

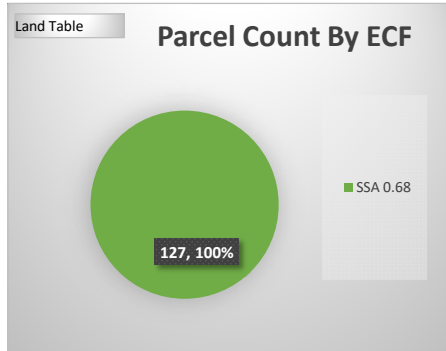
Township of Royal Oak

Land Table: SSA

BSA DATABASE		SALES DATA	
Parcel Count	127	# of Sales	11
ECF Nbhd	SSA	Sales Ratio	39.06%
Min ECF	0.680	(Land Resid.-Est. Land Value)/Est. LV	167.39%
Max ECF	0.680	% Change	0.00%
Land Table LtoB	17.95%	Projected Land Table LtoB	17.95%
CVT LtoB	16.40%	Sales Sample Size	8.66%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$231	\$618	\$231
MINIMUM	\$154	\$412	\$154
MAXIMUM	\$308	\$824	\$308

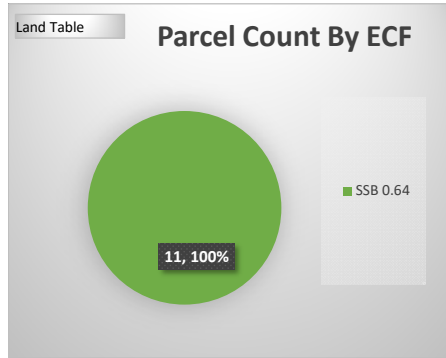
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
S -25-32-401-019	10732 N OAK DR	08/09/22	\$115,000	\$129,544	\$2,468	\$17,012	0.17	\$14,690		Land Table SSA	13.13%
S -25-32-401-023	10654 N OAK DR	01/25/21	\$111,000	\$87,507	\$40,731	\$17,238	0.17	\$239,594		Land Table SSA	19.70%
S -25-32-402-007	10629 N OAK DR	04/11/22	\$140,000	\$91,619	\$64,656	\$16,275	0.15	\$425,368		Land Table SSA	17.76%
S -25-32-402-017	10449 N OAK DR	10/22/21	\$130,250	\$86,056	\$60,469	\$16,275	0.15	\$397,822		Land Table SSA	18.91%
S -25-32-402-024	10666 CLOVERDALE AVE	06/08/22	\$137,000	\$76,896	\$76,379	\$16,275	0.15	\$502,493		Land Table SSA	21.16%
S -25-32-402-029	10606 CLOVERDALE AVE	04/22/21	\$131,000	\$98,546	\$50,209	\$17,755	0.17	\$304,297		Land Table SSA	18.02%
S -25-32-426-032	21347 MAJESTIC AVE	10/27/22	\$129,000	\$145,493	\$1,262	\$17,755	0.17	\$7,648		Land Table SSA	12.20%
S -25-32-428-003	21360 MAJESTIC AVE	12/22/22	\$140,000	\$128,347	\$29,408	\$17,755	0.17	\$178,230		Land Table SSA	13.83%
S -25-32-428-016	21329 ITHACA AVE	03/15/21	\$40,000	\$39,555	\$12,282	\$11,837	0.11	\$111,655		Land Table SSA	29.93%
S -25-32-428-017	21317 ITHACA AVE	02/22/22	\$135,000	\$111,318	\$41,437	\$17,755	0.17	\$251,133		Land Table SSA	15.95%
S -25-32-429-013	21326 ITHACA AVE	02/28/22	\$175,000	\$85,846	\$103,950	\$14,796	0.14	\$753,261		Land Table SSA	17.24%

Township of Royal Oak

Land Table: SSB

BSA DATABASE		SALES DATA	
Parcel Count	11	# of Sales	0
ECF Nbhd	SSB	Sales Ratio	#DIV/0!
Min ECF	0.640	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.640	% Change	0.00%
Land Table LtoB	16.33%	Projected Land Table LtoB	16.33%
CVT LtoB	16.40%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$277	#DIV/0!	\$277
MINIMUM	\$277	#DIV/0!	\$277
MAXIMUM	\$277	#DIV/0!	\$277

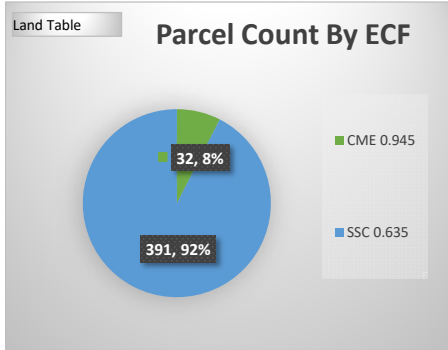
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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Township of Royal Oak

Land Table: SSC

BSA DATABASE		SALES DATA	
Parcel Count	423	# of Sales	31
ECF Nbhd	CME, SSC	Sales Ratio	31.96%
Min ECF	0.635	(Land Resid.-Est. Land Value)/Est. LV	407.55%
Max ECF	0.945	% Change	0.00%
Land Table LtoB	15.89%	Projected Land Table LtoB	15.89%
CVT LtoB	16.40%	Sales Sample Size	7.33%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$172	\$870	\$172
MINIMUM	\$114	\$579	\$114
MAXIMUM	\$229	\$1,162	\$229

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
S -25-33-352-001	21148 WOODSIDE AVE	02/28/22	\$17,000				0.11	\$154,545		Land Table SSC	100.00%
S -25-33-354-016	21043 PARKSIDE BLVD	11/08/22	\$7,500				0.11	\$71,429		Land Table SSC	100.00%
S -25-33-355-009	21080 PARKSIDE BLVD	05/25/21	\$2,500				0.11	\$23,810		Land Table SSC	100.00%
S -25-33-376-023	8445 GROVEVIEW AVE	12/29/22	\$10,000				0.30	\$32,895		Land Table SSC	100.00%
S -25-33-303-011	21394 GLEN LODGE RD	11/24/21	\$155,000	\$66,112	\$99,193	\$10,305	0.11	\$944,695		Land Table SSC	15.59%
S -25-33-303-014	21358 GLEN LODGE RD	10/21/21	\$116,000	\$59,159	\$67,146	\$10,305	0.11	\$639,486		Land Table SSC	17.42%
S -25-33-303-028	21367 GARDEN LN	02/17/21	\$78,000	\$78,854	\$9,451	\$10,305	0.11	\$90,010		Land Table SSC	13.07%
S -25-33-305-015	21358 PARKSIDE BLVD	12/21/22	\$100,000	\$73,883	\$36,422	\$10,305	0.11	\$346,876		Land Table SSC	13.95%
S -25-33-351-009	21063 WOODSIDE AVE	09/07/22	\$190,000	\$120,140	\$80,165	\$10,305	0.11	\$763,476		Land Table SSC	8.58%
S -25-33-351-012	21051 WOODSIDE AVE	04/15/21	\$125,000	\$74,431	\$60,874	\$10,305	0.11	\$579,752		Land Table SSC	13.85%
S -25-33-352-004	21116 WOODSIDE AVE	02/12/21	\$135,000	\$115,762	\$29,543	\$10,305	0.11	\$281,362		Land Table SSC	8.90%
S -25-33-352-013	21040 WOODSIDE AVE	08/26/22	\$109,900	\$67,849	\$52,356	\$10,305	0.11	\$498,629		Land Table SSC	15.19%
S -25-33-353-009	21024 GLEN LODGE RD	09/07/22	\$230,000	\$143,698	\$96,607	\$10,305	0.11	\$920,067		Land Table SSC	7.17%
S -25-33-355-028	21059 WESTVIEW AVE	01/27/22	\$180,000	\$104,627	\$86,443	\$11,070	0.12	\$708,549		Land Table SSC	10.58%
S -25-33-355-034	21005 WESTVIEW AVE	09/07/22	\$125,000	\$59,473	\$77,129	\$11,602	0.13	\$602,570		Land Table SSC	19.51%
S -25-33-358-004	20850 GLEN LODGE RD	01/07/21	\$120,000	\$73,758	\$56,776	\$10,534	0.11	\$525,704		Land Table SSC	14.28%
S -25-33-358-019	20881 GARDEN LN	03/31/22	\$130,000	\$79,587	\$61,863	\$11,450	0.12	\$528,744		Land Table SSC	14.39%
S -25-33-358-031	20771 GARDEN LN	05/14/21	\$55,000	\$50,212	\$15,322	\$10,534	0.11	\$141,870		Land Table SSC	20.98%
S -25-33-360-010	20792 PARKSIDE BLVD	01/13/21	\$101,000	\$86,328	\$25,206	\$10,534	0.11	\$233,389		Land Table SSC	12.20%
S -25-33-377-003	8247 GROVEVIEW AVE	12/09/22	\$75,000	\$65,674	\$20,434	\$11,108	0.14	\$148,072		Land Table SSC	16.91%
S -25-33-377-007	8211 GROVEVIEW AVE	06/01/22	\$100,000	\$52,973	\$58,135	\$11,108	0.14	\$421,268		Land Table SSC	20.97%

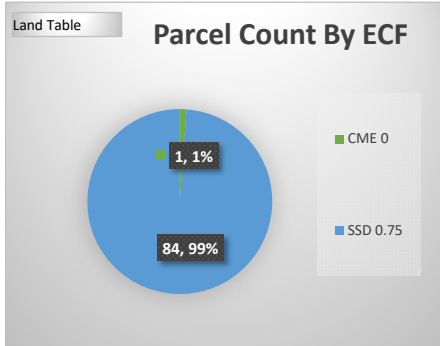
S-25-33-377-008	8201 GROVEVIEW AVE	11/17/21	\$160,000	\$88,962	\$83,535	\$12,497	0.16	\$538,935	Land Table SSC	14.05%
S-25-33-377-012	21030 REIMANVILLE AVE	11/18/22	\$40,000	\$48,428	\$3,313	\$11,741	0.14	\$23,168	Land Table SSC	24.24%
S-25-33-378-034	21021 MITCHELLEDALE AVI	09/28/21	\$125,000	\$54,172	\$82,061	\$11,233	0.14	\$598,985	Land Table SSC	20.74%
S-25-33-380-007	20838 WESTVIEW AVE	12/14/22	\$123,000	\$77,230	\$56,348	\$10,578	0.13	\$450,784	Land Table SSC	13.70%
S-25-33-380-008	20830 WESTVIEW AVE	02/18/21	\$199,900	\$77,670	\$132,807	\$10,577	0.13	\$1,062,456	Land Table SSC	13.62%
S-25-33-380-026	20839 REIMANVILLE AVE	10/14/21	\$76,000	\$69,524	\$17,014	\$10,538	0.12	\$137,210	Land Table SSC	15.16%
S-25-33-380-031	20797 REIMANVILLE AVE	02/10/22	\$85,000	\$70,145	\$25,393	\$10,538	0.12	\$204,782	Land Table SSC	15.02%
S-25-33-382-032	20807 MITCHELLEDALE AVI	02/05/21	\$113,000	\$56,074	\$67,885	\$10,959	0.13	\$506,604	Land Table SSC	19.54%
S-25-33-382-046	20782 BETHLAWN BLVD	10/29/21	\$175,000	\$110,715	\$83,198	\$18,913	0.30	\$274,581	Land Table SSC	17.08%
S-25-33-383-002	20878 MITCHELLEDALE AVI	03/14/22	\$82,500	\$59,076	\$34,463	\$11,039	0.14	\$253,404	Land Table SSC	18.69%

Township of Royal Oak

Land Table: SSD

BSA DATABASE		SALES DATA	
Parcel Count	85	# of Sales	4
ECF Nbhd	SSD, CME	Sales Ratio	24.67%
Min ECF	0.750	(Land Resid.-Est. Land Value)/Est. LV	723.43%
Max ECF	0.750	% Change	0.00%
Land Table LtoB	16.39%	Projected Land Table LtoB	16.39%
CVT LtoB	16.40%	Sales Sample Size	4.71%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$220	\$1,807	\$220
MINIMUM	\$146	\$1,202	\$146
MAXIMUM	\$293	\$2,413	\$293

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
S -25-33-327-030	21373 REIMANVILLE AVE	07/14/22	\$209,900	\$73,644	\$147,140	\$10,884	0.11	\$1,325,586		Land Table SSD	14.78%
S -25-33-329-030	8136 CLOVERDALE AVE	07/22/21	\$155,000	\$92,840	\$73,880	\$11,720	0.13	\$572,713		Land Table SSD	12.62%
S -25-33-330-005	1398 MITCHELLEDALE AVI	06/01/22	\$225,000	\$87,005	\$149,263	\$11,268	0.12	\$1,254,311		Land Table SSD	12.95%
S -25-33-330-006	1390 MITCHELLEDALE AVI	11/19/21	\$55,000	\$64,695	\$1,595	\$11,290	0.12	\$13,403		Land Table SSD	17.45%