

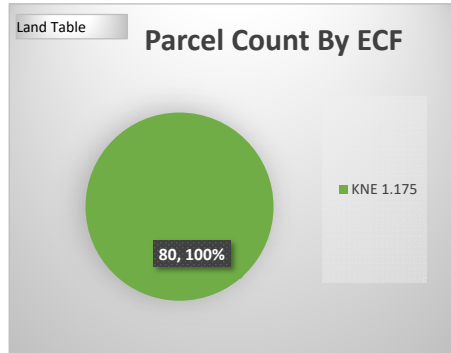
# Township of Rose

## Land Table KNE

| BSA DATABASE    |        | SALES DATA                            |        |
|-----------------|--------|---------------------------------------|--------|
| Parcel Count    | 80     | # of Sales                            | 7      |
| ECF Nbhd        | KNE    | Sales Ratio                           | 49.05% |
| Min ECF         | 1.175  | (Land Resid.-Est. Land Value)/Est. LV | 14.89% |
| Max ECF         | 1.175  | % Change                              | 15.00% |
| Land Table LtoB | 11.43% | Projected Land Table LtoB             | 13.15% |
| CVT LtoB        | 21.02% | Sales Sample Size                     | 8.75%  |

**Color Key**

|                      |
|----------------------|
| Vacant Sales         |
| Demo Sales Or        |
| New Build After Sale |



|                | OLD RATE        | CALC'D RATE     | USED RATE       |
|----------------|-----------------|-----------------|-----------------|
| <b>MEDIAN</b>  | <b>\$50,442</b> | <b>\$57,953</b> | <b>\$58,008</b> |
| <b>MINIMUM</b> | <b>\$41,745</b> | <b>\$47,961</b> | <b>\$48,007</b> |
| <b>MAXIMUM</b> | <b>\$59,139</b> | <b>\$67,945</b> | <b>\$68,010</b> |

| 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 |
|-----------------|----------------------|-----------|------------|----------------|---------------|-----------------|-------------|--------------|-----------------------|----------------|------------------|
| R-06-13-101-028 |                      | 07/29/21  | \$38,000   |                |               |                 | 1.32        | \$28,788     |                       | Land Table KNE | #DIV/0!          |
| R-06-13-101-016 | 10340 WHISTLER PKWY  | 10/14/22  | \$375,900  | \$343,892      | \$73,753      | \$41,745        | 0.94        | \$78,461     |                       | Land Table KNE | 12.14%           |
| R-06-13-102-015 | 10315 DEER RIDGE TRL | 06/18/21  | \$550,000  | \$508,205      | \$83,540      | \$41,745        | 0.97        | \$86,124     |                       | Land Table KNE | 8.21%            |
| R-06-13-251-033 | 3020 PATRIOT SQ      | 12/12/22  | \$399,900  | \$387,078      | \$61,525      | \$48,703        | 1.50        | \$41,017     |                       | Land Table KNE | 12.58%           |
| R-06-14-126-011 | 10576 W BRAEMAR DR   | 05/04/21  | \$600,000  | \$602,481      | \$70,574      | \$73,055        | 1.36        | \$51,893     |                       | Land Table KNE | 12.13%           |
| R-06-13-251-029 | 10440 LIBERTY WAY    | 10/13/21  | \$475,000  | \$487,801      | \$39,380      | \$52,181        | 1.53        | \$25,739     |                       | Land Table KNE | 10.70%           |
| R-06-13-102-008 | 10490 DEER RIDGE TRL | 05/25/22  | \$635,000  | \$661,793      | \$14,952      | \$41,745        | 0.90        | \$16,613     |                       | Land Table KNE | 6.31%            |

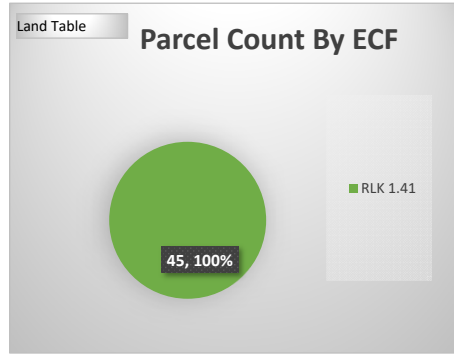
# Township of Rose

## Land Table L31

| BSA DATABASE    |        | SALES DATA                            |        |
|-----------------|--------|---------------------------------------|--------|
| Parcel Count    | 45     | # of Sales                            | 3      |
| ECF Nbhd        | RLK    | Sales Ratio                           | 36.71% |
| Min ECF         | 1.410  | (Land Resid.-Est. Land Value)/Est. LV | 94.81% |
| Max ECF         | 1.410  | % Change                              | 10.00% |
| Land Table LtoB | 30.88% | Projected Land Table LtoB             | 33.97% |
| CVT LtoB        | 21.02% | Sales Sample Size                     | 6.67%  |

**Color Key**

|                      |
|----------------------|
| Vacant Sales         |
| Demo Sales Or        |
| New Build After Sale |



|         | OLD RATE  | CALC'D RATE | USED RATE |
|---------|-----------|-------------|-----------|
| MEDIAN  | \$51,250  | \$99,840    | \$56,375  |
| MINIMUM | \$25,000  | \$48,702    | \$27,500  |
| MAXIMUM | \$105,000 | \$204,550   | \$115,500 |

| Parcel Number   | Street Address          | Sale Date | Sale Price | Cur. Appraisal | Land Residual | Est. Land Value | Total Acres | Dollars/Acre | Other Parcels in Sale | Land Table     | Land to Building |
|-----------------|-------------------------|-----------|------------|----------------|---------------|-----------------|-------------|--------------|-----------------------|----------------|------------------|
| R-06-16-478-028 | 2 S BIG SCHOOL LOT LAKE | 01/15/21  | \$275,000  | \$289,140      | \$81,777      | \$95,917        | 0.84        | \$97,007     |                       | Land Table L31 | 33.17%           |
| R-06-16-477-037 | 7 S BIG SCHOOL LOT LAKE | 11/08/21  | \$370,000  | \$194,800      | \$249,160     | \$73,960        | 0.35        | \$715,977    |                       | Land Table L31 | 37.97%           |
| R-06-16-478-030 | 0 S BIG SCHOOL LOT LAKE | 01/25/22  | \$80,000   |                |               |                 | 2.19        | \$36,496     |                       | Land Table L31 | #DIV/0!          |

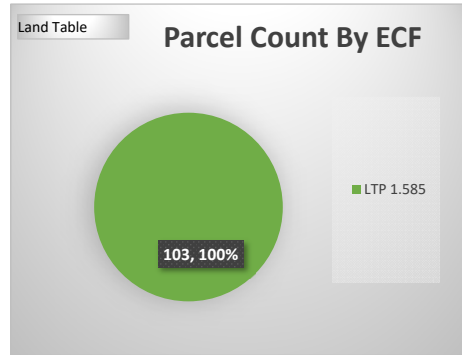
# Township of Rose

## Land Table L42

| BSA DATABASE    |        | SALES DATA                            |         |
|-----------------|--------|---------------------------------------|---------|
| Parcel Count    | 103    | # of Sales                            | 3       |
| ECF Nbhd        | LTP    | Sales Ratio                           | 53.64%  |
| Min ECF         | 1.585  | (Land Resid.-Est. Land Value)/Est. LV | -20.26% |
| Max ECF         | 1.585  | % Change                              | 5.00%   |
| Land Table LtoB | 39.83% | Projected Land Table LtoB             | 41.82%  |
| CVT LtoB        | 21.02% | Sales Sample Size                     | 2.91%   |

**Color Key**

|                      |
|----------------------|
| Vacant Sales         |
| Demo Sales Or        |
| New Build After Sale |



|                | OLD RATE | CALC'D RATE | USED RATE |
|----------------|----------|-------------|-----------|
| <b>MEDIAN</b>  | \$1,688  | \$1,346     | \$1,772   |
| <b>MINIMUM</b> | \$675    | \$538       | \$709     |
| <b>MAXIMUM</b> | \$2,700  | \$2,153     | \$2,835   |

| 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 |
|-----------------|------------------|-----------|-------------|----------------|---------------|-----------------|-------------|--------------|-----------------------|----------------|------------------|
| R-06-30-477-019 | 7777 TIPSICO TRL | 10/15/21  | \$1,250,000 | \$1,445,061    | \$211,703     | \$406,764       | 6.72        | \$31,489     |                       | Land Table L42 | 28.15%           |
| R-06-30-401-035 | 8299 TIPSICO TRL | 10/22/21  | \$750,000   | \$755,665      | \$258,309     | \$263,974       | 0.98        | \$264,932    |                       | Land Table L42 | 34.93%           |
| R-06-30-452-011 | 7837 TIPSICO TRL | 11/09/22  | \$220,000   | \$180,695      | \$165,223     | \$125,918       | 0.82        | \$201,984    |                       | Land Table L42 | 69.69%           |

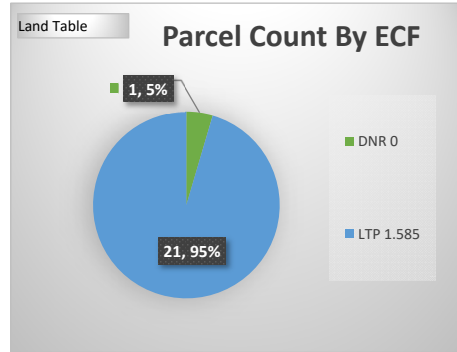
# Township of Rose

## Land Table L43

| BSA DATABASE    |          | SALES DATA                            |         |
|-----------------|----------|---------------------------------------|---------|
| Parcel Count    | 22       | # of Sales                            | 1       |
| ECF Nbhd        | DNR, LTP | Sales Ratio                           | 53.35%  |
| Min ECF         | 1.585    | (Land Resid.-Est. Land Value)/Est. LV | -24.14% |
| Max ECF         | 1.585    | % Change                              | 20.00%  |
| Land Table LtoB | 29.61%   | Projected Land Table LtoB             | 35.53%  |
| CVT LtoB        | 21.02%   | Sales Sample Size                     | 4.55%   |

**Color Key**

|                      |
|----------------------|
| Vacant Sales         |
| Demo Sales Or        |
| New Build After Sale |



|         | OLD RATE    | CALC'D RATE | USED RATE   |
|---------|-------------|-------------|-------------|
| MEDIAN  | \$232,560   | \$176,423   | \$279,072   |
| MINIMUM | \$979       | \$743       | \$1,175     |
| MAXIMUM | \$1,224,000 | \$928,542   | \$1,468,800 |

| 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 |
|-----------------|----------------------|-----------|------------|----------------|---------------|-----------------|-------------|--------------|-----------------------|----------------|------------------|
| R-06-30-451-007 | 7784 TIPSICO LAKE RD | 08/26/21  | \$491,000  | \$523,855      | \$103,254     | \$136,109       | 1.56        | \$66,188     |                       | Land Table L43 | 25.98%           |

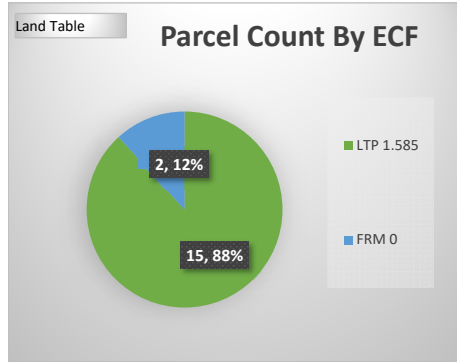
# Township of Rose

## Land Table L45

| BSA DATABASE    |          | SALES DATA                            |         |
|-----------------|----------|---------------------------------------|---------|
| Parcel Count    | 17       | # of Sales                            | 2       |
| ECF Nbhd        | FRM, LTP | Sales Ratio                           | 38.36%  |
| Min ECF         | 1.585    | (Land Resid.-Est. Land Value)/Est. LV | 177.87% |
| Max ECF         | 1.585    | % Change                              | 9.16%   |
| Land Table LtoB | 29.15%   | Projected Land Table LtoB             | 31.82%  |
| CVT LtoB        | 21.02%   | Sales Sample Size                     | 11.76%  |

**Color Key**

|                      |
|----------------------|
| Vacant Sales         |
| Demo Sales Or        |
| New Build After Sale |



|         | OLD RATE  | CALC'D RATE | USED RATE |
|---------|-----------|-------------|-----------|
| MEDIAN  | \$121,176 | \$336,707   | \$132,276 |
| MINIMUM | \$1,076   | \$2,990     | \$1,175   |
| MAXIMUM | \$673,200 | \$1,870,596 | \$734,865 |

| 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 |
|-----------------|----------------------|-----------|-------------|----------------|---------------|-----------------|-------------|--------------|-----------------------|----------------|------------------|
| R-06-19-352-004 | 8930 TIPSICO LAKE RD | 11/01/21  | \$948,000   | \$778,961      | \$294,828     | \$125,789       | 1.00        | \$294,533    |                       | Land Table L45 | 16.15%           |
| R-06-30-101-006 | 8810 TIPSICO LAKE RD | 09/30/21  | \$1,114,000 | \$803,097      | \$454,947     | \$144,044       | 0.98        | \$465,657    |                       | Land Table L45 | 17.94%           |

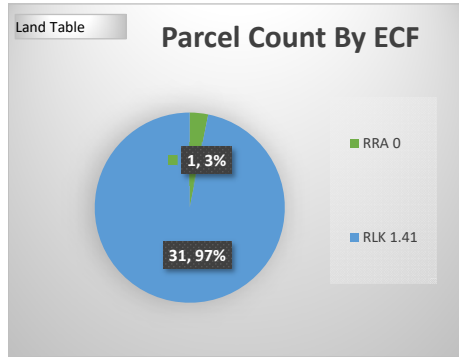
# Township of Rose

## Land Table L51

| BSA DATABASE    |          | SALES DATA                            |         |
|-----------------|----------|---------------------------------------|---------|
| Parcel Count    | 32       | # of Sales                            | 4       |
| ECF Nbhd        | RRA, RLK | Sales Ratio                           | 36.08%  |
| Min ECF         | 1.410    | (Land Resid.-Est. Land Value)/Est. LV | 161.45% |
| Max ECF         | 1.410    | % Change                              | 0.00%   |
| Land Table LtoB | 17.49%   | Projected Land Table LtoB             | 17.49%  |
| CVT LtoB        | 21.02%   | Sales Sample Size                     | 12.50%  |

**Color Key**

|                      |
|----------------------|
| Vacant Sales         |
| Demo Sales Or        |
| New Build After Sale |



|         | OLD RATE  | CALC'D RATE | USED RATE |
|---------|-----------|-------------|-----------|
| MEDIAN  | \$110,000 | \$287,599   | \$110,000 |
| MINIMUM | \$250     | \$654       | \$250     |
| MAXIMUM | \$230,000 | \$601,343   | \$230,000 |

| 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 |
|-----------------|-------------------|-----------|------------|----------------|---------------|-----------------|-------------|--------------|-----------------------|----------------|------------------|
| R-06-22-302-011 | 487 BLUE WATER DR | 09/12/22  | \$345,000  | \$253,747      | \$128,500     | \$37,247        | 0.23        | \$571,111    |                       | Land Table L51 | 14.68%           |
| R-06-22-302-017 | 427 BLUE WATER DR | 10/18/21  | \$225,000  | \$169,956      | \$93,300      | \$38,256        | 0.23        | \$409,211    |                       | Land Table L51 | 22.51%           |
| R-06-22-331-023 | 9095 CLINTON ST   | 06/10/22  | \$275,000  | \$212,063      | \$125,052     | \$62,115        | 0.19        | \$458,066    |                       | Land Table L52 | 29.29%           |
| R-06-22-331-015 | 9061 CLINTON ST   | 08/05/22  | \$187,500  | \$109,318      | \$118,582     | \$40,400        | 0.09        | \$1,288,935  |                       | Land Table L52 | 36.96%           |

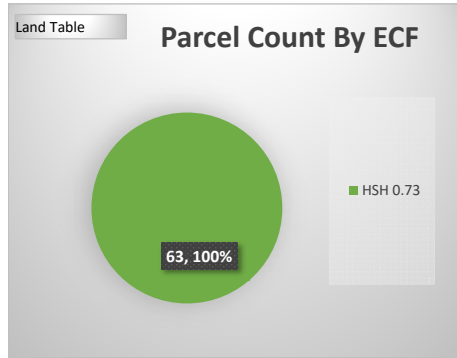
# Township of Rose

## Land Table LE3

| BSA DATABASE    |        | SALES DATA                            |         |
|-----------------|--------|---------------------------------------|---------|
| Parcel Count    | 63     | # of Sales                            | 5       |
| ECF Nbhd        | HSH    | Sales Ratio                           | 39.10%  |
| Min ECF         | 0.730  | (Land Resid.-Est. Land Value)/Est. LV | 150.99% |
| Max ECF         | 0.730  | % Change                              | 0.00%   |
| Land Table LtoB | 24.67% | Projected Land Table LtoB             | 24.67%  |
| CVT LtoB        | 21.02% | Sales Sample Size                     | 7.94%   |

**Color Key**

|                      |
|----------------------|
| Vacant Sales         |
| Demo Sales Or        |
| New Build After Sale |



|                | OLD RATE         | CALC'D RATE        | USED RATE        |
|----------------|------------------|--------------------|------------------|
| <b>MEDIAN</b>  | <b>\$85,680</b>  | <b>\$215,049</b>   | <b>\$85,680</b>  |
| <b>MINIMUM</b> | <b>\$107</b>     | <b>\$269</b>       | <b>\$107</b>     |
| <b>MAXIMUM</b> | <b>\$535,500</b> | <b>\$1,344,056</b> | <b>\$535,500</b> |

| 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 |
|-----------------|-----------------------|-----------|------------|----------------|---------------|-----------------|-------------|--------------|-----------------------|----------------|------------------|
| R-06-03-231-005 | 4468 HOLLY SHORES CT  | 06/03/21  | \$290,000  | \$203,179      | \$103,226     | \$16,405        | 0.41        | \$249,942    |                       | Land Table LE3 | 8.07%            |
| R-06-03-229-018 | 17184 HOLLY SHORES DR | 11/04/22  | \$65,000   | \$64,881       | \$15,959      | \$15,840        | 0.53        | \$30,340     |                       | Land Table LE3 | 24.41%           |
| R-06-03-204-041 | 4360 N HILL DR        | 12/02/22  | \$55,000   | \$64,499       | \$8,716       | \$18,215        | 0.58        | \$14,925     |                       | Land Table LE3 | 28.24%           |
| R-06-03-229-002 | 4388 COGSHALL ST      | 09/04/22  | \$55,000   | \$42,597       | \$25,176      | \$12,773        | 0.30        | \$83,920     |                       | Land Table LE3 | 29.99%           |
| R-06-03-229-001 | 4380 COGSHALL ST      | 10/12/21  | \$76,000   | \$47,908       | \$42,967      | \$14,875        | 0.30        | \$143,702    |                       | Land Table LE3 | 31.05%           |

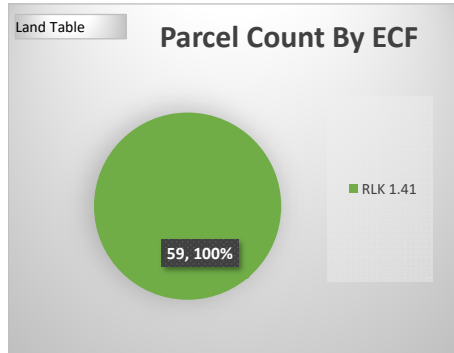
# Township of Rose

## Land Table LK1

| BSA DATABASE    |        | SALES DATA                            |        |
|-----------------|--------|---------------------------------------|--------|
| Parcel Count    | 59     | # of Sales                            | 3      |
| ECF Nbhd        | RLK    | Sales Ratio                           | 41.09% |
| Min ECF         | 1.410  | (Land Resid.-Est. Land Value)/Est. LV | 76.73% |
| Max ECF         | 1.410  | % Change                              | 16.88% |
| Land Table LtoB | 26.54% | Projected Land Table LtoB             | 31.02% |
| CVT LtoB        | 21.02% | Sales Sample Size                     | 5.08%  |

**Color Key**

|                      |
|----------------------|
| Vacant Sales         |
| Demo Sales Or        |
| New Build After Sale |



|         | OLD RATE  | CALC'D RATE | USED RATE |
|---------|-----------|-------------|-----------|
| MEDIAN  | \$100,070 | \$176,853   | \$120,084 |
| MINIMUM | \$494     | \$873       | \$500     |
| MAXIMUM | \$215,985 | \$381,709   | \$259,182 |

| 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 |
|-----------------|---------------------|-----------|------------|----------------|---------------|-----------------|-------------|--------------|-----------------------|----------------|------------------|
| R-06-08-352-015 | 18449 PELLETT CT    | 09/02/22  | \$390,000  | \$311,020      | \$141,730     | \$62,750        | 0.29        | \$482,075    |                       | Land Table LK1 | 20.18%           |
| R-06-08-352-017 | 18453 PELLETT CT    | 12/07/22  | \$350,000  | \$224,191      | \$189,453     | \$63,644        | 0.32        | \$595,764    |                       | Land Table LK1 | 28.39%           |
| R-06-08-326-011 | 1763 TAYLOR LAKE RD | 11/01/22  | \$120,000  | \$171,540      | \$21,793      | \$73,333        | 1.55        | \$14,060     |                       | Land Table LK1 | 42.75%           |



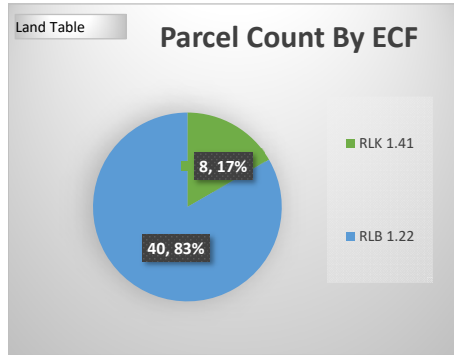
# Township of Rose

## Land Table LK2

| BSA DATABASE    |          | SALES DATA                            |         |
|-----------------|----------|---------------------------------------|---------|
| Parcel Count    | 48       | # of Sales                            | 4       |
| ECF Nbhd        | RLB, RLK | Sales Ratio                           | 43.50%  |
| Min ECF         | 1.220    | (Land Resid.-Est. Land Value)/Est. LV | 165.12% |
| Max ECF         | 1.410    | % Change                              | 10.00%  |
| Land Table LtoB | 17.18%   | Projected Land Table LtoB             | 18.90%  |
| CVT LtoB        | 21.02%   | Sales Sample Size                     | 8.33%   |

**Color Key**

|                      |
|----------------------|
| Vacant Sales         |
| Demo Sales Or        |
| New Build After Sale |



|         | OLD RATE  | CALC'D RATE | USED RATE |
|---------|-----------|-------------|-----------|
| MEDIAN  | \$111,331 | \$295,156   | \$122,464 |
| MINIMUM | \$561     | \$1,487     | \$617     |
| MAXIMUM | \$858,835 | \$2,276,908 | \$944,719 |

| 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 |
|-----------------|-------------------|-----------|-------------|----------------|---------------|-----------------|-------------|--------------|-----------------------|----------------|------------------|
| R-06-14-201-012 | 10699 TAMRYN BLVD | 08/31/22  | \$1,320,000 | \$1,094,318    | \$298,261     | \$72,579        | 10.98       | \$27,164     |                       | Land Table LK2 | 6.63%            |
| R-06-14-400-016 | 2205 PARKER RD    | 05/11/21  | \$500,000   | \$579,910      | (\$8,177)     | \$71,733        | 10.67       | (\$767)      |                       | Land Table LK2 | 12.37%           |
| R-06-14-251-005 | 10585 TAMRYN BLVD | 09/30/22  | \$486,000   | \$321,199      | \$208,583     | \$43,782        | 0.57        | \$366,578    |                       | Land Table LK2 | 13.63%           |
| R-06-14-251-031 |                   | 10/27/22  | \$22,000    |                |               |                 | 0.68        | \$32,258     |                       | Land Table LK2 | #DIV/0!          |

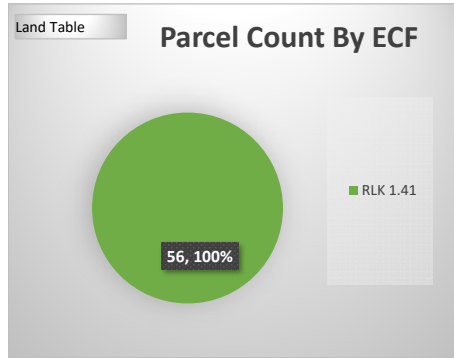
# Township of Rose

## Land Table LK6

| BSA DATABASE    |        | SALES DATA                            |        |
|-----------------|--------|---------------------------------------|--------|
| Parcel Count    | 56     | # of Sales                            | 3      |
| ECF Nbhd        | RLK    | Sales Ratio                           | 47.88% |
| Min ECF         | 1.410  | (Land Resid.-Est. Land Value)/Est. LV | 27.69% |
| Max ECF         | 1.410  | % Change                              | 2.00%  |
| Land Table LtoB | 24.62% | Projected Land Table LtoB             | 25.12% |
| CVT LtoB        | 21.02% | Sales Sample Size                     | 5.36%  |

**Color Key**

|                      |
|----------------------|
| Vacant Sales         |
| Demo Sales Or        |
| New Build After Sale |



|                | OLD RATE         | CALC'D RATE      | USED RATE        |
|----------------|------------------|------------------|------------------|
| <b>MEDIAN</b>  | <b>\$255,000</b> | <b>\$325,611</b> | <b>\$255,000</b> |
| <b>MINIMUM</b> | <b>\$1,020</b>   | <b>\$1,302</b>   | <b>\$1,122</b>   |
| <b>MAXIMUM</b> | <b>\$326,400</b> | <b>\$416,782</b> | <b>\$326,400</b> |

| 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 |
|-----------------|-------------------|-----------|------------|----------------|---------------|-----------------|-------------|--------------|-----------------------|----------------|------------------|
| R-06-32-451-023 | 6823 BIG TRAIL RD | 06/17/22  | \$395,000  | \$366,118      | \$84,659      | \$55,777        | 0.22        | \$377,942    |                       | Land Table LK6 | 15.23%           |
| R-06-32-426-037 | 6955 BIG TRAIL RD | 12/13/21  | \$275,420  | \$296,845      | \$25,757      | \$47,182        | 0.17        | \$154,234    |                       | Land Table LK6 | 15.89%           |
| R-06-32-426-032 | 6995 BIG TRAIL RD | 05/29/22  | \$335,000  | \$299,929      | \$85,695      | \$50,624        | 0.19        | \$446,328    |                       | Land Table LK6 | 16.88%           |

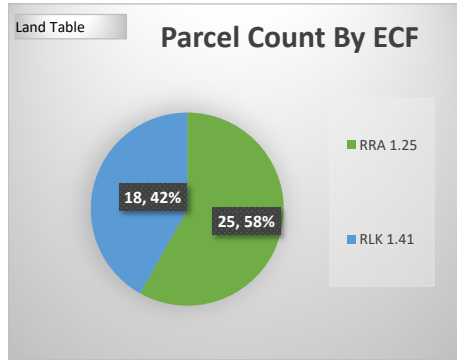
# Township of Rose

## Land Table LW1

| BSA DATABASE    |          | SALES DATA                            |         |
|-----------------|----------|---------------------------------------|---------|
| Parcel Count    | 43       | # of Sales                            | 1       |
| ECF Nbhd        | RRA, RLK | Sales Ratio                           | 21.55%  |
| Min ECF         | 1.250    | (Land Resid.-Est. Land Value)/Est. LV | #DIV/0! |
| Max ECF         | 1.410    | % Change                              | 10.00%  |
| Land Table LtoB | 26.16%   | Projected Land Table LtoB             | 28.78%  |
| CVT LtoB        | 21.02%   | Sales Sample Size                     | 2.33%   |

**Color Key**

|                      |
|----------------------|
| Vacant Sales         |
| Demo Sales Or        |
| New Build After Sale |



|         | OLD RATE  | CALC'D RATE | USED RATE |
|---------|-----------|-------------|-----------|
| MEDIAN  | \$117,866 | #DIV/0!     | \$129,653 |
| MINIMUM | \$59,242  | #DIV/0!     | \$65,166  |
| MAXIMUM | \$863,940 | #DIV/0!     | \$950,334 |

| 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 |
|-----------------|----------------|-----------|------------|----------------|---------------|-----------------|-------------|--------------|-----------------------|----------------|------------------|
| R-06-05-300-033 |                | 10/26/22  | \$175,000  |                |               |                 | 8.04        | \$21,766     |                       | Land Table LW1 | #DIV/0!          |

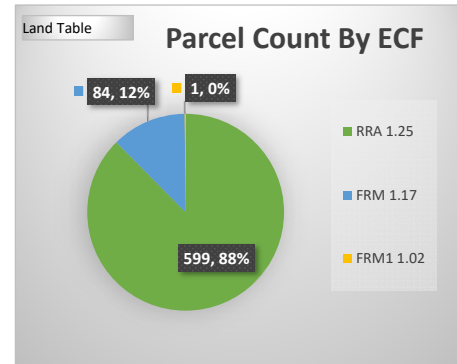
# Township of Rose

## Land Table NE2

| BSA DATABASE    |                | SALES DATA                            |        |
|-----------------|----------------|---------------------------------------|--------|
| Parcel Count    | 684            | # of Sales                            | 35     |
| ECF Nbhd        | FRM, FRM1, RRA | Sales Ratio                           | 46.41% |
| Min ECF         | 1.020          | (Land Resid.-Est. Land Value)/Est. LV | 42.16% |
| Max ECF         | 1.250          | % Change                              | 10.00% |
| Land Table LtoB | 21.95%         | Projected Land Table LtoB             | 24.14% |
| CVT LtoB        | 21.02%         | Sales Sample Size                     | 5.12%  |

**Color Key**

|                      |
|----------------------|
| Vacant Sales         |
| Demo Sales Or        |
| New Build After Sale |



|                | OLD RATE         | CALC'D RATE      | USED RATE        |
|----------------|------------------|------------------|------------------|
| <b>MEDIAN</b>  | <b>\$49,827</b>  | <b>\$70,834</b>  | <b>\$54,810</b>  |
| <b>MINIMUM</b> | <b>\$17,146</b>  | <b>\$24,375</b>  | <b>\$18,861</b>  |
| <b>MAXIMUM</b> | <b>\$500,060</b> | <b>\$710,884</b> | <b>\$550,066</b> |

| 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 |
|-----------------|-------------------------|-----------|------------|----------------|---------------|-----------------|-------------|--------------|-----------------------|----------------|------------------|
| R-06-11-402-004 | 11041 HENSELL RD        | 06/29/22  | \$452,000  | \$392,759      | \$100,304     | \$41,063        | 1.79        | \$56,036     |                       | Land Table NE2 | 10.46%           |
| R-06-12-252-003 | 11322 EAGLE RD          | 10/07/22  | \$349,900  | \$392,424      | \$333         | \$42,857        | 2.21        | \$151        |                       | Land Table NE2 | 10.92%           |
| R-06-10-101-019 | 325 COYOTE RUN          | 11/22/21  | \$517,000  | \$504,862      | \$75,116      | \$62,978        | 5.33        | \$14,093     |                       | Land Table NE2 | 12.47%           |
| R-06-15-126-009 | 10591 MILFORD RD        | 06/30/22  | \$321,000  | \$298,184      | \$61,221      | \$38,405        | 1.48        | \$41,789     |                       | Land Table NE2 | 12.88%           |
| R-06-10-326-011 | 11180 MILFORD RD        | 06/01/22  | \$417,000  | \$372,205      | \$92,800      | \$48,005        | 2.48        | \$37,419     |                       | Land Table NE2 | 12.90%           |
| R-06-11-176-007 | 11301 HENSELL RD        | 11/30/22  | \$270,105  | \$279,855      | \$30,798      | \$40,548        | 1.73        | \$17,802     |                       | Land Table NE2 | 14.49%           |
| R-06-11-151-006 | 11520 HENSELL RD        | 06/04/21  | \$249,500  | \$268,939      | \$19,734      | \$39,173        | 1.81        | \$10,903     |                       | Land Table NE2 | 14.57%           |
| R-06-03-226-011 | 898 E ROSE ST           | 01/14/22  | \$269,900  | \$280,140      | \$30,684      | \$40,924        | 2.02        | \$15,190     |                       | Land Table NE2 | 14.61%           |
| R-06-13-176-006 | 10405 EAGLE RD          | 12/20/21  | \$295,000  | \$229,048      | \$99,902      | \$33,950        | 0.99        | \$100,911    |                       | Land Table NE2 | 14.82%           |
| R-06-03-376-012 | 165 E RATTALEE LAKE RD  | 08/02/22  | \$300,000  | \$259,634      | \$78,856      | \$38,490        | 1.49        | \$52,923     |                       | Land Table NE2 | 14.82%           |
| R-06-14-226-025 | 10555 APPOMATTOX ST     | 07/22/22  | \$400,000  | \$309,677      | \$138,542     | \$48,219        | 2.50        | \$55,417     |                       | Land Table NE2 | 15.57%           |
| R-06-10-127-006 | 11700 MILFORD RD        | 09/20/21  | \$265,000  | \$238,150      | \$64,706      | \$37,856        | 1.42        | \$45,696     |                       | Land Table NE2 | 15.90%           |
| R-06-14-300-014 | 9820 OAKHURST RD        | 03/26/21  | \$269,000  | \$245,045      | \$64,160      | \$40,205        | 1.69        | \$37,964     |                       | Land Table NE2 | 16.41%           |
| R-06-03-102-010 | 839 MILFORD RD          | 06/24/21  | \$165,000  | \$179,730      | \$15,076      | \$29,806        | 0.76        | \$19,837     |                       | Land Table NE2 | 16.58%           |
| R-06-13-400-034 | 10040 OLDE FARM TRL     | 04/01/22  | \$360,000  | \$299,082      | \$112,353     | \$51,435        | 3.00        | \$37,451     |                       | Land Table NE2 | 17.20%           |
| R-06-11-126-007 | 1500 E RATTALEE LAKE RL | 07/20/21  | \$340,000  | \$322,530      | \$73,476      | \$56,006        | 3.80        | \$19,336     |                       | Land Table NE2 | 17.36%           |
| R-06-10-400-027 | 801 E DAVISBURG RD      | 10/28/21  | \$430,000  | \$516,782      | \$4,128       | \$90,910        | 11.21       | \$368        |                       | Land Table NE2 | 17.59%           |
| R-06-11-451-024 | 10875 HENSELL RD        | 01/29/21  | \$279,900  | \$242,527      | \$80,237      | \$42,864        | 2.00        | \$40,119     |                       | Land Table NE2 | 17.67%           |
| R-06-11-300-038 | 10890 ERINDALE CT       | 08/19/22  | \$465,000  | \$435,670      | \$115,097     | \$85,767        | 10.01       | \$11,498     |                       | Land Table NE2 | 19.69%           |
| R-06-03-151-006 | 4047 S FENTON RD        | 05/20/21  | \$150,000  | \$145,410      | \$34,396      | \$29,806        | 0.76        | \$45,258     |                       | Land Table NE2 | 20.50%           |
| R-06-10-326-009 | 11300 MILFORD RD        | 12/16/22  | \$333,500  | \$270,370      | \$121,537     | \$58,407        | 4.44        | \$27,373     |                       | Land Table NE2 | 21.60%           |

## Township of Rose

### Land Table NE2

|                 |                         |          |           |           |           |          |       |           |                 |                |         |
|-----------------|-------------------------|----------|-----------|-----------|-----------|----------|-------|-----------|-----------------|----------------|---------|
| R-06-10-400-025 | 11101 WILLIAMSON RD     | 03/29/22 | \$514,000 | \$389,873 | \$209,980 | \$85,853 | 10.03 | \$20,935  |                 | Land Table NE2 | 22.02%  |
| R-06-03-101-003 | 816 MILFORD RD          | 01/05/22 | \$115,000 | \$122,156 | \$20,058  | \$27,214 | 0.63  | \$31,838  |                 | Land Table NE2 | 22.28%  |
| R-06-11-151-011 | 11545 HENSELL RD        | 09/06/22 | \$240,000 | \$270,927 | \$32,501  | \$63,428 | 5.38  | \$6,041   |                 | Land Table NE2 | 23.41%  |
| R-06-10-400-026 | 603 E DAVISBURG RD      | 11/29/21 | \$385,000 | \$417,112 | \$67,242  | \$99,354 | 13.18 | \$5,102   |                 | Land Table NE2 | 23.82%  |
| R-06-15-151-003 | 316 CANTER LN           | 11/09/21 | \$280,000 | \$250,224 | \$89,640  | \$59,864 | 4.95  | \$18,109  |                 | Land Table NE2 | 23.92%  |
| R-06-10-400-021 | 375 E DAVISBURG RD      | 09/14/21 | \$150,000 | \$106,708 | \$69,210  | \$25,918 | 0.51  | \$135,706 |                 | Land Table NE2 | 24.29%  |
| R-06-03-327-002 | 12080 MILFORD RD        | 11/29/21 | \$400,000 | \$332,244 | \$152,194 | \$84,438 | 9.50  | \$16,020  |                 | Land Table NE2 | 25.41%  |
| R-06-13-126-004 | 2865 E DAVISBURG RD     | 03/11/22 | \$240,000 | \$218,367 | \$77,354  | \$55,721 | 3.75  | \$20,628  |                 | Land Table NE2 | 25.52%  |
| R-06-11-300-052 |                         | 10/21/22 | \$85,000  |           |           |          | 4.63  | \$18,359  |                 | Land Table NE2 | #DIV/0! |
| R-06-13-400-032 | 10100 EAGLE RD          | 12/23/21 | \$85,000  |           |           |          | 5.27  | \$16,129  |                 | Land Table NE2 | #DIV/0! |
| R-06-11-200-022 |                         | 11/17/22 | \$75,000  |           |           |          | 4.34  | \$17,281  |                 | Land Table NE2 | #DIV/0! |
| R-06-11-126-016 | 1590 E RATTALEE LAKE RL | 04/08/22 | \$63,500  |           |           |          | 2.82  | \$22,518  |                 | Land Table NE2 | #DIV/0! |
| R-06-10-177-006 | 11526 MILFORD RD        | 08/18/21 | \$279,900 |           |           |          | 1.41  | \$12,707  | R-06-10-177-008 | Land Table NE2 | #DIV/0! |

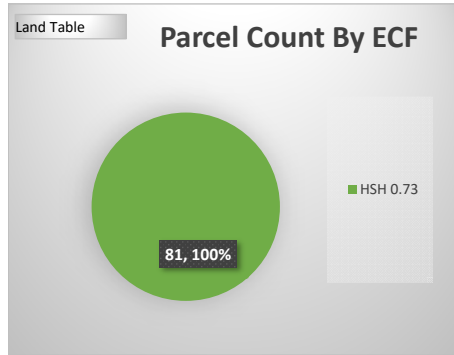
# Township of Rose

## Land Table NE3

| BSA DATABASE    |        | SALES DATA                            |         |
|-----------------|--------|---------------------------------------|---------|
| Parcel Count    | 81     | # of Sales                            | 3       |
| ECF Nbhd        | HSH    | Sales Ratio                           | 32.13%  |
| Min ECF         | 0.730  | (Land Resid.-Est. Land Value)/Est. LV | 264.29% |
| Max ECF         | 0.730  | % Change                              | 25.00%  |
| Land Table LtoB | 22.36% | Projected Land Table LtoB             | 27.95%  |
| CVT LtoB        | 21.02% | Sales Sample Size                     | 3.70%   |

**Color Key**

|                      |
|----------------------|
| Vacant Sales         |
| Demo Sales Or        |
| New Build After Sale |



|                | OLD RATE        | CALC'D RATE     | USED RATE       |
|----------------|-----------------|-----------------|-----------------|
| <b>MEDIAN</b>  | <b>\$12,342</b> | <b>\$44,961</b> | <b>\$15,428</b> |
| <b>MINIMUM</b> | <b>\$10,098</b> | <b>\$36,786</b> | <b>\$12,623</b> |
| <b>MAXIMUM</b> | <b>\$14,586</b> | <b>\$53,136</b> | <b>\$18,233</b> |

| 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 |
|-----------------|-----------------------|-----------|------------|----------------|---------------|-----------------|-------------|--------------|-----------------------|----------------|------------------|
| R-06-03-203-011 | 4348 COGSHALL ST      | 08/05/21  | \$140,000  | \$77,660       | \$73,560      | \$11,220        | 0.25        | \$296,613    |                       | Land Table NE3 | 14.45%           |
| R-06-03-203-001 | 17029 SOUTHPORT DR    | 06/08/21  | \$78,500   | \$47,926       | \$41,794      | \$11,220        | 0.27        | \$155,368    |                       | Land Table NE3 | 23.41%           |
| R-06-03-228-005 | 17101 HOLLY SHORES DR | 10/05/21  | \$47,000   | \$45,022       | \$15,442      | \$13,464        | 0.28        | \$56,153     |                       | Land Table NE3 | 29.91%           |

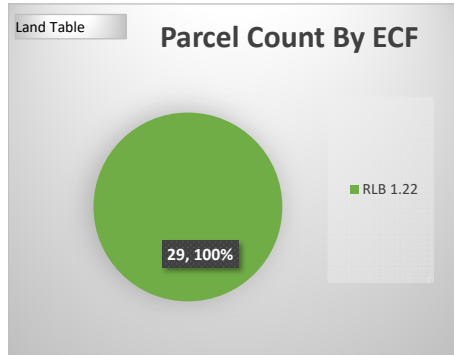
# Township of Rose

## Land Table NE4

| BSA DATABASE    |        | SALES DATA                            |          |
|-----------------|--------|---------------------------------------|----------|
| Parcel Count    | 29     | # of Sales                            | 3        |
| ECF Nbhd        | RLB    | Sales Ratio                           | 55.23%   |
| Min ECF         | 1.220  | (Land Resid.-Est. Land Value)/Est. LV | -132.23% |
| Max ECF         | 1.220  | % Change                              | 26.03%   |
| Land Table LtoB | 9.21%  | Projected Land Table LtoB             | 11.61%   |
| CVT LtoB        | 21.02% | Sales Sample Size                     | 10.34%   |

### Color Key

|                      |
|----------------------|
| Vacant Sales         |
| Demo Sales Or        |
| New Build After Sale |



|         | OLD RATE  | CALC'D RATE | USED RATE |
|---------|-----------|-------------|-----------|
| MEDIAN  | \$39,494  | -\$12,728   | \$55,015  |
| MINIMUM | \$20,981  | -\$33,412   | \$24,128  |
| MAXIMUM | \$103,673 | -\$6,762    | \$123,371 |

| 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 |
|-----------------|-------------------|-----------|------------|----------------|---------------|-----------------|-------------|--------------|-----------------------|----------------|------------------|
| R-06-14-252-007 | 10504 TAMRYN BLVD | 09/24/21  | \$312,500  | \$341,792      | (\$4,608)     | \$24,684        | 0.36        | (\$12,908)   |                       | Land Table NE4 | 7.22%            |
| R-06-14-202-005 | 10724 TAMRYN BLVD | 11/12/21  | \$250,000  | \$287,618      | (\$11,700)    | \$25,918        | 0.46        | (\$25,714)   |                       | Land Table NE4 | 9.01%            |
| R-06-14-252-019 |                   | 12/29/21  | \$95,000   |                |               |                 | 8.63        | \$11,008     |                       | Land Table NE4 | #DIV/0!          |

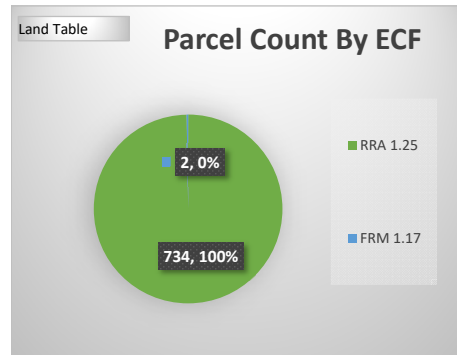
# Township of Rose

## Land Table NW1

| BSA DATABASE    |          | SALES DATA                            |        |
|-----------------|----------|---------------------------------------|--------|
| Parcel Count    | 736      | # of Sales                            | 35     |
| ECF Nbhd        | FRM, RRA | Sales Ratio                           | 47.26% |
| Min ECF         | 1.170    | (Land Resid.-Est. Land Value)/Est. LV | 28.23% |
| Max ECF         | 1.250    | % Change                              | 30.00% |
| Land Table LtoB | 19.16%   | Projected Land Table LtoB             | 24.91% |
| CVT LtoB        | 21.02%   | Sales Sample Size                     | 4.76%  |

**Color Key**

|                      |
|----------------------|
| Vacant Sales         |
| Demo Sales Or        |
| New Build After Sale |



|                | OLD RATE         | CALC'D RATE      | USED RATE        |
|----------------|------------------|------------------|------------------|
| <b>MEDIAN</b>  | <b>\$52,200</b>  | <b>\$66,938</b>  | <b>\$67,860</b>  |
| <b>MINIMUM</b> | <b>\$17,963</b>  | <b>\$23,035</b>  | <b>\$23,352</b>  |
| <b>MAXIMUM</b> | <b>\$523,872</b> | <b>\$671,787</b> | <b>\$681,034</b> |

| 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 |
|-----------------|------------------------|-----------|------------|----------------|---------------|-----------------|-------------|--------------|-----------------------|----------------|------------------|
| R-06-07-300-013 | 18489 TIPSICO LAKE RD  | 07/30/21  | \$465,000  | \$466,055      | \$42,412      | \$43,467        | 1.84        | \$23,050     |                       | Land Table NW1 | 9.33%            |
| R-06-05-279-002 | 17152 JON JON TER      | 07/14/22  | \$430,000  | \$418,394      | \$53,995      | \$42,389        | 1.72        | \$31,392     |                       | Land Table NW1 | 10.13%           |
| R-06-08-301-020 | 2050 BONE RD           | 01/21/22  | \$305,000  | \$255,396      | \$78,114      | \$28,510        | 0.69        | \$113,373    |                       | Land Table NW1 | 11.16%           |
| R-06-04-100-058 | 17230 WILLIAMS DR      | 09/02/22  | \$410,000  | \$360,433      | \$90,519      | \$40,952        | 1.56        | \$58,025     |                       | Land Table NW1 | 11.36%           |
| R-06-07-400-038 | 1481 SACKNER RD        | 08/03/21  | \$541,000  | \$543,440      | \$59,736      | \$62,176        | 4.77        | \$12,523     |                       | Land Table NW1 | 11.44%           |
| R-06-05-426-006 | 2476 S FENTON RD       | 07/01/21  | \$215,000  | \$291,960      | (\$41,035)    | \$35,925        | 1.00        | (\$41,035)   |                       | Land Table NW1 | 12.30%           |
| R-06-05-277-010 | 2487 S FENTON RD       | 05/12/21  | \$195,000  | \$188,442      | \$30,996      | \$24,438        | 0.39        | \$79,477     |                       | Land Table NW1 | 12.97%           |
| R-06-06-276-007 | 1527 S HOLLY RD        | 03/22/22  | \$485,000  | \$363,899      | \$170,382     | \$49,281        | 2.39        | \$71,290     |                       | Land Table NW1 | 13.54%           |
| R-06-21-201-020 | 9573 BLOOM HILL DR     | 05/06/22  | \$201,000  | \$200,013      | \$28,139      | \$27,152        | 0.50        | \$55,942     |                       | Land Table NW1 | 13.58%           |
| R-06-09-100-049 | 18081 OTTIEWAY CT      | 01/26/21  | \$270,000  | \$338,965      | (\$22,714)    | \$46,251        | 2.12        | (\$10,714)   |                       | Land Table NW1 | 13.64%           |
| R-06-05-226-015 | 2462 HOUSER RD         | 07/08/22  | \$224,500  | \$198,973      | \$52,679      | \$27,152        | 0.54        | \$97,554     |                       | Land Table NW1 | 13.65%           |
| R-06-06-400-030 | 17268 JADOR LN         | 08/22/22  | \$640,000  | \$631,082      | \$103,035     | \$94,117        | 10.96       | \$9,401      |                       | Land Table NW1 | 14.91%           |
| R-06-16-427-003 | .0200 BUCKHORN LAKE RI | 11/08/21  | \$266,000  | \$250,567      | \$53,996      | \$38,563        | 1.52        | \$35,524     |                       | Land Table NW1 | 15.39%           |
| R-06-07-300-022 | 18391 TIPSICO LAKE RD  | 03/12/21  | \$445,000  | \$507,240      | \$22,179      | \$84,419        | 8.00        | \$2,772      |                       | Land Table NW1 | 16.64%           |
| R-06-04-100-056 | 17134 WILLIAMS DR      | 02/12/21  | \$262,000  | \$243,645      | \$59,307      | \$40,952        | 1.56        | \$38,017     |                       | Land Table NW1 | 16.81%           |
| R-06-17-400-027 | 10023 FISH LAKE RD     | 09/24/21  | \$425,000  | \$372,497      | \$117,536     | \$65,033        | 5.23        | \$22,473     |                       | Land Table NW1 | 17.46%           |
| R-06-16-376-024 | 1402 GLEN OAK DR       | 03/01/21  | \$205,000  | \$205,369      | \$37,620      | \$37,989        | 1.23        | \$30,585     |                       | Land Table NW1 | 18.50%           |
| R-06-05-276-005 | 2476 HOLLY HEIGHTS DR  | 07/29/22  | \$230,000  | \$198,950      | \$72,182      | \$41,132        | 1.58        | \$45,685     |                       | Land Table NW1 | 20.67%           |
| R-06-06-400-011 | 1201 BAKER RD          | 04/08/22  | \$437,000  | \$398,271      | \$127,889     | \$89,160        | 9.76        | \$13,103     |                       | Land Table NW1 | 22.39%           |
| R-06-07-200-032 | 1258 BAKER RD          | 04/29/22  | \$404,000  | \$365,559      | \$124,141     | \$85,700        | 10.09       | \$12,303     |                       | Land Table NW1 | 23.44%           |
| R-06-17-400-029 | 19335 TAYLOR LAKE RD   | 01/24/22  | \$400,000  | \$341,518      | \$148,126     | \$89,644        | 9.94        | \$14,902     |                       | Land Table NW1 | 26.25%           |



## Township of Rose

### Land Table NW1

|                 |                         |          |           |           |           |          |       |          |                 |                |         |
|-----------------|-------------------------|----------|-----------|-----------|-----------|----------|-------|----------|-----------------|----------------|---------|
| R-06-17-300-028 | 2021 ROSE CENTER RD     | 11/02/22 | \$169,000 | \$182,016 | \$36,489  | \$49,505 | 2.41  | \$15,141 |                 | Land Table NW1 | 27.20%  |
| R-06-07-400-006 | 18500 OLD HICKORY LN    | 08/29/22 | \$355,000 | \$309,419 | \$134,148 | \$88,567 | 9.54  | \$14,062 |                 | Land Table NW1 | 28.62%  |
| R-06-04-100-013 | 17019 FISH LAKE RD      | 11/28/22 | \$375,000 | \$331,230 | \$138,875 | \$95,105 | 11.18 | \$12,422 |                 | Land Table NW1 | 28.71%  |
| R-06-05-276-001 | 17260 FISH LAKE RD      | 07/27/21 | \$329,900 | \$289,404 | \$125,184 | \$84,688 | 8.10  | \$15,455 |                 | Land Table NW1 | 29.26%  |
| R-06-17-400-033 | 10325 FISH LAKE RD      | 11/16/22 | \$300,000 | \$304,690 | \$86,912  | \$91,602 | 10.40 | \$8,357  |                 | Land Table NW1 | 30.06%  |
| R-06-09-476-001 | .1000 BUCKHORN LAKE RI  | 08/05/21 | \$279,000 | \$263,926 | \$104,234 | \$89,160 | 9.76  | \$10,680 |                 | Land Table NW1 | 33.78%  |
| R-06-05-300-003 | 17353 HICKORY RIDGE RC  | 01/12/21 | \$155,000 | \$143,008 | \$64,933  | \$52,941 | 2.86  | \$22,704 |                 | Land Table NW1 | 37.02%  |
| R-06-04-300-010 | 1175 W RATTALEE LAKE RI | 06/21/22 | \$265,000 | \$159,184 | \$168,774 | \$62,958 | 5.01  | \$33,687 |                 | Land Table NW1 | 39.55%  |
| R-06-17-200-003 | 10535 FISH LAKE RD      | 07/11/22 | \$170,000 | \$222,152 | \$37,061  | \$89,213 | 9.78  | \$3,789  |                 | Land Table NW1 | 40.16%  |
| R-06-17-300-026 |                         | 08/05/22 | \$79,130  |           |           |          | 2.50  | \$31,652 |                 | Land Table NW1 | #DIV/0! |
| R-06-17-300-025 |                         | 06/02/21 | \$78,000  |           |           |          | 2.50  | \$31,200 |                 | Land Table NW1 | #DIV/0! |
| R-06-07-151-007 |                         | 02/04/21 | \$120,000 |           |           |          | 5.42  | \$13,072 | R-06-07-151-006 | Land Table NW1 | #DIV/0! |
| R-06-16-277-001 |                         | 05/21/21 | \$86,250  |           |           |          | 17.00 | \$4,356  | R-06-16-428-001 | Land Table NW1 | #DIV/0! |
| R-06-06-226-004 |                         | 12/15/21 | \$35,000  |           |           |          | 1.84  | \$19,022 |                 | Land Table NW1 | #DIV/0! |

# Township of Rose

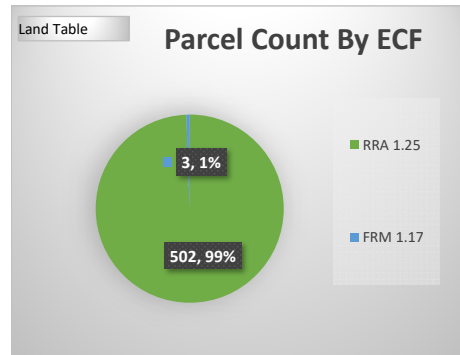
## Land Table SE1

| BSA DATABASE    |          | SALES DATA                            |        |
|-----------------|----------|---------------------------------------|--------|
| Parcel Count    | 505      | # of Sales                            | 34     |
| ECF Nbhd        | FRM, RRA | Sales Ratio                           | 47.66% |
| Min ECF         | 1.170    | (Land Resid.-Est. Land Value)/Est. LV | 15.10% |
| Max ECF         | 1.250    | % Change                              | 40.00% |
| Land Table LtoB | 19.02%   | Projected Land Table LtoB             | 26.62% |
| CVT LtoB        | 21.02%   | Sales Sample Size                     | 6.73%  |

**Color Key**

|                      |
|----------------------|
| Vacant Sales         |
| Demo Sales Or        |
| New Build After Sale |

Why do we need this rate?



|         | OLD RATE  | CALC'D RATE | USED RATE |
|---------|-----------|-------------|-----------|
| MEDIAN  | \$48,219  | \$55,499    | \$67,507  |
| MINIMUM | \$17,146  | \$19,735    | \$24,004  |
| MAXIMUM | \$500,060 | \$575,560   | \$700,084 |

| 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 |
|-----------------|-----------------------|-----------|------------|----------------|---------------|-----------------|-------------|--------------|-----------------------|----------------|------------------|
| R-06-22-301-011 | 470 BLUE WATER DR     | 08/27/21  | \$330,000  | \$344,930      | \$8,397       | \$23,327        | 0.34        | \$24,917     |                       | Land Table SE1 | 6.76%            |
| R-06-22-332-011 | 227 FRANKLIN ST       | 07/05/22  | \$305,000  | \$250,988      | \$77,339      | \$23,327        | 0.33        | \$233,653    |                       | Land Table SE1 | 9.29%            |
| R-06-36-251-008 | 3600 MAUREEN LN       | 06/09/21  | \$359,000  | \$390,455      | \$5,750       | \$37,205        | 1.34        | \$4,291      |                       | Land Table SE1 | 9.53%            |
| R-06-36-400-022 | 3720 MAUREEN LN       | 06/04/21  | \$348,000  | \$388,836      | (\$1,745)     | \$39,091        | 1.56        | (\$1,119)    |                       | Land Table SE1 | 10.05%           |
| R-06-26-200-006 | 1865 RANCH RD         | 03/16/21  | \$740,000  | \$845,994      | (\$20,913)    | \$85,081        | 9.75        | (\$2,145)    |                       | Land Table SE1 | 10.06%           |
| R-06-22-301-006 | 554 BLUE WATER DR     | 02/25/22  | \$245,000  | \$209,233      | \$59,094      | \$23,327        | 0.36        | \$163,243    |                       | Land Table SE1 | 11.15%           |
| R-06-22-153-003 | 558 GREEN COVE DR     | 08/23/22  | \$167,000  | \$207,055      | (\$16,728)    | \$23,327        | 0.35        | (\$48,207)   |                       | Land Table SE1 | 11.27%           |
| R-06-22-301-010 | 484 BLUE WATER DR     | 03/11/22  | \$235,500  | \$193,165      | \$65,662      | \$23,327        | 0.34        | \$191,434    |                       | Land Table SE1 | 12.08%           |
| R-06-26-301-010 | 8080 MILFORD RD       | 05/19/22  | \$425,000  | \$330,174      | \$137,004     | \$42,178        | 1.92        | \$71,356     |                       | Land Table SE1 | 12.77%           |
| R-06-36-400-019 | 3500 MAUREEN LN       | 11/18/22  | \$375,000  | \$361,610      | \$60,431      | \$47,041        | 2.39        | \$25,285     |                       | Land Table SE1 | 13.01%           |
| R-06-26-302-006 | 1335 E ROSE CENTER RD | 06/28/21  | \$196,000  | \$195,517      | \$26,401      | \$25,918        | 0.59        | \$44,747     |                       | Land Table SE1 | 13.26%           |
| R-06-27-400-003 | 8065 MILFORD RD       | 03/26/21  | \$890,000  | \$1,006,592    | \$19,415      | \$136,007       | 8.19        | \$2,371      |                       | Land Table SE1 | 13.51%           |
| R-06-34-400-029 | 1000 NATURE TRL       | 03/30/22  | \$390,000  | \$387,601      | \$57,320      | \$390,921       | 3.61        | \$15,878     |                       | Land Table SE1 | 14.17%           |
| R-06-26-301-013 | 1320 E ROSE CENTER RD | 07/18/22  | \$400,000  | \$293,899      | \$148,793     | \$42,692        | 1.98        | \$75,148     |                       | Land Table SE1 | 14.53%           |
| R-06-22-334-013 | 9070 WATER RD         | 11/02/22  | \$189,000  | \$162,720      | \$50,902      | \$24,622        | 0.50        | \$101,804    |                       | Land Table SE1 | 15.13%           |
| R-06-22-301-009 | 502 BLUE WATER DR     | 11/09/22  | \$230,000  | \$152,250      | \$101,077     | \$23,327        | 0.34        | \$296,413    |                       | Land Table SE1 | 15.32%           |
| R-06-26-301-004 | 8180 MILFORD RD       | 08/15/22  | \$220,000  | \$161,225      | \$84,693      | \$25,918        | 0.53        | \$158,601    |                       | Land Table SE1 | 16.08%           |
| R-06-34-400-026 | 655 NATURE TRL        | 09/28/21  | \$418,000  | \$503,533      | (\$3,435)     | \$82,098        | 8.59        | (\$400)      |                       | Land Table SE1 | 16.30%           |
| R-06-36-400-003 | 7305 EAGLE RD         | 06/10/21  | \$398,500  | \$349,789      | \$109,798     | \$61,087        | 5.12        | \$21,445     |                       | Land Table SE1 | 17.46%           |
| R-06-22-101-006 | 9695 MILFORD RD       | 03/02/21  | \$250,000  | \$329,532      | (\$19,811)    | \$59,721        | 4.90        | (\$4,043)    |                       | Land Table SE1 | 18.12%           |
| R-06-35-176-007 | 7171 EVELINE DR       | 12/03/21  | \$326,500  | \$325,563      | \$62,834      | \$61,897        | 5.21        | \$12,060     |                       | Land Table SE1 | 19.01%           |

## Township of Rose

### Land Table SE1

|                 |                       |          |           |           |           |           |       |          |                 |                |         |
|-----------------|-----------------------|----------|-----------|-----------|-----------|-----------|-------|----------|-----------------|----------------|---------|
| R-06-23-100-022 | 9505 JOEL RD          | 04/28/22 | \$430,000 | \$443,002 | \$72,465  | \$85,467  | 9.90  | \$7,320  |                 | Land Table SE1 | 19.29%  |
| R-06-36-276-003 | 7425 EAGLE RD         | 03/11/21 | \$335,000 | \$308,089 | \$86,546  | \$59,635  | 4.87  | \$17,771 |                 | Land Table SE1 | 19.36%  |
| R-06-24-200-023 | 9535 RYELLA LN        | 09/23/22 | \$393,025 | \$308,915 | \$144,837 | \$60,727  | 5.08  | \$28,511 |                 | Land Table SE1 | 19.66%  |
| R-06-34-400-018 | 800 MUNGER RD         | 10/22/21 | \$234,000 | \$224,542 | \$57,999  | \$48,541  | 2.55  | \$22,745 |                 | Land Table SE1 | 21.62%  |
| R-06-24-400-001 | 9170 EAGLE RD         | 06/03/22 | \$365,000 | \$448,918 | \$22,166  | \$106,084 | 16.10 | \$1,377  |                 | Land Table SE1 | 23.63%  |
| R-06-35-400-014 | 2020 E ROSE CENTER RD | 11/16/21 | \$860,000 | \$685,317 | \$366,134 | \$191,451 | 29.50 | \$12,411 |                 | Land Table SE1 | 27.94%  |
| R-06-35-177-002 | 1725 E ROSE CENTER RD | 05/10/21 | \$209,000 | \$212,102 | \$82,262  | \$85,364  | 9.86  | \$8,343  |                 | Land Table SE1 | 40.25%  |
| R-06-35-126-003 |                       | 03/29/22 | \$100,000 |           |           |           | 9.98  | \$10,020 |                 | Land Table SE1 | #DIV/0! |
| R-06-25-300-016 |                       | 07/30/21 | \$198,000 |           |           |           | 9.86  | \$20,081 |                 | Land Table SE1 | #DIV/0! |
| R-06-26-200-007 |                       | 12/07/22 | \$170,000 |           |           |           | 9.38  | \$18,124 |                 | Land Table SE1 | #DIV/0! |
| R-06-25-426-008 |                       | 12/30/21 | \$130,000 |           |           |           | 9.87  | \$13,171 |                 | Land Table SE1 | #DIV/0! |
| R-06-22-377-001 |                       | 12/20/21 | \$250,000 |           |           |           | 5.00  | \$8,054  | R-06-22-453-001 | Land Table SE1 | #DIV/0! |
| R-06-34-400-030 | 955 NATURE TRL        | 11/22/22 | \$410,000 |           |           |           | 3.07  | \$8,135  | R-06-34-400-031 | Land Table SE1 | #DIV/0! |

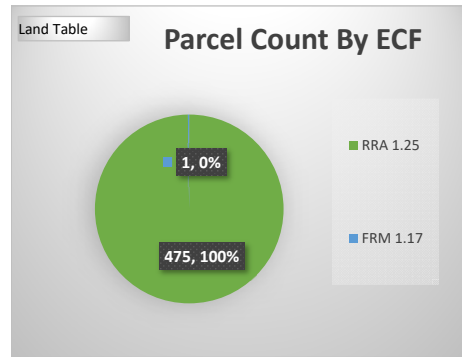
# Township of Rose

## Land Table SW1

| BSA DATABASE    |          | SALES DATA                            |        |
|-----------------|----------|---------------------------------------|--------|
| Parcel Count    | 476      | # of Sales                            | 27     |
| ECF Nbhd        | FRM, RRA | Sales Ratio                           | 45.87% |
| Min ECF         | 1.170    | (Land Resid.-Est. Land Value)/Est. LV | 14.22% |
| Max ECF         | 1.250    | % Change                              | 20.00% |
| Land Table LtoB | 20.00%   | Projected Land Table LtoB             | 24.00% |
| CVT LtoB        | 21.02%   | Sales Sample Size                     | 5.67%  |

**Color Key**

|                      |
|----------------------|
| Vacant Sales         |
| Demo Sales Or        |
| New Build After Sale |



|                | OLD RATE         | CALC'D RATE      | USED RATE        |
|----------------|------------------|------------------|------------------|
| <b>MEDIAN</b>  | <b>\$47,710</b>  | <b>\$54,496</b>  | <b>\$57,252</b>  |
| <b>MINIMUM</b> | <b>\$465</b>     | <b>\$531</b>     | <b>\$558</b>     |
| <b>MAXIMUM</b> | <b>\$523,872</b> | <b>\$598,389</b> | <b>\$628,646</b> |

| 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 |
|------------------|-----------------------|-----------|------------|----------------|---------------|-----------------|-------------|--------------|-----------------------|----------------|------------------|
| R -06-21-426-007 |                       | 07/15/22  | \$379,900  |                |               |                 | 10.17       | \$37,355     | R -06-21-426-008      | Land Table SW1 | #DIV/0!          |
| R -06-30-376-009 | 4488 WEBBERDALE DR    | 10/13/21  | \$178,000  | \$124,391      | \$78,047      | \$24,438        | 0.39        | \$202,194    |                       | Land Table SW1 | 19.65%           |
| R -06-30-377-006 | 4419 WEBBERDALE DR    | 06/06/22  | \$175,000  | \$129,974      | \$69,464      | \$24,438        | 0.42        | \$164,998    |                       | Land Table SW1 | 18.80%           |
| R -06-20-100-010 | 2264 ROSE CENTER RD   | 06/24/21  | \$230,000  | \$173,120      | \$111,243     | \$54,363        | 3.08        | \$36,118     |                       | Land Table SW1 | 31.40%           |
| R -06-20-100-013 | 20101 ROSE BUSH LN    | 07/07/22  | \$114,500  |                |               |                 | 10.17       | \$11,259     |                       | Land Table SW1 | #DIV/0!          |
| R -06-20-301-011 | 3115 DELLA DR         | 03/12/21  | \$375,000  | \$299,891      | \$138,256     | \$63,147        | 5.03        | \$27,486     |                       | Land Table SW1 | 21.06%           |
| R -06-30-426-002 |                       | 10/22/21  | \$80,000   |                |               |                 | 5.20        | \$15,385     |                       | Land Table SW1 | #DIV/0!          |
| R -06-20-100-008 | 19101 ROSE BUSH LN    | 05/13/22  | \$68,000   |                |               |                 | 3.36        | \$20,238     |                       | Land Table SW1 | #DIV/0!          |
| R -06-19-379-012 | 4060 SOUTH ST         | 06/09/22  | \$105,000  | \$87,136       | \$39,586      | \$21,722        | 0.17        | \$230,151    |                       | Land Table SW1 | 24.93%           |
| R -06-21-351-002 | 8940 FISH LAKE RD     | 05/28/21  | \$217,000  | \$186,918      | \$57,234      | \$27,152        | 0.53        | \$107,989    |                       | Land Table SW1 | 14.53%           |
| R -06-30-251-036 | 8439 TIPSICO TRL      | 03/02/21  | \$222,500  | \$194,468      | \$59,258      | \$31,226        | 0.80        | \$74,073     |                       | Land Table SW1 | 16.06%           |
| R -06-30-378-012 | 7822 ROSMAR DR        | 11/29/21  | \$215,000  | \$189,719      | \$52,433      | \$27,152        | 0.55        | \$95,506     |                       | Land Table SW1 | 14.31%           |
| R -06-28-426-003 |                       | 12/28/22  | \$200,000  |                |               |                 | 9.91        | \$10,116     | R -06-28-426-004      | Land Table SW1 | #DIV/0!          |
| R -06-20-100-012 |                       | 07/07/21  | \$100,000  |                |               |                 | 10.21       | \$9,794      |                       | Land Table SW1 | #DIV/0!          |
| R -06-33-401-002 | 745 W MUNGER RD       | 07/07/21  | \$435,000  | \$401,697      | \$96,167      | \$62,864        | 5.00        | \$19,233     |                       | Land Table SW1 | 15.65%           |
| R -06-19-377-010 | 4195 DEMODE RD        | 04/19/21  | \$180,000  | \$166,942      | \$40,210      | \$27,152        | 0.58        | \$69,328     |                       | Land Table SW1 | 16.26%           |
| R -06-19-426-009 | 3800 DEMODE RD        | 08/06/21  | \$38,400   |                |               |                 | 1.72        | \$22,326     |                       | Land Table SW1 | #DIV/0!          |
| R -06-30-426-017 | 3360 TIPSICO TRL      | 08/19/22  | \$294,900  | \$277,395      | \$53,430      | \$35,925        | 1.00        | \$53,430     |                       | Land Table SW1 | 12.95%           |
| R -06-21-127-001 | 1415 ROSE CENTER RD   | 05/11/21  | \$241,415  | \$235,667      | \$32,900      | \$27,152        | 0.51        | \$64,258     |                       | Land Table SW1 | 11.52%           |
| R -06-28-426-008 | 7860 BUCKHORN LAKE RD | 05/17/21  | \$605,000  | \$631,923      | \$60,297      | \$87,220        | 9.04        | \$6,670      |                       | Land Table SW1 | 13.80%           |
| R -06-30-304-003 | 8090 TIPSICO LAKE RD  | 02/18/22  | \$350,000  | \$380,861      | \$1,722       | \$32,583        | 0.92        | \$1,866      |                       | Land Table SW1 | 8.56%            |

## Township of Rose

### Land Table SW1

|                 |                       |          |           |           |            |          |      |           |                |        |
|-----------------|-----------------------|----------|-----------|-----------|------------|----------|------|-----------|----------------|--------|
| R-06-19-426-006 | 3720 DEMODE RD        | 05/21/21 | \$306,016 | \$350,750 | (\$2,345)  | \$42,389 | 1.72 | (\$1,363) | Land Table SW1 | 12.09% |
| R-06-19-379-010 | 4080 SOUTH ST         | 01/13/21 | \$110,000 | \$128,779 | \$2,943    | \$21,722 | 0.17 | \$17,110  | Land Table SW1 | 16.87% |
| R-06-29-300-005 | 7850 HICKORY RIDGE RD | 08/30/22 | \$260,000 | \$318,862 | \$1,937    | \$60,799 | 4.31 | \$449     | Land Table SW1 | 19.07% |
| R-06-20-226-004 | 2022 ROSE CENTER RD   | 05/28/21 | \$225,000 | \$340,546 | (\$43,251) | \$72,295 | 6.00 | (\$7,209) | Land Table SW1 | 21.23% |

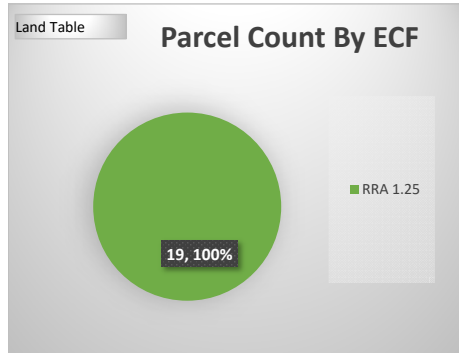
# Township of Rose

Land Table TCH 2023

| BSA DATABASE    |        | SALES DATA                            |         |
|-----------------|--------|---------------------------------------|---------|
| Parcel Count    | 19     | # of Sales                            | 0       |
| ECF Nbhd        | RRA    | Sales Ratio                           | #DIV/0! |
| Min ECF         | 1.250  | (Land Resid.-Est. Land Value)/Est. LV | #DIV/0! |
| Max ECF         | 1.250  | % Change                              | 15.00%  |
| Land Table LtoB | 8.73%  | Projected Land Table LtoB             | 10.04%  |
| CVT LtoB        | 21.02% | Sales Sample Size                     | 0.00%   |

**Color Key**

|                      |
|----------------------|
| Vacant Sales         |
| Demo Sales Or        |
| New Build After Sale |



|         | OLD RATE | CALC'D RATE | USED RATE |
|---------|----------|-------------|-----------|
| MEDIAN  | \$60,000 | #DIV/0!     | \$69,000  |
| MINIMUM | \$40,000 | #DIV/0!     | \$46,000  |
| MAXIMUM | \$82,500 | #DIV/0!     | \$94,875  |

| 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 |
|---------------|----------------|-----------|------------|----------------|---------------|-----------------|-------------|--------------|-----------------------|------------|------------------|
|---------------|----------------|-----------|------------|----------------|---------------|-----------------|-------------|--------------|-----------------------|------------|------------------|

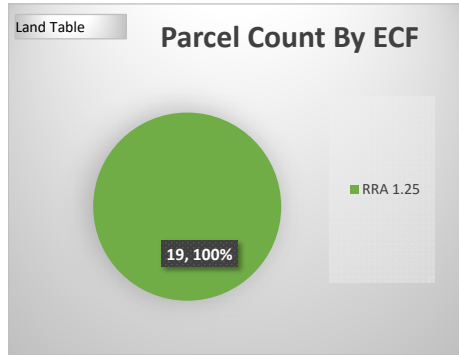
# Township of Rose

## Land Table J Site

| BSA DATABASE    |        | SALES DATA                            |         |
|-----------------|--------|---------------------------------------|---------|
| Parcel Count    | 58     | # of Sales                            | 2       |
| ECF Nbhd        | HDBG   | Sales Ratio                           | 9.33%   |
| Min ECF         | 1.000  | (Land Resid.-Est. Land Value)/Est. LV | #DIV/0! |
| Max ECF         | 1.000  | % Change                              | 450.00% |
| Land Table LtoB | 97.00% | Projected Land Table LtoB             | 533.50% |
| CVT LtoB        | 21.02% | Sales Sample Size                     | 3.45%   |

**Color Key**

|                      |
|----------------------|
| Vacant Sales         |
| Demo Sales Or        |
| New Build After Sale |



|         | OLD RATE | CALC'D RATE | USED RATE |
|---------|----------|-------------|-----------|
| MEDIAN  | \$11,200 | #DIV/0!     | \$61,600  |
| MINIMUM | \$11,200 | #DIV/0!     | \$61,600  |
| MAXIMUM | \$11,200 | #DIV/0!     | \$61,600  |

| 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 |
|-----------------|------------------|-----------|------------|----------------|---------------|-----------------|-------------|--------------|-----------------------|--------------------|------------------|
| R-06-12-477-006 |                  | 10/14/22  | \$60,000   |                |               |                 | 1.05        | \$57,307     |                       | HILLS OF DAVISBURG | #DIV/0!          |
| R-06-12-477-050 | 302 SAMANTHA WAY | 04/19/22  | \$60,000   |                |               |                 | 1.00        | \$60,000     |                       | HILLS OF DAVISBURG | #DIV/0!          |