Land Table LtoB	14.94%	Projected Land Table LtoB	17.18%
CVT LtoB	17.17%	Sales Sample Size	7.83%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$739	\$1,634	\$850
MINIMUM	\$582	\$1,287	\$669
MAXIMUM	\$896	\$1,981	\$1,030

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
P-04-21-377-002	1321 PONDVIEW LN	9/30/2021	\$274,000	\$198,101	\$112,959	\$37,060	0.18	\$634,601		KHT	18.71%
P-04-21-451-011	1050 WATERSEDGE CT	6/22/2022	\$381,219	\$290,097	\$126,454	\$35,332	0.18	\$718,489		KHT	12.18%
P-04-21-376-010	1313 FOUNTAIN VIEW LN	6/17/2022	\$366,000	\$282,692	\$129,923	\$46,615	0.23	\$574,881		KHT	16.49%
P-04-21-353-005	57 CARRIAGE LANE CT	6/10/2022	\$370,000	\$299,047	\$105,873	\$34,920	0.17	\$615,541		KHT	11.68%
P-04-21-451-035	106 FOUNTAIN CRES	10/28/2022	\$400,000	\$326,828	\$141,143	\$67,971	0.22	\$650,429		KHT	20.80%
P-04-21-378-002	270 ATLANTIS CIR	10/28/2022	\$385,000	\$317,381	\$114,944	\$47,325	0.22	\$534,623		KHT	14.91%
P-04-21-376-009	1303 FOUNTAIN VIEW LN	10/14/2022	\$360,000	\$299,253	\$98,568	\$37,821	0.19	\$518,779		KHT	12.64%
P-04-21-451-038	76 FOUNTAIN CRES	9/30/2021	\$360,000	\$307,645	\$88,461	\$36,106	0.18	\$491,450		KHT	11.74%
P-04-21-451-002	1475 FOUNTAIN VIEW LN	8/22/2022	\$375,000	\$337,636	\$73,785	\$36,421	0.19	\$394,572		KHT	10.79%
P-04-21-451-015	1010 WATERSEDGE CT	10/8/2021	\$355,000	\$330,313	\$59,561	\$34,874	0.17	\$346,285		KHT	10.56%
P-04-21-378-007	1415 FOUNTAIN VIEW LN	7/23/2021	\$405,000	\$383,790	\$68,734	\$47,524	0.22	\$315,294		KHT	12.38%
P-04-21-451-025	1015 WATERSEDGE CT	3/17/2021	\$375,000	\$360,506	\$67,168	\$52,674	0.17	\$407,079		KHT	14.61%
P-04-21-454-006	140 ISLAND LAKE CRES	1/21/2022	\$315,000	\$307,753	\$54,262	\$47,015	0.22	\$245,529		KHT	15.28%

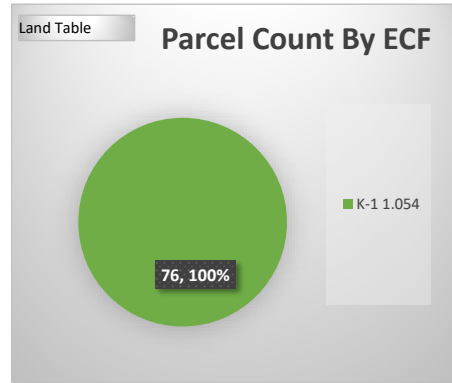
Oxford Township/Village of Oxford

Land Table KHV

BSA DATABASE		SALES DATA	
Parcel Count	76	# of Sales	19
ECF Nbhd	K-1	Sales Ratio	46.39%
Min ECF	1.054	(Land Resid.-Est. Land Value)/Est. LV	40.68%
Max ECF	1.054	% Change	25.00%
Land Table LtoB	17.82%	Projected Land Table LtoB	22.28%
CVT LtoB	17.17%	Sales Sample Size	25.00%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$22,929	\$32,256	\$28,661
MINIMUM	\$22,929	\$32,256	\$28,661
MAXIMUM	\$22,929	\$32,256	\$28,661

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
P-04-34-226-006	383 W DRAHNER RD	7/29/2022	\$110,000	\$83,625	\$49,304	\$22,929	1.00	\$49,304		KHV	27.42%
P-04-34-226-058	1156 HILLCREST DR	7/22/2022	\$160,000	\$127,188	\$55,741	\$22,929	1.00	\$55,741		KHV	18.03%
P-04-34-226-012	375 W DRAHNER RD	12/3/2021	\$105,000	\$84,361	\$43,568	\$22,929	1.00	\$43,568		KHV	27.18%
P-04-34-226-018	382 HILLCREST CT	11/5/2021	\$136,750	\$110,726	\$48,953	\$22,929	1.00	\$48,953		KHV	20.71%
P-04-34-226-055	1152 HILLCREST DR	3/16/2022	\$165,000	\$138,062	\$49,867	\$22,929	1.00	\$49,867		KHV	16.61%
P-04-34-226-046	1104 HILLCREST DR	6/30/2022	\$155,000	\$131,137	\$46,792	\$22,929	1.00	\$46,792		KHV	17.48%
P-04-34-226-056	1136 HILLCREST DR	11/4/2022	\$150,000	\$127,176	\$45,753	\$22,929	1.00	\$45,753		KHV	18.03%
P-04-34-226-027	410 HILLCREST CT	9/30/2021	\$154,000	\$130,584	\$46,345	\$22,929	1.00	\$46,345		KHV	17.56%
P-04-34-226-013	1054 HILLCREST DR	2/1/2022	\$130,000	\$118,440	\$34,489	\$22,929	1.00	\$34,489		KHV	19.36%
P-04-34-226-020	386 HILLCREST CT	6/10/2022	\$130,000	\$120,090	\$32,839	\$22,929	1.00	\$32,839		KHV	19.09%
P-04-34-226-037	1094 HILLCREST DR	12/20/2022	\$132,000	\$126,053	\$28,876	\$22,929	1.00	\$28,876		KHV	18.19%
P-04-34-226-047	1116 HILLCREST DR	6/8/2022	\$135,700	\$130,906	\$27,723	\$22,929	1.00	\$27,723		KHV	17.52%
P-04-34-226-063	1146 HILLCREST DR	3/29/2022	\$105,000	\$101,908	\$26,021	\$22,929	1.00	\$26,021		KHV	22.50%
P-04-34-226-071	1180 HILLCREST DR	8/31/2022	\$155,000	\$154,448	\$23,481	\$22,929	1.00	\$23,481		KHV	14.85%
P-04-34-226-069	1176 HILLCREST DR	3/25/2022	\$100,000	\$101,908	\$21,021	\$22,929	1.00	\$21,021		KHV	22.50%
P-04-34-226-019	384 HILLCREST CT	12/23/2021	\$115,000	\$121,227	\$16,702	\$22,929	1.00	\$16,702		KHV	18.91%
P-04-34-226-075	1174 HILLCREST DR	4/19/2021	\$84,000	\$97,504	\$9,425	\$22,929	1.00	\$9,425		KHV	23.52%
P-04-34-226-049	1102 HILLCREST DR	2/9/2021	\$115,000	\$134,510	\$3,419	\$22,929	1.00	\$3,419		KHV	17.05%
P-04-34-226-024	404 HILLCREST CT	10/17/2022	\$120,000	\$140,392	\$2,537	\$22,929	1.00	\$2,537		KHV	16.33%

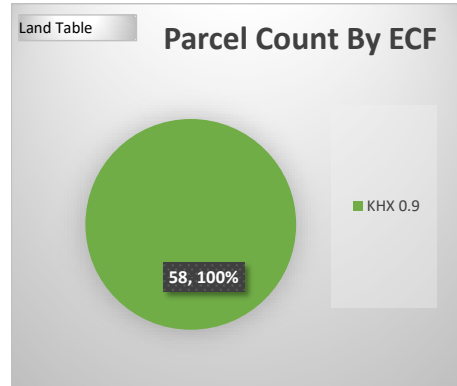
Oxford Township/Village of Oxford

Land Table KHX

BSA DATABASE		SALES DATA	
Parcel Count	58	# of Sales	12
ECF Nbhd	KHX	Sales Ratio	47.31%
Min ECF	0.900	(Land Resid.-Est. Land Value)/Est. LV	79.37%
Max ECF	0.900	% Change	30.00%
Land Table LtoB	7.18%	Projected Land Table LtoB	9.33%
CVT LtoB	17.17%	Sales Sample Size	20.69%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$14,300	\$25,651	\$18,590
MINIMUM	\$14,300	\$25,651	\$18,590
MAXIMUM	\$14,300	\$25,651	\$18,590

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
P-04-35-451-153	9102 SCENIC WAY	6/3/2021	\$205,000	\$168,567	\$50,733	\$14,300	1.00	\$50,733		KHX	8.48%
P-04-35-451-037	3104 PARADISE TRL	8/2/2022	\$200,000	\$171,705	\$42,595	\$14,300	1.00	\$42,595		KHX	8.33%
P-04-35-451-048	4108 PARADISE TRL	11/15/2021	\$250,000	\$215,850	\$48,450	\$14,300	1.00	\$48,450		KHX	6.62%
P-04-35-451-040	3202 PARADISE TRL	9/1/2022	\$226,000	\$203,690	\$36,610	\$14,300	1.00	\$36,610		KHX	7.02%
P-04-35-451-039	3102 PARADISE TRL	11/5/2021	\$185,000	\$167,609	\$31,691	\$14,300	1.00	\$31,691		KHX	8.53%
P-04-35-451-047	4110 PARADISE TRL	10/12/2022	\$222,500	\$214,093	\$22,707	\$14,300	1.00	\$22,707		KHX	6.68%
P-04-35-451-106	2204 PARADISE TRL	6/30/2022	\$230,000	\$225,281	\$19,019	\$14,300	1.00	\$19,019		KHX	6.35%
P-04-35-451-034	3208 PARADISE TRL	11/12/2021	\$205,000	\$203,690	\$15,610	\$14,300	1.00	\$15,610		KHX	7.02%
P-04-35-451-036	3206 PARADISE TRL	2/22/2022	\$205,000	\$203,690	\$15,610	\$14,300	1.00	\$15,610		KHX	7.02%
P-04-35-451-107	2102 PARADISE TRL	5/3/2021	\$185,500	\$187,233	\$12,567	\$14,300	1.00	\$12,567		KHX	7.64%
P-04-35-451-059	5112 SCENIC WAY	3/29/2022	\$220,000	\$225,556	\$8,744	\$14,300	1.00	\$8,744		KHX	6.34%
P-04-35-451-030	3212 PARADISE TRL	3/24/2022	\$195,000	\$205,829	\$3,471	\$14,300	1.00	\$3,471		KHX	6.95%

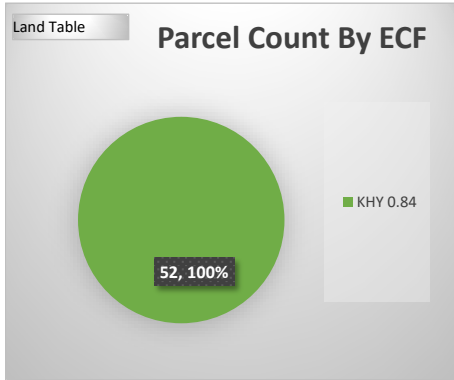
Oxford Township/Village of Oxford

Land Table KHY

BSA DATABASE		SALES DATA	
Parcel Count	52	# of Sales	5
ECF Nbhd	KHY	Sales Ratio	47.16%
Min ECF	0.840	(Land Resid.-Est. Land Value)/Est. LV	64.10%
Max ECF	0.840	% Change	0.00%
Land Table LtoB	9.10%	Projected Land Table LtoB	9.10%
CVT LtoB	17.17%	Sales Sample Size	9.62%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$29,118	\$47,783	\$29,118
MINIMUM	\$29,118	\$47,783	\$29,118
MAXIMUM	\$29,118	\$47,783	\$29,118

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
P-04-35-453-009	145 CRIMSON CT	6/23/2022	\$366,000	\$312,737	\$82,381	\$29,118	1.00	\$82,381		KHY	9.31%
P-04-35-453-027	2123 BRIDGE WATER	9/6/2022	\$338,525	\$314,486	\$53,157	\$29,118	1.00	\$53,157		KHY	9.26%
P-04-35-453-024	2245 BRIDGE WATER	2/9/2022	\$311,000	\$297,273	\$42,845	\$29,118	1.00	\$42,845		KHY	9.80%
P-04-35-453-010	1180 BRIDGE WATER	6/9/2021	\$325,000	\$315,108	\$39,010	\$29,118	1.00	\$39,010		KHY	9.24%
P-04-35-453-028	3101 BRIDGE WATER	4/21/2021	\$304,900	\$312,496	\$21,522	\$29,118	1.00	\$21,522		KHY	9.32%

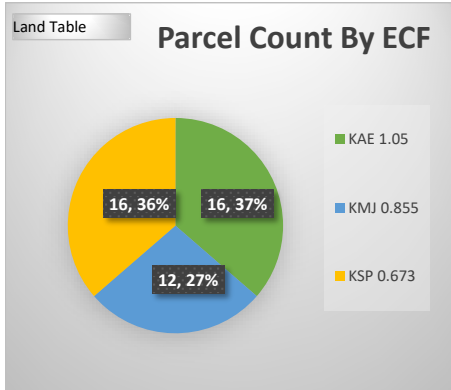
Oxford Township/Village of Oxford

Land Table KMJ

BSA DATABASE		SALES DATA	
Parcel Count	44	# of Sales	4
ECF Nbhd	KMJ, KSP, KAE	Sales Ratio	42.94%
Min ECF	0.673	(Land Resid.-Est. Land Value)/Est. LV	95.95%
Max ECF	1.050	% Change	0.00%
Land Table LtoB	16.56%	Projected Land Table LtoB	16.56%
CVT LtoB	17.17%	Sales Sample Size	9.09%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$50,023	\$98,018	\$50,023
MINIMUM	\$50,023	\$98,018	\$50,023
MAXIMUM	\$50,023	\$98,018	\$50,023

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
PO-04-23-352-037	30 MELVIN J CT	6/29/2021	\$300,000	\$298,574	\$51,449	\$50,023	0.33	\$158,305		KMJ	16.75%
PO-04-26-155-011	163 S GLASPIE ST	11/16/2021	\$285,000	\$269,420	\$65,603	\$50,023	0.21	\$316,923		KMJ	18.57%
PO-04-26-102-007	29 SCRIPTER CT	5/17/2022	\$450,000	\$340,189	\$159,834	\$50,023	0.17	\$940,200		KMJ	14.70%
PO-04-23-352-036	38 MELVIN J CT	8/30/2022	\$325,000	\$259,837	\$115,186	\$50,023	0.28	\$412,853		KMJ	19.25%

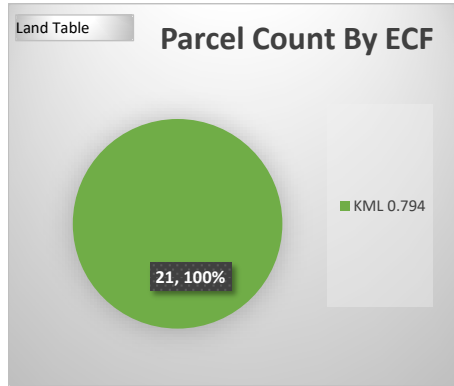
Oxford Township/Village of Oxford

Land Table KML

BSA DATABASE		SALES DATA	
Parcel Count	21	# of Sales	1
ECF Nbhd	KML	Sales Ratio	37.50%
Min ECF	0.794	(Land Resid.-Est. Land Value)/Est. LV	231.40%
Max ECF	0.794	% Change	20.00%
Land Table LtoB	10.55%	Projected Land Table LtoB	12.66%
CVT LtoB	17.17%	Sales Sample Size	4.76%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$47,396	\$157,069	\$56,875
MINIMUM	\$40,625	\$134,630	\$48,750
MAXIMUM	\$60,938	\$201,946	\$73,126

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
P -04-36-400-035	1869 MANALEE LN	8/5/2022	\$460,000	\$345,026	\$164,661	\$49,687	3.29	\$50,049		KML	14.40%

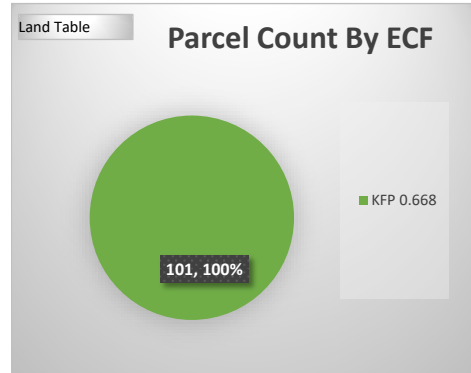
Oxford Township/Village of Oxford

Land Table KPC

BSA DATABASE		SALES DATA	
Parcel Count	101	# of Sales	14
ECF Nbhd	KFP	Sales Ratio	43.65%
Min ECF	0.668	(Land Resid.-Est. Land Value)/Est. LV	100.80%
Max ECF	0.668	% Change	0.00%
Land Table LtoB	13.90%	Projected Land Table LtoB	13.90%
CVT LtoB	17.17%	Sales Sample Size	13.86%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$66,250	\$133,033	\$66,250
MINIMUM	\$49,500	\$99,398	\$49,500
MAXIMUM	\$95,000	\$190,764	\$95,000

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
P-04-33-354-004	1910 ROYAL BIRKDALE DR	4/23/2021	\$139,000				0.37	\$371,658		KPC	100.00%
P-04-33-354-054	1825 ROYAL BIRKDALE DR	4/30/2021	\$430,000	\$356,983	\$147,618	\$74,601	0.47	\$311,430		KPC	20.90%
P-04-33-354-012	1796 ROYAL BIRKDALE DR	5/11/2021	\$75,000				0.34	-\$1,122,670		KPC	13.26%
P-04-33-354-016	1839 PRESTWICK CT	5/27/2021	\$565,000	\$538,041	\$92,377	\$65,418	0.35	\$267,759		KPC	12.16%
P-04-33-351-013	1746 LOCH LOMOND CT	9/27/2021	\$490,000	\$500,569	\$57,133	\$67,702	0.32	\$179,664		KPC	13.53%
P-04-33-354-010	1824 ROYAL BIRKDALE DR	10/13/2021	\$80,000				0.33	-\$882,706		KPC	17.89%
P-04-33-351-005	1856 LOCH LOMOND CT	12/9/2021	\$475,000	\$452,810	\$85,851	\$63,661	0.28	\$303,360		KPC	14.06%
P-04-33-353-001	2015 SAINT ANDREWS DR	12/16/2021	\$75,000				0.34	\$218,023		KPC	100.00%
P-04-33-354-024	1779 TROON CT	1/28/2022	\$65,000				0.30	\$218,855		KPC	100.00%
P-04-33-354-008	1852 ROYAL BIRKDALE DR	2/24/2022	\$705,000	\$549,844	\$235,689	\$80,533	0.36	\$662,048		KPC	14.65%
P-04-33-354-036	1611 ROYAL BIRKDALE DR	4/1/2022	\$562,500	\$492,383	\$139,296	\$69,179	0.28	\$502,874		KPC	14.05%
P-04-33-353-010	1897 SAINT ANDREWS DR	4/15/2022	\$690,000	\$624,090	\$148,928	\$83,018	0.28	\$533,792		KPC	13.30%
P-04-33-354-043	1657 ROYAL BIRKDALE DR	6/20/2022	\$627,975	\$453,654	\$242,707	\$68,386	0.28	\$860,663		KPC	15.07%
P-04-33-354-003	1924 ROYAL BIRKDALE DR	8/16/2022	\$135,000				0.63	\$213,270		KPC	100.00%

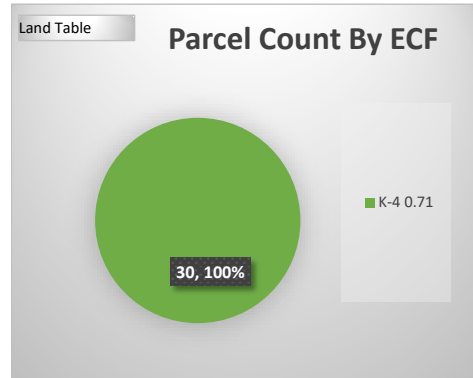
Oxford Township/Village of Oxford

Land Table KSH

BSA DATABASE		SALES DATA	
Parcel Count	30	# of Sales	32
ECF Nbhd	K-4	Sales Ratio	45.75%
Min ECF	0.710	(Land Resid.-Est. Land Value)/Est. LV	60.91%
Max ECF	0.710	% Change	6.67%
Land Table LtoB	14.68%	Projected Land Table LtoB	15.66%
CVT LtoB	17.17%	Sales Sample Size	106.67%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$75,000	\$120,680	\$75,000
MINIMUM	\$55,000	\$88,499	\$66,000
MAXIMUM	\$81,250	\$130,737	\$81,250

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
P-04-35-476-020	235 FAIRWAY VIEW DR	5/18/2021	\$75,000				0.57	-\$613,202		KSH	14.94%
P-04-35-476-016	1950 PINE RIDGE CT	10/28/2021	\$539,000	\$545,795	\$74,455	\$81,250	0.82	\$90,358		KSH	14.89%
P-04-35-476-018	211 FAIRWAY VIEW CT	5/24/2022	\$461,996	\$467,831	\$69,165	\$75,000	0.57	\$120,497		KSH	16.03%
P-04-35-476-002	295 INDIAN LAKE RD	6/15/2022	\$377,088	\$419,870	\$32,218	\$75,000	0.69	\$46,491		KSH	17.86%
P-04-35-476-011	270 FAIRWAY VIEW DR	6/17/2022	\$449,953	\$469,446	\$55,507	\$75,000	0.65	\$85,659		KSH	15.98%
P-04-35-476-021	245 FAIRWAY VIEW DR	7/8/2022	\$476,464	\$437,991	\$113,473	\$75,000	0.57	\$197,688		KSH	17.12%
P-04-35-476-014	1900 PINE RIDGE CT	8/5/2022	\$660,000	\$563,249	\$178,001	\$81,250	0.86	\$207,460		KSH	14.43%
P-04-35-201-005	565 TULLAMORE CIR	10/10/2022	\$115,302				0.31	\$371,942		KSH	100.00%
P-04-35-201-006	575 TULLAMORE CIR	8/4/2022	\$102,500				0.30	\$341,667		KSH	100.00%
P-04-35-201-007	585 TULLAMORE CIR	7/13/2022	\$102,500				0.28	-\$187,750		KSH	21.72%
P-04-35-201-008	595 TULLAMORE CIR	11/29/2021	\$490,000	\$371,219	\$161,818	\$43,037	0.28	\$577,921		KSH	11.59%
P-04-35-201-009	605 TULLAMORE CIR	1/5/2022	\$95,000				0.28	-\$825,375		KSH	11.59%
P-04-35-201-010	615 TULLAMORE CIR	11/11/2021	\$95,000				0.35	-\$615,383		KSH	12.92%
P-04-35-201-011	625 TULLAMORE CIR	8/3/2022	\$107,802				0.40	-\$23,872		KSH	29.54%
P-04-35-201-013	645 TULLAMORE CIR	7/19/2022	\$112,500				0.49	-\$234,894		KSH	19.49%
P-04-35-201-014	655 TULLAMORE CIR	9/24/2021	\$101,977				0.37	-\$974,746		KSH	9.28%
P-04-35-201-015	665 TULLAMORE CIR	6/17/2021	\$90,000				0.30	-\$796,520		KSH	11.72%
P-04-35-201-016	675 TULLAMORE CIR	4/15/2021	\$87,500				0.28	-\$868,479		KSH	11.51%
P-04-35-201-018	695 TULLAMORE CIR	9/16/2021	\$87,500				0.28	-\$902,896		KSH	11.23%
P-04-35-201-019	705 TULLAMORE CIR	4/12/2021	\$104,477				0.38	-\$840,016		KSH	9.93%
P-04-35-201-020	715 TULLAMORE CIR	2/24/2021	\$102,500				0.61	-\$465,651		KSH	14.20%

Oxford Township/Village of Oxford

Land Table KSH

P-04-35-201-021	725 TULLAMORE CIR	4/25/2022	\$107,500					0.31	-\$493,235	KSH	14.47%
P-04-35-201-022	735 TULLAMORE CIR	2/26/2021	\$102,500					0.29	-\$843,462	KSH	11.08%
P-04-35-201-023	745 TULLAMORE CIR	5/4/2021	\$102,500					0.36	-\$687,247	KSH	11.77%
P-04-35-201-024	755 TULLAMORE CIR	1/12/2021	\$107,477					0.39	-\$834,490	KSH	10.09%
P-04-35-201-025	765 TULLAMORE CIR	7/16/2021	\$105,000					0.35	-\$748,496	KSH	11.17%
P-04-35-201-029	805 TULLAMORE CIR	1/7/2022	\$115,000					0.28	-\$854,518	KSH	10.83%
P-04-35-201-033	501 TULLAMORE CIR	12/7/2022	\$665,000	\$493,545	\$241,476	\$70,021		0.49	\$492,808	KSH	14.19%
P-04-35-201-035	840 TULLAMORE CIR	8/30/2022	\$97,500					0.28	-\$75,568	KSH	26.61%
P-04-35-201-036	820 TULLAMORE CIR	8/22/2022	\$97,852					0.28	-\$246,686	KSH	20.50%
P-04-35-201-047	620 TULLAMORE CIR	6/4/2021	\$95,000					0.30	-\$766,183	KSH	12.56%
P-04-35-201-048	600 TULLAMORE CIR	6/3/2021	\$95,000					0.30	-\$896,913	KSH	10.90%

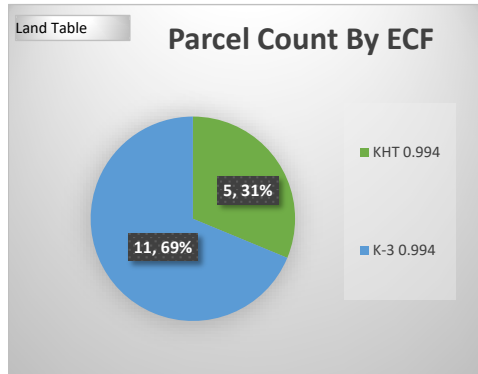
Oxford Township/Village of Oxford

Land Table KSK

BSA DATABASE		SALES DATA	
Parcel Count	16	# of Sales	1
ECF Nbhd	K-3, KHT	Sales Ratio	46.38%
Min ECF	0.994	(Land Resid.-Est. Land Value)/Est. LV	62.91%
Max ECF	0.994	% Change	5.00%
Land Table LtoB	12.04%	Projected Land Table LtoB	12.64%
CVT LtoB	17.17%	Sales Sample Size	6.25%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$374	\$609	\$393
MINIMUM	\$374	\$609	\$393
MAXIMUM	\$374	\$609	\$393

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
P-04-30-101-010	3047 SEYMOUR LAKE RD	10/28/2022	\$260,000	\$241,188	\$48,714	\$29,902	0.31	\$157,142		KSK	12.40%

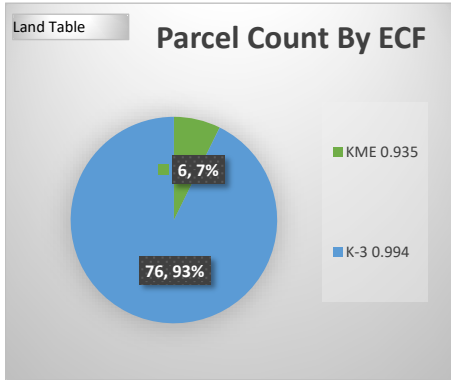
Oxford Township/Village of Oxford

Land Table KSL

BSA DATABASE		SALES DATA	
Parcel Count	82	# of Sales	7
ECF Nbhd	K-3, KME	Sales Ratio	44.57%
Min ECF	0.935	(Land Resid.-Est. Land Value)/Est. LV	138.21%
Max ECF	0.994	% Change	15.00%
Land Table LtoB	8.84%	Projected Land Table LtoB	10.16%
CVT LtoB	17.17%	Sales Sample Size	8.54%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$275	\$655	\$316
MINIMUM	\$275	\$655	\$316
MAXIMUM	\$275	\$655	\$316

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
P-04-29-401-024	622 PATRICIA CT	3/5/2021	\$299,000	\$288,276	\$40,005	\$29,281	0.37	\$109,603		KSL	10.16%
P-04-29-451-047	2349 MALENA LN	5/3/2021	\$334,000	\$299,363	\$58,566	\$23,929	0.30	\$195,220		KSL	7.99%
P-04-35-101-022	1086 RED BARN DR	6/11/2021	\$336,000	\$253,108	\$125,226	\$42,334	0.63	\$199,722		KSL	16.73%
P-04-29-452-008	740 PATRICIA CT	11/23/2021	\$319,900	\$299,951	\$45,142	\$25,193	0.32	\$140,629		KSL	8.40%
P-04-29-401-029	723 PATRICIA CT	1/31/2022	\$389,900	\$367,509	\$51,521	\$29,130	0.34	\$150,646		KSL	7.93%
P-04-32-201-019	1055 CLEARVIEW DR	8/2/2022	\$525,000	\$464,569	\$86,489	\$26,058	0.45	\$190,925		KSL	5.61%
P-04-29-451-050	2385 MALENA LN	12/16/2022	\$350,000	\$303,756	\$70,935	\$24,691	0.33	\$214,305		KSL	8.13%

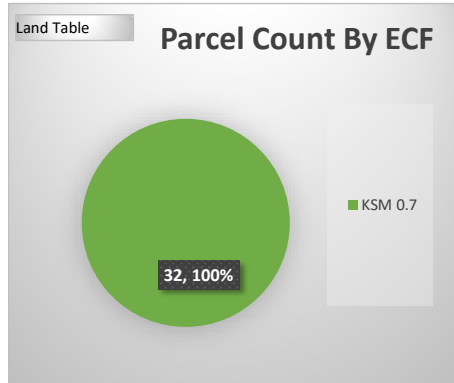
Oxford Township/Village of Oxford

Land Table KSM

BSA DATABASE		SALES DATA	
Parcel Count	32	# of Sales	0
ECF Nbhd	KSM	Sales Ratio	#DIV/0!
Min ECF	0.700	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.700	% Change	0.00%
Land Table LtoB	11.14%	Projected Land Table LtoB	11.14%
CVT LtoB	17.17%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$63,099	#DIV/0!	\$63,099
MINIMUM	\$40,154	#DIV/0!	\$40,154
MAXIMUM	\$103,253	#DIV/0!	\$103,253

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
---------------	----------------	-----------	------------	----------------	---------------	-----------------	-------------	--------------	-----------------------	------------	------------------

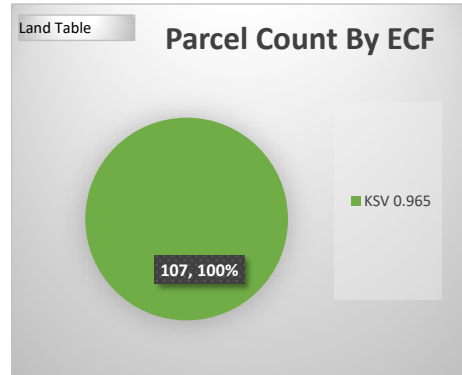
Oxford Township/Village of Oxford

Land Table KSV

BSA DATABASE		SALES DATA	
Parcel Count	107	# of Sales	17
ECF Nbhd	KSV	Sales Ratio	45.37%
Min ECF	0.965	(Land Resid.-Est. Land Value)/Est. LV	66.95%
Max ECF	0.965	% Change	5.00%
Land Table LtoB	16.07%	Projected Land Table LtoB	16.87%
CVT LtoB	17.17%	Sales Sample Size	15.89%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$49,968	\$83,422	\$52,466
MINIMUM	\$42,972	\$71,742	\$45,121
MAXIMUM	\$71,953	\$120,126	\$75,551

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
P-04-21-226-045	839 STONY LAKE CT	7/1/2021	\$396,000	\$425,579	\$42,374	\$71,953	1.00	\$42,374		KSV	16.91%
P-04-21-226-034	935 STONY LAKE CT	7/17/2021	\$380,000	\$332,141	\$119,812	\$71,953	1.00	\$119,812		KSV	21.66%
P-04-21-226-067	304 STONY LAKE DR	8/17/2021	\$360,000	\$335,817	\$74,151	\$49,968	1.00	\$74,151		KSV	14.88%
P-04-21-226-073	368 STONY LAKE DR	8/20/2021	\$325,000	\$345,254	\$22,718	\$42,972	1.00	\$22,718		KSV	12.45%
P-04-21-226-026	123 STONY LAKE DR	10/27/2021	\$410,000	\$365,462	\$94,506	\$49,968	1.00	\$94,506		KSV	13.67%
P-04-21-226-005	361 STONY LAKE DR	11/15/2021	\$340,000	\$298,057	\$84,915	\$42,972	1.00	\$84,915		KSV	14.42%
P-04-21-226-062	268 STONY LAKE DR	1/21/2022	\$385,000	\$407,488	\$27,480	\$49,968	1.00	\$27,480		KSV	12.26%
P-04-21-226-027	119 STONY LAKE DR	1/28/2022	\$382,500	\$364,112	\$68,356	\$49,968	1.00	\$68,356		KSV	13.72%
P-04-21-226-039	899 STONY LAKE CT	5/2/2022	\$440,000	\$425,442	\$86,511	\$71,953	1.00	\$86,511		KSV	16.91%
P-04-21-226-037	915 STONY LAKE CT	5/17/2022	\$436,000	\$367,587	\$140,366	\$71,953	1.00	\$140,366		KSV	19.57%
P-04-21-226-003	373 STONY LAKE DR	5/26/2022	\$330,000	\$298,057	\$74,915	\$42,972	1.00	\$74,915		KSV	14.42%
P-04-21-226-056	220 STONY LAKE DR	5/27/2022	\$460,000	\$364,497	\$145,471	\$49,968	1.00	\$145,471		KSV	13.71%
P-04-21-226-012	251 STONY LAKE DR	6/28/2022	\$385,000	\$373,171	\$54,801	\$42,972	1.00	\$54,801		KSV	11.52%
P-04-21-226-019	199 STONY LAKE DR	8/3/2022	\$410,000	\$345,020	\$107,952	\$42,972	1.00	\$107,952		KSV	12.45%
P-04-21-226-010	285 STONY LAKE DR	9/23/2022	\$410,000	\$323,098	\$129,874	\$42,972	1.00	\$129,874		KSV	13.30%
P-04-21-226-031	963 STONY LAKE CT	10/18/2022	\$439,000	\$380,376	\$130,577	\$71,953	1.00	\$130,577		KSV	18.92%
P-04-22-201-015	735 BROOKSTONE DR	12/28/2022	\$498,662	\$407,073	\$163,542	\$71,953	1.00	\$163,542		KSV	17.68%

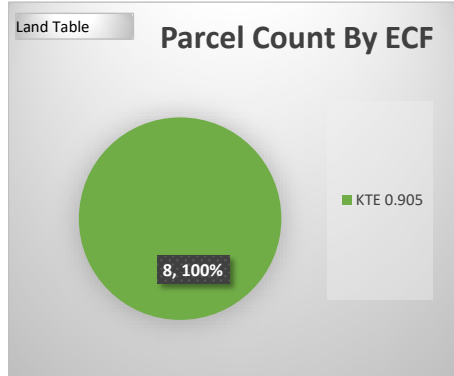
Oxford Township/Village of Oxford

Land Table KTE

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	3
ECF Nbhd	KTE	Sales Ratio	47.55%
Min ECF	0.905	(Land Resid.-Est. Land Value)/Est. LV	42.95%
Max ECF	0.905	% Change	5.00%
Land Table LtoB	12.73%	Projected Land Table LtoB	13.37%
CVT LtoB	17.17%	Sales Sample Size	37.50%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$49,000	\$70,046	\$51,450
MINIMUM	\$42,000	\$60,039	\$44,100
MAXIMUM	\$54,000	\$77,193	\$56,700

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
P-04-05-228-005	748 ROXBURY CT	8/19/2021	\$420,000	\$353,365	\$106,556	\$39,921	0.94	\$113,720		KTE	11.30%
P-04-05-228-006	731 ROXBURY CT	9/26/2022	\$357,000	\$303,964	\$97,577	\$44,541	0.93	\$104,472		KTE	14.65%
P-04-05-201-023	3888 ALEX CT	1/28/2021	\$336,550	\$401,645	-\$22,491	\$42,604	0.97	-\$23,091		KTE	10.61%

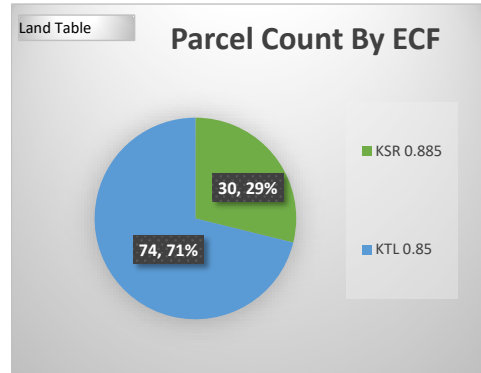
Oxford Township/Village of Oxford

Land Table KTL

BSA DATABASE		SALES DATA	
Parcel Count	104	# of Sales	7
ECF Nbhd	KTL, KSR	Sales Ratio	43.51%
Min ECF	0.850	(Land Resid.-Est. Land Value)/Est. LV	117.10%
Max ECF	0.885	% Change	0.00%
Land Table LtoB	13.24%	Projected Land Table LtoB	13.24%
CVT LtoB	17.17%	Sales Sample Size	6.73%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$62,150	\$134,925	\$62,150
MINIMUM	\$49,720	\$107,940	\$49,720
MAXIMUM	\$79,315	\$172,190	\$79,315

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
P-04-31-328-005	1715 HIGH POINTE DR	8/30/2021	\$426,000	\$345,396	\$130,679	\$50,075	1.03	\$126,873		KTL	14.50%
P-04-31-326-007	1744 TWIN LAKES BLVD	9/22/2022	\$450,000	\$372,865	\$128,867	\$51,732	1.17	\$110,143		KTL	13.87%
P-04-31-377-006	1971 TWIN LAKES BLVD	6/10/2022	\$434,000	\$362,215	\$126,595	\$54,810	1.43	\$88,528		KTL	15.13%
P-04-31-177-001	3493 PARK ISLAND DR	10/7/2022	\$415,000	\$358,964	\$112,811	\$56,775	1.66	\$67,958		KTL	15.82%
P-04-31-301-016	1612 WHITE PINE WAY	7/2/2021	\$580,000	\$506,947	\$130,468	\$57,415	1.75	\$74,553		KTL	11.33%
P-04-31-327-001	1815 TWIN LAKES BLVD	4/18/2022	\$450,000	\$415,966	\$86,122	\$52,088	1.20	\$71,768		KTL	12.52%
P-04-31-301-018	1656 WHITE PINE WAY	9/8/2022	\$619,435	\$573,825	\$96,987	\$51,377	1.14	\$85,076		KTL	8.95%

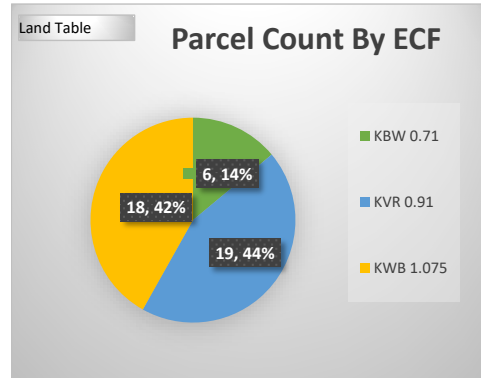
Oxford Township/Village of Oxford

Land Table KVR

BSA DATABASE		SALES DATA	
Parcel Count	43	# of Sales	13
ECF Nbhd	KBW, KVR, KWB	Sales Ratio	43.10%
Min ECF	0.710	(Land Resid.-Est. Land Value)/Est. LV	155.71%
Max ECF	1.075	% Change	0.00%
Land Table LtoB	11.14%	Projected Land Table LtoB	11.14%
CVT LtoB	17.17%	Sales Sample Size	30.23%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$29,944	\$76,567	\$29,944
MINIMUM	\$25,410	\$64,975	\$25,410
MAXIMUM	\$34,477	\$88,160	\$34,477

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
PO-04-27-130-008	114 CONDA LN	1/4/2021	\$189,900	\$169,195	\$46,115	\$25,410	1.00	\$46,115		KVR	15.02%
PO-04-27-126-050	75 BURDICK WOODS CT	5/10/2021	\$352,500	\$282,842	\$95,068	\$25,410	1.00	\$95,068		KVR	8.98%
PO-04-27-126-051	55 BURDICK WOODS CT	8/31/2021	\$372,900	\$386,796	\$11,514	\$25,410	1.00	\$11,514		KVR	6.57%
PO-04-27-130-015	132 CONDA LN	12/9/2021	\$192,000	\$193,913	\$23,497	\$25,410	1.00	\$23,497		KVR	13.10%
PO-04-27-126-075	155 JORDYN WAY	4/19/2022	\$304,900	\$261,126	\$69,184	\$25,410	1.00	\$69,184		KVR	9.73%
PO-04-27-126-076	153 JORDYN WAY	4/19/2022	\$299,900	\$261,126	\$64,184	\$25,410	1.00	\$64,184		KVR	9.73%
PO-04-27-130-009	120 CONDA LN	6/14/2022	\$202,500	\$197,504	\$30,406	\$25,410	1.00	\$30,406		KVR	12.87%
PO-04-27-126-071	148 JORDYN WAY	8/2/2022	\$273,000	\$230,667	\$67,743	\$25,410	1.00	\$67,743		KVR	11.02%
PO-04-27-130-004	106 CONDA LN	8/9/2022	\$210,000	\$181,399	\$54,011	\$25,410	1.00	\$54,011		KVR	14.01%
PO-04-27-126-057	20 BURDICK WOODS CT	8/12/2022	\$315,000	\$298,073	\$42,337	\$25,410	1.00	\$42,337		KVR	8.52%
PO-04-27-126-081	136 JORDYN WAY	8/24/2022	\$358,000	\$259,837	\$123,573	\$25,410	1.00	\$123,573		KVR	9.78%
PO-04-27-126-080	138 JORDYN WAY	9/30/2022	\$354,900	\$259,837	\$120,473	\$25,410	1.00	\$120,473		KVR	9.78%
PO-04-27-126-066	156 JORDYN WAY	10/26/2022	\$299,900	\$228,741	\$96,569	\$25,410	1.00	\$96,569		KVR	11.11%

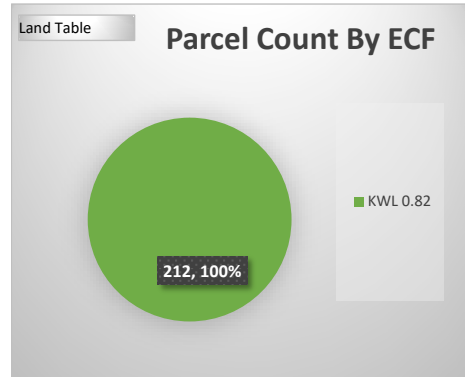
Oxford Township/Village of Oxford

Land Table KWL

BSA DATABASE		SALES DATA	
Parcel Count	212	# of Sales	29
ECF Nbhd	KWL	Sales Ratio	46.90%
Min ECF	0.820	(Land Resid.-Est. Land Value)/Est. LV	57.87%
Max ECF	0.820	% Change	4.50%
Land Table LtoB	10.23%	Projected Land Table LtoB	10.69%
CVT LtoB	17.17%	Sales Sample Size	13.68%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$59,845	\$94,478	\$59,845
MINIMUM	\$33,000	\$52,098	\$37,950
MAXIMUM	\$105,326	\$166,280	\$105,326

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
P-04-23-303-089	861 SNYDER ST	9/28/2022	\$381,300	\$304,334	\$114,412	\$37,446	0.26	\$440,046		KWL	12.30%
P-04-23-303-087	841 SNYDER ST	11/12/2021	\$392,500	\$318,080	\$107,420	\$33,000	0.25	\$429,680		KWL	10.37%
P-04-23-303-037	163 BEAUMONT CT	10/11/2022	\$457,000	\$373,683	\$120,763	\$37,446	0.26	\$464,473		KWL	10.02%
P-04-23-303-079	737 SNYDER ST	8/25/2022	\$480,000	\$405,120	\$112,326	\$37,446	0.34	\$330,371		KWL	9.24%
P-04-23-303-109	410 STATE ST	4/5/2022	\$421,000	\$361,472	\$92,528	\$33,000	0.23	\$402,296		KWL	9.13%
P-04-23-303-016	213 STATE ST	6/6/2022	\$431,000	\$372,219	\$91,781	\$33,000	0.23	\$399,048		KWL	8.87%
P-04-23-303-094	260 STATE ST	6/3/2022	\$450,000	\$398,509	\$84,491	\$33,000	0.22	\$384,050		KWL	8.28%
P-04-23-303-086	831 SNYDER ST	8/18/2021	\$385,000	\$344,166	\$73,834	\$33,000	0.25	\$295,336		KWL	9.59%
P-04-23-303-060	265 STATE ST	2/28/2022	\$400,000	\$365,326	\$67,674	\$33,000	0.23	\$294,235		KWL	9.03%
P-04-23-303-096	280 STATE ST	3/2/2021	\$343,500	\$318,282	\$58,218	\$33,000	0.23	\$253,122		KWL	10.37%
P-04-23-303-119	331 RED CEDAR DR	4/26/2022	\$440,000	\$407,876	\$69,570	\$37,446	0.30	\$231,900		KWL	9.18%
P-04-23-302-051	640 STATE ST	10/4/2022	\$490,000	\$455,981	\$76,765	\$42,746	0.34	\$225,779		KWL	9.37%
P-04-23-302-020	137 WILLOW LAKE DR	3/19/2021	\$500,000	\$465,417	\$119,562	\$84,979	0.68	\$175,826		KWL	18.26%
P-04-23-302-037	261 WILLOW LAKE DR	6/17/2022	\$607,500	\$581,188	\$111,291	\$84,979	0.64	\$173,892		KWL	14.62%
P-04-23-303-084	799 SNYDER ST	5/13/2022	\$474,000	\$454,992	\$61,754	\$42,746	0.37	\$166,903		KWL	9.39%
P-04-23-302-039	285 WILLOW LAKE DR	8/8/2022	\$97,900	\$94,979	\$97,900	\$84,979	0.79	\$123,924		KWL	89.47%
P-04-23-302-050	650 STATE ST	5/10/2021	\$452,500	\$453,154	\$42,092	\$42,746	0.34	\$123,800		KWL	9.43%
P-04-23-303-030	186 BEAUMONT CT	6/1/2021	\$320,000	\$330,116	\$27,330	\$37,446	0.26	\$105,115		KWL	11.34%
P-04-23-302-019	131 WILLOW LAKE DR	8/24/2022	\$510,000	\$530,923	\$69,562	\$90,485	0.85	\$81,838		KWL	17.04%
P-04-23-303-139	461 STATE ST	2/12/2021	\$365,000	\$429,261	-\$31,261	\$33,000	0.22	-\$142,095		KWL	7.69%
P-04-23-303-100	320 STATE ST	8/20/2021	\$374,900	\$463,673	-\$55,773	\$33,000	0.22	-\$253,514		KWL	7.12%

Oxford Township/Village of Oxford

Land Table KWL

P-04-23-303-090	883 SNYDER ST	12/17/2021	\$65,000	0.22	-\$943,218	KWL	10.80%
P-04-23-302-033	661 WILLOW LAKE CT	3/13/2021	\$104,900	0.69	-\$462,709	KWL	19.09%
P-04-23-302-040	295 WILLOW LAKE DR	9/22/2021	\$97,900	0.68	-\$499,284	KWL	16.27%
P-04-23-302-038	271 WILLOW LAKE DR	6/8/2021	\$97,900	0.75	-\$477,096	KWL	15.72%
P-04-23-302-036	245 WILLOW LAKE DR	10/25/2021	\$84,900	0.46	-\$727,459	KWL	11.60%
P-04-23-302-056	320 WILLOW LAKE DR	1/20/2021	\$71,900	0.34	-\$1,081,106	KWL	8.86%
P-04-23-302-053	620 STATE ST	4/19/2021	\$69,900	0.34	-\$1,084,444	KWL	8.88%
P-04-23-302-049	660 STATE ST	5/12/2021	\$69,900	0.35	-\$1,079,351	KWL	8.72%

Oxford Township/Village of Oxford

Land Table KWS

BSA DATABASE		SALES DATA	
Parcel Count	68	# of Sales	9
ECF Nbhd	KWS	Sales Ratio	31.06%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	251.24%
Max ECF	1.000	% Change	0.00%
Land Table LtoB		Projected Land Table LtoB	0.00%
CVT LtoB	17.17%	Sales Sample Size	13.24%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale

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
P-04-21-303-003	641 WESTLAKE AVE	6/3/2022	\$90,000				0.34	\$264,706		RWL	90.43%
P-04-21-303-006	671 WESTLAKE AVE	6/27/2022	\$100,000				0.45	-\$432,876		RWL	24.27%
P-04-21-303-009	685 WESTLAKE CT	10/13/2022	\$215,000				1.27	\$169,291		RWL	100.00%
P-04-21-303-016	731 WESTLAKE AVE	2/18/2022	\$100,000				0.36	-\$324,567		RWL	30.35%
P-04-21-303-017	741 WESTLAKE AVE	1/31/2022	\$230,000				0.37	\$621,622		RWL	100.00%
P-04-21-303-021	781 WESTLAKE AVE	8/25/2022	\$130,000				0.43	\$302,326		RWL	100.00%
P-04-21-303-022	791 WESTLAKE AVE	11/18/2022	\$626,885	\$389,461	\$331,924	\$94,500	0.38	\$873,484		RWL	24.26%
P-04-21-303-025	821 WESTLAKE AVE	1/28/2022	\$120,000				0.39	-\$693,977		RWL	19.48%
P-04-21-303-027	841 WESTLAKE AVE	8/24/2022	\$120,000				0.34	\$352,941		RWL	90.43%

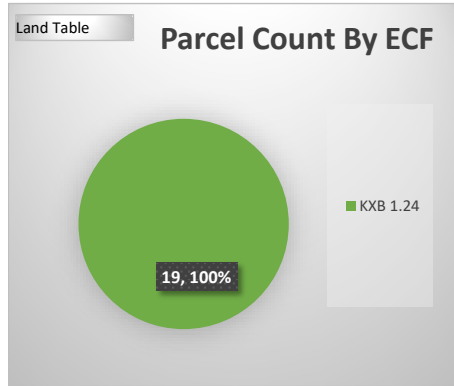
Oxford Township/Village of Oxford

Land Table KXB

BSA DATABASE		SALES DATA	
Parcel Count	19	# of Sales	1
ECF Nbhd	KXB	Sales Ratio	47.58%
Min ECF	1.240	(Land Resid.-Est. Land Value)/Est. LV	36.06%
Max ECF	1.240	% Change	0.00%
Land Table LtoB	11.77%	Projected Land Table LtoB	11.77%
CVT LtoB	17.17%	Sales Sample Size	5.26%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$38,435	\$52,296	\$38,435
MINIMUM	\$35,970	\$48,942	\$35,970
MAXIMUM	\$40,900	\$55,650	\$40,900

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
P-04-28-228-012	621 AKRAM RD	1/3/2022	\$298,000	\$283,585	\$54,387	\$39,972	0.24	\$225,672		KXB	14.10%

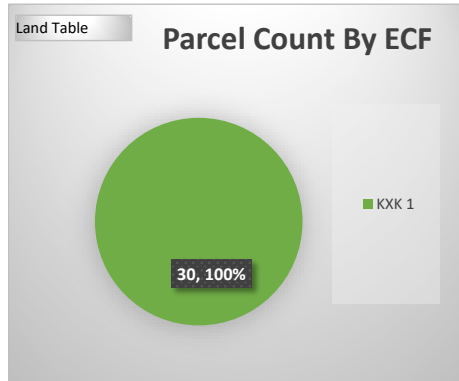
Oxford Township/Village of Oxford

Land Table KXX

BSA DATABASE		SALES DATA	
Parcel Count	30	# of Sales	2
ECF Nbhd	KXX	Sales Ratio	43.79%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	85.56%
Max ECF	1.000	% Change	10.00%
Land Table LtoB	16.28%	Projected Land Table LtoB	17.91%
CVT LtoB	17.17%	Sales Sample Size	6.67%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$27,211	\$50,492	\$29,932
MINIMUM	\$27,211	\$50,492	\$29,932
MAXIMUM	\$27,211	\$50,492	\$29,932

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
P-04-28-227-028	614 OXFORD OAKS CT	11/12/2021	\$175,000	\$165,152	\$37,059	\$27,211	1.00	\$37,059		KXX	16.48%
P-04-28-227-020	664 OXFORD OAKS LN	12/20/2021	\$199,900	\$163,187	\$63,924	\$27,211	1.00	\$63,924		KXX	16.67%

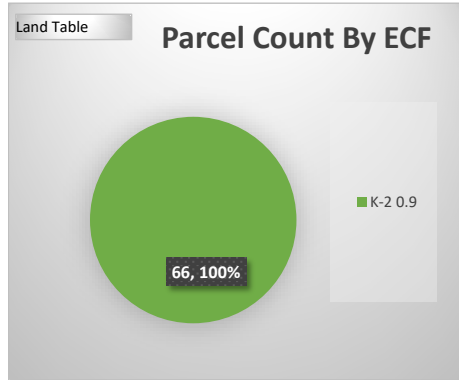
Oxford Township/Village of Oxford

Land Table KXP

BSA DATABASE		SALES DATA	
Parcel Count	66	# of Sales	1
ECF Nbhd	K-2	Sales Ratio	38.61%
Min ECF	0.900	(Land Resid.-Est. Land Value)/Est. LV	295.09%
Max ECF	0.900	% Change	0.00%
Land Table LtoB	13.11%	Projected Land Table LtoB	13.11%
CVT LtoB	17.17%	Sales Sample Size	1.52%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$52,000	\$205,445	\$52,000
MINIMUM	\$33,419	\$132,034	\$33,419
MAXIMUM	\$102,000	\$402,987	\$102,000

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
P-04-30-326-011	3476 W DRAHNER RD	6/11/2021	\$295,000	\$227,809	\$89,961	\$22,770	0.45	\$199,913		KXP	10.00%

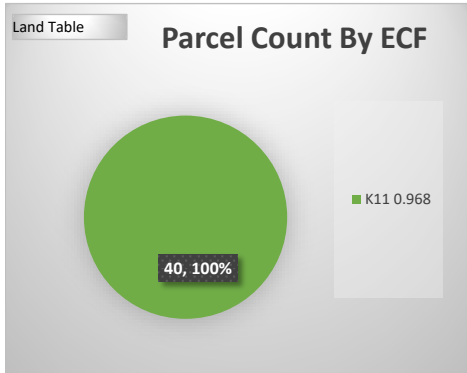
Oxford Township/Village of Oxford

Land Table KXV

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	7
ECF Nbhd	K11	Sales Ratio	48.19%
Min ECF	0.968	(Land Resid.-Est. Land Value)/Est. LV	19.38%
Max ECF	0.968	% Change	0.00%
Land Table LtoB	19.64%	Projected Land Table LtoB	19.64%
CVT LtoB	17.17%	Sales Sample Size	17.50%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$15,732	\$18,781	\$15,732
MINIMUM	\$15,732	\$18,781	\$15,732
MAXIMUM	\$15,732	\$18,781	\$15,732

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
P-04-30-127-006	2941 SEYMOUR LAKE RD	8/23/2021	\$90,000	\$82,938	\$22,794	\$15,732	1.00	\$22,794		KXV	18.97%
P-04-30-127-004	2941 SEYMOUR LAKE RD	3/25/2022	\$90,000	\$82,938	\$22,794	\$15,732	1.00	\$22,794		KXV	18.97%
P-04-30-127-017	2911 SEYMOUR LAKE RD	4/19/2022	\$89,000	\$82,938	\$21,794	\$15,732	1.00	\$21,794		KXV	18.97%
P-04-30-127-010	2921 SEYMOUR LAKE RD	4/1/2021	\$85,000	\$82,938	\$17,794	\$15,732	1.00	\$17,794		KXV	18.97%
P-04-30-127-036	2951 SEYMOUR LAKE RD	2/4/2022	\$70,000	\$68,928	\$16,804	\$15,732	1.00	\$16,804		KXV	22.82%
P-04-30-127-008	2941 SEYMOUR LAKE RD	8/16/2021	\$84,000	\$82,938	\$16,794	\$15,732	1.00	\$16,794		KXV	18.97%
P-04-30-127-026	2931 SEYMOUR LAKE RD	5/12/2021	\$79,900	\$82,938	\$12,694	\$15,732	1.00	\$12,694		KXV	18.97%

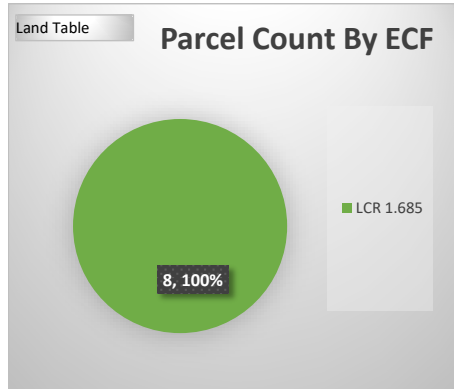
Oxford Township/Village of Oxford

Land Table LCR

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	1
ECF Nbhd	LCR	Sales Ratio	49.08%
Min ECF	1.685	(Land Resid.-Est. Land Value)/Est. LV	11.50%
Max ECF	1.685	% Change	0.00%
Land Table LtoB	22.28%	Projected Land Table LtoB	22.28%
CVT LtoB	17.17%	Sales Sample Size	12.50%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,511	\$1,685	\$1,511
MINIMUM	\$1,511	\$1,685	\$1,511
MAXIMUM	\$1,511	\$1,685	\$1,511

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
P-04-28-151-003	503 HORNER DR	12/23/2021	\$475,000	\$466,307	\$84,302	\$75,609	0.24	\$351,258		LCR	16.21%

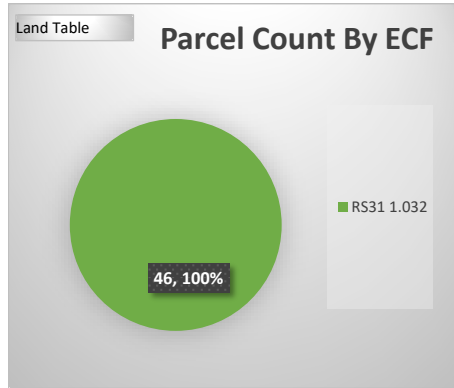
Oxford Township/Village of Oxford

Land Table R23

BSA DATABASE		SALES DATA	
Parcel Count	46	# of Sales	1
ECF Nbhd	RS31	Sales Ratio	41.38%
Min ECF	1.032	(Land Resid.-Est. Land Value)/Est. LV	128.51%
Max ECF	1.032	% Change	12.86%
Land Table LtoB	18.89%	Projected Land Table LtoB	21.31%
CVT LtoB	17.17%	Sales Sample Size	2.17%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$53,592	\$122,465	\$61,631
MINIMUM	\$28,000	\$63,984	\$28,000
MAXIMUM	\$243,012	\$555,314	\$279,464

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
P -04-25-276-002	140 GRAMPIAN DR	5/20/2022	\$400,000	\$331,009	\$122,675	\$53,684	3.55	\$34,556		R23	16.22%

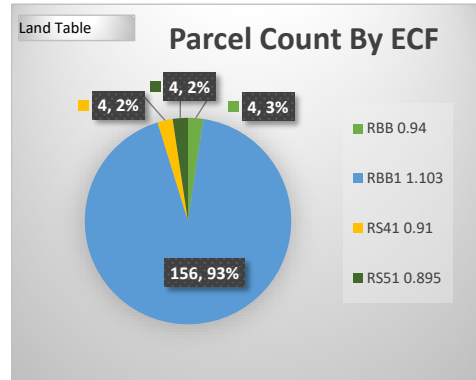
Oxford Township/Village of Oxford

Land Table R32

BSA DATABASE		SALES DATA	
Parcel Count	168	# of Sales	16
ECF Nbhd	RBB1, RS51, RS41, RBB	Sales Ratio	50.07%
Min ECF	0.895	(Land Resid.-Est. Land Value)/Est. LV	-0.84%
Max ECF	1.103	% Change	10.00%
Land Table LtoB	19.42%	Projected Land Table LtoB	21.36%
CVT LtoB	17.17%	Sales Sample Size	9.52%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$63,800	\$63,266	\$70,180
MINIMUM	\$33,000	\$32,724	\$36,300
MAXIMUM	\$374,000	\$370,870	\$411,400

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
P-04-32-200-005		4/25/2022	\$200,000				18.50	\$10,811		R32	100.00%
P-04-32-200-039		4/25/2022	\$200,000				25.31	\$7,902		R32	100.00%
P-04-29-451-013	2446 W DRAHNER RD	4/28/2022	\$217,500	\$123,387	\$129,313	\$35,200	0.59	\$219,175		R32	28.53%
P-04-31-400-016		12/12/2022	\$128,000				9.68	\$13,223		R32	100.00%
P-04-29-451-031	2300 W DRAHNER RD	5/16/2022	\$360,000	\$251,694	\$153,901	\$45,595	1.85	\$83,190		R32	18.12%
P-04-31-300-005	1635 S BALDWIN RD	9/28/2022	\$439,900	\$356,802	\$148,482	\$65,384	4.72	\$31,458		R32	18.33%
P-04-32-400-016	2890 STANTON RD	10/6/2021	\$410,000	\$353,028	\$102,244	\$45,272	2.37	\$43,141		R32	12.82%
P-04-29-451-030	945 PENNY LN	7/28/2021	\$426,000	\$400,050	\$67,750	\$41,800	1.00	\$67,750		R32	10.45%
P-04-29-100-006	365 S COATS RD	2/10/2021	\$315,000	\$300,901	\$106,352	\$92,253	9.83	\$10,819		R32	30.66%
P-04-29-100-016	370 SANDERS RD	8/23/2022	\$235,000	\$236,522	\$63,950	\$65,472	4.76	\$13,435		R32	27.68%
P-04-32-300-008	3050 STANTON RD	3/24/2021	\$455,000	\$464,468	\$45,642	\$55,110	2.51	\$18,184		R32	11.87%
P-04-29-300-020	550 SANDERS RD	6/16/2021	\$350,000	\$386,361	\$26,416	\$62,777	3.69	\$7,159		R32	16.25%
P-04-32-200-023	1123 COURTNEY CT	1/22/2021	\$440,000	\$503,169	-\$18,421	\$44,748	1.74	-\$10,587		R32	8.89%
P-04-29-300-032	2800 W DRAHNER RD	9/24/2021	\$295,000	\$368,270	-\$7,754	\$65,516	4.78	-\$1,622		R32	17.79%
P-04-32-300-014	3432 STANTON RD	11/24/2021	\$280,000	\$356,105	\$30,390	\$106,495	12.84	\$2,367		R32	29.91%
P-04-31-400-018	1600 S COATS RD	11/17/2021	\$450,000	\$579,263	-\$63,791	\$65,472	4.76	-\$13,401		R32	11.30%

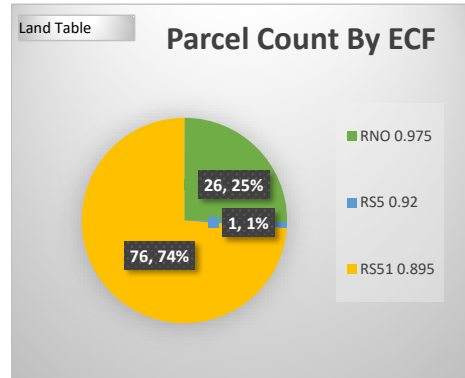
Oxford Township/Village of Oxford

Land Table R36

BSA DATABASE		SALES DATA	
Parcel Count	103	# of Sales	27
ECF Nbhd	RS51, RNO, RS5	Sales Ratio	43.63%
Min ECF	0.895	(Land Resid.-Est. Land Value)/Est. LV	99.56%
Max ECF	0.975	% Change	5.00%
Land Table LtoB	19.90%	Projected Land Table LtoB	20.89%
CVT LtoB	17.17%	Sales Sample Size	26.21%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$84,240	\$168,113	\$88,452
MINIMUM	\$331	\$661	\$348
MAXIMUM	\$694,656	\$1,386,286	\$729,389

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
P-04-36-201-026	1196 SHEPHARDS LN	2/5/2021	\$115,000				2.54	\$45,276		R36	100.00%
P-04-36-201-009	1353 SHEPHARDS LN	5/14/2021	\$149,900				3.55	\$42,225		R36	39.04%
P-04-36-201-004	1288 SHEPHARDS LN	7/29/2021	\$156,000				2.97	-\$151,376		R36	8.75%
P-04-36-201-006	1326 SHEPHARDS LN	8/17/2021	\$140,000				2.54	\$55,118		R36	100.00%
P-04-36-201-003	1262 SHEPHARDS LN	9/8/2021	\$147,000				2.80	\$52,500		R36	100.00%
P-04-36-201-020	1587 LARKSPUR LN	10/13/2021	\$110,000				2.52	\$43,651		R36	29.50%
P-04-36-201-014	1257 SHEPHARDS LN	10/15/2021	\$145,000				2.52	\$57,540		R36	100.00%
P-04-36-201-021	1543 LARKSPUR LN	11/29/2021	\$127,500				2.56	\$49,805		R36	100.00%
P-04-36-201-008	1362 SHEPHARDS LN	12/21/2021	\$155,000				4.34	-\$40,986		R36	17.58%
P-04-36-201-015	1233 SHEPHARDS LN	1/21/2022	\$111,500				2.61	-\$21,335		R36	30.06%
P-04-36-201-022	1509 LARKSPUR LN	2/22/2022	\$132,000				6.17	\$21,394		R36	100.00%
P-04-36-201-019	1564 LARKSPUR LN	4/13/2022	\$127,500				2.62	\$48,664		R36	100.00%
P-04-36-201-024	1439 LARKSPUR LN	5/16/2022	\$127,500				2.78	\$45,863		R36	100.00%
P-04-36-201-025	1407 LARKSPUR LN	5/26/2022	\$122,500				2.53	\$48,419		R36	27.62%
P-04-36-201-010	1339 SHEPHARDS LN	9/6/2022	\$160,000				3.07	\$52,117		R36	100.00%
P-04-36-201-005	1302 SHEPHARDS LN	11/2/2022	\$110,000				2.92	\$37,671		R36	100.00%
P-04-33-376-003	1884 MILL POND DR	2/26/2021	\$419,900	\$364,658	\$127,974	\$72,732	6.06	\$21,118		R36	19.95%
P-04-36-300-028	515 INDIAN LAKE RD	4/22/2021	\$599,900	\$449,188	\$234,537	\$83,825	5.84	\$40,160		R36	18.66%
P-04-36-400-015	1910 BARR RD	5/21/2021	\$72,500				2.24	-\$142,386		R36	14.78%
P-04-33-451-005	1963 MILL POND DR	5/26/2021	\$490,000	\$327,142	\$279,254	\$116,396	10.05	\$27,786		R36	35.58%
P-04-36-300-052	701 INDIAN LAKE RD	7/7/2021	\$899,000	\$935,861	\$84,963	\$121,824	10.00	\$8,496		R36	13.02%

Oxford Township/Village of Oxford

Land Table R36

P-04-36-200-018	1492 E DRAHNER RD	9/13/2021	\$400,000	\$447,580	\$18,174	\$65,754	1.79	\$10,153	R36	14.69%
P-04-36-400-040	1511 BARRWOOD TRL	3/3/2022	\$85,000				4.36	\$19,495	R36	100.00%
P-04-36-400-045	1420 BARRWOOD TRL	4/14/2022	\$980,000	\$969,925	\$125,782	\$115,707	2.70	\$46,586	R36	11.93%
P-04-36-300-003	645 INDIAN LAKE RD	7/6/2022	\$400,000	\$259,805	\$262,019	\$121,824	10.00	\$26,202	R36	46.89%
P-04-36-300-047	735 INDIAN LAKE RD	9/16/2022	\$2,277,000	\$1,913,711	\$458,169	\$94,880	7.69	\$59,580	R36	4.96%
P-04-33-376-005	1956 MILL POND DR	11/4/2022	\$260,000	\$200,988	\$126,761	\$67,749	4.75	\$26,687	R36	33.71%

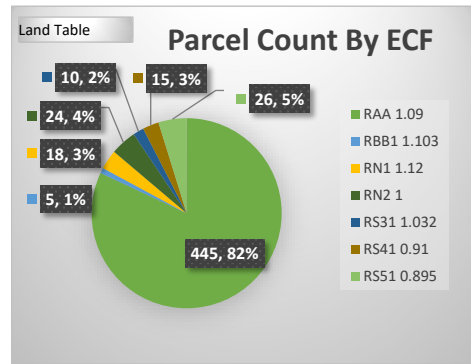
Oxford Township/Village of Oxford

Land Table RAA

BSA DATABASE		SALES DATA	
Parcel Count	543	# of Sales	37
ECF Nbhd	RAA, RS51, RN1, RS41, RS31, RN2, RBB1	Sales Ratio	46.25%
Min ECF	0.895	(Land Resid.-Est. Land Value)/Est. LV	45.02%
Max ECF	1.120	% Change	10.00%
Land Table LtoB	18.62%	Projected Land Table LtoB	20.49%
CVT LtoB	17.17%	Sales Sample Size	6.81%

Color Key

Vacant Sales
Demo Sales or New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$66,401	\$96,294	\$73,041
MINIMUM	\$321	\$466	\$353
MAXIMUM	\$629,178	\$912,426	\$692,096

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
P-04-17-300-002	1450 N COATS RD	2/26/2021	\$121,500				9.72	\$12,500		RAA	100.00%
P-04-04-126-014	3720 VICTORIA CT	4/14/2021	\$150,000				12.05	-\$53,531		RAA	10.72%
P-04-18-100-028	2257 HUMMER LAKE RD	4/16/2021	\$340,000	\$373,468	\$6,177	\$39,645	1.03	\$5,997		RAA	10.62%
P-04-07-126-002	2205 W OAKWOOD RD	5/17/2021	\$429,000	\$355,227	\$196,722	\$122,949	19.46	\$10,109		RAA	34.61%
P-04-06-376-007	3200 BAYLISS DR	5/24/2021	\$500,000	\$500,793	\$70,104	\$70,897	7.59	\$9,236		RAA	14.16%
P-04-14-300-004	1565 N OXFORD RD	5/26/2021	\$280,100	\$195,202	\$137,497	\$52,599	2.29	\$60,042		RAA	26.95%
P-04-06-126-002	2241 W DAVISON LAKE RD	6/14/2021	\$450,000	\$529,081	\$7,360	\$86,441	9.63	\$764		RAA	16.34%
P-04-05-401-011	3341 LUDWIG RD	6/18/2021	\$437,000	\$343,303	\$186,706	\$93,009	11.23	\$16,626		RAA	27.09%
P-04-06-126-006	2150 THORNTREE LN	6/29/2021	\$550,000	\$523,156	\$117,171	\$90,327	10.35	\$11,321		RAA	17.27%
P-04-19-300-023	3108 SEYMOUR LAKE RD	7/17/2021	\$397,000	\$324,152	\$115,389	\$42,541	1.22	\$94,581		RAA	13.12%
P-04-17-100-007	1810 N COATS RD	7/28/2021	\$175,000				10.14	\$17,258		RAA	100.00%
P-04-04-352-009	472 W OAKWOOD RD	8/6/2021	\$295,000	\$275,364	\$66,771	\$47,135	1.55	\$43,078		RAA	17.12%
P-04-11-200-005	1524 E OAKWOOD RD	8/19/2021	\$700,000	\$666,054	\$128,144	\$94,198	11.62	\$11,028		RAA	14.14%
P-04-18-100-010	1876 N BALDWIN RD	8/20/2021	\$280,000	\$273,491	\$39,878	\$33,369	0.68	\$58,644		RAA	12.20%
P-04-14-400-032	1650 COBBLESTONE LN	8/31/2021	\$450,000	\$353,776	\$172,073	\$75,849	8.24	\$20,883		RAA	21.44%
P-04-05-201-011	3870 LUDWIG RD	9/10/2021	\$355,000	\$304,984	\$111,127	\$61,111	4.57	\$24,317		RAA	20.04%
P-04-14-200-030	1730 N OXFORD RD	9/27/2021	\$375,000	\$365,407	\$112,569	\$102,976	14.50	\$7,763		RAA	28.18%
P-04-18-400-014	2180 GRANGER RD	10/12/2021	\$360,000	\$311,472	\$136,112	\$87,584	9.78	\$13,917		RAA	28.12%
P-04-18-100-006	1900 N BALDWIN RD	10/13/2021	\$180,000	\$175,644	\$36,718	\$32,362	0.63	\$58,283		RAA	18.42%
P-04-19-400-007	299 CEDARWOOD ST	10/18/2021	\$335,000	\$304,147	\$122,033	\$91,180	10.63	\$11,480		RAA	29.98%
P-04-07-200-016	1700 SHIPMAN RD	11/5/2021	\$299,900	\$244,967	\$145,473	\$90,540	10.42	\$13,961		RAA	36.96%

Oxford Township/Village of Oxford

Land Table RAA

P -04-05-126-018	3995 LUDWIG RD	11/19/2021	\$280,000	\$264,903	\$62,632	\$47,535	0.85	\$73,685		RAA	17.94%
P -04-08-100-015	1275 W OAKWOOD RD	1/7/2022	\$410,000	\$499,014	\$40,807	\$129,821	7.18	\$3,350	P -04-08-100-016	RAA	26.02%
P -04-19-200-023	2401 SULLIVAN RD	1/18/2022	\$905,000	\$1,023,002	-\$20,695	\$97,307	12.64	-\$1,637		RAA	9.51%
P -04-19-400-026		2/24/2022	\$185,000				5.23	\$17,961	P -04-19-400-027	RAA	100.00%
P -04-07-200-012	2875 N COATS RD	5/4/2022	\$425,000	\$343,624	\$152,654	\$71,278	7.64	\$19,981		RAA	20.74%
P -04-06-351-014	3168 N BALDWIN RD	6/1/2022	\$195,000	\$126,741	\$110,952	\$42,693	1.23	\$90,205		RAA	33.69%
P -04-19-300-017	310 N BALDWIN RD	6/6/2022	\$339,000	\$309,472	\$93,317	\$63,789	5.80	\$16,089		RAA	20.61%
P -04-18-200-005	1941 HUMMER LAKE RD	6/13/2022	\$492,000	\$336,678	\$217,087	\$61,765	4.87	\$44,576		RAA	18.35%
P -04-19-300-013	190 N BALDWIN RD	7/1/2022	\$395,000	\$324,578	\$149,167	\$78,745	8.62	\$17,305		RAA	24.26%
P -04-18-400-023	2350 GRANGER RD	7/15/2022	\$1,200,000	\$1,258,040	\$6,272	\$64,312	6.04	\$1,038		RAA	5.11%
P -04-18-100-018	2147 HUMMER LAKE RD	7/15/2022	\$425,000	\$381,871	\$82,622	\$39,493	1.02	\$81,002		RAA	10.34%
P -04-09-300-004	2275 METAMORA RD	7/25/2022	\$290,000	\$363,066	-\$15,486	\$57,580	1.68	-\$9,218		RAA	15.86%
P -04-19-100-012	880 N BALDWIN RD	8/10/2022	\$412,000	\$329,591	\$197,995	\$115,586	17.68	\$11,199		RAA	35.07%
P -04-12-400-013	2090 DELANO RD	9/20/2022	\$700,000	\$695,846	\$86,709	\$82,555	9.12	\$9,508		RAA	11.86%
P -04-06-251-002	1949 THORNTREE LN	10/17/2022	\$690,000	\$402,836	\$378,222	\$91,058	10.59	\$35,715		RAA	22.60%
P -04-04-126-011	3930 VICTORIA CT	11/18/2022	\$279,000	\$286,588	\$43,095	\$50,683	2.07	\$20,819		RAA	17.68%

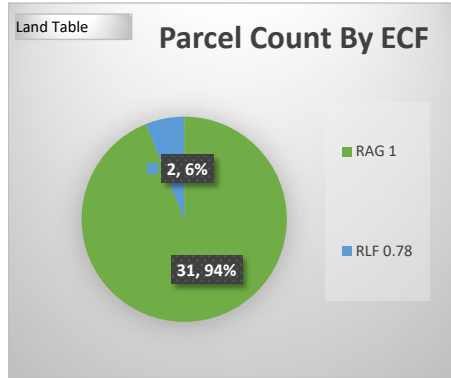
Oxford Township/Village of Oxford

Land Table RAG

BSA DATABASE		SALES DATA	
Parcel Count	33	# of Sales	5
ECF Nbhd	RAG, RLF	Sales Ratio	40.94%
Min ECF	0.780	(Land Resid.-Est. Land Value)/Est. LV	50.19%
Max ECF	1.000	% Change	20.00%
Land Table LtoB	26.02%	Projected Land Table LtoB	31.22%
CVT LtoB	17.17%	Sales Sample Size	15.15%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$69,498	\$104,381	\$83,398
MINIMUM	\$34,992	\$52,555	\$41,990
MAXIMUM	\$561,816	\$843,804	\$674,179

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
P-04-01-200-012	3800 DELANO RD	3/19/2021	\$910,000	\$891,507	\$437,678	\$419,185	77.23	\$5,667		RAG	47.02%
P-04-13-200-009	4173 NOBLE RD	5/14/2021	\$2,400,000	\$1,800,819	\$1,445,810	\$846,629	154.56	\$9,354		RAG	47.01%
P-04-03-200-010		12/29/2021	\$183,000				9.82	\$18,635		RAG	100.00%
P-04-01-100-006		5/10/2022	\$269,660				26.52	\$10,168		RAG	100.00%
P-04-25-400-015	1501 E DRAHNER RD	9/15/2022	\$350,000	\$304,768	\$100,150	\$54,918	4.75	\$21,084		RAG	18.02%

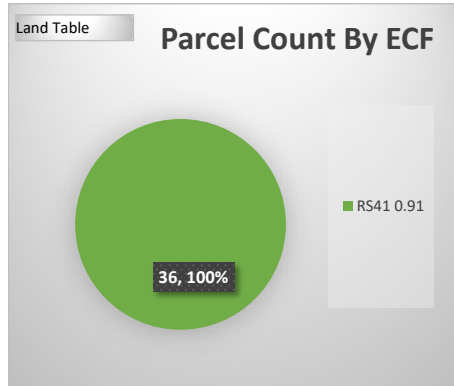
Oxford Township/Village of Oxford

Land Table RBA

BSA DATABASE		SALES DATA	
Parcel Count	36	# of Sales	1
ECF Nbhd	RS41	Sales Ratio	45.76%
Min ECF	0.910	(Land Resid.-Est. Land Value)/Est. LV	24.85%
Max ECF	0.910	% Change	0.00%
Land Table LtoB	18.03%	Projected Land Table LtoB	18.03%
CVT LtoB	17.17%	Sales Sample Size	2.78%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$77,728	\$97,043	\$77,728
MINIMUM	\$60,000	\$74,911	\$60,000
MAXIMUM	\$106,364	\$132,796	\$106,364

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
P-04-30-200-015	270 S COATS RD	2/9/2021	\$180,000	\$164,710	\$76,817	\$61,527	1.14	\$67,383		RBA	37.35%

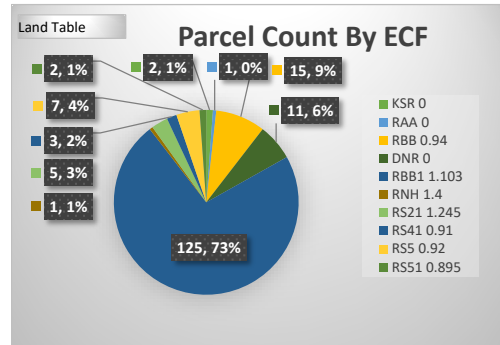
Oxford Township/Village of Oxford

Land Table RBB

BSA DATABASE		SALES DATA	
Parcel Count	172	# of Sales	16
ECF Nbhd	DNR, RBB1, RS41, RS51, RS21, RAA, RBB, KSR, RS5, RNH	Sales Ratio	43.61%
Min ECF	0.895	(Land Resid.-Est. Land Value)/Est. LV	87.90%
Max ECF	1.400	% Change	10.00%
Land Table LtoB	15.92%	Projected Land Table LtoB	17.51%
CVT LtoB	17.17%	Sales Sample Size	9.30%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$57,750	\$108,510	\$63,525
MINIMUM	\$11,000	\$20,669	\$12,100
MAXIMUM	\$962,500	\$1,808,495	\$1,058,750

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
P-04-28-451-009		3/21/2022	\$150,000				2.21	\$67,873		RBB	100.00%
P-04-27-401-003	561 PONTIAC RD	11/29/2022	\$250,000	\$157,805	\$158,195	\$66,000	0.49	\$164,786	P -04-27-401-002	RBB	41.82%
P-04-30-351-004	955 S BALDWIN RD	3/1/2022	\$350,500	\$259,751	\$139,556	\$48,807	1.79	\$77,964		RBB	18.79%
P-04-25-400-022	1355 E DRAHNER RD	1/25/2022	\$300,000	\$224,491	\$164,653	\$89,144	10.13	\$16,254		RBB	39.71%
P-04-30-451-002	3324 W DRAHNER RD	4/12/2021	\$340,000	\$260,762	\$125,438	\$46,200	1.00	\$125,438		RBB	17.72%
P-04-21-400-006	978 SEYMOUR LAKE RD	1/7/2021	\$177,000	\$140,279	\$66,971	\$30,250	0.33	\$202,942		RBB	21.56%
P-04-23-353-013	557 LAKEVILLE RD	10/19/2021	\$200,000	\$158,732	\$74,268	\$33,000	0.52	\$142,823		RBB	20.79%
P-04-30-200-003	20 S COATS RD	8/31/2022	\$357,000	\$290,688	\$93,812	\$27,500	0.24	\$390,883		RBB	9.46%
P-04-30-426-010	910 S COATS RD	6/29/2022	\$575,000	\$515,416	\$132,886	\$73,302	9.85	\$13,491		RBB	14.22%
P-04-26-400-011	445 E DRAHNER RD	12/8/2022	\$390,000	\$351,097	\$74,653	\$35,750	0.78	\$95,709		RBB	10.18%
P-04-30-304-009	3665 W DRAHNER RD	6/22/2021	\$268,000	\$247,368	\$64,632	\$44,000	0.89	\$72,620		RBB	17.79%
P-04-17-300-008	1840 GRANGER RD	9/13/2021	\$359,900	\$334,216	\$75,679	\$49,995	2.09	\$36,210		RBB	14.96%
P-04-20-300-005	480 N COATS RD	8/26/2022	\$375,000	\$353,543	\$73,982	\$52,525	2.55	\$29,013		RBB	14.86%
P-04-30-327-005	675 DRAHNER CIR	5/18/2021	\$320,000	\$309,946	\$45,804	\$35,750	0.72	\$63,794		RBB	11.53%
P-04-28-481-010	1150 W DRAHNER RD	6/28/2021	\$330,000	\$355,670	\$10,080	\$35,750	0.72	\$14,000		RBB	10.05%
P-04-27-102-009	10 WEST ST	9/28/2022	\$206,000	\$224,929	\$11,321	\$30,250	0.35	\$32,346		RBB	13.45%

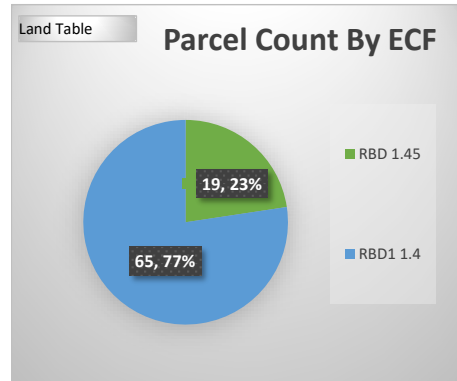
Oxford Township/Village of Oxford

Land Table RBD

BSA DATABASE		SALES DATA	
Parcel Count	84	# of Sales	7
ECF Nbhd	RBD1, RBD	Sales Ratio	52.19%
Min ECF	1.400	(Land Resid.-Est. Land Value)/Est. LV	-17.08%
Max ECF	1.450	% Change	20.00%
Land Table LtoB	20.17%	Projected Land Table LtoB	24.20%
CVT LtoB	17.17%	Sales Sample Size	8.33%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$786	\$652	\$944
MINIMUM	\$383	\$318	\$460
MAXIMUM	\$1,189	\$986	\$1,427

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
P-04-16-427-024	1406 ORA RD	4/14/2022	\$150,000	\$94,734	\$73,338	\$18,072	0.08	\$894,366		RBD	19.08%
P-04-16-427-003	23 BRABB RD	8/11/2022	\$130,000	\$100,829	\$49,496	\$20,325	0.12	\$430,400		RBD	20.16%
P-04-16-478-017	1455 ORA RD	12/17/2021	\$130,000	\$125,067	\$45,556	\$40,623	0.28	\$165,658		RBD	32.48%
P-04-16-477-006	1438 ROY RD	8/16/2021	\$83,500	\$84,384	\$27,839	\$28,723	0.14	\$201,732		RBD	34.04%
P-04-16-477-009	226 ORA RD	10/15/2021	\$220,000	\$273,752	-\$31,355	\$22,397	0.08	-\$377,771		RBD	8.18%
P-04-16-477-004	1452 ROY RD	9/16/2022	\$95,000	\$121,577	\$2,146	\$28,723	0.14	\$15,551		RBD	23.63%
P-04-16-479-028	301 ORA RD	10/5/2022	\$100,000	\$147,885	\$25,887	\$73,772	0.18	\$145,433		RBD	49.88%

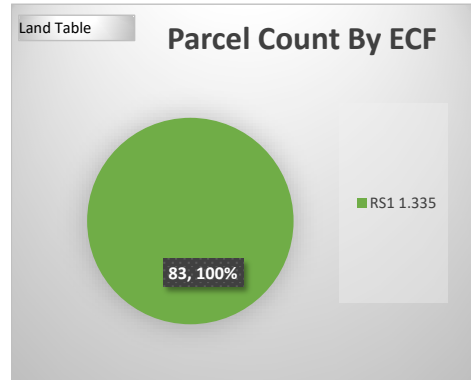
Oxford Township/Village of Oxford

Land Table RBM

BSA DATABASE		SALES DATA	
Parcel Count	83	# of Sales	11
ECF Nbhd	RS1	Sales Ratio	49.84%
Min ECF	1.335	(Land Resid.-Est. Land Value)/Est. LV	1.56%
Max ECF	1.335	% Change	0.00%
Land Table LtoB	21.71%	Projected Land Table LtoB	21.71%
CVT LtoB	17.17%	Sales Sample Size	13.25%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$61,500	\$62,457	\$61,500
MINIMUM	\$47,000	\$47,731	\$47,000
MAXIMUM	\$84,000	\$85,307	\$84,000

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
P-04-27-403-007	631 PONTIAC RD	4/12/2021	\$247,000	\$237,745	\$61,794	\$52,539	0.29	\$213,083		RBM	22.10%
P-04-27-403-005	623 PONTIAC RD	6/18/2021	\$260,000	\$270,321	\$42,218	\$52,539	0.29	\$145,579		RBM	19.44%
P-04-27-402-008	434 POCAHONTAS TRL	8/10/2021	\$223,000	\$230,410	\$47,637	\$55,047	0.42	\$113,964		RBM	23.89%
P-04-27-426-010	94 MINNETONKA DR	10/29/2021	\$215,000	\$176,562	\$87,822	\$49,384	0.21	\$428,400		RBM	27.97%
P-04-27-402-011	384 POCAHONTAS TRL	12/16/2021	\$225,000	\$270,045	\$15,182	\$60,227	0.50	\$30,364		RBM	22.30%
P-04-27-402-015	624 MECHANIC ST	7/27/2022	\$448,750	\$450,841	\$39,612	\$41,703	0.20	\$194,176		RBM	9.25%
P-04-27-403-009	639 PONTIAC RD	9/15/2022	\$255,000	\$253,469	\$54,070	\$52,539	0.29	\$186,448		RBM	20.73%
P-04-27-427-011	131 MINNETONKA DR	11/28/2022	\$234,900	\$245,499	\$31,463	\$42,062	0.20	\$160,526		RBM	17.13%
P-04-26-351-011	888 OLIVE ST	1/26/2021	\$201,000	\$162,588	\$75,016	\$36,604	0.23	\$329,018		RXA	22.51%
P-04-26-302-008	623 GLASPIE RD	8/23/2021	\$179,000	\$167,489	\$49,131	\$37,620	0.23	\$216,436		RXA	22.46%
P-04-26-353-028	970 S LAPEER RD	11/29/2022	\$265,000	\$279,915	\$68,385	\$83,300	0.46	\$148,987		RXA	29.76%

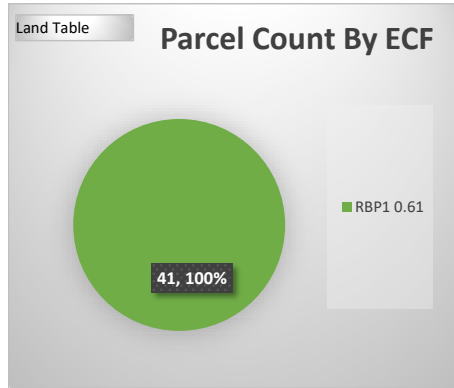
Oxford Township/Village of Oxford

Land Table RBP

BSA DATABASE		SALES DATA	
Parcel Count	41	# of Sales	2
ECF Nbhd	RBP1	Sales Ratio	41.80%
Min ECF	0.610	(Land Resid.-Est. Land Value)/Est. LV	154.73%
Max ECF	0.610	% Change	0.00%
Land Table LtoB	12.62%	Projected Land Table LtoB	12.62%
CVT LtoB	17.17%	Sales Sample Size	4.88%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$55,288	\$140,834	\$55,288
MINIMUM	\$600	\$1,528	\$600
MAXIMUM	\$96,308	\$245,324	\$96,308

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
P -04-31-102-004	3816 HIGH VIEW DR	9/10/2021	\$500,000	\$450,128	\$107,766	\$57,894	0.87	\$107,766	P -04-30-351-005	RBP	12.86%
P -04-30-351-014	3586 HIGH VIEW DR	5/25/2022	\$635,000	\$498,709	\$198,713	\$62,422	1.00	\$198,713		RBP	12.52%

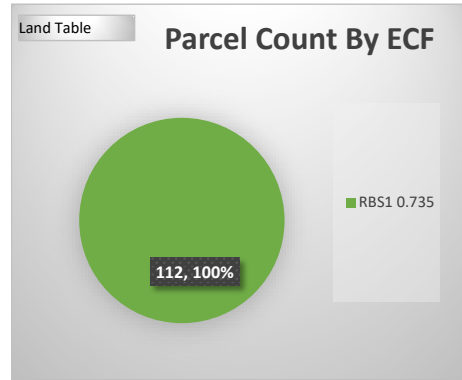
Oxford Township/Village of Oxford

Land Table RBS

BSA DATABASE		SALES DATA	
Parcel Count	112	# of Sales	16
ECF Nbhd	RBS1	Sales Ratio	45.95%
Min ECF	0.735	(Land Resid.-Est. Land Value)/Est. LV	55.17%
Max ECF	0.735	% Change	0.00%
Land Table LtoB	16.41%	Projected Land Table LtoB	16.41%
CVT LtoB	17.17%	Sales Sample Size	14.29%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$85,000	\$131,893	\$85,000
MINIMUM	\$55,000	\$85,342	\$55,000
MAXIMUM	\$160,000	\$248,269	\$160,000

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
P-04-21-402-017	467 OVERLOOK DR	2/19/2021	\$475,000	\$481,448	\$70,283	\$76,731	0.38	\$186,923		RBS	15.94%
P-04-21-402-007	391 GOLFSIDE DR	3/1/2021	\$449,900	\$466,462	\$52,092	\$68,654	0.34	\$151,430		RBS	14.72%
P-04-21-401-013	554 OVERLOOK DR	4/9/2021	\$551,500	\$510,629	\$109,830	\$68,959	0.34	\$319,273		RBS	13.50%
P-04-21-401-016	598 OVERLOOK DR	5/27/2021	\$494,015	\$457,532	\$104,054	\$67,571	0.35	\$296,450		RBS	14.77%
P-04-21-252-005	612 EASTLAKE TRL	6/15/2021	\$484,000	\$448,951	\$132,181	\$97,132	0.49	\$271,419		RBS	21.64%
P-04-21-401-001	372 OVERLOOK DR	7/14/2021	\$652,900	\$675,801	\$75,210	\$98,111	0.50	\$151,939		RBS	14.52%
P-04-21-401-014	570 OVERLOOK DR	7/27/2021	\$590,000	\$573,529	\$99,286	\$82,815	0.42	\$238,096		RBS	14.44%
P-04-21-251-032	569 SOUTHSORE DR	7/28/2021	\$545,000	\$503,203	\$110,451	\$68,654	0.34	\$321,078		RBS	13.64%
P-04-21-251-046	537 EASTLAKE TRL	1/13/2022	\$710,000	\$581,974	\$244,869	\$116,843	0.48	\$508,027		RBS	20.08%
P-04-21-251-004	573 EASTLAKE TRL	2/15/2022	\$660,800	\$601,440	\$161,926	\$102,566	0.40	\$405,830		RBS	17.05%
P-04-21-401-017	612 OVERLOOK DR	2/28/2022	\$565,000	\$501,260	\$135,887	\$72,147	0.36	\$375,378		RBS	14.39%
P-04-21-401-035	410 GOLFSIDE DR	4/4/2022	\$610,000	\$492,500	\$189,859	\$72,359	0.38	\$504,944		RBS	14.69%
P-04-21-401-009	496 OVERLOOK DR	5/2/2022	\$625,000	\$481,368	\$212,591	\$68,959	0.34	\$617,997		RBS	14.33%
P-04-21-402-016	481 OVERLOOK DR	5/19/2022	\$420,000	\$475,245	\$16,842	\$72,087	0.36	\$46,525		RBS	15.17%
P-04-21-251-011	500 SOUTHSORE DR	8/12/2022	\$692,450	\$584,403	\$224,857	\$116,810	0.47	\$483,563		RBS	19.99%
P-04-21-401-042	322 GOLFSIDE DR	12/2/2022	\$85,000				0.42	\$201,422		RBS	100.00%

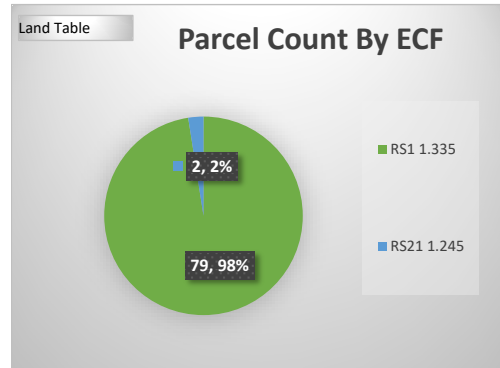
Oxford Township/Village of Oxford

Land Table RCV

BSA DATABASE		SALES DATA	
Parcel Count	81	# of Sales	14
ECF Nbhd	RS1, RS21	Sales Ratio	47.03%
Min ECF	1.245	(Land Resid.-Est. Land Value)/Est. LV	68.18%
Max ECF	1.335	% Change	30.00%
Land Table LtoB	9.38%	Projected Land Table LtoB	12.19%
CVT LtoB	17.17%	Sales Sample Size	17.28%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$231	\$388	\$300
MINIMUM	\$231	\$388	\$300
MAXIMUM	\$231	\$388	\$300

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
P-04-30-152-008	3701 ESTATE DR	5/31/2022	\$310,000	\$232,875	\$107,040	\$29,915	0.62	\$173,204		RCV	12.85%
P-04-30-303-005	527 BROAD MEADOW BLVD	2/21/2022	\$350,000	\$269,785	\$104,991	\$24,776	0.42	\$247,620		RCV	9.18%
P-04-30-303-013	3610 W DRAHNER RD	11/2/2022	\$320,000	\$249,381	\$95,434	\$24,815	0.34	\$277,424		RCV	9.95%
P-04-30-151-002	3752 COUNTRY VIEW DR	5/14/2021	\$265,000	\$238,035	\$53,122	\$26,157	0.40	\$131,490		RCV	10.99%
P-04-30-151-017	3588 COUNTRY VIEW DR	9/20/2021	\$302,000	\$272,438	\$53,719	\$24,157	0.33	\$165,289		RCV	8.87%
P-04-30-151-024	3726 COUNTRY VIEW DR	5/20/2022	\$267,000	\$245,521	\$45,132	\$23,653	0.34	\$133,527		RCV	9.63%
P-04-30-301-005	3655 ESTATE DR	2/4/2021	\$240,000	\$220,728	\$43,988	\$24,716	0.38	\$116,063		RCV	11.20%
P-04-30-151-012	319 S BALDWIN RD	3/15/2022	\$260,000	\$243,763	\$39,159	\$22,922	0.29	\$133,194		RCV	9.40%
P-04-30-154-001	3515 COUNTRY VIEW DR	5/10/2021	\$329,000	\$327,617	\$23,409	\$22,026	0.31	\$75,029		RCV	6.72%
P-04-30-153-005	3662 ESTATE DR	11/12/2021	\$272,000	\$277,921	\$19,291	\$25,212	0.39	\$49,591		RCV	9.07%
P-04-30-301-007	484 BROAD MEADOW BLVD	3/29/2021	\$355,000	\$378,451	\$1,137	\$24,588	0.42	\$2,688		RCV	6.50%
P-04-30-303-017	3532 W DRAHNER RD	3/19/2021	\$250,000	\$267,618	\$13,226	\$30,844	0.46	\$28,566		RCV	11.53%
P-04-30-151-023	3704 COUNTRY VIEW DR	11/30/2022	\$275,000	\$305,723	-\$7,614	\$23,109	0.30	-\$25,465		RCV	7.56%
P-04-30-151-020	3644 COUNTRY VIEW DR	3/10/2021	\$220,000	\$246,521	-\$3,411	\$23,110	0.30	-\$11,408		RCV	9.37%

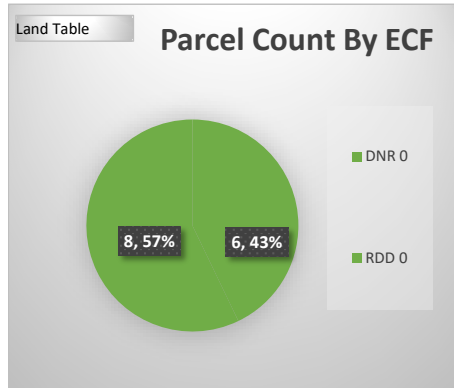
Oxford Township/Village of Oxford

Land Table RDD

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	0
ECF Nbhd	DNR, RDD	Sales Ratio	#DIV/0!
Min ECF	0.000	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.000	% Change	5.63%
Land Table LtoB	0.00%	Projected Land Table LtoB	0.00%
CVT LtoB	17.17%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$437,481	#DIV/0!	\$334,548
MINIMUM	\$18,711	#DIV/0!	\$35,551
MAXIMUM	\$836,649	#DIV/0!	\$836,649

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
---------------	----------------	-----------	------------	----------------	---------------	-----------------	-------------	--------------	-----------------------	------------	------------------

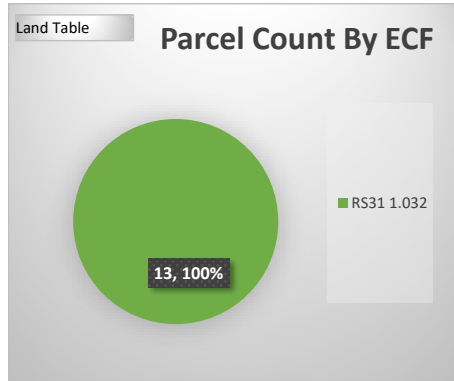
Oxford Township/Village of Oxford

Land Table RDF

BSA DATABASE		SALES DATA	
Parcel Count	13	# of Sales	0
ECF Nbhd	RS31	Sales Ratio	#DIV/0!
Min ECF	1.032	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.032	% Change	25.00%
Land Table LtoB	13.29%	Projected Land Table LtoB	16.61%
CVT LtoB	17.17%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$44,864	#DIV/0!	\$56,080
MINIMUM	\$40,963	#DIV/0!	\$51,204
MAXIMUM	\$47,791	#DIV/0!	\$59,739

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
---------------	----------------	-----------	------------	----------------	---------------	-----------------	-------------	--------------	-----------------------	------------	------------------

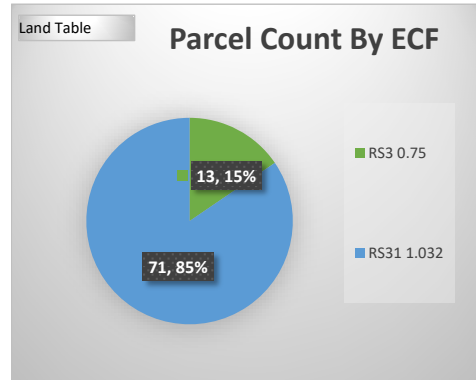
Oxford Township/Village of Oxford

Land Table RDH

BSA DATABASE		SALES DATA	
Parcel Count	84	# of Sales	7
ECF Nbhd	RS31, RS3	Sales Ratio	39.91%
Min ECF	0.750	(Land Resid.-Est. Land Value)/Est. LV	152.46%
Max ECF	1.032	% Change	10.00%
Land Table LtoB	15.94%	Projected Land Table LtoB	17.54%
CVT LtoB	17.17%	Sales Sample Size	8.33%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$67,380	\$170,107	\$74,118
MINIMUM	\$324	\$818	\$356
MAXIMUM	\$134,435	\$339,396	\$147,879

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
P-04-28-252-007	380 DAVIS LAKE DR	4/5/2021	\$240,000	\$239,310	\$66,775	\$66,085	1.18	\$56,398		RDH	27.61%
P-04-28-226-023	198 INDIAN KNOLLS ST	9/22/2021	\$260,000	\$255,555	\$36,745	\$32,300	0.36	\$101,787		RDH	12.64%
P-04-28-276-001	206 CROSS TIMBERS ST	9/27/2021	\$312,000	\$254,089	\$91,576	\$33,665	0.43	\$214,464		RDH	13.25%
P-04-28-252-006		5/2/2022	\$102,500				1.11	\$92,676		RDH	100.00%
P-04-28-276-009	317 DAVIS LAKE DR	5/6/2022	\$300,123	\$183,193	\$148,024	\$31,094	0.34	\$437,941		RDH	16.97%
P-04-28-226-013	711 SEYMOUR LAKE RD	6/8/2022	\$313,000	\$220,902	\$124,627	\$32,529	0.36	\$344,273		RDH	14.73%
P-04-28-226-016	102 INDIAN KNOLLS ST	7/11/2022	\$295,100	\$220,170	\$106,859	\$31,929	0.37	\$292,764		RDH	14.50%

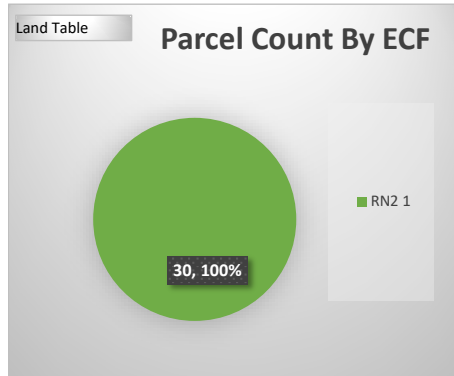
Oxford Township/Village of Oxford

Land Table RDL

BSA DATABASE		SALES DATA	
Parcel Count	30	# of Sales	3
ECF Nbhd	RN2	Sales Ratio	45.02%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	53.67%
Max ECF	1.000	% Change	0.00%
Land Table LtoB	20.93%	Projected Land Table LtoB	20.93%
CVT LtoB	17.17%	Sales Sample Size	10.00%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$62,380	\$95,857	\$62,380
MINIMUM	\$53,950	\$82,903	\$53,950
MAXIMUM	\$65,752	\$101,039	\$65,752

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
P-04-04-400-008	127 E OAKWOOD RD	4/20/2021	\$235,000	\$228,858	\$63,970	\$57,828	1.23	\$52,008		RDL	25.27%
P-04-04-201-008	3875 METAMORA RD	5/27/2021	\$280,000	\$266,665	\$69,645	\$56,310	1.14	\$61,092		RDL	21.12%
P-04-04-201-007	3893 METAMORA RD	7/18/2022	\$400,000	\$328,366	\$127,270	\$55,636	1.10	\$115,700		RDL	16.94%

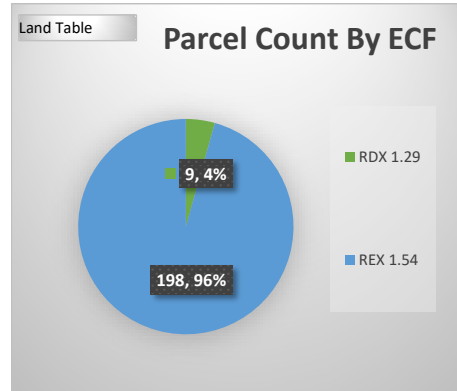
Oxford Township/Village of Oxford

Land Table REX

BSA DATABASE		SALES DATA	
Parcel Count	207	# of Sales	14
ECF Nbhd	RDX, REX	Sales Ratio	48.19%
Min ECF	1.290	(Land Resid.-Est. Land Value)/Est. LV	19.12%
Max ECF	1.540	% Change	0.00%
Land Table LtoB	20.90%	Projected Land Table LtoB	20.90%
CVT LtoB	17.17%	Sales Sample Size	6.76%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$71,750	\$85,466	\$71,750
MINIMUM	\$19,500	\$23,228	\$19,500
MAXIMUM	\$145,000	\$172,720	\$145,000

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
PO-04-27-279-039	51 PEARL ST	2/16/2021	\$100,000	\$134,214	\$10,619	\$44,833	0.28	\$37,925		REX	33.40%
PO-04-22-479-008	99 EAST ST	2/22/2021	\$237,000	\$286,461	\$414	\$49,875	0.34	\$1,218		REX	17.41%
PO-04-22-482-023	30 N GLASPIE ST	10/6/2021	\$282,000	\$303,806	\$29,782	\$51,588	0.44	\$67,686		REX	16.98%
PO-04-23-352-025	15 LAKEVILLE CT	12/20/2021	\$250,000	\$203,919	\$86,484	\$40,403	0.21	\$411,829		REX	19.81%
PO-04-22-480-015	52 N GLASPIE ST	12/21/2021	\$335,900	\$280,762	\$98,888	\$43,750	0.33	\$299,661		REX	15.58%
PO-04-27-279-032	29 PEARL ST	1/3/2022	\$157,000	\$201,502	\$1,945	\$46,447	0.31	\$6,274		REX	23.05%
PO-04-22-482-032	24 N GLASPIE ST	2/2/2022	\$200,000	\$158,814	\$67,483	\$26,297	0.12	\$562,358		REX	16.56%
PO-04-22-482-016	37 COTTAGE CT	2/25/2022	\$187,000	\$138,486	\$71,195	\$22,681	0.10	\$711,950		REX	16.38%
PO-04-22-482-005	112 EAST ST	3/16/2022	\$150,000	\$163,732	\$40,309	\$54,041	0.45	\$89,576		REX	33.01%
PO-04-27-279-047	45 PEARL ST	8/3/2022	\$349,000	\$240,312	\$164,890	\$56,202	0.47	\$350,830		REX	23.39%
PO-04-22-457-005	16 CENTER ST	8/17/2022	\$195,000	\$190,677	\$47,334	\$43,011	0.24	\$197,225		REX	22.56%
PO-04-27-231-006	46 BROADWAY ST	9/26/2022	\$267,500	\$301,648	\$12,013	\$46,161	0.27	\$44,493		REX	15.30%
PO-04-22-456-006	15 CENTER ST	12/2/2022	\$175,000	\$179,817	\$26,434	\$31,251	0.14	\$188,814		REX	17.38%
PO-04-27-228-007	2 S GLASPIE ST	12/15/2022	\$185,300	\$175,381	\$34,896	\$24,977	0.11	\$317,236		REX	14.24%

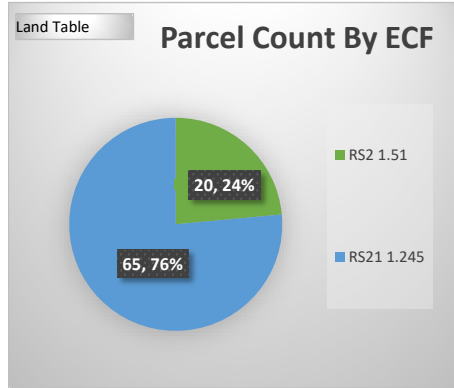
Oxford Township/Village of Oxford

Land Table RFL

Parcel Count	85	# of Sales	6
ECF Nbhd	RS21, RS2	Sales Ratio	49.10%
Min ECF	1.245	(Land Resid.-Est. Land Value)/Est. LV	12.74%
Max ECF	1.510	% Change	0.83%
Land Table LtoB	18.49%	Projected Land Table LtoB	18.64%
CVT LtoB	17.17%	Sales Sample Size	7.06%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$798	\$900	\$852
MINIMUM	\$334	\$377	\$334
MAXIMUM	\$71,359	\$80,453	\$71,359

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
P-04-29-426-003	640 SEBEK BLVD	4/26/2021	\$225,000	\$260,240	\$10,903	\$46,143	0.80	\$13,629		RFL	17.73%
P-04-29-426-005	690 SEBEK BLVD	6/1/2021	\$300,000	\$246,398	\$97,115	\$43,513	0.53	\$183,236		RFL	17.66%
P-04-29-429-012	695 SEBEK BLVD	6/8/2021	\$262,000	\$226,255	\$86,564	\$50,819	0.87	\$99,499		RFL	22.46%
P-04-29-429-011	2053 FERNLOCK DR	8/6/2021	\$430,000	\$302,206	\$176,280	\$48,486	0.67	\$263,104		RFL	16.04%
P-04-29-427-004	2176 FERNLOCK DR	10/4/2021	\$675,000	\$763,877	-\$10,071	\$78,806	0.42	-\$23,979		RFL	10.32%
P-04-29-477-013	778 HILBERG AVE	12/13/2021	\$345,000	\$397,691	-\$3,961	\$48,730	0.92	-\$4,305		RFL	12.25%

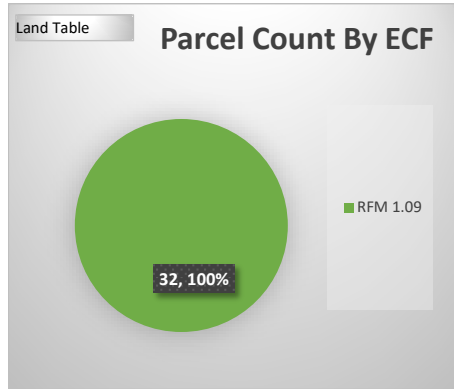
Oxford Township/Village of Oxford

Land Table RFM

BSA DATABASE		SALES DATA	
Parcel Count	32	# of Sales	0
ECF Nbhd	RFM	Sales Ratio	#DIV/0!
Min ECF	1.090	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.090	% Change	10.00%
Land Table LtoB	37.42%	Projected Land Table LtoB	41.16%
CVT LtoB	17.17%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$77,400	#DIV/0!	\$85,140
MINIMUM	\$36,896	#DIV/0!	\$40,586
MAXIMUM	\$535,598	#DIV/0!	\$589,158

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
---------------	----------------	-----------	------------	----------------	---------------	-----------------	-------------	--------------	-----------------------	------------	------------------

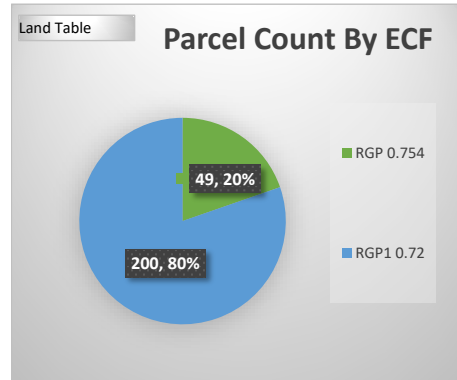
Oxford Township/Village of Oxford

Land Table RGH

BSA DATABASE		SALES DATA	
Parcel Count	249	# of Sales	21
ECF Nbhd	RGP1, RGP	Sales Ratio	43.69%
Min ECF	0.720	(Land Resid.-Est. Land Value)/Est. LV	96.53%
Max ECF	0.754	% Change	0.00%
Land Table LtoB	14.53%	Projected Land Table LtoB	14.53%
CVT LtoB	17.17%	Sales Sample Size	8.43%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$82,500	\$162,136	\$82,500
MINIMUM	\$60,000	\$117,917	\$60,000
MAXIMUM	\$105,000	\$206,355	\$105,000

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
P-04-16-351-004	971 COVENTRY CT	8/8/2022	\$506,900	\$387,975	\$179,353	\$60,428	0.49	\$363,799		RGH	15.58%
P-04-16-351-006	990 COVENTRY CT	12/1/2022	\$395,000	\$355,650	\$103,329	\$63,979	0.62	\$166,929		RGH	17.99%
P-04-16-351-007	988 COVENTRY CT	9/23/2022	\$479,900	\$382,298	\$157,767	\$60,165	0.55	\$288,422		RGH	15.74%
P-04-16-351-012	1089 CHELSEA BLVD	5/4/2021	\$439,000	\$437,341	\$60,367	\$58,708	0.38	\$160,979		RGH	13.42%
P-04-16-352-004	1004 CHELSEA BLVD	3/12/2021	\$375,000	\$372,706	\$61,948	\$59,654	0.35	\$179,040		RGH	16.01%
P-04-16-354-002	1280 BELLWOOD CT	6/1/2022	\$568,000	\$430,897	\$200,349	\$63,246	0.48	\$419,140		RGH	14.68%
P-04-16-355-003	1189 BELLWOOD CT	10/20/2021	\$420,000	\$381,810	\$96,453	\$58,263	0.35	\$279,574		RGH	15.26%
P-04-16-356-002	783 BROOKS LN	6/30/2022	\$450,000	\$332,960	\$177,361	\$60,321	0.42	\$424,309		RGH	18.12%
P-04-16-356-003	773 BROOKS LN	1/20/2021	\$424,900	\$444,447	\$42,001	\$61,548	0.41	\$102,192		RGH	13.85%
P-04-16-357-008	547 BROOKS CT	8/11/2022	\$500,000	\$432,866	\$137,806	\$70,672	0.48	\$288,901		RGH	16.33%
P-04-16-357-014	712 BROOKS LN	7/27/2022	\$525,000	\$452,500	\$131,643	\$59,143	0.40	\$326,658		RGH	13.07%
P-04-16-357-025	1440 GLASS LAKE CIR	6/14/2022	\$710,000	\$562,450	\$221,073	\$73,523	0.38	\$584,849		RGH	13.07%
P-04-16-357-026	1460 GLASS LAKE CIR	2/10/2021	\$625,000	\$552,270	\$147,548	\$74,818	0.40	\$366,124		RGH	13.55%
P-04-16-357-036	1547 GLASS LAKE CIR	5/28/2021	\$452,500	\$509,608	\$19,097	\$76,205	0.53	\$36,100		RGH	14.95%
P-04-16-357-049	1409 GLASS LAKE CIR	6/24/2021	\$460,000	\$398,393	\$123,029	\$61,422	0.44	\$280,248		RGH	15.42%
P-04-16-357-071	120 RIVERCREST CT	4/5/2022	\$520,000	\$447,637	\$135,235	\$62,872	0.53	\$254,201		RGH	14.05%
P-04-16-357-076	119 RIVERCREST CT	6/18/2021	\$80,000				0.44	\$183,066		RGH	100.00%
P-04-16-452-002	1561 GLASS LAKE CIR	5/10/2021	\$457,000	\$439,904	\$90,720	\$73,624	0.39	\$231,429		RGH	16.74%
P-04-21-107-002	801 CHELSEA CT	6/24/2022	\$500,000	\$369,697	\$187,864	\$57,561	0.35	\$541,395		RGH	15.57%
P-04-21-107-013	790 CHELSEA CT	9/30/2022	\$460,000	\$385,149	\$133,541	\$58,690	0.34	\$388,201		RGH	15.24%
P-04-21-200-011	1071 CEDAR ST	9/7/2022	\$699,900	\$633,574	\$154,687	\$88,361	0.39	\$394,610		RGH	13.95%

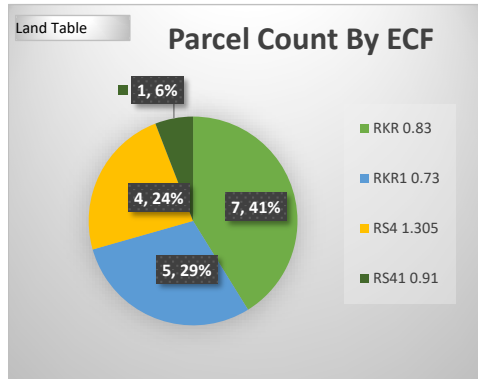
Oxford Township/Village of Oxford

Land Table RKR

BSA DATABASE		SALES DATA	
Parcel Count	17	# of Sales	2
ECF Nbhd	RKR1, RS41, RKR, RS4	Sales Ratio	38.63%
Min ECF	0.730	(Land Resid.-Est. Land Value)/Est. LV	175.96%
Max ECF	1.305	% Change	1.18%
Land Table LtoB	14.47%	Projected Land Table LtoB	14.64%
CVT LtoB	17.17%	Sales Sample Size	11.76%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$132,000	\$364,273	\$132,000
MINIMUM	\$374	\$1,032	\$449
MAXIMUM	\$1,100,000	\$3,035,606	\$1,100,000

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
P-04-20-400-017	1836 SEYMOUR LAKE RD	5/12/2022	\$500,000	\$357,419	\$183,818	\$41,237	0.34	\$535,913		RKR	11.54%
P-04-20-400-028	210 OAK RIDGE RD	10/12/2022	\$305,000	\$264,573	\$103,193	\$62,766	1.34	\$77,010		RKR	23.72%

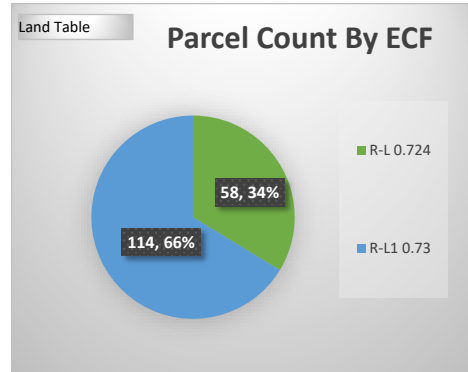
Oxford Township/Village of Oxford

Land Table R-L

BSA DATABASE		SALES DATA	
Parcel Count	172	# of Sales	24
ECF Nbhd	R-L1, R-L	Sales Ratio	47.03%
Min ECF	0.724	(Land Resid.-Est. Land Value)/Est. LV	51.08%
Max ECF	0.730	% Change	25.00%
Land Table LtoB	13.15%	Projected Land Table LtoB	16.44%
CVT LtoB	17.17%	Sales Sample Size	13.95%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$543	\$820	\$634
MINIMUM	\$263	\$397	\$395
MAXIMUM	\$1,020	\$1,541	\$1,020

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
PO-04-26-204-021	335 WHISPERING WINDS	1/12/2021	\$355,000	\$387,741	-\$7,814	\$24,927	0.21	-\$37,749		R-L	6.43%
PO-04-26-202-001	344 OXFORD LAKE DR	2/25/2021	\$325,000	\$306,251	\$42,769	\$24,020	0.26	\$165,771		R-L	7.84%
PO-04-26-201-004	851 BAY POINTE DR	5/4/2021	\$432,000	\$487,464	-\$23,904	\$31,560	0.45	-\$53,717		R-L	6.47%
PO-04-26-204-042	683 BAY POINTE DR	5/12/2021	\$370,000	\$328,310	\$66,643	\$24,953	0.19	\$348,916		R-L	7.60%
PO-04-26-251-007	539 BAY POINTE DR	5/14/2021	\$420,000	\$426,972	\$73,412	\$80,384	0.28	\$260,326		R-L	18.83%
PO-04-26-252-007	606 BAY POINTE DR	6/7/2021	\$575,000	\$606,011	\$73,193	\$104,204	0.36	\$202,191		R-L	17.20%
PO-04-26-205-005	330 WHISPERING WINDS	6/10/2021	\$406,000	\$420,429	\$63,197	\$77,626	0.25	\$255,858		R-L	18.46%
PO-04-26-203-009	678 BAY POINTE DR	6/16/2021	\$947,500	\$858,171	\$199,281	\$109,952	0.49	\$406,696		R-L	12.81%
PO-04-26-204-002	464 SUNSET BLVD	6/18/2021	\$455,000	\$452,120	\$25,361	\$22,481	0.22	\$117,412		R-L	4.97%
PO-04-26-204-020	343 WHISPERING WINDS	6/29/2021	\$390,000	\$402,840	\$58,917	\$71,757	0.21	\$284,623		R-L	17.81%
PO-04-26-202-012	515 SUNSET BLVD	7/6/2021	\$394,000	\$334,895	\$83,927	\$24,822	0.19	\$441,721		R-L	7.41%
PO-04-26-202-002	338 OXFORD LAKE DR	7/7/2021	\$330,000	\$330,000	\$91,157	\$22,682	0.24	\$387,902		R-L	8.67%
PO-04-26-202-004	326 OXFORD LAKE DR	8/20/2021	\$370,000	\$271,642	\$122,799	\$24,441	0.27	\$459,921		R-L	9.00%
PO-04-26-203-016	734 BAY POINTE DR	8/26/2021	\$200,000				0.27	-\$1,281,081		R-L	15.54%
PO-04-26-203-012	702 BAY POINTE DR	9/1/2021	\$200,000				0.27	\$751,880		R-L	100.00%
PO-04-26-203-006	654 BAY POINTE DR	9/23/2021	\$197,500				0.30	\$664,983		R-L	20.28%
PO-04-26-204-035	739 BAY POINTE DR	10/28/2021	\$439,900	\$403,739	\$59,317	\$23,156	0.37	\$161,188		R-L	5.74%
PO-04-26-204-048	771 BAY POINTE DR	11/22/2021	\$452,000	\$367,951	\$107,644	\$23,595	0.22	\$491,525		R-L	6.41%
PO-04-26-205-008	597 BAY POINTE DR	12/14/2021	\$405,000	\$409,637	\$72,899	\$77,536	0.28	\$264,127		R-L	18.93%
PO-04-26-180-011	502 BAY POINTE DR	3/11/2022	\$470,000	\$370,410	\$122,859	\$23,269	0.23	\$538,855		R-L	6.28%
PO-04-26-204-055	611 BAY POINTE DR	6/9/2022	\$420,000	\$426,374	\$60,144	\$66,518	0.33	\$181,704		R-L	15.60%
PO-04-26-328-007	22 SPRING LAKE DR	8/5/2022	\$599,900	\$455,640	\$250,564	\$106,304	0.53	\$476,357		R-L	23.33%

Oxford Township/Village of Oxford

Land Table R-L

PO-04-26-203-010	686 BAY POINTE DR	9/8/2022	\$200,000				0.34	\$581,395	R-L	100.00%
PO-04-26-204-062	659 BAY POINTE DR	9/9/2022	\$410,000	\$455,029	\$34,568	\$79,597	0.18	\$192,044	R-L	17.49%

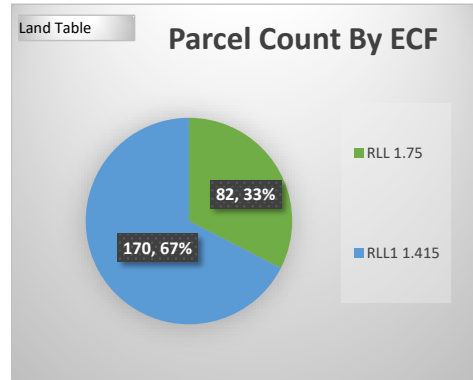
Oxford Township/Village of Oxford

Land Table RLL

BSA DATABASE		SALES DATA	
Parcel Count	252	# of Sales	34
ECF Nbhd	RLL1, RLL	Sales Ratio	49.47%
Min ECF	1.415	(Land Resid.-Est. Land Value)/Est. LV	5.16%
Max ECF	1.750	% Change	3.33%
Land Table LtoB	22.58%	Projected Land Table LtoB	23.34%
CVT LtoB	17.17%	Sales Sample Size	13.49%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,674	\$1,760	\$1,841
MINIMUM	\$735	\$773	\$735
MAXIMUM	\$2,129	\$2,239	\$2,129

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
P-04-28-376-010	866 MALONEY AVE	1/27/2021	\$255,000				0.39	\$662,338		RLL	100.00%
P-04-28-379-004	1715 LAKESVIEW BLVD	3/10/2021	\$275,000	\$301,597	\$22,837	\$49,434	0.37	\$61,390		RLL	16.39%
P-04-28-378-002	1765 LAKESVIEW BLVD	3/31/2021	\$233,000	\$192,936	\$81,198	\$41,134	0.26	\$312,300		RLL	21.32%
P-04-28-379-002	1725 LAKESVIEW BLVD	4/9/2021	\$170,000	\$193,169	\$15,514	\$38,683	0.19	\$80,802		RLL	20.03%
P-04-28-379-015	986 MALONEY AVE	4/15/2021	\$250,000	\$241,748	\$55,368	\$47,116	0.34	\$165,278		RLL	19.49%
P-04-28-355-014	959 GILL AVE	5/3/2021	\$230,000	\$224,023	\$42,242	\$36,265	0.17	\$251,440		RLL	16.19%
P-04-28-378-017	1760 W DRAHNER RD	6/18/2021	\$280,000	\$220,248	\$130,261	\$70,509	0.50	\$260,522		RLL	32.01%
P-04-28-376-006	1772 LAKESVIEW BLVD	6/23/2021	\$578,750	\$418,373	\$309,871	\$149,494	0.38	\$817,602		RLL	35.73%
P-04-28-377-019	1662 LAKESVIEW BLVD	6/25/2021	\$1,130,000	\$1,318,799	-\$63,941	\$124,858	0.27	-\$237,699		RLL	9.47%
P-04-28-354-039	1901 LAKESVIEW BLVD	7/15/2021	\$228,000	\$203,603	\$69,656	\$45,259	0.29	\$244,407		RLL	22.23%
P-04-28-305-008	1960 LAKESVIEW BLVD	7/20/2021	\$375,000	\$329,461	\$183,245	\$137,706	0.29	\$627,551		RLL	41.80%
P-04-28-354-038	1913 LAKESVIEW BLVD	7/28/2021	\$210,000	\$258,813	-\$10,317	\$38,496	0.19	-\$53,456		RLL	14.87%
P-04-28-379-005	921 WISE AVE	8/19/2021	\$215,048	\$211,407	\$40,390	\$36,749	0.17	\$234,826		RLL	17.38%
P-04-28-305-011	1980 LAKESVIEW BLVD	8/23/2021	\$400,000	\$372,817	\$372,250	\$140,067	0.33	\$503,765		RLL	37.57%
P-04-28-356-020	940 BURLINGHAM AVE	9/1/2021	\$219,000	\$200,000	\$61,420	\$42,420	0.24	\$256,987		RLL	21.21%
P-04-28-354-029	960 GILL AVE	9/2/2021	\$230,000	\$218,019	\$66,381	\$54,400	0.34	\$198,152		RLL	24.95%
P-04-28-355-025	840 GIBSON AVE	9/8/2021	\$350,000	\$388,855	-\$2,588	\$36,267	0.17	-\$15,405		RLL	9.33%
P-04-28-354-023	878 GILL AVE	11/27/2021	\$102,000	\$103,925	\$34,342	\$36,267	0.17	\$204,417		RLL	34.90%
P-04-28-356-004	815 GIBSON AVE	12/1/2021	\$175,000	\$136,630	\$74,637	\$36,267	0.17	\$444,268		RLL	26.54%
P-04-28-354-005	815 KEITH AVE	12/13/2021	\$205,000	\$191,497	\$49,770	\$36,267	0.17	\$296,250		RLL	18.94%
P-04-28-353-047	794 KEITH AVE	12/27/2021	\$140,000	\$98,708	\$77,559	\$36,267	0.17	\$461,661		RLL	36.74%

Oxford Township/Village of Oxford

Land Table RLL

P-04-28-381-006	947 BECKLEY AVE	12/30/2021	\$305,000	\$359,468	\$2,266	\$56,734	0.35	\$6,493	RLL	15.78%
P-04-28-356-019	947 GIBSON AVE	1/21/2022	\$211,500	\$159,645	\$92,658	\$40,803	0.25	\$367,690	RLL	25.56%
P-04-28-379-003	1717 LAKESVIEW BLVD	2/16/2022	\$216,000	\$184,163	\$72,159	\$40,322	0.23	\$312,377	RLL	21.89%
P-04-28-353-003	745 HILBERG AVE	4/4/2022	\$200,000	\$185,379	\$61,838	\$47,217	0.35	\$179,241	RLL	25.47%
P-04-28-376-007	1764 LAKESVIEW BLVD	5/25/2022	\$621,000	\$666,565	\$100,457	\$146,022	0.38	\$265,759	RLL	21.91%
P-04-28-304-006		7/5/2022	\$150,000				0.16	\$925,926	RLL	100.00%
P-04-28-327-022	622 MALONEY AVE	7/29/2022	\$520,000	\$406,609	\$226,437	\$113,046	0.13	\$1,728,527	RLL	27.80%
P-04-28-353-011	899 HILBERG AVE	10/4/2022	\$153,000	\$208,234	-\$15,348	\$39,886	0.20	-\$75,606	RLL	19.15%
P-04-28-353-031	932 KEITH AVE	10/14/2022	\$239,000	\$213,612	\$66,530	\$41,142	0.26	\$259,883	RLL	19.26%
P-04-28-353-042	858 KEITH AVE	10/14/2022	\$269,900	\$200,433	\$111,594	\$42,127	0.27	\$416,396	RLL	21.02%
P-04-28-353-021	784 KEITH AVE	10/26/2022	\$238,000	\$232,896	\$52,251	\$47,147	0.34	\$155,973	RLL	20.24%
P-04-28-351-001	1890 LAKESVIEW BLVD	12/12/2022	\$588,000	\$747,428	-\$18,556	\$140,872	0.32	-\$58,352	RLL	18.85%
P-04-28-353-019	1959 LAKESVIEW BLVD	12/22/2022	\$349,000	\$412,328	-\$21,703	\$41,625	0.24	-\$90,054	RLL	10.10%

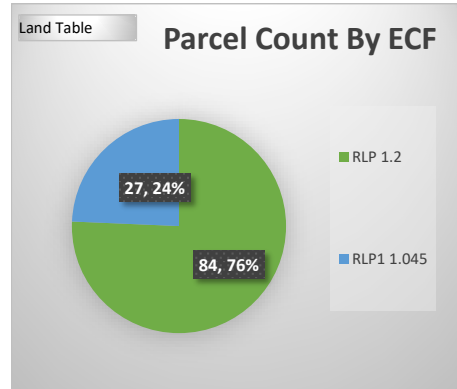
Oxford Township/Village of Oxford

Land Table RLP

BSA DATABASE		SALES DATA	
Parcel Count	111	SALES DATA	10
ECF Nbhd	RLP1, RLP	Sales Ratio	43.57%
Min ECF	1.045	(Land Resid.-Est. Land Value)/Est. LV	65.65%
Max ECF	1.200	% Change	2.50%
Land Table LtoB	20.70%	Projected Land Table LtoB	21.22%
CVT LtoB	17.17%	Sales Sample Size	9.01%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$50,836	\$84,209	\$50,879
MINIMUM	\$375	\$621	\$375
MAXIMUM	\$118,853	\$196,880	\$118,853

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
P-04-28-254-002	486 TANVIEW DR	5/26/2021	\$525,000	\$349,419	\$258,320	\$82,739	0.53	\$484,653		RLP	23.68%
P-04-28-254-003	496 TANVIEW DR	8/5/2021	\$435,000	\$321,570	\$195,810	\$82,380	0.55	\$355,372		RLP	25.62%
P-04-28-401-004	552 TANVIEW DR	8/27/2021	\$484,000	\$374,817	\$192,719	\$83,536	1.95	\$98,729		RLP	22.29%
P-04-28-476-008	765 TANVIEW DR	9/23/2021	\$400,000	\$427,005	\$52,732	\$79,737	0.27	\$193,158		RLP	18.67%
P-04-28-476-002	701 TANVIEW DR	10/27/2021	\$345,000	\$301,090	\$132,726	\$88,816	0.49	\$270,869		RLP	29.50%
P-04-28-402-009	693 TANVIEW DR	11/19/2021	\$382,000	\$362,059	\$105,088	\$85,147	0.46	\$227,463		RLP	23.52%
P-04-28-402-001	583 TANVIEW DR	11/30/2021	\$495,000	\$446,791	\$132,372	\$84,163	1.77	\$74,871		RLP	18.84%
P-04-28-402-002	599 TANVIEW DR	7/11/2022	\$338,000	\$307,850	\$111,259	\$81,109	1.50	\$73,975		RLP	26.35%
P-04-28-251-015	527 TANVIEW DR	7/22/2022	\$340,000	\$339,388	\$80,876	\$80,264	1.61	\$50,390		RLP	23.65%
P-04-28-251-006	361 SPEZIA DR	12/1/2022	\$550,000	\$511,589	\$131,990	\$93,579	1.96	\$67,445		RLP	18.29%

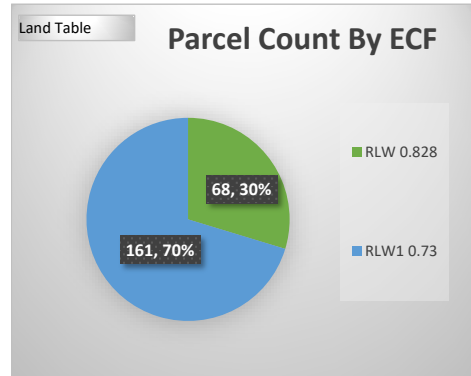
Oxford Township/Village of Oxford

Land Table RLW

BSA DATABASE		SALES DATA	
Parcel Count	229	SALES DATA	44
ECF Nbhd	RLW1, RLW	Sales Ratio	47.66%
Min ECF	0.730	(Land Resid.-Est. Land Value)/Est. LV	44.88%
Max ECF	0.828	% Change	0.00%
Land Table LtoB	10.85%	Projected Land Table LtoB	10.85%
CVT LtoB	17.17%	Sales Sample Size	19.21%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$111,083	\$160,936	\$111,083
MINIMUM	\$381	\$552	\$381
MAXIMUM	\$375,000	\$543,296	\$375,000

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
P-04-34-401-002	1101 DEER PATH TRL	1/5/2021	\$560,000	\$618,375	\$9,488	\$67,863	1.09	\$8,705		RLW	10.97%
P-04-33-476-006	1960 DEER PATH TRL	2/8/2021	\$850,000	\$800,018	\$140,924	\$90,942	2.11	\$66,789		RLW	11.37%
P-04-34-377-002	1866 ARROWHEAD TRL	2/19/2021	\$668,000	\$674,956	\$61,812	\$68,768	0.88	\$70,161		RLW	10.19%
P-04-33-481-004	1830 DEER PATH TRL	3/23/2021	\$550,000	\$537,418	\$80,292	\$67,710	0.73	\$109,689		RLW	12.60%
P-04-33-481-007	1758 EAGLE TRL	3/26/2021	\$593,000	\$649,263	-\$9,472	\$46,791	0.57	-\$16,765		RLW	7.21%
P-04-34-251-009	521 IROQUOIS CT	3/29/2021	\$73,000				0.94	\$77,742		RLW	100.00%
P-04-34-329-021	1281 LACROSSE TRL	4/7/2021	\$735,000	\$713,203	\$102,423	\$80,626	0.69	\$148,224		RLW	11.30%
P-04-34-331-007	1301 DEER PATH TRL	4/22/2021	\$633,500	\$723,854	-\$21,149	\$69,205	0.83	-\$25,419		RLW	9.56%
P-04-33-479-011	1500 EAGLE TRL	5/6/2021	\$467,400	\$467,909	\$41,172	\$41,681	0.47	\$88,352		RLW	8.91%
P-04-34-327-002	1712 WOOD TRL	5/27/2021	\$455,000	\$429,437	\$73,952	\$48,389	0.57	\$130,888		RLW	11.27%
P-04-34-329-017	1241 LACROSSE TRL	6/3/2021	\$735,000	\$599,955	\$220,062	\$85,017	0.62	\$355,512		RLW	14.17%
P-04-34-251-005	1150 IROQUOIS TRL	6/30/2021	\$620,000	\$598,231	\$85,305	\$63,536	0.65	\$130,436		RLW	10.62%
P-04-34-251-012	1050 DEER PATH TRL	7/15/2021	\$545,000	\$539,817	\$71,060	\$65,877	0.58	\$123,154		RLW	12.20%
P-04-34-331-016	1609 OTTAWA TRAIL CT	7/23/2021	\$700,000	\$636,703	\$126,440	\$63,143	0.57	\$221,436		RLW	9.92%
P-04-33-476-015	1697 DEER PATH TRL	8/23/2021	\$119,000				0.49	\$244,856		RLW	100.00%
P-04-33-476-007	1990 DEER PATH TRL	8/27/2021	\$824,000	\$631,827	\$279,597	\$87,424	1.29	\$216,742		RLW	13.84%
P-04-33-480-010	1723 EAGLE TRL	9/3/2021	\$649,000	\$529,472	\$167,410	\$47,882	0.59	\$285,196		RLW	9.04%
P-04-33-481-006	1778 EAGLE TRL	9/13/2021	\$565,000	\$483,538	\$131,298	\$49,836	0.70	\$188,918		RLW	10.31%
P-04-34-252-010	1111 IROQUOIS TRL	10/29/2021	\$600,000	\$662,740	\$20,895	\$83,635	0.90	\$23,140		RLW	12.62%
P-04-33-479-017	1630 EAGLE TRL	11/3/2021	\$520,000	\$374,158	\$193,507	\$47,665	0.52	\$197,703		RLW	12.74%
P-04-33-476-008	1867 DEER PATH TRL	11/12/2021	\$585,000	\$697,503	-\$24,238	\$88,265	0.86	-\$28,184		RLW	12.65%

Oxford Township/Village of Oxford

Land Table RLW

P-04-34-328-001	1629 DEER PATH TRL	11/29/2021	\$669,900	\$700,403	\$56,721	\$87,224	0.76	\$74,830	RLW	12.45%
P-04-34-329-019	1261 LACROSSE TRL	1/9/2022	\$885,000	\$739,050	\$260,738	\$114,788	1.70	\$153,375	RLW	15.53%
P-04-34-329-008	1270 LACROSSE TRL	1/18/2022	\$862,500	\$775,307	\$153,770	\$66,577	0.56	\$276,565	RLW	8.59%
P-04-34-351-003	1999 DEER PATH TRL	2/11/2022	\$780,000	\$876,666	-\$8,100	\$88,566	1.31	-\$6,183	RLW	10.10%
P-04-34-331-011	1620 OTTAWA TRAIL CT	3/15/2022	\$90,000				0.73	\$123,626	RLW	100.00%
P-04-34-252-022	1059 IROQUOIS TRL	3/28/2022	\$80,000				0.73	\$108,992	RLW	100.00%
P-04-34-252-023	1039 IROQUOIS TRL	3/28/2022	\$80,000				0.73	\$109,739	RLW	100.00%
P-04-34-329-010	1250 LACROSSE TRL	4/11/2022	\$690,000	\$584,133	\$167,189	\$61,322	0.49	\$343,304	RLW	10.50%
P-04-34-329-013	1180 LACROSSE TRL	4/11/2022	\$785,000	\$881,062	\$4,829	\$100,891	0.94	\$5,148	RLW	11.45%
P-04-34-252-021	1079 IROQUOIS TRL	4/15/2022	\$99,900				1.02	\$97,941	RLW	89.46%
P-04-34-252-024	1019 IROQUOIS TRL	5/3/2022	\$97,500				1.04	\$94,203	RLW	100.00%
P-04-34-401-005	1580 DAKOTA CT	5/5/2022	\$119,000				1.45	\$82,069	RLW	87.87%
P-04-34-376-001	1683 CHIEFTAN CIR	6/3/2022	\$919,900	\$919,582	\$66,356	\$66,038	0.81	\$82,124	RLW	7.18%
P-04-33-476-010	1821 DEER PATH TRL	6/15/2022	\$683,450	\$645,325	\$121,644	\$83,519	0.60	\$203,759	RLW	12.94%
P-04-33-276-007	1482 WOOD TRL	6/17/2022	\$525,000	\$541,706	\$29,180	\$45,886	0.47	\$62,085	RLW	8.47%
P-04-34-329-011	1220 LACROSSE TRL	6/29/2022	\$718,650	\$499,424	\$282,729	\$63,503	0.53	\$529,455	RLW	12.72%
P-04-34-331-004	1840 CHIEFTAN CIR	6/29/2022	\$710,000	\$563,242	\$211,222	\$64,464	0.74	\$286,986	RLW	11.45%
P-04-34-401-003	1061 DEER PATH TRL	9/16/2022	\$50,000				0.71	\$70,922	RLW	100.00%
P-04-33-476-009	1843 DEER PATH TRL	9/27/2022	\$920,000	\$896,750	\$99,901	\$76,651	0.76	\$130,932	RLW	8.55%
P-04-34-252-019	1533 DAKOTA CT	9/28/2022	\$59,900				0.66	\$91,033	RLW	100.00%
P-04-34-329-018	1251 LACROSSE TRL	10/7/2022	\$50,000				0.85	\$58,824	RLW	100.00%
P-04-34-252-018	1521 DAKOTA CT	12/15/2022	\$640,000	\$611,230	\$83,620	\$54,850	0.65	\$129,043	RLW	8.97%
P-04-34-377-010	1789 HURON CT	12/16/2022	\$932,500	\$918,545	\$128,420	\$114,465	1.63	\$78,785	RLW	12.46%

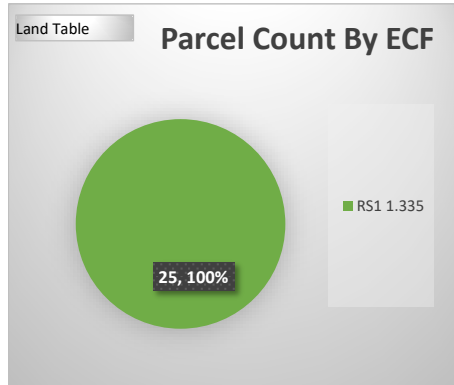
Oxford Township/Village of Oxford

Land Table RMA

BSA DATABASE		SALES DATA	
Parcel Count	25	SALES DATA	1
ECF Nbhd	RS1	Sales Ratio	45.50%
Min ECF	1.335	(Land Resid.-Est. Land Value)/Est. LV	39.11%
Max ECF	1.335	% Change	20.00%
Land Table LtoB	19.08%	Projected Land Table LtoB	22.89%
CVT LtoB	17.17%	Sales Sample Size	4.00%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$42,525	\$59,156	\$51,030
MINIMUM	\$525	\$730	\$630
MAXIMUM	\$65,845	\$91,595	\$79,014

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
P -04-35-102-009	69 W DRAHNER RD	6/28/2021	\$160,000	\$145,590	\$51,257	\$36,847	0.51	\$100,701		RMA	25.31%

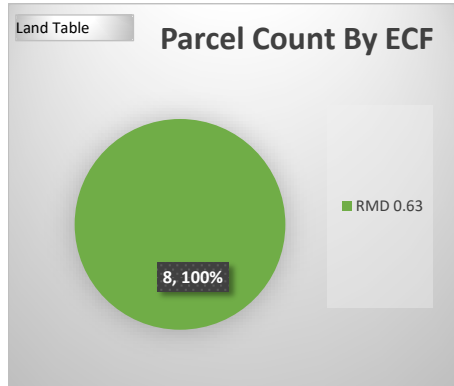
Oxford Township/Village of Oxford

Land Table RMD

BSA DATABASE		SALES DATA	
Parcel Count	8	SALES DATA	1
ECF Nbhd	RMD	Sales Ratio	#DIV/0!
Min ECF	0.630	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.630	% Change	10.00%
Land Table LtoB	16.08%	Projected Land Table LtoB	17.68%
CVT LtoB	17.17%	Sales Sample Size	12.50%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$78,845	#DIV/0!	\$86,730
MINIMUM	\$78,845	#DIV/0!	\$86,730
MAXIMUM	\$78,845	#DIV/0!	\$86,730

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
P-04-05-401-006	3261 PURDY LN	7/29/2022	\$179,500				6.42	\$27,960		RMD	100.00%

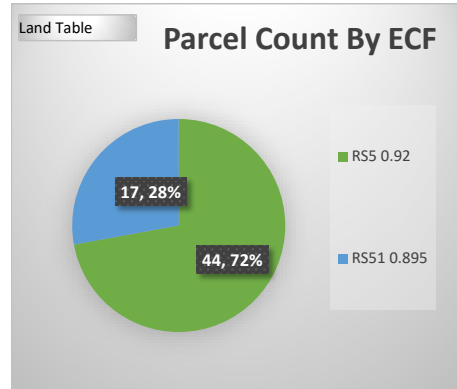
Oxford Township/Village of Oxford

Land Table RMP

BSA DATABASE		SALES DATA	
Parcel Count	61	SALES DATA	9
ECF Nbhd	RS51, RS5	Sales Ratio	49.71%
Min ECF	0.895	(Land Resid.-Est. Land Value)/Est. LV	4.74%
Max ECF	0.920	% Change	0.00%
Land Table LtoB	13.78%	Projected Land Table LtoB	13.78%
CVT LtoB	17.17%	Sales Sample Size	14.75%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$711	\$745	\$711
MINIMUM	\$335	\$351	\$335
MAXIMUM	\$66,137	\$69,274	\$66,137

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
P-04-29-228-004	1763 JOHN PAUL CT	1/8/2021	\$665,000	\$671,910	\$102,929	\$109,839	0.32	\$319,655		RMP	16.35%
P-04-28-105-003	1560 JOHN PAUL CT	2/9/2021	\$411,200	\$436,422	\$2,155	\$27,377	0.28	\$7,780		RMP	6.27%
P-04-29-228-006	1739 JOHN PAUL CT	3/5/2021	\$618,000	\$624,156	\$111,212	\$117,368	0.33	\$341,141		RMP	18.80%
P-04-28-106-001	1571 JOHN PAUL CT	5/7/2021	\$515,000	\$509,656	\$65,566	\$60,222	0.29	\$224,541		RMP	11.82%
P-04-28-105-002	1812 JOHN PAUL CT	8/23/2021	\$485,000	\$532,045	-\$16,585	\$30,460	0.32	-\$51,506		RMP	5.73%
P-04-29-229-016	1624 JOHN PAUL CT	9/24/2021	\$465,000	\$515,532	\$8,950	\$59,482	0.43	\$20,911		RMP	11.54%
P-04-29-228-002	1787 JOHN PAUL CT	6/1/2022	\$822,000	\$745,410	\$188,716	\$112,126	0.34	\$548,593		RMP	15.04%
P-04-28-107-004	1403 HARWOOD DR	6/17/2022	\$755,000	\$573,589	\$232,793	\$51,382	0.47	\$497,421		RMP	8.96%
P-04-29-229-013	1572 JOHN PAUL CT	9/14/2022	\$353,000	\$451,017	-\$45,020	\$52,997	0.28	-\$163,116		RMP	11.75%

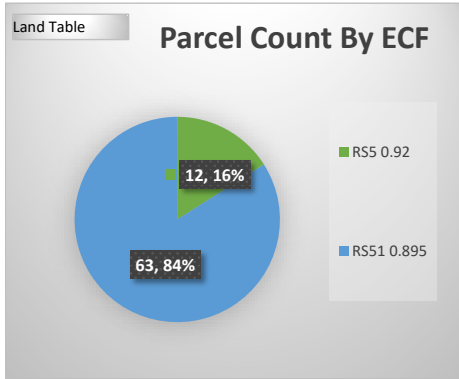
Oxford Township/Village of Oxford

Land Table RMR

BSA DATABASE		SALES DATA	
Parcel Count	75	SALES DATA	4
ECF Nbhd	RS51, RS5	Sales Ratio	49.51%
Min ECF	0.895	(Land Resid.-Est. Land Value)/Est. LV	7.85%
Max ECF	0.920	% Change	0.00%
Land Table LtoB	12.08%	Projected Land Table LtoB	12.08%
CVT LtoB	17.17%	Sales Sample Size	5.33%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$693	\$747	\$693
MINIMUM	\$370	\$399	\$370
MAXIMUM	\$130,323	\$140,555	\$130,323

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
P-04-34-103-015	955 WATERSMEET DR	1/7/2022	\$478,000	\$377,721	\$157,387	\$57,108	0.57	\$274,193		RMR	15.12%
P-04-34-103-011	909 WATERSMEET DR	7/26/2022	\$535,000	\$569,583	\$26,543	\$61,126	0.61	\$43,300		RMR	10.73%
P-04-34-103-016	965 WATERSMEET DR	9/1/2022	\$485,000	\$484,223	\$62,397	\$61,620	0.58	\$108,328		RMR	12.73%
P-04-34-102-030	896 WATERSMEET DR	12/19/2022	\$445,000	\$492,526	\$13,942	\$61,468	0.70	\$19,889		RMR	12.48%

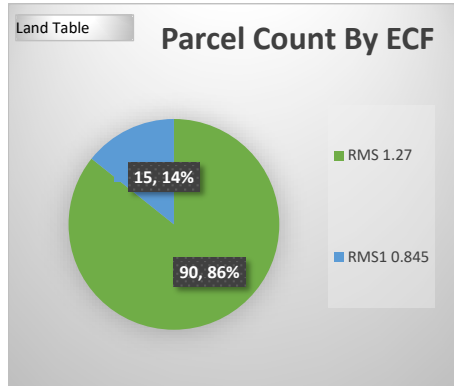
Oxford Township/Village of Oxford

Land Table RMS

BSA DATABASE		SALES DATA	
Parcel Count	105	SALES DATA	4
ECF Nbhd	RMS1, RMS	Sales Ratio	44.28%
Min ECF	0.845	(Land Resid.-Est. Land Value)/Est. LV	66.94%
Max ECF	1.270	% Change	0.00%
Land Table LtoB	14.38%	Projected Land Table LtoB	14.38%
CVT LtoB	17.17%	Sales Sample Size	3.81%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$40,196	\$67,102	\$40,196
MINIMUM	\$354	\$591	\$354
MAXIMUM	\$297,000	\$495,804	\$297,000

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
P-04-29-253-013	1790 HARWOOD DR	4/30/2021	\$327,500	\$288,322	\$86,159	\$46,981	0.44	\$196,262		RMS	16.29%
P-04-29-253-015	1782 LAVERNE CT	6/21/2021	\$430,000	\$417,771	\$106,747	\$94,518	0.42	\$251,762		RMS	22.62%
P-04-29-277-016	1532 HARWOOD DR	12/17/2021	\$575,000	\$467,017	\$200,032	\$92,049	0.46	\$434,852		RMS	19.71%
P-04-29-253-012	1800 HARWOOD DR	6/1/2022	\$561,000	\$503,881	\$147,021	\$89,902	0.95	\$155,249		RMS	17.84%

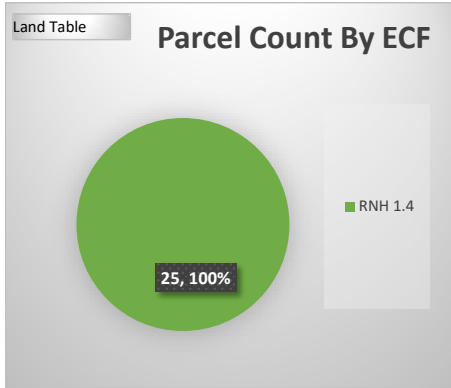
Oxford Township/Village of Oxford

Land Table RNH

BSA DATABASE		SALES DATA	
Parcel Count	25	SALES DATA	4
ECF Nbhd	RNH	Sales Ratio	47.12%
Min ECF	1.400	(Land Resid.-Est. Land Value)/Est. LV	36.90%
Max ECF	1.400	% Change	10.00%
Land Table LtoB	18.31%	Projected Land Table LtoB	20.14%
CVT LtoB	17.17%	Sales Sample Size	16.00%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$858	\$1,175	\$944
MINIMUM	\$347	\$475	\$382
MAXIMUM	\$932	\$1,276	\$1,025

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
P-04-34-451-009	1059 INCA TRL	1/15/2021	\$365,000	\$363,421	\$76,748	\$75,169	1.09	\$70,411		RNH	20.68%
P-04-34-451-018	1165 INCA TRL	6/13/2022	\$380,000	\$380,423	\$65,948	\$66,371	0.29	\$227,407		RNH	17.45%
P-04-34-452-013	1100 INCA TRL	6/24/2022	\$550,000	\$483,997	\$134,930	\$68,927	0.25	\$539,720		RNH	14.24%
P-04-34-451-004	1199 INCA TRL	10/7/2022	\$380,000	\$350,555	\$80,772	\$51,327	0.27	\$299,156		RNH	14.64%

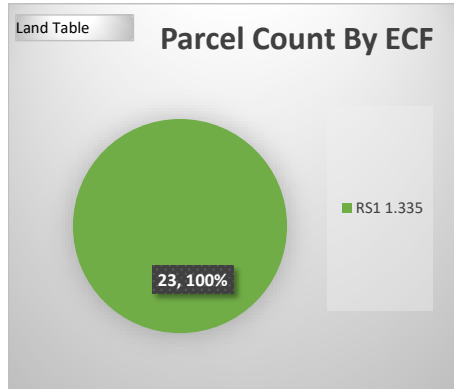
Oxford Township/Village of Oxford

Land Table RNM

BSA DATABASE		SALES DATA	
Parcel Count	23	SALES DATA	1
ECF Nbhd	RS1	Sales Ratio	33.34%
Min ECF	1.335	(Land Resid.-Est. Land Value)/Est. LV	198.97%
Max ECF	1.335	% Change	15.00%
Land Table LtoB	17.64%	Projected Land Table LtoB	20.29%
CVT LtoB	17.17%	Sales Sample Size	4.35%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$488	\$1,459	\$561
MINIMUM	\$363	\$1,085	\$417
MAXIMUM	\$513	\$1,534	\$590

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
P-04-22-404-007	220 LINCOLN AVE	7/22/2022	\$182,000	\$121,337	\$91,151	\$30,488	0.20	\$453,488		RNM	25.13%

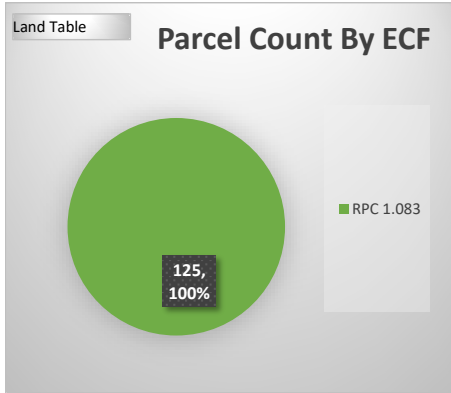
Oxford Township/Village of Oxford

Land Table RPC

BSA DATABASE		SALES DATA	
Parcel Count	125	SALES DATA	7
ECF Nbhd	RPC	Sales Ratio	44.49%
Min ECF	1.083	(Land Resid.-Est. Land Value)/Est. LV	79.09%
Max ECF	1.083	% Change	10.00%
Land Table LtoB	15.90%	Projected Land Table LtoB	17.50%
CVT LtoB	17.17%	Sales Sample Size	5.60%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,679	\$3,007	\$1,847
MINIMUM	\$638	\$1,143	\$702
MAXIMUM	\$2,720	\$4,871	\$2,992

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
P-04-27-427-047	816 DORAL DR	4/27/2021	\$305,000	\$295,727	\$52,047	\$42,774	0.19	\$276,846		RPC	14.46%
P-04-27-427-035	710 DORAL DR	6/24/2021	\$314,000	\$300,850	\$59,259	\$46,109	0.21	\$280,848		RPC	15.33%
P-04-27-477-003	833 DORAL DR	3/10/2022	\$288,600	\$271,026	\$59,501	\$41,927	0.17	\$347,959		RPC	15.47%
P-04-27-479-014	863 INVERNESS DR	4/1/2022	\$320,000	\$270,215	\$93,243	\$43,458	0.19	\$495,973		RPC	16.08%
P-04-27-427-020	560 DORAL DR	6/15/2022	\$355,000	\$308,473	\$90,420	\$43,893	0.20	\$443,235		RPC	14.23%
P-04-27-428-018	659 DORAL DR	7/7/2022	\$340,000	\$266,801	\$116,488	\$43,289	0.19	\$619,617		RPC	16.23%
P-04-27-428-017	677 DORAL DR	8/23/2022	\$275,000	\$242,110	\$77,918	\$45,028	0.19	\$416,674		RPC	18.60%

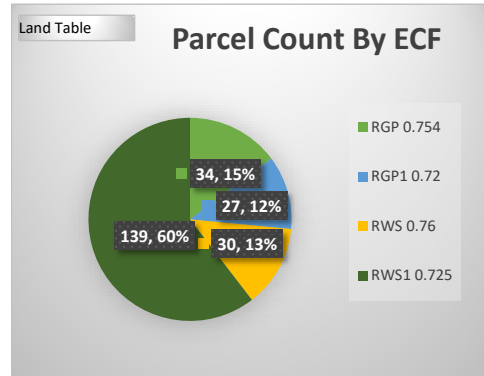
Oxford Township/Village of Oxford

Land Table RPT

BSA DATABASE		SALES DATA	
Parcel Count	230	SALES DATA	16
ECF Nbhd	RWS1, RGP1, RWS, RGP	Sales Ratio	41.70%
Min ECF	0.720	(Land Resid.-Est. Land Value)/Est. LV	114.26%
Max ECF	0.760	% Change	0.00%
Land Table LtoB	18.12%	Projected Land Table LtoB	18.12%
CVT LtoB	17.17%	Sales Sample Size	6.96%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$73,100	\$156,623	\$73,100
MINIMUM	\$55,000	\$117,842	\$55,000
MAXIMUM	\$105,000	\$224,972	\$105,000

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
P-04-22-303-016	350 FRANKLIN LAKE CIR	1/21/2021	\$350,000	\$324,341	\$79,030	\$53,371	0.22	\$364,194		RPT	16.46%
P-04-22-306-002	351 FRANKLIN LAKE CIR	3/10/2021	\$401,000	\$391,045	\$61,976	\$52,021	0.21	\$300,854		RPT	13.30%
P-04-21-477-007	105 RIDGE FIELD CT	10/4/2021	\$375,000	\$321,731	\$116,551	\$63,282	0.27	\$425,369		RPT	19.67%
P-04-22-352-022	155 FRANKLIN LAKE CIR	10/25/2021	\$390,000	\$345,674	\$98,883	\$54,557	0.23	\$435,608		RPT	15.78%
P-04-22-354-013	505 BOULDER LAKE DR	11/2/2021	\$405,000	\$290,953	\$165,390	\$51,343	0.20	\$822,836		RPT	17.65%
P-04-22-307-003	275 DERBY LN	12/30/2021	\$400,000	\$331,353	\$126,172	\$57,525	0.25	\$502,677		RPT	17.36%
P-04-21-428-062	778 W PENINSULA CT	2/21/2022	\$400,000	\$385,806	\$81,970	\$67,776	0.27	\$309,321		RPT	17.57%
P-04-22-307-016	395 FRANKLIN LAKE CIR	4/12/2022	\$392,000	\$322,970	\$125,416	\$56,386	0.24	\$533,685		RPT	17.46%
P-04-22-303-015	360 FRANKLIN LAKE CIR	4/22/2022	\$410,000	\$349,681	\$124,814	\$64,495	0.22	\$575,180		RPT	18.44%
P-04-21-477-004	135 RIDGE FIELD CT	5/27/2022	\$500,000	\$361,504	\$204,852	\$66,356	0.28	\$729,011		RPT	18.36%
P-04-21-477-003	585 SANDHURST ST	5/31/2022	\$375,000	\$283,666	\$154,848	\$63,514	0.25	\$614,476		RPT	22.39%
P-04-22-306-003	361 FRANKLIN LAKE CIR	7/1/2022	\$435,000	\$343,987	\$143,034	\$52,021	0.21	\$694,340		RPT	15.12%
P-04-22-306-015	436 FRANKLIN LAKE CIR	8/5/2022	\$545,000	\$501,996	\$126,219	\$83,215	0.49	\$257,590		RPT	16.58%
P-04-22-355-013	530 BOULDER LAKE DR	8/5/2022	\$450,000	\$343,507	\$177,509	\$71,016	0.26	\$674,939		RPT	20.67%
P-04-21-426-002	500 E PENINSULA CT	10/12/2022	\$465,000	\$373,436	\$143,922	\$52,358	0.21	\$688,622		RPT	14.02%
P-04-22-303-011	322 FRANKLIN LAKE CIR	12/29/2022	\$495,000	\$388,870	\$183,670	\$77,540	0.37	\$499,103		RPT	19.94%

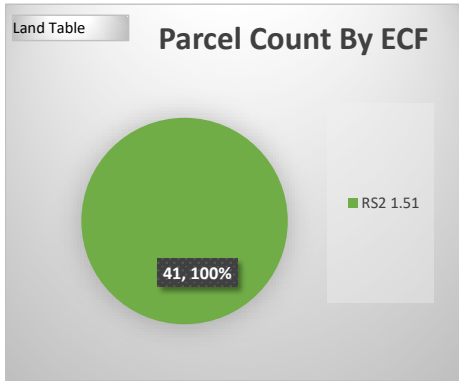
Oxford Township/Village of Oxford

Land Table RPW

BSA DATABASE		SALES DATA	
Parcel Count	41	SALES DATA	3
ECF Nbhd	RS2	Sales Ratio	45.61%
Min ECF	1.510	(Land Resid.-Est. Land Value)/Est. LV	47.04%
Max ECF	1.510	% Change	0.00%
Land Table LtoB	17.68%	Projected Land Table LtoB	17.68%
CVT LtoB	17.17%	Sales Sample Size	7.32%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$113,850	\$167,406	\$113,850
MINIMUM	\$604	\$888	\$604
MAXIMUM	\$142,560	\$209,622	\$142,560

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
P-04-30-453-022	3201 W DRAHNER RD	4/2/2021	\$372,000	\$368,229	\$117,565	\$113,794	1.99	\$59,078		RPW	30.90%
P-04-30-452-006	900 LAKE DR	8/30/2021	\$478,000	\$386,636	\$165,674	\$74,310	0.84	\$197,231		RPW	19.22%
P-04-30-452-021	1030 LAKE DR	4/11/2022	\$410,000	\$394,561	\$62,393	\$46,954	0.39	\$159,982		RPW	11.90%

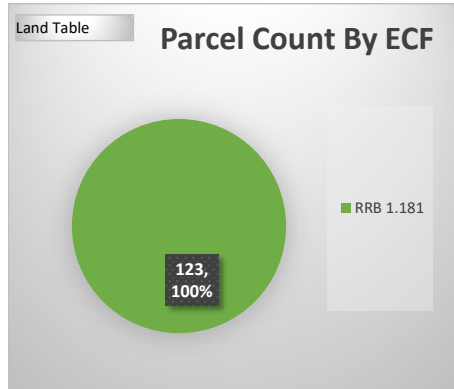
Oxford Township/Village of Oxford

Land Table RRB

BSA DATABASE		SALES DATA	
Parcel Count	123	SALES DATA	5
ECF Nbhd	RRB	Sales Ratio	44.02%
Min ECF	1.181	(Land Resid.-Est. Land Value)/Est. LV	60.25%
Max ECF	1.181	% Change	15.00%
Land Table LtoB	21.67%	Projected Land Table LtoB	24.92%
CVT LtoB	17.17%	Sales Sample Size	4.07%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$413	\$662	\$475
MINIMUM	\$352	\$564	\$405
MAXIMUM	\$474	\$760	\$545

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
P-04-35-153-002	365 KINTYRE DR	11/29/2021	\$270,000	\$224,038	\$87,186	\$41,224	0.28	\$315,891		RRB	18.40%
P-04-35-156-011	1340 FORELAND DR	1/10/2022	\$211,500	\$223,107	\$32,554	\$44,161	0.31	\$103,675		RRB	19.79%
P-04-35-176-006	1415 FORELAND DR	4/8/2022	\$220,000	\$161,319	\$99,689	\$41,008	0.30	\$336,787		RRB	25.42%
P-04-35-176-001	1323 FORELAND DR	6/29/2022	\$240,000	\$194,732	\$90,880	\$45,612	0.36	\$252,444		RRB	23.42%
P-04-35-176-010	1324 CARDIGAN DR	12/1/2022	\$175,000	\$179,747	\$44,922	\$49,669	0.36	\$124,094		RRB	27.63%

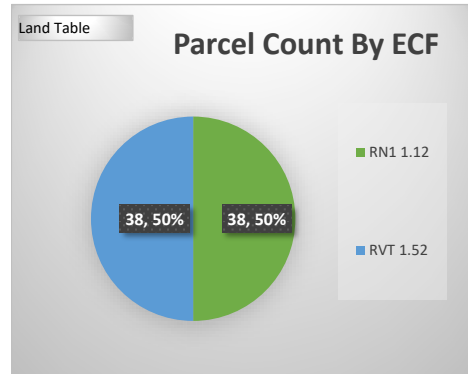
Oxford Township/Village of Oxford

Land Table RSS

BSA DATABASE		SALES DATA	
Parcel Count	76	SALES DATA	4
ECF Nbhd	RVT, RN1	Sales Ratio	46.95%
Min ECF	1.120	(Land Resid.-Est. Land Value)/Est. LV	38.07%
Max ECF	1.520	% Change	15.00%
Land Table LtoB	16.54%	Projected Land Table LtoB	19.02%
CVT LtoB	17.17%	Sales Sample Size	5.26%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$56,063	\$77,403	\$64,472
MINIMUM	\$313	\$432	\$360
MAXIMUM	\$71,013	\$98,044	\$81,665

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
P-04-04-155-005	505 1ST ST	8/19/2021	\$205,000	\$201,026	\$34,224	\$30,250	0.33	\$103,396		RSS	15.05%
P-04-05-227-013	3827 THOMAS RD	9/29/2021	\$295,000	\$286,158	\$56,263	\$47,421	0.58	\$96,838		RSS	16.57%
P-04-05-226-007	781 W DAVISON LAKE RD	1/27/2022	\$205,000	\$211,143	\$32,209	\$38,352	0.48	\$67,102		RSS	18.16%
P-04-05-277-003	3805 THOMAS RD	7/7/2022	\$290,000	\$235,970	\$97,478	\$43,448	0.61	\$159,800		RSS	18.41%

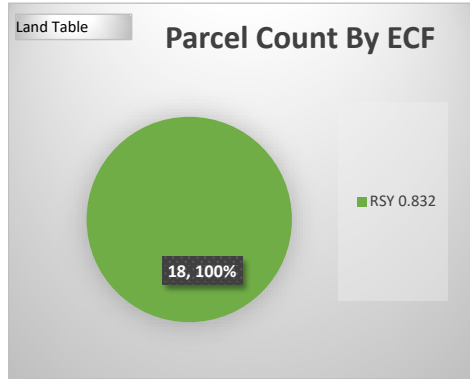
Oxford Township/Village of Oxford

Land Table RSY

BSA DATABASE		SALES DATA	
Parcel Count	18	SALES DATA	5
ECF Nbhd	RSY	Sales Ratio	49.78%
Min ECF	0.832	(Land Resid.-Est. Land Value)/Est. LV	3.22%
Max ECF	0.832	% Change	0.00%
Land Table LtoB	15.51%	Projected Land Table LtoB	15.51%
CVT LtoB	17.17%	Sales Sample Size	27.78%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$630	\$650	\$630
MINIMUM	\$630	\$650	\$630
MAXIMUM	\$630	\$650	\$630

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
P-04-29-254-015	1917 SANDY SHORES DR	3/24/2021	\$679,900	\$668,798	\$91,584	\$80,482	0.50	\$183,168		RSY	12.03%
P-04-29-254-005	1918 SANDY SHORES DR	4/14/2021	\$59,155				0.42	-\$129,688		RSY	38.38%
P-04-29-254-011	1849 SANDY SHORES DR	4/23/2021	\$129,900				0.50	\$259,800		RSY	100.00%
P-04-29-254-016	1931 SANDY SHORES DR	4/23/2021	\$69,900				0.66	\$105,909		RSY	100.00%
P-04-29-254-010	1858 SANDY SHORES DR	11/3/2021	\$730,000	\$734,813	\$109,804	\$114,617	0.51	\$215,302		RSY	15.60%

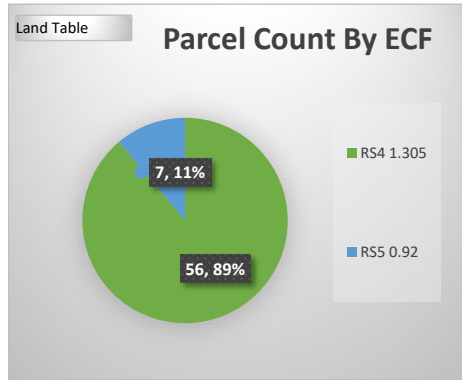
Oxford Township/Village of Oxford

Land Table RTL

BSA DATABASE		SALES DATA	
Parcel Count	63	SALES DATA	5
ECF Nbhd	RS4, RS5	Sales Ratio	37.43%
Min ECF	0.920	(Land Resid.-Est. Land Value)/Est. LV	157.13%
Max ECF	1.305	% Change	10.00%
Land Table LtoB	17.18%	Projected Land Table LtoB	18.90%
CVT LtoB	17.17%	Sales Sample Size	7.94%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$985	\$2,533	\$1,084
MINIMUM	\$790	\$2,031	\$869
MAXIMUM	\$125,505	\$322,707	\$138,056

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
P-04-28-176-003	358 TANVIEW DR	4/16/2021	\$590,000	\$430,009	\$254,773	\$94,782	0.85	\$299,733		RTL	22.04%
P-04-28-126-019	132 TANVIEW DR	6/23/2021	\$700,132	\$438,933	\$374,786	\$113,587	1.45	\$258,473		RTL	25.88%
P-04-28-101-010	92 BROOKFIELD DR	9/8/2021	\$275,000	\$318,249	\$19,330	\$62,579	0.46	\$42,022		RTL	19.66%
P-04-28-127-004	236 TANVIEW DR	11/4/2021	\$530,000	\$321,223	\$281,158	\$72,381	0.33	\$851,994		RTL	22.53%
P-04-29-201-009	141 CHELTENHAM LN	6/17/2022	\$735,000	\$610,102	\$234,462	\$109,564	1.62	\$144,730		RTL	17.96%

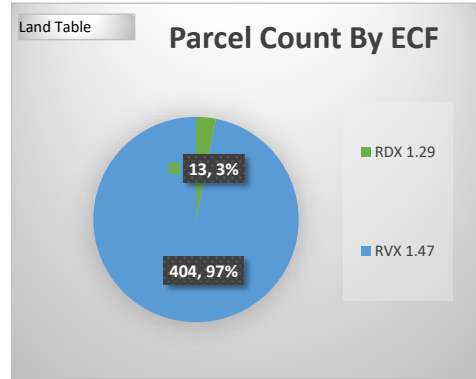
Oxford Township/Village of Oxford

Land Table RVX

BSA DATABASE		SALES DATA	
Parcel Count	417	SALES DATA	37
ECF Nbhd	RVX, RDX	Sales Ratio	46.39%
Min ECF	1.290	(Land Resid.-Est. Land Value)/Est. LV	41.35%
Max ECF	1.470	% Change	5.00%
Land Table LtoB	17.00%	Projected Land Table LtoB	17.85%
CVT LtoB	17.17%	Sales Sample Size	8.87%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$53,900	\$76,187	\$56,595
MINIMUM	\$14,880	\$21,033	\$15,624
MAXIMUM	\$91,500	\$129,334	\$96,075

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
PO-04-22-385-020	67 W BURDICK ST	1/22/2021	\$235,000	\$216,669	\$70,752	\$52,421	0.82	\$86,812		RVX	24.19%
PO-04-27-176-016	55 PONTIAC ST	2/17/2021	\$220,000	\$220,443	\$41,920	\$42,363	0.28	\$152,436		RVX	19.22%
PO-04-22-453-006	31 W BURDICK ST	3/30/2021	\$234,000	\$263,751	\$25,468	\$55,219	0.97	\$26,364		RVX	20.94%
PO-04-27-253-016	86 PONTIAC ST	4/9/2021	\$257,000	\$249,450	\$52,827	\$45,277	0.38	\$139,754		RVX	18.15%
PO-04-27-129-004	88 PARK ST	5/21/2021	\$205,000	\$139,885	\$94,355	\$29,240	0.18	\$518,434		RVX	20.90%
PO-04-27-126-023	113 DENNISON ST	5/27/2021	\$172,500	\$179,937	\$29,966	\$37,403	0.27	\$110,985		RVX	20.79%
PO-04-27-254-010	47 MECHANIC ST	6/18/2021	\$230,000	\$265,469	\$3,425	\$38,894	0.26	\$13,023		RVX	14.65%
PO-04-27-251-021	19 HOVEY ST	6/25/2021	\$205,000	\$263,374	-\$19,409	\$38,965	0.29	-\$67,627		RVX	14.79%
PO-04-27-128-011	12 JERSEY ST	7/7/2021	\$223,000	\$236,562	\$31,481	\$45,043	0.31	\$100,258		RVX	19.04%
PO-04-27-129-028	96 PARK ST	7/9/2021	\$171,000	\$166,240	\$43,522	\$38,762	0.24	\$181,342		RVX	23.32%
PO-04-22-376-008	51 1ST ST	7/21/2021	\$224,000	\$184,035	\$87,405	\$47,440	0.52	\$168,736		RVX	25.78%
PO-04-22-386-009	6 PLEASANT ST	7/28/2021	\$202,500	\$201,927	\$21,363	\$20,790	0.11	\$187,395		RVX	10.30%
PO-04-27-252-002	10 PARK ST	8/18/2021	\$342,500	\$290,630	\$98,465	\$46,595	0.35	\$282,945		RVX	16.03%
PO-04-22-352-008	7 WILLOW ST	8/31/2021	\$242,000	\$251,917	\$30,089	\$40,006	0.34	\$89,551		RVX	15.88%
PO-04-27-126-040	35 WEST ST	9/8/2021	\$170,000	\$180,251	\$45,996	\$56,247	1.11	\$41,401		RVX	31.20%
PO-04-27-126-031	83 DENNISON ST	9/10/2021	\$290,000	\$269,595	\$70,518	\$50,113	0.47	\$149,720		RVX	18.59%
PO-04-27-254-001	38 HOVEY ST	12/1/2021	\$249,500	\$173,480	\$106,205	\$30,185	0.20	\$523,177		RVX	17.40%
PO-04-27-276-023	103 S WASHINGTON ST	12/17/2021	\$342,000	\$357,600	\$105,266	\$120,866	0.66	\$159,253		RVX	33.80%
PO-04-27-201-022	49 DENNISON ST	12/27/2021	\$325,000	\$231,717	\$141,004	\$47,721	0.48	\$294,372		RVX	20.59%
PO-04-27-254-005	44 HOVEY ST	2/14/2022	\$295,000	\$223,910	\$111,194	\$40,104	0.34	\$330,935		RVX	17.91%
PO-04-27-126-026	105 DENNISON ST	2/18/2022	\$230,000	\$251,291	\$27,265	\$48,556	0.33	\$82,872		RVX	19.32%

Oxford Township/Village of Oxford

Land Table RVX

PO-04-27-277-015	23 LINCOLN ST	2/18/2022	\$141,500	\$179,367	-\$50	\$37,817	0.23	-\$217	RVX	21.08%
PO-04-27-126-045	19 PONTIAC ST	3/21/2022	\$327,100	\$269,533	\$101,393	\$43,826	0.38	\$269,662	RVX	16.26%
PO-04-22-384-010	46 LAFAYETTE ST	5/31/2022	\$275,000	\$273,964	\$34,729	\$33,693	0.23	\$152,991	RVX	12.30%
PO-04-22-379-016	6 DAYTON ST	6/10/2022	\$249,317	\$174,301	\$98,719	\$23,703	0.28	\$352,568	RVX	13.60%
PO-04-22-380-008	62 PLEASANT ST	7/5/2022	\$220,000	\$166,719	\$95,509	\$42,228	0.36	\$269,039	RVX	25.33%
PO-04-27-127-004	106 DENNISON ST	7/18/2022	\$230,000	\$232,766	\$48,123	\$50,889	0.63	\$76,874	RVX	21.86%
PO-04-22-376-001	87 1ST ST	8/8/2022	\$245,000	\$251,585	\$27,017	\$33,602	0.36	\$74,223	RVX	13.36%
PO-04-27-204-017	19 MECHANIC ST	8/12/2022	\$269,900	\$232,794	\$81,472	\$44,366	0.37	\$223,211	RVX	19.06%
PO-04-22-377-001	39 1ST ST	9/19/2022	\$155,000	\$99,851	\$85,082	\$29,933	0.17	\$491,803	RVX	29.98%
PO-04-27-253-027	57 HOVEY ST	9/26/2022	\$285,000	\$282,794	\$42,054	\$39,848	0.28	\$148,077	RVX	14.09%
PO-04-27-127-006	100 DENNISON ST	10/6/2022	\$295,000	\$247,786	\$89,928	\$42,714	0.33	\$275,853	RVX	17.24%
PO-04-27-203-014	46 PONTIAC ST	10/20/2022	\$235,000	\$148,265	\$110,251	\$23,516	0.14	\$810,669	RVX	15.86%
PO-04-22-352-006	20 CHARI CT	10/25/2022	\$319,000	\$305,130	\$66,598	\$52,728	0.62	\$107,416	RVX	17.28%
PO-04-22-453-002	22 DAVISON ST	10/31/2022	\$170,000	\$136,195	\$77,027	\$43,222	0.33	\$235,557	RVX	31.74%
PO-04-27-127-018	9 JERSEY ST	11/1/2022	\$260,000	\$243,596	\$69,048	\$52,644	0.61	\$113,753	RVX	21.61%
PO-04-27-251-007	32 PARK ST	11/7/2022	\$443,000	\$458,722	\$21,549	\$37,271	0.30	\$71,591	RVX	8.12%

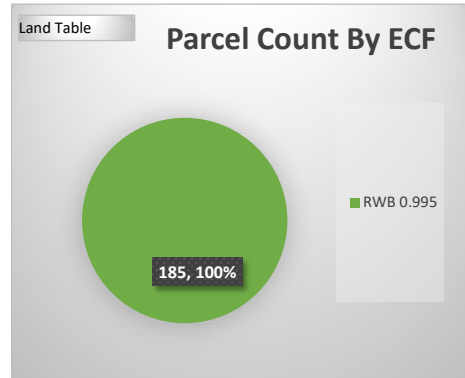
Oxford Township/Village of Oxford

Land Table RWB

BSA DATABASE		SALES DATA	
Parcel Count	185	SALES DATA	13
ECF Nbhd	RWB	Sales Ratio	46.79%
Min ECF	0.995	(Land Resid.-Est. Land Value)/Est. LV	41.99%
Max ECF	0.995	% Change	0.00%
Land Table LtoB	16.43%	Projected Land Table LtoB	16.43%
CVT LtoB	17.17%	Sales Sample Size	7.03%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$774	\$1,099	\$774
MINIMUM	\$614	\$872	\$614
MAXIMUM	\$829	\$1,177	\$829

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
P-04-34-228-024	1201 QUAIL RIDGE DR	5/13/2021	\$310,000	\$277,676	\$81,692	\$49,368	0.16	\$501,178		RWB	17.78%
P-04-34-278-007	1264 POPPY HILL DR	10/15/2021	\$305,000	\$282,038	\$72,559	\$49,597	0.16	\$442,433		RWB	17.59%
P-04-34-277-005	395 TEELIN DR	3/24/2022	\$319,000	\$283,429	\$85,706	\$50,135	0.17	\$516,301		RWB	17.69%
P-04-34-228-013	1113 WOODBRIAR DR	9/10/2021	\$323,250	\$334,816	\$39,692	\$51,258	0.17	\$233,482		RWB	15.31%
P-04-34-276-008	1228 QUAIL RIDGE DR	12/19/2022	\$360,000	\$345,277	\$65,782	\$51,059	0.18	\$361,440		RWB	14.79%
P-04-34-227-012	436 PINE VALLEY CT	5/6/2022	\$290,000	\$257,090	\$85,741	\$52,831	0.19	\$451,268		RWB	20.55%
P-04-33-226-018	1300 PARKSIDE CT	8/26/2022	\$375,000	\$343,457	\$72,962	\$41,419	0.19	\$380,010		RWB	12.06%
P-04-33-226-032	1070 BROOKSIDE CT	12/12/2022	\$365,900	\$338,534	\$69,368	\$42,002	0.20	\$348,583		RWB	12.41%
P-04-34-278-010	1240 POPPY HILL DR	7/25/2022	\$350,000	\$337,768	\$64,399	\$52,167	0.21	\$312,617		RWB	15.44%
P-04-34-228-030	1249 QUAIL RIDGE DR	12/2/2022	\$355,000	\$336,451	\$72,039	\$53,490	0.24	\$298,917		RWB	15.90%
P-04-34-278-045	1269 WOODBRIAR DR	4/8/2022	\$355,000	\$369,139	\$42,212	\$56,351	0.26	\$162,354		RWB	15.27%
P-04-33-226-020	1311 PARKSIDE CT	11/29/2022	\$379,900	\$329,330	\$104,903	\$54,333	0.29	\$366,794		RWB	16.50%
P-04-34-277-009	1287 OAKMONT DR	6/21/2022	\$375,000	\$341,255	\$112,803	\$79,058	0.33	\$346,021		RWB	23.17%

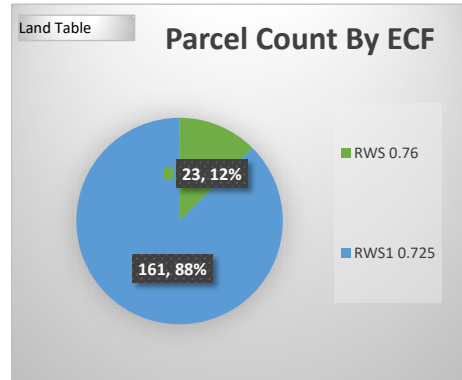
Oxford Township/Village of Oxford

Land Table RWL

BSA DATABASE		SALES DATA	
Parcel Count	184	SALES DATA	13
ECF Nbhd	RWS1, RWS	Sales Ratio	48.26%
Min ECF	0.725	(Land Resid.-Est. Land Value)/Est. LV	29.50%
Max ECF	0.760	% Change	0.00%
Land Table LtoB	14.24%	Projected Land Table LtoB	14.24%
CVT LtoB	17.17%	Sales Sample Size	7.07%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$54,000	\$69,928	\$54,000
MINIMUM	\$54,000	\$69,928	\$54,000
MAXIMUM	\$54,000	\$69,928	\$54,000

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
P-04-21-101-101	689 PINE RIDGE AVE	5/13/2021	\$426,703	\$447,494	\$33,209	\$54,000	0.21	\$158,138		RWL	12.07%
P-04-21-101-110	761 PINE RIDGE AVE	12/2/2021	\$510,000	\$422,546	\$141,454	\$54,000	0.21	\$673,590		RWL	12.78%
P-04-21-101-115	801 PINE RIDGE AVE	6/18/2021	\$470,000	\$487,474	\$36,526	\$54,000	0.40	\$91,315		RWL	11.08%
P-04-21-101-121	798 W BAY SHORE DR	5/28/2021	\$400,000	\$443,231	\$10,769	\$54,000	0.21	\$51,281		RWL	12.18%
P-04-21-103-003	982 CHELSEA BLVD	11/2/2021	\$399,000	\$426,486	\$26,514	\$54,000	0.24	\$110,475		RWL	12.66%
P-04-21-103-009	922 CHELSEA BLVD	4/19/2022	\$550,000	\$428,382	\$175,618	\$54,000	0.21	\$836,276		RWL	12.61%
P-04-21-103-015	931 WOODSIDE DR	5/14/2021	\$60,000				0.21	\$285,714		RWL	84.38%
P-04-21-104-006	862 W BAY SHORE DR	3/16/2021	\$399,800	\$442,380	\$11,420	\$54,000	0.20	\$57,100		RWL	12.21%
P-04-21-104-007	870 W BAY SHORE DR	10/8/2021	\$467,000	\$442,446	\$78,554	\$54,000	0.20	\$392,770		RWL	12.20%
P-04-21-104-009	881 PINE RIDGE AVE	3/16/2022	\$551,000	\$479,249	\$125,751	\$54,000	0.22	\$571,595		RWL	11.27%
P-04-21-105-006	923 WESTLAKE AVE	3/25/2021	\$420,000	\$417,069	\$56,931	\$54,000	0.24	\$237,212		RWL	12.95%
P-04-21-105-010	776 PINE RIDGE AVE	7/15/2021	\$435,000	\$412,839	\$76,161	\$54,000	0.21	\$362,671		RWL	13.08%
P-04-21-105-020	993 CHELSEA BLVD	7/1/2021	\$450,000	\$437,772	\$66,228	\$54,000	0.35	\$189,223		RWL	12.34%

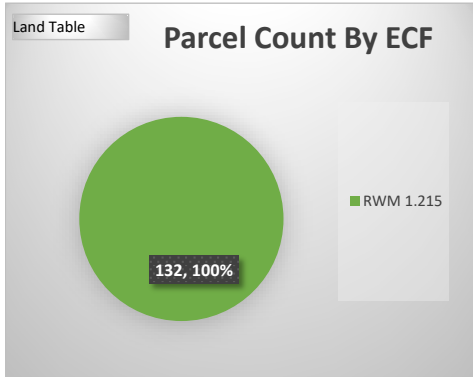
Oxford Township/Village of Oxford

Land Table RWM

BSA DATABASE		SALES DATA	
Parcel Count	132	SALES DATA	9
ECF Nbhd	RWM	Sales Ratio	41.95%
Min ECF	1.215	(Land Resid.-Est. Land Value)/Est. LV	144.21%
Max ECF	1.215	% Change	20.00%
Land Table LtoB	13.24%	Projected Land Table LtoB	15.88%
CVT LtoB	17.17%	Sales Sample Size	6.82%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$33,514	\$81,844	\$40,217
MINIMUM	\$30,972	\$75,636	\$37,166
MAXIMUM	\$38,083	\$93,002	\$45,700

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
P-04-28-128-029	36 SPEZIA DR	11/24/2021	\$350,000	\$293,058	\$88,423	\$31,481	0.31	\$285,235		RWM	10.74%
P-04-28-128-006	105 TANVIEW DR	1/19/2022	\$289,900	\$266,295	\$56,102	\$32,497	0.37	\$151,627		RWM	12.20%
P-04-28-201-012	861 SEYMOUR LAKE RD	2/28/2022	\$285,000	\$253,100	\$62,872	\$30,972	0.30	\$209,573		RWM	12.24%
P-04-28-128-019	331 TANVIEW DR	3/14/2022	\$350,000	\$287,804	\$96,727	\$34,531	0.51	\$189,661		RWM	12.00%
P-04-28-204-002	31 FREDERICK DR	6/10/2022	\$291,000	\$215,403	\$108,610	\$33,013	0.40	\$271,525		RWM	15.33%
P-04-28-128-049	410 SPEZIA DR	6/24/2022	\$360,000	\$302,606	\$90,407	\$33,013	0.40	\$226,018		RWM	10.91%
P-04-28-128-011	201 TANVIEW DR	8/1/2022	\$200,000	\$150,332	\$82,165	\$32,497	0.37	\$222,068		RWM	21.62%
P-04-28-204-011	830 EDITH ST	8/30/2022	\$274,000	\$232,967	\$73,530	\$32,497	0.38	\$193,500		RWM	13.95%
P-04-28-201-014	1042 EUGENE DR	12/21/2022	\$229,900	\$204,962	\$57,951	\$33,013	0.39	\$148,592		RWM	16.11%

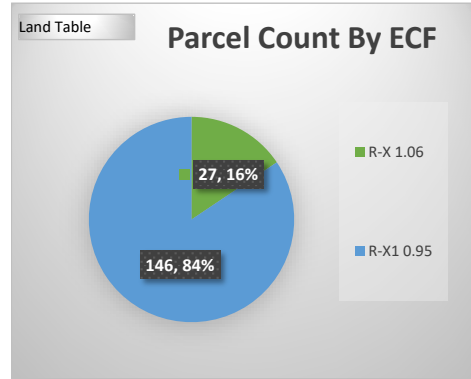
Oxford Township/Village of Oxford

Land Table R-X

BSA DATABASE		SALES DATA	
Parcel Count	173	SALES DATA	22
ECF Nbhd	R-X1, R-X	Sales Ratio	46.51%
Min ECF	0.950	(Land Resid.-Est. Land Value)/Est. LV	37.26%
Max ECF	1.060	% Change	0.00%
Land Table LtoB	18.80%	Projected Land Table LtoB	18.80%
CVT LtoB	17.17%	Sales Sample Size	12.72%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$841	\$1,154	\$841
MINIMUM	\$640	\$878	\$640
MAXIMUM	\$896	\$1,230	\$896

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
PO-04-26-178-021	227 OXFORD LAKE DR	3/9/2022	\$298,000	\$220,537	\$135,710	\$58,247	0.19	\$733,568		R-X	26.41%
PO-04-26-177-020	431 THORNEHILL TRL	10/27/2022	\$450,000	\$351,787	\$189,148	\$90,935	0.32	\$592,940		R-X	25.85%
PO-04-26-179-002	242 OXFORD LAKE DR	12/22/2021	\$325,000	\$254,366	\$128,234	\$57,600	0.25	\$517,073		R-X	22.64%
PO-04-26-178-010	452 THORNEHILL TRL	9/1/2022	\$300,000	\$239,283	\$114,916	\$54,199	0.17	\$668,116		R-X	22.65%
PO-04-26-126-027	587 THORNEHILL TRL	6/23/2022	\$405,000	\$335,310	\$132,888	\$63,198	0.34	\$392,000		R-X	18.85%
PO-04-26-126-022	617 THORNEHILL TRL	7/12/2022	\$410,000	\$347,815	\$115,945	\$53,760	0.18	\$644,139		R-X	15.46%
PO-04-26-131-007	278 OXFORD LAKE DR	5/14/2021	\$346,000	\$299,847	\$110,596	\$64,443	0.23	\$476,707		R-X	21.49%
PO-04-26-130-009	712 WOODLEIGH WAY	9/17/2021	\$340,000	\$298,773	\$103,478	\$62,251	0.19	\$550,415		R-X	20.84%
PO-04-26-178-020	233 OXFORD LAKE DR	11/18/2021	\$240,000	\$211,138	\$87,109	\$58,247	0.20	\$429,108		R-X	27.59%
PO-04-26-177-023	413 THORNEHILL TRL	1/29/2021	\$259,000	\$237,374	\$75,861	\$54,235	0.18	\$416,819		R-X	22.85%
PO-04-26-130-006	730 WOODLEIGH WAY	9/13/2022	\$277,500	\$256,170	\$82,328	\$60,998	0.19	\$435,598		R-X	23.81%
PO-04-26-178-029	739 WOODLEIGH WAY	6/7/2021	\$353,500	\$331,125	\$80,230	\$57,855	0.23	\$350,349		R-X	17.47%
PO-04-26-127-017	572 THORNEHILL TRL	5/4/2021	\$298,000	\$285,862	\$65,898	\$53,760	0.17	\$399,382		R-X	18.81%
PO-04-26-126-012	677 THORNEHILL TRL	9/16/2021	\$355,000	\$344,748	\$82,443	\$72,191	0.22	\$371,365		R-X	20.94%
PO-04-26-126-026	593 THORNEHILL TRL	3/23/2021	\$320,000	\$319,363	\$59,217	\$58,580	0.25	\$234,059		R-X	18.34%
PO-04-26-127-007	512 THORNEHILL TRL	7/11/2022	\$340,000	\$341,281	\$60,153	\$61,434	0.20	\$294,868		R-X	18.00%
PO-04-26-130-004	932 ABINGDON ST	5/4/2022	\$340,000	\$352,116	\$47,340	\$59,456	0.24	\$194,815		R-X	16.89%
PO-04-26-177-006	515 THORNEHILL TRL	8/15/2022	\$340,000	\$352,451	\$42,584	\$55,035	0.47	\$90,412		R-X	15.61%
PO-04-26-128-004	975 LEIGHTON LN	5/13/2022	\$307,740	\$331,266	\$36,412	\$59,938	0.20	\$181,154		R-X	18.09%
PO-04-26-128-006	808 WOODLEIGH WAY	11/2/2021	\$285,000	\$310,358	\$34,953	\$60,311	0.21	\$166,443		R-X	19.43%
PO-04-26-130-005	736 WOODLEIGH WAY	1/27/2021	\$265,000	\$293,191	\$33,172	\$61,363	0.20	\$170,113		R-X	20.93%

Oxford Township/Village of Oxford

Land Table R-X

PO-04-26-127-015	560 THORNEHILL TRL	1/6/2021	\$284,500	\$327,011	\$16,227	\$58,738	0.17	\$96,018	R-X	17.96%
------------------	--------------------	----------	-----------	-----------	----------	----------	------	----------	-----	--------

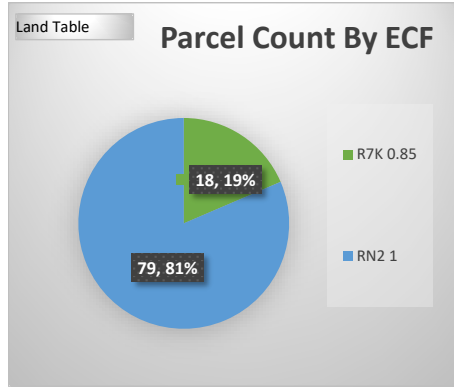
Oxford Township/Village of Oxford

Land Table RXH

BSA DATABASE		SALES DATA	
Parcel Count	97	SALES DATA	3
ECF Nbhd	RN2, R7K	Sales Ratio	40.02%
Min ECF	0.850	(Land Resid.-Est. Land Value)/Est. LV	108.48%
Max ECF	1.000	% Change	5.00%
Land Table LtoB	18.39%	Projected Land Table LtoB	19.31%
CVT LtoB	17.17%	Sales Sample Size	3.09%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$59,543	\$124,137	\$62,520
MINIMUM	\$46,176	\$96,270	\$48,485
MAXIMUM	\$70,762	\$147,528	\$74,300

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
P-04-05-251-011	911 SEVEN OAKS LN	6/21/2021	\$297,325	\$228,144	\$123,036	\$53,855	1.54	\$79,894		RXH	23.61%
P-04-05-251-015	866 RAMSGATE LN	2/25/2022	\$300,000	\$253,114	\$100,741	\$53,855	1.54	\$65,416		RXH	21.28%
P-04-05-126-008	3897 LUDWIG RD	3/10/2022	\$257,500	\$202,987	\$104,042	\$49,529	1.23	\$84,587		RXH	24.40%

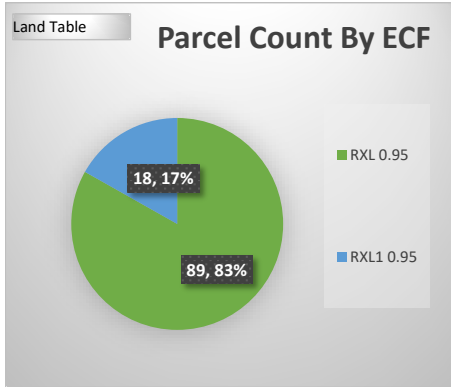
Oxford Township/Village of Oxford

Land Table RXL

BSA DATABASE		SALES DATA	
Parcel Count	107	SALES DATA	4
ECF Nbhd	RXL1, RXL	Sales Ratio	41.90%
Min ECF	0.950	(Land Resid.-Est. Land Value)/Est. LV	123.71%
Max ECF	0.950	% Change	15.00%
Land Table LtoB	17.17%	Projected Land Table LtoB	19.75%
CVT LtoB	17.17%	Sales Sample Size	3.74%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$574	\$1,284	\$661
MINIMUM	\$336	\$752	\$386
MAXIMUM	\$840	\$1,879	\$966

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
PO-04-26-276-002	550 LAKES EDGE DR	2/19/2021	\$460,000	\$362,408	\$166,777	\$69,185	0.35	\$476,506		RXL	19.09%
PO-04-26-226-012	680 LAKES EDGE DR	6/24/2021	\$560,000	\$482,578	\$147,485	\$70,063	0.33	\$446,924		RXL	14.52%
PO-04-26-227-011	665 LAKES EDGE DR	2/18/2022	\$400,000	\$339,279	\$93,922	\$33,201	0.36	\$260,894		RXL	9.79%
PO-04-26-402-017	445 LAKES EDGE DR	9/12/2022	\$380,000	\$324,148	\$119,098	\$63,246	0.32	\$372,181		RXL	19.51%

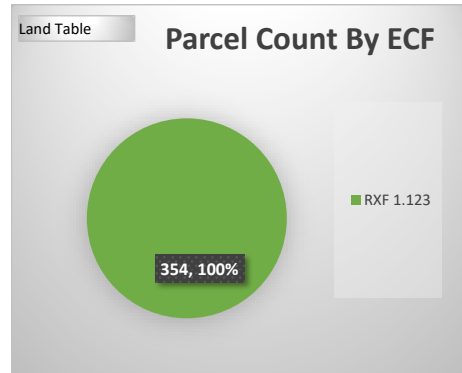
Oxford Township/Village of Oxford

Land Table RXW

BSA DATABASE		SALES DATA	
Parcel Count	354	SALES DATA	33
ECF Nbhd	RXF	Sales Ratio	46.33%
Min ECF	1.123	(Land Resid.-Est. Land Value)/Est. LV	47.49%
Max ECF	1.123	% Change	0.00%
Land Table LtoB	16.80%	Projected Land Table LtoB	16.80%
CVT LtoB	17.17%	Sales Sample Size	9.32%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$70,601	\$70,207	\$47,601
MINIMUM	\$35,260	\$52,005	\$35,260
MAXIMUM	\$56,416	\$83,209	\$56,416

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
P-04-33-152-003	1346 PEMBROKE LN	4/4/2022	\$350,000	\$259,379	\$136,459	\$45,838	0.26	\$524,842		RXW	17.67%
P-04-33-103-019	1132 KEBLE LN	6/9/2022	\$325,000	\$250,947	\$116,365	\$42,312	0.23	\$505,935		RXW	16.86%
P-04-33-102-006	1196 QUEENS DR	7/5/2022	\$350,000	\$291,643	\$100,669	\$42,312	0.24	\$419,454		RXW	14.51%
P-04-33-103-020	1144 KEBLE LN	3/31/2022	\$278,000	\$235,322	\$84,990	\$42,312	0.23	\$369,522		RXW	17.98%
P-04-33-151-001	1977 WORCESTER DR	6/20/2022	\$295,000	\$251,362	\$89,476	\$45,838	0.27	\$331,393		RXW	18.24%
P-04-33-152-007	1394 PEMBROKE LN	3/29/2022	\$324,900	\$279,750	\$90,988	\$45,838	0.25	\$362,502		RXW	16.39%
P-04-33-104-033	1832 CHESAPEAKE CT	8/15/2022	\$316,500	\$273,047	\$89,291	\$45,838	0.25	\$357,164		RXW	16.79%
P-04-32-276-016	2092 SOMERVILLE DR	8/31/2022	\$299,900	\$259,157	\$90,107	\$49,364	0.33	\$273,052		RXW	19.05%
P-04-33-104-030	1188 SOMERVILLE DR	12/22/2021	\$330,000	\$286,672	\$85,640	\$42,312	0.24	\$356,833		RXW	14.76%
P-04-32-276-029	2501 TRINITY CT	5/7/2021	\$327,500	\$284,840	\$92,024	\$49,364	0.30	\$306,747		RXW	17.33%
P-04-32-227-003	1296 QUEENS DR	3/23/2021	\$276,000	\$240,386	\$84,978	\$49,364	0.28	\$303,493		RXW	20.54%
P-04-33-103-029	1248 KEBLE LN	6/10/2022	\$305,000	\$267,208	\$80,104	\$42,312	0.24	\$333,767		RXW	15.83%
P-04-33-104-043	1846 WORCESTER DR	5/27/2021	\$286,000	\$254,340	\$81,024	\$49,364	0.29	\$279,393		RXW	19.41%
P-04-33-126-003	1656 HARVARD CT	9/23/2021	\$290,500	\$259,627	\$80,237	\$49,364	0.28	\$290,714		RXW	19.01%
P-04-33-154-017	1503 HERTFORD CT	10/15/2021	\$315,000	\$282,329	\$82,035	\$49,364	0.29	\$282,879		RXW	17.48%
P-04-32-276-031	2296 SOMERVILLE DR	3/28/2022	\$350,500	\$315,613	\$84,251	\$49,364	0.29	\$290,521		RXW	15.64%
P-04-32-228-016	1259 CLEAR LAKE CT	5/4/2022	\$345,000	\$313,180	\$81,184	\$49,364	0.32	\$253,700		RXW	15.76%
P-04-33-105-018	1223 SOMERVILLE DR	10/24/2022	\$325,000	\$296,254	\$74,584	\$45,838	0.25	\$298,336		RXW	15.47%
P-04-32-277-016	2285 SOMERVILLE DR	4/16/2021	\$320,000	\$300,702	\$68,662	\$49,364	0.31	\$221,490		RXW	16.42%
P-04-33-103-022	1168 KEBLE LN	1/6/2021	\$240,000	\$227,687	\$54,625	\$42,312	0.23	\$237,500		RXW	18.58%
P-04-32-276-037	2398 SOMERVILLE DR	10/6/2021	\$325,000	\$310,004	\$64,360	\$49,364	0.33	\$195,030		RXW	15.92%

Oxford Township/Village of Oxford

Land Table RXW

P-04-32-276-041	1337 QUEENS DR	10/31/2022	\$320,000	\$306,306	\$63,058	\$49,364	0.28	\$225,207	RXW	16.12%
P-04-33-151-013	1339 PEMBROKE LN	6/29/2021	\$311,000	\$298,108	\$58,730	\$45,838	0.27	\$217,519	RXW	15.38%
P-04-33-152-027	1443 JOHNS CT	10/4/2021	\$299,000	\$287,227	\$61,137	\$49,364	0.31	\$197,216	RXW	17.19%
P-04-33-104-003	1081 KEBLE LN	3/18/2021	\$269,000	\$260,547	\$50,765	\$42,312	0.23	\$220,717	RXW	16.24%
P-04-32-277-010	2357 SOMERVILLE DR	9/1/2022	\$365,000	\$353,710	\$60,654	\$49,364	0.33	\$183,800	RXW	13.96%
P-04-33-152-022	1430 JOHNS CT	9/28/2021	\$275,000	\$273,690	\$50,674	\$49,364	0.30	\$168,913	RXW	18.04%
P-04-32-227-007	1326 QUEENS DR	10/1/2021	\$315,000	\$314,772	\$49,592	\$49,364	0.30	\$165,307	RXW	15.68%
P-04-33-155-008	1834 STANFORD CT	8/12/2022	\$277,000	\$286,835	\$36,003	\$45,838	0.26	\$138,473	RXW	15.98%
P-04-33-104-026	1148 SOMERVILLE DR	3/25/2021	\$280,000	\$300,976	\$28,388	\$49,364	0.35	\$81,109	RXW	16.40%
P-04-33-100-029	1768 HARVARD CT	10/18/2022	\$240,000	\$260,181	\$29,183	\$49,364	0.28	\$105,736	RXW	18.97%
P-04-32-277-004	2113 SOMERVILLE DR	4/2/2021	\$289,900	\$336,280	\$2,984	\$49,364	0.30	\$9,947	RXW	14.68%
P-04-33-154-002	1899 SOMERVILLE DR	9/13/2021	\$215,000	\$275,823	-\$14,985	\$45,838	0.25	-\$59,940	RXW	16.62%