

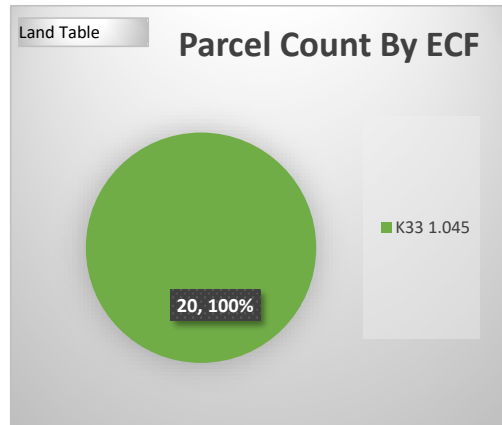
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table K33

BSA DATABASE		SALES DATA	
Parcel Count	20	# of Sales	3
ECF Nbhd	K33	Sales Ratio	50.84%
Min ECF	1.045	(Land Resid.-Est. Land Value)/Est. LV	-5.84%
Max ECF	1.045	% Change	0.00%
Land Table LtoB	28.16%	Projected Land Table LtoB	28.16%
CVT LtoB	28.03%	Sales Sample Size	15.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$189,319	\$178,269	\$189,319
MINIMUM	\$173,476	\$163,351	\$173,476
MAXIMUM	\$205,161	\$193,187	\$205,161

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	LtoB
TH-24-10-102-036	5 RIVERBANK DR	11/12/2021	\$710,000	\$691,058	\$224,103	\$205,161	0.155	\$1,445,826.00		K33	29.69%
TH-24-10-102-034	2 RIVERBANK DR	9/27/2022	\$715,000	\$717,977	\$202,184	\$205,161	0.142	\$1,423,831.00		K33	28.57%
TH-24-10-102-045	25 RIVERBANK DR	6/23/2022	\$595,000	\$645,037	\$123,439	\$173,476	0.215	\$574,135.00		K33	26.89%

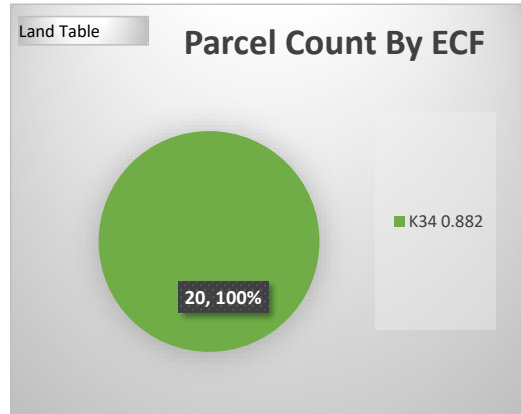
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table K34

BSA DATABASE		SALES DATA	
Parcel Count	20	# of Sales	3
ECF Nbhd	K34	Sales Ratio	44.06%
Min ECF	0.882	(Land Resid.-Est. Land Value)/Est. LV	68.40%
Max ECF	0.882	% Change	20.79%
Land Table LtoB	19.35%	Projected Land Table LtoB	23.38%
CVT LtoB	28.03%	Sales Sample Size	15.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$77,115	\$129,865	\$93,260
MINIMUM	\$74,149	\$124,870	\$86,754
MAXIMUM	\$80,081	\$134,859	\$99,765

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	LtoB
TH-24-01-477-042	140 CHARRINGTON CT	9/19/2022	\$469,000	\$380,255	\$168,826	\$80,081	1	\$168,826.00		K34	21.06%
TH-24-01-477-035	165 CHARRINGTON CT	8/31/2021	\$460,000	\$383,955	\$153,161	\$77,116	1	\$153,161.00		K34	20.08%
TH-24-01-477-030	115 CHARRINGTON CT	3/15/2021	\$419,000	\$423,511	\$72,605	\$77,116	1	\$72,605.00		K34	18.21%

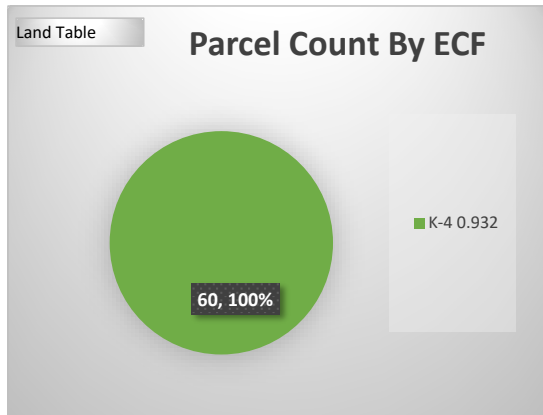
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table K-4

BSA DATABASE		SALES DATA	
Parcel Count	60	# of Sales	6
ECF Nbhd	K-4	Sales Ratio	45.43%
Min ECF	0.932	(Land Resid.-Est. Land Value)/Est. LV	38.87%
Max ECF	0.932	% Change	0.00%
Land Table LtoB	25.52%	Projected Land Table LtoB	25.52%
CVT LtoB	28.03%	Sales Sample Size	10.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$56,849	\$78,945	\$56,849
MINIMUM	\$56,849	\$78,945	\$56,849
MAXIMUM	\$56,849	\$78,945	\$56,849

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	LtoB
TH-24-02-353-039	19710 W 13 MILE RD	3/16/2021	\$203,000	\$193,243	\$66,606	\$56,849	0.1	\$666,060.00		K-4	29.42%
TH-24-02-353-026	19710 W 13 MILE RD	6/30/2022	\$325,000	\$196,002	\$185,847	\$56,849	0.1	\$1,858,470.00		K-4	29.00%
TH-24-02-278-021	32257 SOUTHFIELD RD	12/17/2021	\$215,000	\$208,433	\$63,416	\$56,849	0.05	\$1,268,320.00		K-4	27.27%
TH-24-02-230-027	18114 BUCKINGHAM AVE	6/30/2022	\$230,000	\$231,436	\$55,413	\$56,849	0.07	\$791,614.00		K-4	24.56%
TH-24-02-456-032	18666 W 13 MILE RD	10/22/2021	\$239,000	\$238,802	\$57,047	\$56,849	0.1	\$570,470.00		K-4	23.81%
TH-24-02-456-025	18688 W 13 MILE RD	12/17/2021	\$239,900	\$251,406	\$45,343	\$56,849	0.1	\$453,430.00		K-4	22.61%

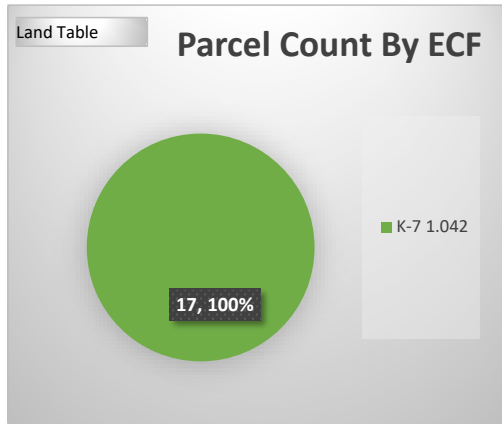
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table K-7

BSA DATABASE		SALES DATA	
Parcel Count	17	# of Sales	1
ECF Nbhd	K-7	Sales Ratio	49.78%
Min ECF	1.042	(Land Resid.-Est. Land Value)/Est. LV	1.49%
Max ECF	1.042	% Change	0.00%
Land Table LtoB	26.85%	Projected Land Table LtoB	26.85%
CVT LtoB	28.03%	Sales Sample Size	5.88%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$234,874	\$238,382	\$234,874
MINIMUM	\$222,512	\$225,836	\$222,512
MAXIMUM	\$247,236	\$250,929	\$247,236

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	LtoB
TH-24-03-152-037	160 TURNBERRY CT	7/12/2021	\$857,000	\$853,307	\$250,929	\$247,236	0.39	\$643,408.00		K-7	28.97%

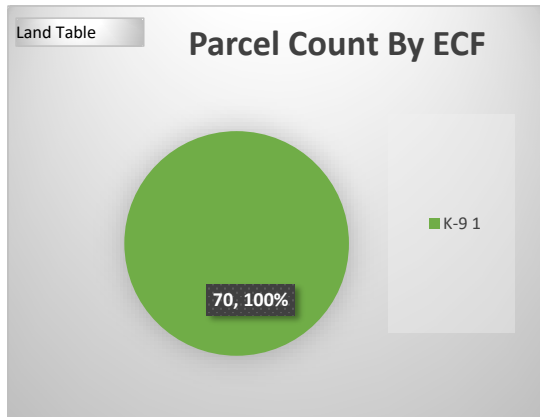
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table K-9

BSA DATABASE		SALES DATA	
Parcel Count	70	# of Sales	13
ECF Nbhd	K-9	Sales Ratio	45.74%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	36.11%
Max ECF	1.000	% Change	4.50%
Land Table LtoB	25.08%	Projected Land Table LtoB	26.21%
CVT LtoB	28.03%	Sales Sample Size	18.57%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$113,850	\$154,956	\$120,060
MINIMUM	\$89,700	\$122,087	\$89,700
MAXIMUM	\$138,000	\$187,826	\$150,420

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	LtoB
TH-24-04-276-052	22005 VILLAGE PINES DR	6/21/2022	\$525,000	\$454,400	\$208,600	\$138,000	0.33	\$632,121.00		K-9	30.37%
TH-24-04-276-067	22200 ORCHARD WAY	7/26/2022	\$548,500	\$479,175	\$207,325	\$138,000	0.33	\$628,258.00		K-9	28.80%
TH-24-04-276-035	32450 PINES DR	5/27/2021	\$559,500	\$482,824	\$214,676	\$138,000	0.33	\$650,533.00		K-9	28.58%
TH-24-04-276-076	32095 SPRUCE LN	4/8/2022	\$570,000	\$485,823	\$222,177	\$138,000	0.33	\$673,264.00		K-9	28.41%
TH-24-04-276-042	22045 VILLAGE PINES DR	5/27/2022	\$600,000	\$503,893	\$234,107	\$138,000	0.33	\$709,415.00		K-9	27.39%
TH-24-04-276-031	22201 VILLAGE PINES DR	1/24/2022	\$670,000	\$525,275	\$282,725	\$138,000	0.33	\$856,742.00		K-9	26.27%
TH-24-04-276-024	22225 VILLAGE PINES DR	5/5/2022	\$570,000	\$548,275	\$159,725	\$138,000	0.33	\$484,015.00		K-9	25.17%
TH-24-04-276-066	22170 ORCHARD WAY	5/28/2021	\$568,400	\$549,325	\$157,075	\$138,000	0.33	\$475,985.00		K-9	25.12%
TH-24-04-276-051	32451 PINES DR	9/7/2022	\$600,000	\$550,667	\$187,333	\$138,000	0.33	\$567,676.00		K-9	25.06%
TH-24-03-101-024	21901 DOVER CT	1/13/2021	\$575,000	\$556,256	\$156,744	\$138,000	0.42	\$373,200.00		K-9	24.81%
TH-24-04-276-056	32288 SPRUCE LN	7/15/2021	\$650,000	\$592,369	\$195,631	\$138,000	0.33	\$592,821.00		K-9	23.30%
TH-24-04-276-055	32234 SPRUCE LN	12/30/2021	\$535,000	\$602,968	\$70,032	\$138,000	0.33	\$212,218.00		K-9	22.89%
TH-24-04-227-018	22404 VALLEY OAKS DR	4/19/2022	\$640,000	\$632,413	\$145,587	\$138,000	0.437	\$333,151.00		K-9	21.82%

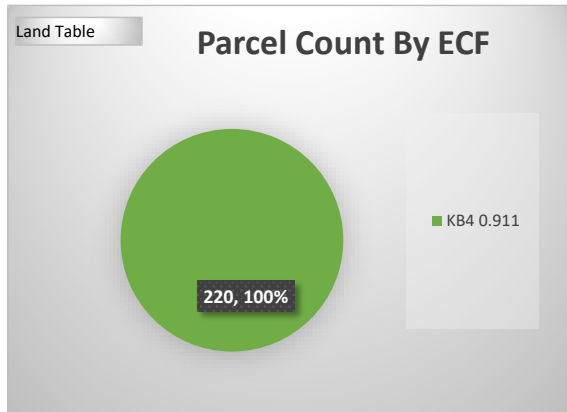
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table KB4

BSA DATABASE		SALES DATA	
Parcel Count	220	# of Sales	30
ECF Nbhd	KB4	Sales Ratio	45.74%
Min ECF	0.911	(Land Resid.-Est. Land Value)/Est. LV	38.25%
Max ECF	0.911	% Change	0.00%
Land Table LtoB	24.02%	Projected Land Table LtoB	24.02%
CVT LtoB	28.03%	Sales Sample Size	13.64%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$91,897	\$127,050	\$91,897
MINIMUM	\$91,897	\$127,050	\$91,897
MAXIMUM	\$91,897	\$127,050	\$91,897

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	LtoB
TB-24-09-101-138	23925 GREENGLEN CT	4/7/2021	\$320,000	\$384,359	\$27,538	\$91,897	0.39	\$70,610.00		KB4	23.91%
TB-24-09-101-039	30735 RIVER CROSSING ST	9/28/2022	\$300,000	\$343,823	\$48,074	\$91,897	0.39	\$123,267.00		KB4	26.73%
TB-24-09-101-182	30216 OAKVIEW WAY	2/5/2021	\$360,000	\$395,314	\$56,583	\$91,897	0.39	\$145,085.00		KB4	23.25%
TB-24-09-101-160	23725 OVERLOOK CIR	7/15/2021	\$318,000	\$345,053	\$64,844	\$91,897	0.39	\$166,267.00		KB4	26.63%
TB-24-09-101-121	23755 RAVINEVIEW CT	6/9/2021	\$299,900	\$320,021	\$71,776	\$91,897	0.39	\$184,041.00		KB4	28.72%
TB-24-09-101-083	23700 RAVINEVIEW CT	11/9/2022	\$372,000	\$392,203	\$71,694	\$91,897	0.39	\$183,831.00		KB4	23.43%
TB-24-09-101-126	23760 OVERLOOK CIR	8/6/2021	\$335,000	\$348,077	\$78,820	\$91,897	0.39	\$202,103.00		KB4	26.40%
TB-24-09-101-114	23900 GREENGLEN CT	11/29/2021	\$418,000	\$427,068	\$82,829	\$91,897	0.39	\$212,382.00		KB4	21.52%
TB-24-09-101-127	23750 OVERLOOK CIR	4/13/2021	\$400,000	\$408,445	\$83,452	\$91,897	0.39	\$213,979.00		KB4	22.50%
TB-24-05-476-042	24126 BINGHAM POINTE DR	1/7/2022	\$420,000	\$417,750	\$94,147	\$91,897	0.41	\$229,627.00		KB4	22.00%
TB-24-09-101-036	30705 RIVER CROSSING ST	5/7/2021	\$366,000	\$353,532	\$104,365	\$91,897	0.39	\$267,603.00		KB4	25.99%
TB-24-09-101-046	30805 RIVER CROSSING ST	10/4/2022	\$400,000	\$386,385	\$105,512	\$91,897	0.39	\$270,544.00		KB4	23.78%
TB-24-05-476-023	24044 BINGHAM POINTE DR	11/24/2021	\$449,000	\$427,797	\$113,100	\$91,897	0.41	\$275,854.00		KB4	21.48%
TB-24-09-101-147	30515 OAKVIEW WAY	1/6/2022	\$380,000	\$353,616	\$118,281	\$91,897	0.39	\$303,285.00		KB4	25.99%
TB-24-09-101-159	23825 OVERLOOK CIR	12/7/2022	\$432,000	\$393,311	\$130,586	\$91,897	0.39	\$334,836.00		KB4	23.36%
TB-24-09-101-198	30385 OAKVIEW WAY	5/25/2021	\$415,000	\$374,924	\$131,973	\$91,897	0.39	\$338,392.00		KB4	24.51%

Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table KB4

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	LtoB
TB-24-09-101-184	30200 OAKVIEW WAY	4/28/2021	\$485,000	\$437,227	\$139,670	\$91,897	0.39	\$358,128.00		KB4	21.02%
TB-24-09-101-177	23620 OVERLOOK CIR	11/10/2021	\$438,500	\$393,560	\$136,837	\$91,897	0.39	\$350,864.00		KB4	23.35%
TB-24-09-101-171	23670 OVERLOOK CIR	8/16/2021	\$460,000	\$409,344	\$142,553	\$91,897	0.39	\$365,521.00		KB4	22.45%
TB-24-09-101-011	30955 TIMBERBROOK LN	5/5/2022	\$480,000	\$413,160	\$158,737	\$91,897	0.39	\$407,018.00		KB4	22.24%
TB-24-09-101-047	30815 RIVER CROSSING ST	9/9/2022	\$427,000	\$365,293	\$153,604	\$91,897	0.39	\$393,856.00		KB4	25.16%
TB-24-09-101-031	30705 TIMBERBROOK LN	9/28/2022	\$500,000	\$419,739	\$172,158	\$91,897	0.39	\$441,431.00		KB4	21.89%
TB-24-09-101-043	30775 RIVER CROSSING ST	9/23/2021	\$411,000	\$344,272	\$158,625	\$91,897	0.39	\$406,731.00		KB4	26.69%
TB-24-09-101-034	30505 TIMBERBROOK LN	11/16/2022	\$440,000	\$364,909	\$166,988	\$91,897	0.39	\$428,174.00		KB4	25.18%
TB-24-05-476-033	24086 BINGHAM POINTE DR	10/5/2022	\$419,900	\$339,107	\$172,690	\$91,897	0.41	\$421,195.00		KB4	27.10%
TB-24-09-101-014	30915 TIMBERBROOK LN	7/18/2022	\$410,000	\$330,512	\$171,385	\$91,897	0.39	\$439,449.00		KB4	27.80%
TB-24-09-101-066	30745 IVY GLEN CT	2/8/2021	\$406,000	\$324,163	\$173,734	\$91,897	0.39	\$445,472.00		KB4	28.35%
TB-24-09-101-048	30825 RIVER CROSSING ST	7/28/2022	\$435,000	\$329,162	\$197,735	\$91,897	0.39	\$507,013.00		KB4	27.92%
TB-24-09-101-049	30835 RIVER CROSSING ST	6/15/2022	\$462,000	\$347,821	\$206,076	\$91,897	0.39	\$528,400.00		KB4	26.42%
TB-24-05-476-043	24130 BINGHAM POINTE DR	7/8/2022	\$615,250	\$430,007	\$277,140	\$91,897	0.41	\$675,951.00		KB4	21.37%

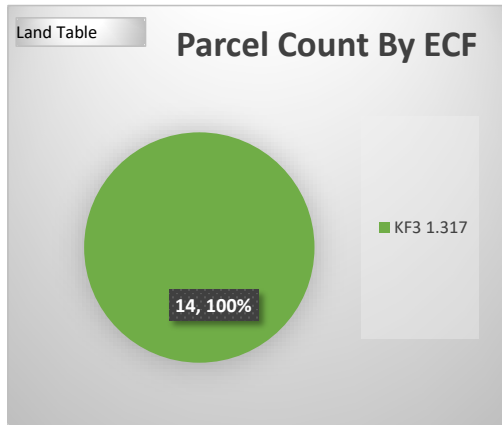
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table KF3

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	1
ECF Nbhd	KF3	Sales Ratio	36.80%
Min ECF	1.317	(Land Resid.-Est. Land Value)/Est. LV	109.61%
Max ECF	1.317	% Change	10.00%
Land Table LtoB	31.94%	Projected Land Table LtoB	35.13%
CVT LtoB	28.03%	Sales Sample Size	7.14%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$186,872	\$391,705	\$205,559
MINIMUM	\$186,872	\$391,705	\$205,559
MAXIMUM	\$186,872	\$391,705	\$205,559

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	LtoB
TF-24-06-226-036	32708 RAVINE DR	10/29/2021	\$776,000	\$571,167	\$391,705	\$186,872	0.18	\$2,176,139.00		KF3	32.72%

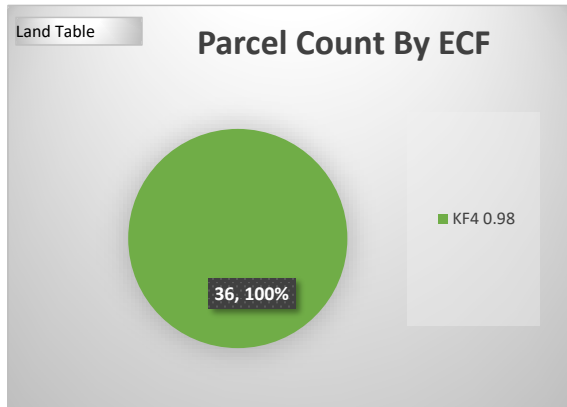
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table KF4

BSA DATABASE		SALES DATA	
Parcel Count	36	# of Sales	2
ECF Nbhd	KF4	Sales Ratio	47.22%
Min ECF	0.980	(Land Resid.-Est. Land Value)/Est. LV	29.73%
Max ECF	0.980	% Change	0.00%
Land Table LtoB	22.57%	Projected Land Table LtoB	22.57%
CVT LtoB	28.03%	Sales Sample Size	5.56%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$233,375	\$302,751	\$233,375
MINIMUM	\$159,781	\$207,280	\$159,781
MAXIMUM	\$319,559	\$414,555	\$319,559

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	LtoB
TF-24-08-103-017	30800 FRANKLIN WOODS CT	3/21/2022	\$873,000	\$934,680	\$172,664	\$234,344	0.7	\$246,663.00		KF4	25.07%
TF-24-08-177-057	29855 FOREST DR	10/1/2021	\$1,380,000	\$1,193,241	\$373,169	\$186,410	0.58	\$643,395.00		KF4	15.62%

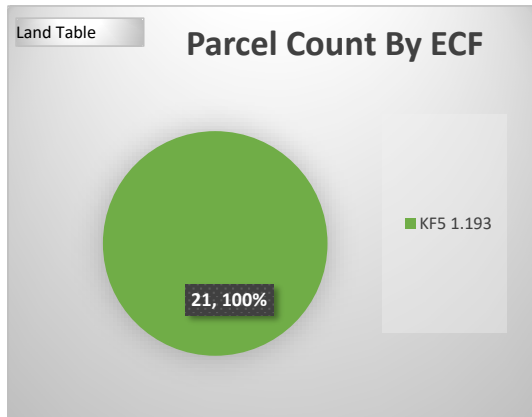
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table KF5

BSA DATABASE		SALES DATA	
Parcel Count	21	# of Sales	3
ECF Nbhd	KF5	Sales Ratio	47.56%
Min ECF	1.193	(Land Resid.-Est. Land Value)/Est. LV	17.72%
Max ECF	1.193	% Change	8.50%
Land Table LtoB	30.51%	Projected Land Table LtoB	33.11%
CVT LtoB	28.03%	Sales Sample Size	14.29%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$391,248	\$460,594	\$424,505
MINIMUM	\$360,360	\$424,231	\$390,991
MAXIMUM	\$424,710	\$499,987	\$460,810

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	LtoB
TF-24-06-227-017	32737 BROOKWOOD LN	7/12/2021	\$1,375,000	\$1,400,265	\$371,131	\$396,396	0.24	\$1,546,379.00		KF5	28.31%
TF-24-06-227-019	32837 BROOKWOOD LN	9/23/2021	\$1,250,000	\$1,308,531	\$337,865	\$396,396	0.24	\$1,407,771.00		KF5	30.29%
TF-24-06-227-030	32679 BROOKWOOD LN	10/26/2022	\$1,700,000	\$1,405,429	\$690,967	\$396,396	0.24	\$2,879,029.00		KF5	28.20%

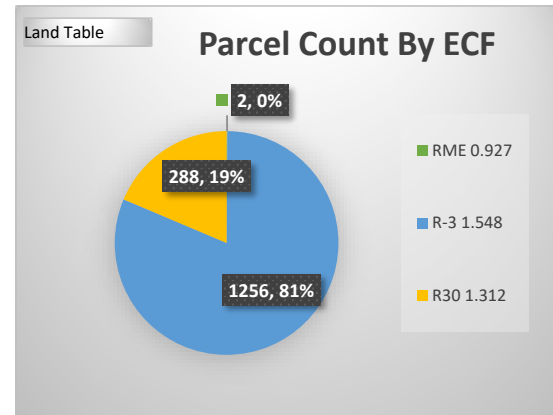
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table R-3

BSA DATABASE		SALES DATA	
Parcel Count	1546	# of Sales	174
ECF Nbhd	R30, R-3, RME	Sales Ratio	47.46%
Min ECF	0.927	(Land Resid.-Est. Land Value)/Est. LV	16.83%
Max ECF	1.548	% Change	17.00%
Land Table LtoB	31.63%	Projected Land Table LtoB	37.01%
CVT LtoB	28.03%	Sales Sample Size	11.25%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$121,413	\$141,845	\$142,053
MINIMUM	\$16,863	\$19,701	\$19,730
MAXIMUM	\$219,219	\$256,110	\$256,486

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	LtoB
TH-24-01-206-008	16027 KIRKSHIRE AVE	12/9/2021	\$395,000	\$570,286	-\$92,152	\$83,134	0.176	-\$523,591.00		R-3	14.58%
TH-24-01-128-006	17139 KIRKSHIRE AVE	8/30/2022	\$405,000	\$566,876	-\$40,463	\$121,413	0.248	-\$163,157.00		R-3	21.42%
TH-24-01-377-018	31299 E RUTLAND ST	3/3/2022	\$575,000	\$684,563	-\$11,758	\$97,805	0.198	-\$59,384.00		R-3	14.29%
TH-24-01-377-023	31199 E RUTLAND ST	7/29/2022	\$255,000	\$345,148	\$7,657	\$97,805	0.198	\$38,672.00		R-3	28.34%
TH-24-01-180-005	17181 LOCHERBIE AVE	4/4/2022	\$215,000	\$318,744	\$17,669	\$121,413	0.274	\$64,485.00		R-3	38.09%
TH-24-01-227-026	15802 BIRWOOD AVE	6/17/2021	\$280,000	\$346,209	\$31,596	\$97,805	0.179	\$176,514.00		R-3	28.25%
TH-24-01-229-013	15653 BUCKINGHAM AVE	2/5/2021	\$195,000	\$254,814	\$37,991	\$97,805	0.165	\$230,248.00		R-3	38.38%
TH-24-01-378-001	31280 E RUTLAND ST	7/29/2022	\$280,000	\$330,999	\$46,806	\$97,805	0.187	\$250,299.00		R-3	29.55%
TH-24-01-229-030	15892 DUNBLAINE AVE	3/23/2021	\$400,000	\$468,205	\$53,208	\$121,413	0.215	\$247,479.00		R-3	25.93%
TH-24-01-327-004	16939 WETHERBY ST	4/1/2022	\$275,500	\$319,150	\$54,155	\$97,805	0.192	\$282,057.00		R-3	30.65%
TH-24-01-228-028	15744 BUCKINGHAM AVE	4/5/2021	\$245,000	\$286,096	\$56,709	\$97,805	0.179	\$316,810.00		R-3	34.19%
TH-24-01-155-004	17861 LOCHERBIE AVE	3/25/2022	\$277,000	\$339,398	\$59,015	\$121,413	0.219	\$269,475.00		R-3	35.77%
TH-24-01-326-006	16974 WETHERBY ST	8/11/2021	\$330,000	\$367,478	\$60,327	\$97,805	0.188	\$320,888.00		R-3	26.62%
TH-24-01-431-011	31660 GLENCOE DR	1/20/2021	\$521,000	\$603,075	\$62,946	\$145,021	0.348	\$180,879.00		R-3	24.05%
TH-24-01-227-009	15719 KIRKSHIRE AVE	10/29/2021	\$220,000	\$250,240	\$67,565	\$97,805	0.149	\$453,456.00		R-3	39.08%
TH-24-01-227-002	15835 KIRKSHIRE AVE	3/29/2021	\$261,500	\$287,808	\$71,497	\$97,805	0.179	\$399,425.00		R-3	33.98%

Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table R-3

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	LtoB
TH-24-01-226-030	15746 KIRKSHIRE AVE	12/13/2022	\$245,000	\$267,819	\$74,986	\$97,805	0.185	\$405,330.00		R-3	36.52%
TH-24-01-157-014	17880 BEVERLY RD	11/29/2021	\$290,000	\$317,573	\$75,628	\$103,201	0.246	\$307,431.00		R-3	32.50%
TH-24-01-254-008	16241 LOCHERBIE AVE	6/14/2021	\$399,900	\$466,294	\$78,627	\$145,021	0.31	\$253,635.00		R-3	31.10%
TH-24-01-227-016	15601 KIRKSHIRE AVE	2/26/2021	\$216,000	\$234,348	\$79,457	\$97,805	0.149	\$533,268.00		R-3	41.73%
TH-24-01-226-029	15764 KIRKSHIRE AVE	9/28/2022	\$250,000	\$267,989	\$79,816	\$97,805	0.188	\$424,553.00		R-3	36.50%
TH-24-01-227-017	15589 KIRKSHIRE AVE	4/7/2021	\$248,000	\$262,900	\$82,905	\$97,805	0.179	\$463,156.00		R-3	37.20%
TH-24-01-451-001	16275 AMHERST AVE	9/22/2021	\$360,000	\$379,372	\$83,829	\$103,201	0.253	\$331,340.00		R-3	27.20%
TH-24-01-106-013	17340 BUCKINGHAM AVE	3/2/2022	\$277,500	\$314,802	\$84,111	\$121,413	0.232	\$362,547.00		R-3	38.57%
TH-24-01-451-018	16192 MARGUERITE ST	3/24/2022	\$299,900	\$336,687	\$84,626	\$121,413	0.298	\$283,980.00		R-3	36.06%
TH-24-01-203-018	16265 BIRWOOD AVE	4/23/2021	\$308,000	\$320,486	\$85,319	\$97,805	0.133	\$641,496.00		R-3	30.52%
TH-24-01-402-006	16207 WETHERBY ST	9/27/2021	\$374,000	\$386,431	\$85,374	\$97,805	0.193	\$442,352.00		R-3	25.31%
TH-24-01-101-010	17880 KIRKSHIRE AVE	8/18/2021	\$380,000	\$416,793	\$86,475	\$123,268	0.304	\$284,457.00		R-3	29.58%
TH-24-01-451-004	31320 PIERCE ST	6/25/2021	\$300,000	\$316,442	\$86,759	\$103,201	0.261	\$332,410.00		R-3	32.61%
TH-24-01-452-003	31220 PIERCE ST	11/12/2021	\$320,000	\$335,876	\$87,325	\$103,201	0.25	\$349,300.00		R-3	30.73%
TH-24-01-254-010	16211 LOCHERBIE AVE	9/30/2022	\$290,000	\$323,128	\$88,285	\$121,413	0.217	\$406,843.00		R-3	37.57%
TH-24-01-401-012	16246 WETHERBY ST	7/19/2021	\$340,000	\$347,692	\$90,113	\$97,805	0.179	\$503,425.00		R-3	28.13%
TH-24-01-181-008	16994 BEECHWOOD AVE	12/21/2021	\$310,000	\$341,248	\$90,165	\$121,413	0.248	\$363,569.00		R-3	35.58%
TH-24-01-281-006	32200 ARLINGTON DR	3/5/2021	\$389,900	\$419,148	\$92,165	\$121,413	0.201	\$458,532.00		R-3	28.97%
TH-24-01-227-023	15856 BIRWOOD AVE	9/22/2021	\$246,000	\$274,018	\$93,395	\$121,413	0.224	\$416,942.00		R-3	44.31%
TH-24-01-403-011	16141 REEDMERE AVE	11/16/2021	\$359,900	\$363,637	\$94,068	\$97,805	0.138	\$681,652.00		R-3	26.90%
TH-24-01-452-001	31250 PIERCE ST	3/19/2021	\$250,000	\$259,032	\$94,169	\$103,201	0.213	\$442,108.00		R-3	39.84%
TH-24-01-453-014	16220 MADOLINE ST	12/10/2021	\$270,500	\$362,465	\$95,214	\$187,179	0.416	\$228,880.00		R-3	51.64%
TH-24-01-252-013	16040 KINROSS AVE	12/7/2022	\$310,000	\$334,403	\$97,010	\$121,413	0.258	\$376,008.00		R-3	36.31%
TH-24-01-154-002	17495 KINROSS AVE	2/2/2021	\$351,000	\$374,813	\$97,600	\$121,413	0.27	\$361,481.00		R-3	32.39%
TH-24-02-427-001	18215 GOULD CT	11/29/2021	\$230,000	\$223,793	\$99,797	\$93,590	0.438	\$227,847.00		R-3	41.82%
TH-24-01-155-001	18051 LOCHERBIE AVE	9/12/2022	\$315,000	\$311,315	\$100,815	\$97,130	0.28	\$360,054.00		R-3	31.20%
TH-24-01-203-015	16289 BIRWOOD AVE	3/24/2021	\$296,000	\$290,963	\$102,842	\$97,805	0.133	\$773,248.00		R-3	33.61%
TH-24-01-454-011	16280 W 13 MILE RD	1/18/2021	\$290,000	\$289,883	\$103,318	\$103,201	0.278	\$371,647.00		R-3	35.60%
TH-24-01-226-034	15672 KIRKSHIRE AVE	11/4/2021	\$249,900	\$243,427	\$104,278	\$97,805	0.179	\$582,559.00		R-3	40.18%
TH-24-01-378-003	31240 E RUTLAND ST	12/5/2022	\$320,000	\$313,279	\$104,526	\$97,805	0.178	\$587,225.00		R-3	31.22%
TH-24-01-376-042	16950 MARGUERITE ST	1/24/2022	\$320,000	\$312,536	\$105,269	\$97,805	0.185	\$569,022.00		R-3	31.29%
TH-24-01-203-013	16305 BIRWOOD AVE	10/21/2022	\$327,500	\$319,935	\$105,370	\$97,805	0.133	\$792,256.00		R-3	30.57%
TH-24-01-253-005	16065 KINROSS AVE	9/17/2021	\$325,000	\$339,953	\$106,460	\$121,413	0.217	\$490,599.00		R-3	35.71%
TH-24-01-154-009	17380 LOCHERBIE AVE	12/3/2021	\$349,500	\$363,983	\$106,930	\$121,413	0.246	\$434,675.00		R-3	33.36%
TH-24-01-377-030	31059 E RUTLAND ST	11/22/2022	\$260,000	\$273,978	\$107,435	\$121,413	0.213	\$504,390.00		R-3	44.31%
TH-24-01-228-039	15558 BUCKINGHAM AVE	9/26/2022	\$275,000	\$260,972	\$111,833	\$97,805	0.173	\$646,434.00		R-3	37.48%
TH-24-01-182-014	17190 BEVERLY RD	11/17/2021	\$325,000	\$315,986	\$112,215	\$103,201	0.236	\$475,487.00		R-3	32.66%
TH-24-01-376-038	17004 MARGUERITE ST	9/9/2021	\$331,000	\$315,874	\$112,931	\$97,805	0.185	\$610,438.00		R-3	30.96%
TH-24-01-378-018	16950 ELIZABETH ST	5/10/2021	\$292,500	\$277,298	\$113,007	\$97,805	0.185	\$610,849.00		R-3	35.27%
TH-24-01-428-006	31944 AUBURN DR	3/4/2021	\$452,000	\$461,475	\$113,793	\$123,268	0.397	\$286,632.00		R-3	26.71%
TH-24-01-228-016	15593 BIRWOOD AVE	10/12/2022	\$294,000	\$277,542	\$114,263	\$97,805	0.179	\$638,341.00		R-3	35.24%
TH-24-01-280-007	32222 SHERIDAN DR	8/12/2021	\$375,000	\$357,686	\$115,119	\$97,805	0.173	\$665,428.00		R-3	27.34%
TH-24-01-406-001	15991 REEDMERE AVE	1/4/2021	\$382,000	\$364,518	\$115,287	\$97,805	0.196	\$588,199.00		R-3	26.83%
TH-24-01-227-031	15708 BIRWOOD AVE	6/3/2021	\$275,000	\$257,385	\$115,420	\$97,805	0.179	\$644,804.00		R-3	38.00%

Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table R-3

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	LtoB
TH-24-01-329-010	16934 GEORGINA ST	8/26/2021	\$350,000	\$331,116	\$116,689	\$97,805	0.195	\$598,405.00		R-3	29.54%
TH-24-01-229-003	15825 BUCKINGHAM AVE	9/17/2021	\$340,000	\$320,863	\$116,942	\$97,805	0.186	\$628,720.00		R-3	30.48%
TH-24-01-157-019	17810 BEVERLY RD	5/26/2021	\$332,500	\$318,539	\$117,162	\$103,201	0.22	\$532,555.00		R-3	32.40%
TH-24-01-277-013	32466 SHERIDAN DR	2/28/2022	\$386,400	\$367,009	\$117,196	\$97,805	0.132	\$887,848.00		R-3	26.65%
TH-24-01-456-010	16006 ELIZABETH ST	10/18/2021	\$300,000	\$369,930	\$117,249	\$187,179	0.418	\$280,500.00		R-3	50.60%
TH-24-01-328-002	16945 REEDMERE AVE	2/19/2021	\$410,000	\$437,211	\$117,810	\$145,021	0.332	\$354,849.00		R-3	33.17%
TH-24-01-108-015	17300 DUNBLAINE AVE	4/22/2021	\$399,000	\$401,818	\$118,595	\$121,413	0.248	\$478,206.00		R-3	30.22%
TH-24-01-107-008	17928 DUNBLAINE AVE	8/25/2022	\$566,000	\$592,289	\$118,732	\$145,021	0.325	\$365,329.00		R-3	24.48%
TH-24-01-203-024	16217 BIRWOOD AVE	10/6/2021	\$340,000	\$318,030	\$119,775	\$97,805	0.134	\$893,843.00		R-3	30.75%
TH-24-01-226-021	15545 W 14 MILE RD	8/31/2022	\$275,000	\$258,204	\$119,997	\$103,201	0.298	\$402,674.00		R-3	39.97%
TH-24-01-229-007	15753 BUCKINGHAM AVE	11/5/2021	\$350,000	\$326,500	\$121,305	\$97,805	0.176	\$689,233.00		R-3	29.96%
TH-24-01-282-004	32046 AUBURN DR	1/8/2021	\$375,000	\$374,591	\$121,822	\$121,413	0.3	\$406,073.00		R-3	32.41%
TH-24-01-254-028	32231 SHERIDAN DR	2/26/2021	\$305,000	\$302,761	\$123,652	\$121,413	0.211	\$586,028.00		R-3	40.10%
TH-24-01-183-006	16933 BEECHWOOD AVE	3/4/2022	\$404,000	\$401,548	\$123,865	\$121,413	0.241	\$513,963.00		R-3	30.24%
TH-24-01-376-035	31328 E RUTLAND ST	3/8/2021	\$325,000	\$298,055	\$124,750	\$97,805	0.187	\$667,112.00		R-3	32.81%
TH-24-01-207-010	16116 BUCKINGHAM AVE	8/31/2021	\$380,000	\$400,059	\$124,962	\$145,021	0.388	\$322,067.00		R-3	36.25%
TH-24-01-229-016	15605 BUCKINGHAM AVE	3/23/2021	\$325,000	\$297,641	\$125,164	\$97,805	0.174	\$719,333.00		R-3	32.86%
TH-24-01-278-004	32326 ARLINGTON DR	8/31/2021	\$530,000	\$525,353	\$126,060	\$121,413	0.261	\$482,989.00		R-3	23.11%
TH-24-01-454-005	16239 MADOLINE ST	4/14/2022	\$249,500	\$244,238	\$126,675	\$121,413	0.292	\$433,818.00		R-3	49.71%
TH-24-01-453-017	16156 MADOLINE ST	10/29/2021	\$375,000	\$368,319	\$128,094	\$121,413	0.28	\$457,479.00		R-3	32.96%
TH-24-01-228-008	15743 BIRWOOD AVE	7/7/2022	\$260,000	\$229,133	\$128,672	\$97,805	0.179	\$718,838.00		R-3	42.68%
TH-24-01-207-012	16080 BUCKINGHAM AVE	6/14/2021	\$501,000	\$493,660	\$128,753	\$121,413	0.269	\$478,636.00		R-3	24.59%
TH-24-01-228-007	15755 BIRWOOD AVE	4/29/2022	\$270,000	\$238,818	\$128,987	\$97,805	0.179	\$720,598.00		R-3	40.95%
TH-24-01-130-017	17124 BUCKINGHAM AVE	12/27/2021	\$332,000	\$324,369	\$129,044	\$121,413	0.223	\$578,673.00		R-3	37.43%
TH-24-01-176-011	17200 KINROSS AVE	1/22/2021	\$455,000	\$447,207	\$129,206	\$121,413	0.298	\$433,577.00		R-3	27.15%
TH-24-01-277-001	32400 SHERIDAN DR	12/3/2021	\$444,900	\$413,493	\$129,212	\$97,805	0.146	\$885,014.00		R-3	23.65%
TH-24-01-404-008	16181 LAUDERDALE AVE	12/7/2021	\$350,000	\$317,670	\$130,135	\$97,805	0.161	\$808,292.00		R-3	30.79%
TH-24-01-106-009	17500 BUCKINGHAM AVE	10/31/2022	\$335,000	\$348,865	\$131,156	\$145,021	0.335	\$391,510.00		R-3	41.57%
TH-24-01-451-009	16201 AMHERST AVE	11/18/2021	\$340,000	\$304,814	\$132,991	\$97,805	0.115	\$1,156,443.00		R-3	32.09%
TH-24-01-429-006	31850 VERONA CIR	4/15/2022	\$630,000	\$599,696	\$133,505	\$103,201	0.257	\$519,475.00		R-3	17.21%
TH-24-01-128-008	17109 KIRKSHIRE AVE	7/9/2021	\$359,000	\$346,347	\$134,066	\$121,413	0.223	\$601,193.00		R-3	35.06%
TH-24-01-203-014	16297 BIRWOOD AVE	7/16/2021	\$515,000	\$477,850	\$134,955	\$97,805	0.133	\$1,014,699.00		R-3	20.47%
TH-24-01-277-002	32410 SHERIDAN DR	8/27/2021	\$375,000	\$337,324	\$135,481	\$97,805	0.136	\$996,184.00		R-3	28.99%
TH-24-01-279-015	32261 VERONA CIR	10/12/2021	\$350,000	\$309,842	\$137,963	\$97,805	0.143	\$964,776.00		R-3	31.57%
TH-24-01-404-010	16151 LAUDERDALE AVE	2/22/2021	\$385,000	\$344,826	\$137,979	\$97,805	0.172	\$802,203.00		R-3	28.36%
TH-24-01-453-025	31130 PIERCE ST	7/7/2022	\$335,000	\$319,118	\$139,150	\$123,268	0.367	\$379,155.00		R-3	38.63%
TH-24-01-202-028	16284 BIRWOOD AVE	3/14/2022	\$460,000	\$417,916	\$139,889	\$97,805	0.108	\$1,295,269.00		R-3	23.40%
TH-24-01-183-008	16976 BEVERLY RD	7/21/2022	\$365,000	\$327,921	\$140,280	\$103,201	0.239	\$586,946.00		R-3	31.47%
TH-24-01-429-010	31760 VERONA CIR	5/6/2022	\$355,000	\$312,217	\$140,588	\$97,805	0.184	\$764,065.00		R-3	31.33%
TH-24-01-228-012	15659 BIRWOOD AVE	3/2/2022	\$305,000	\$261,867	\$140,938	\$97,805	0.179	\$787,363.00		R-3	37.35%
TH-24-01-107-005	17869 BUCKINGHAM AVE	2/1/2021	\$416,000	\$419,092	\$141,929	\$145,021	0.309	\$459,317.00		R-3	34.60%
TH-24-01-106-011	17416 BUCKINGHAM AVE	4/23/2021	\$450,000	\$429,440	\$141,973	\$121,413	0.251	\$565,629.00		R-3	28.27%
TH-24-01-226-031	15728 KIRKSHIRE AVE	5/6/2022	\$312,500	\$267,948	\$142,357	\$97,805	0.179	\$795,291.00		R-3	36.50%
TH-24-01-152-012	17344 KINROSS AVE	6/24/2021	\$335,500	\$312,842	\$144,071	\$121,413	0.273	\$527,733.00		R-3	38.81%

Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table R-3

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	LtoB
TH-24-01-201-045	16244 KIRKSHIRE AVE	5/9/2022	\$315,000	\$253,951	\$144,183	\$83,134	0.119	\$1,211,622.00		R-3	32.74%
TH-24-01-451-017	16210 MARGUERITE ST	2/18/2022	\$380,000	\$379,592	\$145,429	\$145,021	0.305	\$476,816.00		R-3	38.20%
TH-24-01-279-011	32292 AUBURN DR	10/28/2021	\$380,000	\$317,262	\$145,872	\$83,134	0.161	\$906,037.00		R-3	26.20%
TH-24-01-281-011	32101 AUBURN DR	5/13/2021	\$390,000	\$341,623	\$146,182	\$97,805	0.142	\$1,029,451.00		R-3	28.63%
TH-24-01-182-009	17115 BEECHWOOD AVE	9/28/2021	\$485,000	\$557,744	\$146,474	\$219,218	0.248	\$393,747.00	TH-24-01-182-008	R-3	39.30%
TH-24-01-229-034	32463 SHERIDAN DR	7/28/2022	\$380,000	\$353,456	\$147,957	\$121,413	0.228	\$648,934.00		R-3	34.35%
TH-24-01-278-011	32388 ARLINGTON DR	7/8/2022	\$360,000	\$309,418	\$148,387	\$97,805	0.13	\$1,141,438.00		R-3	31.61%
TH-24-01-254-007	16255 LOCHERBIE AVE	9/8/2022	\$371,000	\$319,853	\$148,952	\$97,805	0.155	\$960,981.00		R-3	30.58%
TH-24-01-279-007	32268 AUBURN DR	4/19/2021	\$405,000	\$353,469	\$149,336	\$97,805	0.173	\$863,214.00		R-3	27.67%
TH-24-01-151-013	17869 DUNBLAINE AVE	3/31/2021	\$445,000	\$440,537	\$149,484	\$145,021	0.338	\$442,260.00		R-3	32.92%
TH-24-01-379-006	17005 ELIZABETH ST	5/3/2021	\$380,000	\$328,318	\$149,487	\$97,805	0.185	\$808,038.00		R-3	29.79%
TH-24-01-431-004	31625 AUBURN DR	5/21/2021	\$550,000	\$595,780	\$149,830	\$195,610	0.16	\$466,760.00	TH-24-01-431-005	R-3	32.83%
TH-24-01-127-002	16975 W 14 MILE RD	3/4/2022	\$350,000	\$302,820	\$150,381	\$103,201	0.207	\$726,478.00		R-3	34.08%
TH-24-01-251-007	16250 LOCHERBIE AVE	7/8/2021	\$354,000	\$301,260	\$150,545	\$97,805	0.191	\$788,194.00		R-3	32.47%
TH-24-01-427-008	31740 GLENCOE DR	5/25/2022	\$411,000	\$380,390	\$152,023	\$121,413	0.224	\$678,674.00		R-3	31.92%
TH-24-01-182-013	17210 BEVERLY RD	9/22/2022	\$400,000	\$351,062	\$152,139	\$103,201	0.211	\$721,038.00		R-3	29.40%
TH-24-01-376-006	31275 W RUTLAND ST	7/27/2022	\$335,000	\$277,691	\$155,114	\$97,805	0.193	\$803,699.00		R-3	35.22%
TH-24-01-104-007	17560 BIRWOOD AVE	4/8/2022	\$425,000	\$365,965	\$156,840	\$97,805	0.167	\$939,162.00		R-3	26.73%
TH-24-01-376-010	31195 W RUTLAND ST	5/14/2021	\$386,000	\$324,353	\$159,452	\$97,805	0.192	\$830,479.00		R-3	30.15%
TH-24-01-280-022	16020 BEVERLY RD	3/30/2022	\$454,900	\$398,488	\$159,613	\$103,201	0.232	\$687,987.00		R-3	25.90%
TH-24-01-407-006	15951 LAUDERDALE AVE	5/18/2022	\$420,000	\$357,067	\$160,738	\$97,805	0.18	\$892,989.00		R-3	27.39%
TH-24-01-457-002	31140 SHERIDAN DR	12/23/2021	\$350,000	\$310,451	\$160,962	\$121,413	0.266	\$605,120.00		R-3	39.11%
TH-24-01-455-007	16008 HUMMEL DR	7/16/2021	\$345,000	\$304,913	\$161,500	\$121,413	0.207	\$780,193.00		R-3	39.82%
TH-24-01-202-041	32742 PIERCE ST	4/14/2022	\$385,000	\$306,603	\$161,531	\$83,134	0.115	\$1,404,617.00		R-3	27.11%
TH-24-01-229-014	15637 BUCKINGHAM AVE	12/27/2022	\$362,000	\$297,389	\$162,416	\$97,805	0.162	\$1,002,568.00		R-3	32.89%
TH-24-01-376-039	16996 MARGUERITE ST	9/30/2021	\$352,500	\$287,513	\$162,792	\$97,805	0.185	\$879,957.00		R-3	34.02%
TH-24-01-407-014	16000 AMHERST AVE	7/12/2021	\$460,000	\$417,903	\$163,510	\$121,413	0.218	\$750,046.00		R-3	29.05%
TH-24-01-102-012	17430 KIRKSHIRE AVE	7/26/2021	\$465,000	\$422,798	\$163,615	\$121,413	0.232	\$705,237.00		R-3	28.72%
TH-24-01-454-008	16165 MADOLINE ST	1/10/2022	\$320,000	\$342,962	\$164,217	\$187,179	0.482	\$340,699.00		R-3	54.58%
TH-24-01-279-010	32286 AUBURN DR	7/12/2022	\$421,000	\$353,021	\$165,784	\$97,805	0.128	\$1,295,188.00		R-3	27.71%
TH-24-01-152-011	17380 KINROSS AVE	12/22/2021	\$360,500	\$315,150	\$166,763	\$121,413	0.251	\$664,394.00		R-3	38.53%
TH-24-01-254-015	16137 LOCHERBIE AVE	8/18/2021	\$465,000	\$418,861	\$167,552	\$121,413	0.291	\$575,780.00		R-3	28.99%
TH-24-01-453-013	16240 MADOLINE ST	12/21/2021	\$285,000	\$235,164	\$171,249	\$121,413	0.289	\$592,557.00		R-3	51.63%
TH-24-01-430-012	31606 AUBURN DR	5/12/2021	\$425,000	\$376,770	\$171,498	\$123,268	0.361	\$475,064.00		R-3	32.72%
TH-24-01-130-001	17235 BIRWOOD AVE	10/26/2022	\$385,000	\$334,518	\$171,895	\$121,413	0.252	\$682,123.00		R-3	36.29%
TH-24-01-226-036	15636 KIRKSHIRE AVE	11/7/2022	\$340,000	\$264,332	\$173,473	\$97,805	0.179	\$969,123.00		R-3	37.00%
TH-24-01-179-001	16993 KINROSS AVE	5/5/2022	\$467,000	\$414,260	\$174,153	\$121,413	0.229	\$760,493.00		R-3	29.31%
TH-24-01-403-005	16227 REEDMERE AVE	10/24/2022	\$402,500	\$349,465	\$174,448	\$121,413	0.207	\$842,744.00		R-3	34.74%
TH-24-01-155-009	17856 BEECHWOOD AVE	7/9/2021	\$395,000	\$364,848	\$175,173	\$145,021	0.31	\$565,074.00		R-3	39.75%
TH-24-01-427-007	31760 GLENCOE DR	7/8/2022	\$418,000	\$343,231	\$177,970	\$103,201	0.237	\$750,928.00		R-3	30.07%
TH-24-01-204-004	16265 BUCKINGHAM AVE	9/29/2021	\$380,000	\$322,636	\$178,777	\$121,413	0.254	\$703,846.00		R-3	37.63%
TH-24-01-281-013	32081 AUBURN DR	11/21/2022	\$375,000	\$292,750	\$180,055	\$97,805	0.142	\$1,267,993.00		R-3	33.41%
TH-24-01-154-014	17310 LOCHERBIE AVE	2/4/2022	\$393,600	\$332,300	\$182,713	\$121,413	0.265	\$689,483.00		R-3	36.54%
TH-24-01-106-003	17451 BIRWOOD AVE	6/17/2022	\$448,500	\$409,817	\$183,704	\$145,021	0.335	\$548,370.00		R-3	35.39%

Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table R-3

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	LtoB
TH-24-01-206-009	16015 KIRKSHIRE AVE	6/6/2022	\$595,000	\$488,438	\$189,696	\$83,134	0.177	\$1,071,729.00		R-3	17.02%
TH-24-01-379-021	31155 PIERCE ST	7/2/2021	\$380,000	\$273,119	\$190,015	\$83,134	0.179	\$1,061,536.00		R-3	30.44%
TH-24-01-208-003	16083 BUCKINGHAM AVE	11/18/2021	\$390,000	\$320,367	\$191,046	\$121,413	0.236	\$809,517.00		R-3	37.90%
TH-24-01-181-011	16948 BEECHWOOD AVE	9/9/2022	\$446,000	\$375,870	\$191,543	\$121,413	0.263	\$728,300.00		R-3	32.30%
TH-24-01-476-007	31395 FAIRFAX AVE	7/2/2021	\$558,000	\$559,872	\$192,052	\$193,924	0.519	\$370,042.00		R-3	34.64%
TH-24-01-376-005	31295 W RUTLAND ST	9/1/2021	\$410,000	\$315,325	\$192,480	\$97,805	0.193	\$997,306.00		R-3	31.02%
TH-24-01-126-012	17178 KIRKSHIRE AVE	8/10/2022	\$355,000	\$283,135	\$193,278	\$121,413	0.252	\$766,976.00		R-3	42.88%
TH-24-01-151-012	17800 KINROSS AVE	5/25/2022	\$560,000	\$509,735	\$195,286	\$145,021	0.325	\$600,880.00		R-3	28.45%
TH-24-01-277-038	32343 ARLINGTON DR	8/12/2022	\$435,000	\$359,251	\$197,162	\$121,413	0.289	\$682,221.00		R-3	33.80%
TH-24-01-329-004	16933 LAUDERDALE AVE	7/6/2022	\$425,000	\$324,355	\$198,450	\$97,805	0.195	\$1,017,692.00		R-3	30.15%
TH-24-01-377-001	31374 W RUTLAND ST	4/8/2022	\$430,000	\$328,319	\$199,486	\$97,805	0.172	\$1,159,802.00		R-3	29.79%
TH-24-01-254-023	16190 BEECHWOOD AVE	11/29/2022	\$425,000	\$345,288	\$201,125	\$121,413	0.232	\$866,918.00		R-3	35.16%
TH-24-01-130-006	17137 BIRWOOD AVE	11/15/2021	\$590,000	\$503,833	\$207,580	\$121,413	0.248	\$837,016.00		R-3	24.10%
TH-24-01-401-022	31829 SHERIDAN DR	7/11/2022	\$465,000	\$376,626	\$209,787	\$121,413	0.214	\$984,915.00		R-3	32.24%
TH-24-01-380-004	17005 MADOLINE ST	4/27/2021	\$440,000	\$327,952	\$209,853	\$97,805	0.185	\$1,134,341.00		R-3	29.82%
TH-24-01-207-007	16037 BIRWOOD AVE	11/15/2021	\$475,000	\$362,217	\$210,588	\$97,805	0.198	\$1,063,576.00		R-3	27.00%
TH-24-01-406-014	15921 REEDMERE AVE	7/30/2021	\$475,000	\$458,286	\$210,638	\$193,924	0.54	\$390,070.00		R-3	42.32%
TH-24-01-278-013	32207 AUBURN DR	1/28/2022	\$529,000	\$413,198	\$213,607	\$97,805	0.185	\$1,154,632.00		R-3	23.67%
TH-24-01-277-018	32490 SHERIDAN DR	12/28/2022	\$435,000	\$365,707	\$216,001	\$146,708	0.14	\$794,121.00	TH-24-01-277-017	R-3	40.12%
TH-24-01-377-009	31222 W RUTLAND ST	5/26/2021	\$430,000	\$311,742	\$216,063	\$97,805	0.198	\$1,091,227.00		R-3	31.37%
TH-24-01-206-013	16058 BIRWOOD AVE	4/13/2021	\$595,000	\$476,105	\$216,700	\$97,805	0.171	\$1,267,251.00		R-3	20.54%
TH-24-01-251-005	16270 LOCHERBIE AVE	12/1/2022	\$449,000	\$352,207	\$218,206	\$121,413	0.223	\$978,502.00		R-3	34.47%
TH-24-01-255-001	16299 BEECHWOOD AVE	8/22/2022	\$595,000	\$491,087	\$227,181	\$123,268	0.31	\$732,842.00		R-3	25.10%
TH-24-01-103-011	17825 KIRKSHIRE AVE	6/10/2022	\$540,000	\$406,956	\$254,457	\$121,413	0.22	\$1,156,623.00		R-3	29.83%
TH-24-01-253-014	16124 LOCHERBIE AVE	5/13/2022	\$593,775	\$458,717	\$322,237	\$187,179	0.439	\$734,025.00		R-3	40.80%
TH-24-01-155-008	17876 BEECHWOOD AVE	6/27/2022	\$640,000	\$458,658	\$326,363	\$145,021	0.335	\$974,218.00		R-3	31.62%

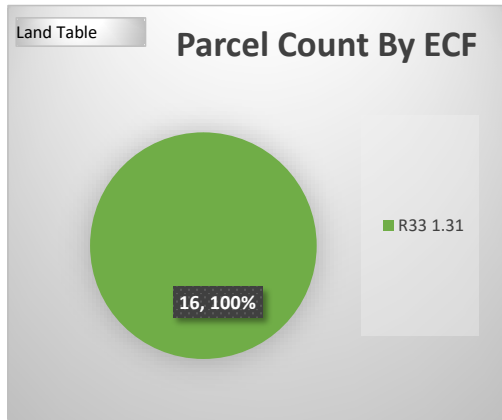
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table R33

BSA DATABASE		SALES DATA	
Parcel Count	16	# of Sales	2
ECF Nbhd	R33	Sales Ratio	48.42%
Min ECF	1.310	(Land Resid.-Est. Land Value)/Est. LV	11.58%
Max ECF	1.310	% Change	12.00%
Land Table LtoB	27.07%	Projected Land Table LtoB	30.32%
CVT LtoB	28.03%	Sales Sample Size	12.50%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$213,119	\$237,791	\$238,693
MINIMUM	\$191,437	\$213,600	\$214,409
MAXIMUM	\$234,800	\$261,983	\$262,976

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TH-24-03-276-015	20090 VILLAGE DR	10/21/2021	\$731,071	\$686,109	\$236,399	\$191,437	0.218	\$1,084,399.00		R33	27.90%
TH-24-03-276-027	20165 VILLAGE DR	8/20/2021	\$675,000	\$675,637	\$190,800	\$191,437	0.307	\$621,498.00		R33	28.33%

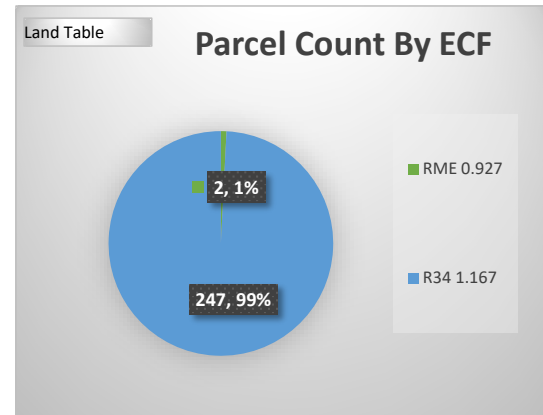
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table R34

BSA DATABASE		SALES DATA	
Parcel Count	249	# of Sales	16
ECF Nbhd	R34, RME	Sales Ratio	48.75%
Min ECF	0.927	(Land Resid.-Est. Land Value)/Est. LV	9.87%
Max ECF	1.167	% Change	10.00%
Land Table LtoB	26.41%	Projected Land Table LtoB	29.05%
CVT LtoB	28.03%	Sales Sample Size	6.43%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,126	\$1,237	\$1,238
MINIMUM	\$521	\$572	\$573
MAXIMUM	\$2,250	\$2,472	\$2,475

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	LtoB
TH-24-10-226-018	30475 EMBASSY ST	1/11/2021	\$410,000	\$490,887	\$37,763	\$118,650	0.786	\$48,045.00		R34	24.17%
TH-24-10-153-009	21700 NORMANDEALE ST	1/5/2021	\$500,000	\$531,443	\$67,547	\$98,990	0.585	\$115,465.00		R34	18.63%
TH-24-10-152-019	21800 NORMANDEALE ST	10/29/2021	\$640,000	\$675,679	\$127,588	\$163,267	1.734	\$73,580.00		R34	24.16%
TH-24-10-277-001	30386 EMBASSY ST	7/14/2021	\$639,000	\$656,157	\$106,909	\$124,066	0.959	\$111,480.00		R34	18.91%
TH-24-10-127-004	30760 VERNON DR	12/6/2021	\$645,000	\$661,922	\$126,759	\$143,681	1.391	\$91,128.00		R34	21.71%
TH-24-10-228-007	20230 PLANTATION LN	7/28/2022	\$551,000	\$560,821	\$112,824	\$122,645	0.785	\$143,725.00		R34	21.87%
TH-24-10-252-002	30570 LEEMOOR ST	5/18/2021	\$395,000	\$385,731	\$127,919	\$118,650	0.709	\$180,422.00		R34	30.76%
TH-24-10-227-012	20100 ELWOOD ST	6/1/2022	\$360,000	\$348,791	\$152,209	\$141,000	1.074	\$141,722.00		R34	40.43%
TH-24-10-177-003	30375 VERNON DR	8/1/2022	\$334,900				0.721	\$189,802.00		R34	38.10%
TH-24-10-179-019	30280 VERNON DR	9/8/2021	\$689,100	\$654,735	\$170,468	\$136,103	0.897	\$190,042.00		R34	20.79%
TH-24-10-251-001	30550 STELLAMAR ST	6/14/2021	\$367,000	\$347,035	\$130,959	\$110,994	0.772	\$169,636.00		R34	31.98%
TH-24-10-228-003	20201 ELWOOD ST	12/10/2021	\$530,000	\$488,764	\$186,574	\$145,338	1.139	\$163,805.00		R34	29.74%
TH-24-10-201-006	20635 W 13 MILE RD	5/14/2021	\$400,000	\$355,879	\$133,953	\$89,832	0.926	\$144,658.00		R34	25.24%
TH-24-10-251-016	30345 LEEMOOR ST	12/17/2021	\$381,111	\$323,006	\$156,355	\$98,250	0.558	\$280,206.00		R34	30.42%
TH-24-10-201-008	30701 STELLAMAR ST	4/1/2022	\$400,000	\$328,589	\$205,881	\$134,470	1.035	\$198,919.00		R34	40.92%
TH-24-10-177-004	21410 VIRMAR CT	12/6/2022	\$384,900	\$299,654	\$192,767	\$107,521	0.646	\$298,401.00		R34	35.88%

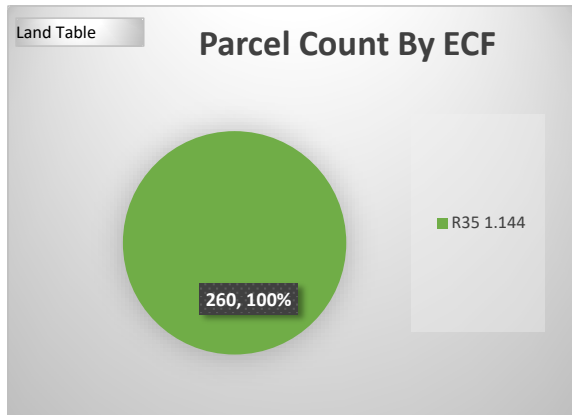
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table R35

BSA DATABASE		SALES DATA	
Parcel Count	260	# of Sales	36
ECF Nbhd	R35	Sales Ratio	47.72%
Min ECF	1.144	(Land Resid.-Est. Land Value)/Est. LV	17.54%
Max ECF	1.144	% Change	9.00%
Land Table LtoB	29.54%	Projected Land Table LtoB	32.20%
CVT LtoB	28.03%	Sales Sample Size	13.85%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,722	\$2,024	\$1,877
MINIMUM	\$1,019	\$1,198	\$1,111
MAXIMUM	\$317,646	\$373,368	\$346,234

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	LtoB
TH-24-04-201-012	32507 ROBINHOOD DR	12/30/2022	\$346,500	\$440,433	\$72,469	\$166,402	0.367	\$197,463.00		R35	37.78%
TH-24-04-204-008	32775 RED OAKS TRL	6/4/2021	\$410,000	\$519,696	\$63,140	\$172,836	0.448	\$140,938.00		R35	33.26%
TH-24-04-402-008	31531 ROBINHOOD DR	9/22/2021	\$530,000	\$665,112	\$52,995	\$188,107	0.439	\$120,718.00		R35	28.28%
TH-24-04-251-025	22270 NOTTINGHAM DR	7/29/2022	\$509,250	\$613,928	\$77,843	\$182,521	0.396	\$196,573.00		R35	29.73%
TH-24-04-429-020	22057 NOTTINGHAM DR	6/15/2021	\$580,000	\$698,905	\$61,334	\$180,239	0.396	\$154,884.00		R35	25.79%
TH-24-04-253-021	22465 N NOTTINGHAM DR	2/14/2022	\$575,000	\$676,042	\$81,008	\$182,050	0.404	\$200,515.00		R35	26.93%
TH-24-04-201-014	32343 ROBINHOOD DR	9/17/2021	\$825,000	\$933,156	\$71,322	\$179,478	0.388	\$183,820.00		R35	19.23%
TH-24-04-429-002	31952 ROBINHOOD DR	12/14/2022	\$450,000	\$505,306	\$125,981	\$181,287	0.422	\$298,533.00		R35	35.88%
TH-24-04-326-004	23078 NOTTINGHAM DR	12/16/2022	\$600,000	\$669,252	\$136,402	\$205,654	0.539	\$253,065.00		R35	30.73%
TH-24-04-429-028	22066 CAMELOT CT	2/7/2022	\$471,000	\$501,501	\$134,999	\$165,500	0.367	\$367,845.00		R35	33.00%
TH-24-04-476-004	22001 CAMELOT CT	6/4/2021	\$480,000	\$504,186	\$111,301	\$135,487	0.43	\$258,840.00		R35	26.87%
TH-24-04-327-005	23075 NOTTINGHAM DR	9/21/2021	\$825,000	\$858,870	\$160,300	\$194,170	0.497	\$322,535.00		R35	22.61%
TH-24-04-277-004	22026 ALLEN A DALE CT	2/11/2022	\$500,000	\$516,755	\$151,166	\$167,921	0.701	\$215,643.00		R35	32.50%
TH-24-04-201-017	32279 CROSS BOW	2/19/2021	\$719,000	\$726,085	\$171,815	\$178,900	0.388	\$442,822.00		R35	24.64%
TH-24-04-201-005	32815 ROBINHOOD DR	5/28/2021	\$820,000	\$811,315	\$175,087	\$166,402	0.367	\$477,076.00		R35	20.51%
TH-24-04-476-001	22067 CAMELOT CT	8/31/2022	\$550,000	\$542,817	\$201,552	\$194,369	0.47	\$428,834.00		R35	35.81%

Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table R35

TH-24-04-426-003	22236 NOTTINGHAM DR	12/17/2021	\$730,000	\$706,109	\$237,677	\$213,786	0.84	\$282,949.00	R35	30.28%
TH-24-04-203-004	32835 WHITE OAKS TRL	11/15/2021	\$625,000	\$592,774	\$221,370	\$189,144	0.459	\$482,288.00	R35	31.91%
TH-24-04-403-011	31921 ROBINHOOD DR	11/5/2021	\$760,000	\$712,215	\$231,158	\$183,373	0.425	\$543,901.00	R35	25.75%
TH-24-04-226-003	32911 LONG BOW CT	5/12/2022	\$671,000	\$620,289	\$229,593	\$178,882	0.425	\$540,219.00	R35	28.84%
TH-24-04-202-003	32802 ROBINHOOD DR	5/18/2022	\$645,000	\$595,943	\$211,804	\$162,747	0.368	\$575,554.00	R35	27.31%
TH-24-04-251-017	22612 N NOTTINGHAM DR	6/15/2021	\$1,112,000	\$1,020,601	\$300,679	\$209,280	0.778	\$386,477.00	R35	20.51%
TH-24-04-204-021	22636 KING RICHARD CT	8/27/2021	\$760,000	\$694,527	\$264,770	\$199,297	0.53	\$499,566.00	R35	28.70%
TH-24-04-229-005	22017 W VALLEY WOODS DR	12/21/2021	\$630,000	\$573,473	\$180,863	\$124,336	0.368	\$491,476.00	R35	21.68%
TH-24-04-253-003	32302 ROBINHOOD DR	1/6/2021	\$765,000	\$670,527	\$228,380	\$133,907	0.264	\$865,076.00	R35	19.97%
TH-24-04-253-007	32218 ROBINHOOD DR	7/9/2021	\$668,000	\$584,613	\$279,422	\$196,035	0.453	\$616,826.00	R35	33.53%
TH-24-04-253-014	22685 N NOTTINGHAM DR	12/10/2021	\$635,000	\$553,616	\$246,884	\$165,500	0.367	\$672,708.00	R35	29.89%
TH-24-04-204-024	22596 KING RICHARD CT	8/9/2022	\$750,000	\$650,037	\$290,696	\$190,733	0.456	\$637,491.00	R35	29.34%
TH-24-04-402-002	22905 NOTTINGHAM DR	6/22/2021	\$630,000	\$543,871	\$258,793	\$172,664	0.387	\$668,716.00	R35	31.75%
TH-24-04-326-010	22940 NOTTINGHAM DR	9/10/2021	\$700,000	\$603,376	\$273,130	\$176,506	0.382	\$715,000.00	R35	29.25%
TH-24-04-404-001	31532 ROBINHOOD DR	5/24/2021	\$750,000	\$633,130	\$312,954	\$196,084	0.521	\$600,679.00	R35	30.97%
TH-24-04-403-005	31758 CROSS BOW	4/7/2022	\$705,000	\$594,108	\$289,214	\$178,322	0.421	\$686,969.00	R35	30.02%
TH-24-04-429-009	31718 ROBINHOOD DR	6/16/2022	\$1,041,000	\$834,420	\$418,394	\$211,814	0.669	\$625,402.00	R35	25.38%
TH-24-04-402-003	31945 CROSS BOW CT	7/27/2021	\$1,070,000	\$818,023	\$417,048	\$165,071	0.352	\$1,184,795.00	R35	20.18%
TH-24-04-204-014	32838 FRIAR TUCK LN	5/4/2022	\$733,500	\$560,297	\$338,703	\$165,500	0.382	\$886,657.00	R35	29.54%
TH-24-04-403-014	31755 ROBINHOOD DR	6/23/2022	\$1,100,000	\$799,778	\$465,722	\$165,500	0.367	\$1,268,997.00	R35	20.69%

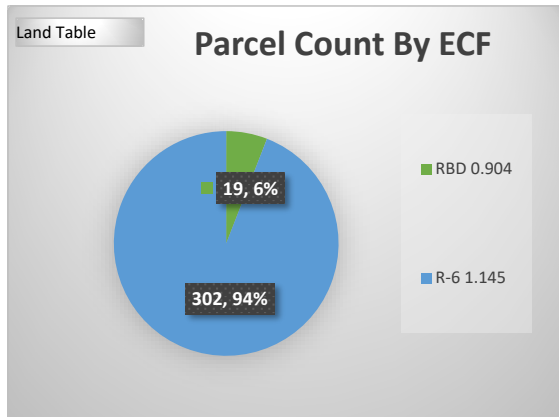
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table R36

BSA DATABASE		SALES DATA	
Parcel Count	321	# of Sales	23
ECF Nbhd	RBD, R-6	Sales Ratio	48.24%
Min ECF	0.904	(Land Resid.-Est. Land Value)/Est. LV	12.21%
Max ECF	1.145	% Change	12.00%
Land Table LtoB	29.88%	Projected Land Table LtoB	33.47%
CVT LtoB	28.03%	Sales Sample Size	7.17%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,379	\$1,547	\$1,544
MINIMUM	\$627	\$704	\$702
MAXIMUM	\$153,432	\$172,170	\$171,844

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	LtoB
TH-24-04-451-007	31244 OLD STAGE RD	4/11/2022	\$573,000	\$443,548	\$277,005	\$147,553	0.368	\$752,731.00		R36	33.27%
TH-24-04-452-010	31119 OLD STAGE RD	2/23/2022	\$566,500	\$532,378	\$187,079	\$152,957	0.374	\$500,211.00		R36	28.73%
TH-24-04-453-002	31338 OLD CANNON RD	11/2/2021	\$465,500	\$434,802	\$181,098	\$150,400	0.367	\$493,455.00		R36	34.59%
TH-24-04-453-015	31020 OLD STAGE RD	2/26/2021	\$360,000	\$420,031	\$47,057	\$107,088	0.371	\$126,838.00		R36	25.50%
TH-24-04-476-016	22536 METAMORA DR	7/22/2022	\$637,000	\$510,094	\$285,491	\$158,585	0.423	\$674,920.00		R36	31.09%
TH-24-04-477-007	22542 FIDDLERS CV	8/2/2021	\$475,000	\$497,917	\$130,152	\$153,069	0.371	\$350,814.00		R36	30.74%
TH-24-04-477-008	22530 FIDDLERS CV	6/10/2022	\$549,000	\$517,929	\$190,950	\$159,879	0.378	\$505,159.00		R36	30.87%
TH-24-04-478-007	31254 FOXBORO WAY	12/23/2022	\$619,000	\$564,546	\$221,594	\$167,140	0.496	\$446,762.00		R36	29.61%
TH-24-09-201-001	30855 W LINCOLNSHIRE ST	6/16/2021	\$558,000	\$502,654	\$229,912	\$174,566	0.577	\$398,461.00		R36	34.73%
TH-24-09-201-004	30895 W LINCOLNSHIRE ST	1/28/2021	\$390,500	\$499,136	\$10,203	\$118,839	0.404	\$25,255.00		R36	23.81%
TH-24-09-201-005	30837 W LINCOLNSHIRE ST	8/20/2021	\$510,000	\$482,459	\$189,762	\$162,221	0.444	\$427,392.00		R36	33.62%
TH-24-09-201-009	30809 W LINCOLNSHIRE ST	12/30/2021	\$455,000	\$522,072	\$103,869	\$170,941	0.497	\$208,992.00		R36	32.74%
TH-24-09-202-005	30571 GEORGETOWN DR	6/28/2021	\$382,500	\$412,925	\$108,545	\$138,970	0.336	\$323,051.00		R36	33.66%
TH-24-09-202-009	22864 SHAGBARK DR	6/18/2021	\$568,000	\$552,804	\$203,485	\$188,289	0.561	\$362,718.00		R36	34.06%
TH-24-09-203-011	30401 GEORGETOWN DR	7/15/2021	\$570,000	\$582,257	\$150,630	\$162,887	0.441	\$341,565.00		R36	27.98%
TH-24-09-251-007	30099 FOX RUN DR	12/9/2021	\$562,000	\$518,456	\$193,944	\$150,400	0.367	\$528,458.00		R36	29.01%

Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table R36

TH-24-09-253-005	30354 E LINCOLNSHIRE ST	11/9/2022	\$638,888	\$556,713	\$238,591	\$156,416	0.368	\$648,345.00	R36	28.10%
TH-24-09-253-009	30166 E LINCOLNSHIRE ST	11/5/2021	\$460,000	\$495,300	\$121,116	\$156,416	0.368	\$329,120.00	R36	31.58%
TH-24-10-151-002	21932 RIVERVIEW DR	3/31/2021	\$418,070	\$441,832	\$96,490	\$120,252	0.477	\$202,285.00	R36	27.22%
TH-24-10-151-013	21622 RIVERVIEW DR	12/10/2021	\$600,000	\$499,955	\$221,046	\$121,001	0.436	\$506,986.00	R36	24.20%
TH-24-10-152-009	21727 RIVERVIEW DR	1/10/2022	\$659,000	\$625,808	\$181,899	\$148,707	0.368	\$494,291.00	R36	23.76%
TH-24-10-153-001	21671 MEADOW LN	12/17/2021	\$459,900	\$506,130	\$116,458	\$162,688	0.367	\$317,324.00	R36	32.14%
TH-24-10-153-004	21617 MEADOW LN	12/12/2022	\$580,000	\$512,953	\$210,890	\$143,843	0.367	\$574,632.00	R36	28.04%

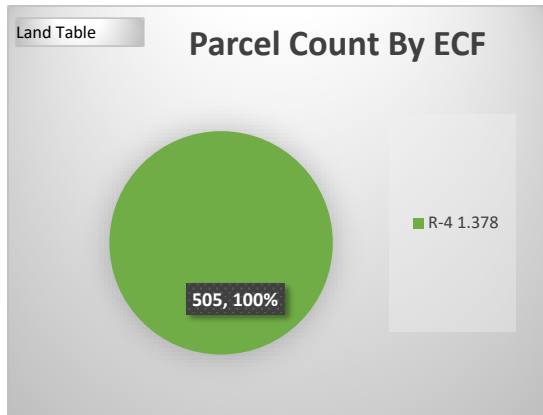
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table R-4

BSA DATABASE		SALES DATA	
Parcel Count	505	# of Sales	35
ECF Nbhd	R-4	Sales Ratio	48.40%
Min ECF	1.378	(Land Resid.-Est. Land Value)/Est. LV	9.72%
Max ECF	1.378	% Change	5.00%
Land Table LtoB	31.95%	Projected Land Table LtoB	33.54%
CVT LtoB	28.03%	Sales Sample Size	6.93%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$166,363	\$182,530	\$174,681
MINIMUM	\$51,302	\$56,287	\$53,867
MAXIMUM	\$287,286	\$315,204	\$301,650

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	LtoB
TH-24-02-228-005	18520 HILLCREST BLVD	8/17/2022	\$835,000	\$645,690	\$372,528	\$183,218	0.318	\$1,171,472.00		R-4	28.38%
TH-24-02-155-001	32080 WALTHAM RD	5/23/2022	\$965,000	\$749,587	\$502,699	\$287,286	1.277	\$393,656.00		R-4	38.33%
TH-24-02-201-005	18861 SAXON DR	4/14/2022	\$870,000	\$691,862	\$352,561	\$174,423	0.569	\$619,615.00		R-4	25.21%
TH-24-02-204-005	18865 HILLCREST BLVD	9/8/2021	\$557,000	\$461,725	\$278,493	\$183,218	0.332	\$838,834.00		R-4	39.68%
TH-24-02-202-007	18570 RIVERSIDE DR	9/30/2022	\$470,000	\$390,526	\$239,241	\$159,767	0.23	\$1,040,178.00		R-4	40.91%
TH-24-02-178-003	32380 INGLEWOOD DR	7/29/2022	\$515,000	\$432,999	\$276,945	\$194,944	0.376	\$736,556.00		R-4	45.02%
TH-24-02-280-009	18411 DEVONSHIRE DR	12/6/2021	\$375,000	\$315,889	\$229,137	\$170,026	0.149	\$1,022,933.00	TH-24-02-280-008	R-4	53.82%
TH-24-02-204-011	18890 BEDFORD RD	7/9/2021	\$595,000	\$503,164	\$229,615	\$137,779	0.158	\$1,453,259.00		R-4	27.38%
TH-24-02-201-012	18890 RIVERSIDE DR	8/15/2022	\$625,000	\$537,849	\$260,109	\$172,958	0.266	\$977,853.00		R-4	32.16%
TH-24-02-255-002	18855 WARWICK DR	12/5/2022	\$500,000	\$432,558	\$250,660	\$183,218	0.358	\$700,168.00		R-4	42.36%
TH-24-02-204-006	18851 HILLCREST BLVD	8/5/2021	\$550,000	\$484,994	\$248,224	\$183,218	0.333	\$745,417.00		R-4	37.78%
TH-24-02-254-023	18414 WARWICK DR	8/12/2022	\$520,000	\$469,801	\$245,143	\$194,944	0.39	\$628,572.00		R-4	41.50%
TH-24-02-154-009	19610 WARWICK DR	5/18/2021	\$679,000	\$616,164	\$257,780	\$194,944	0.436	\$591,239.00		R-4	31.64%
TH-24-02-231-005	18211 BUCKINGHAM AVE	6/1/2021	\$470,000	\$441,488	\$188,279	\$159,767	0.243	\$774,811.00		R-4	36.19%
TH-24-02-203-002	18919 RIVERSIDE DR	9/22/2021	\$525,000	\$496,231	\$166,548	\$137,779	0.179	\$930,436.00		R-4	27.77%
TH-24-02-203-009	18551 RIVERSIDE DR	6/22/2022	\$580,000	\$560,933	\$202,285	\$183,218	0.276	\$732,917.00		R-4	32.66%

Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table R-4

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	LtoB
TH-24-02-182-014	19126 DEVONSHIRE DR	8/20/2021	\$765,000	\$743,281	\$194,677	\$172,958	0.254	\$766,445.00		R-4	23.27%
TH-24-02-205-008	18875 BEDFORD RD	12/13/2021	\$699,000	\$682,354	\$211,590	\$194,944	0.489	\$432,699.00		R-4	28.57%
TH-24-02-228-008	18466 HILLCREST BLVD	5/27/2022	\$425,000	\$419,674	\$188,544	\$183,218	0.338	\$557,822.00		R-4	43.66%
TH-24-02-205-007	18842 MEDFORD ST	10/28/2021	\$692,000	\$685,249	\$166,518	\$159,767	0.246	\$676,902.00		R-4	23.32%
TH-24-02-230-020	18105 BIRWOOD AVE	4/30/2021	\$395,000	\$391,956	\$158,779	\$155,735	0.29	\$547,514.00		R-4	39.73%
TH-24-02-277-011	18120 LOCHERBIE AVE	11/19/2021	\$396,000	\$404,756	\$146,979	\$155,735	0.29	\$506,824.00		R-4	38.48%
TH-24-02-230-009	18187 BIRWOOD AVE	7/27/2021	\$395,500	\$413,018	\$165,700	\$183,218	0.326	\$508,282.00		R-4	44.36%
TH-24-02-178-005	32340 INGLEWOOD DR	6/30/2022	\$435,000	\$465,033	\$153,185	\$183,218	0.317	\$483,233.00		R-4	39.40%
TH-24-02-279-010	18377 WARWICK DR	5/3/2021	\$554,000	\$595,057	\$153,887	\$194,944	0.478	\$321,939.00		R-4	32.76%
TH-24-02-154-006	19676 WARWICK DR	5/7/2021	\$480,000	\$518,226	\$134,732	\$172,958	0.256	\$526,297.00		R-4	33.38%
TH-24-02-229-027	18106 BIRWOOD AVE	10/3/2022	\$401,000	\$439,422	\$117,313	\$155,735	0.29	\$404,528.00		R-4	35.44%
TH-24-02-254-022	18450 WARWICK DR	12/9/2021	\$800,000	\$895,253	\$99,691	\$194,944	0.4	\$249,228.00		R-4	21.78%
TH-24-02-228-017	18281 RIVERSIDE DR	9/16/2022	\$585,000	\$665,077	\$103,141	\$183,218	0.282	\$365,748.00		R-4	27.55%
TH-24-03-230-004	32700 EVERGREEN RD	11/24/2021	\$310,000	\$361,725	\$122,698	\$174,423	0.583	\$210,460.00		R-4	48.22%
TH-24-02-229-011	18181 KIRKSHIRE AVE	2/25/2021	\$392,500	\$460,164	\$115,554	\$183,218	0.326	\$354,460.00		R-4	39.82%
TH-24-02-229-012	18161 KIRKSHIRE AVE	4/12/2022	\$355,000	\$417,404	\$97,363	\$159,767	0.239	\$407,377.00		R-4	38.28%
TH-24-02-228-007	18488 HILLCREST BLVD	11/22/2022	\$407,100	\$482,640	\$107,678	\$183,218	0.293	\$367,502.00		R-4	37.96%
TH-24-02-277-010	18115 KINROSS AVE	1/15/2021	\$425,000	\$506,548	\$74,187	\$155,735	0.29	\$255,817.00		R-4	30.74%
TH-24-02-226-012	18546 RIVERSIDE DR	8/11/2022	\$462,500	\$618,156	\$64,939	\$220,595	0.395	\$131,990.00	TH-24-02-226-006	R-4	35.69%

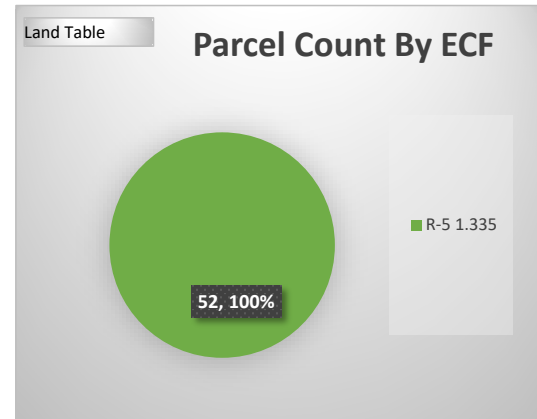
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table R-5

BSA DATABASE		SALES DATA	
Parcel Count	52	# of Sales	8
ECF Nbhd	R-5	Sales Ratio	48.19%
Min ECF	1.335	(Land Resid.-Est. Land Value)/Est. LV	10.45%
Max ECF	1.335	% Change	0.00%
Land Table LtoB	36.01%	Projected Land Table LtoB	36.01%
CVT LtoB	28.03%	Sales Sample Size	15.38%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,971	\$3,282	\$2,971
MINIMUM	\$2,225	\$2,458	\$2,225
MAXIMUM	\$8,072	\$8,916	\$8,072

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TH-24-02-102-005	19870 SUNNYSLOPE DR	8/12/2022	\$650,000				0.859	\$253,057.00	TH-24-02-102-006	R-5	58.97%
TH-24-02-103-006	32540 NORWOOD DR	10/29/2021	\$520,000	\$619,176	\$110,299	\$209,475	0.385	\$286,491.00		R-5	33.83%
TH-24-02-104-006	19644 RIVERSIDE DR	12/16/2021	\$707,500	\$679,165	\$299,535	\$271,200	0.564	\$531,090.00		R-5	39.93%
TH-24-02-104-007	19620 RIVERSIDE DR	6/18/2021	\$790,000	\$677,813	\$383,387	\$271,200	0.533	\$719,300.00		R-5	40.01%
TH-24-02-104-010	19500 RIVERSIDE DR	3/1/2022	\$900,000	\$873,472	\$347,350	\$320,822	0.901	\$385,516.00		R-5	36.73%
TH-24-03-277-002	32460 EVERGREEN RD	3/21/2022	\$631,000	\$637,342	\$206,738	\$213,080	0.395	\$275,651.00	TH-24-03-277-001	R-5	33.43%
TH-24-03-278-002	19966 OLD POND CT	5/5/2022	\$1,125,000	\$914,316	\$543,204	\$332,520	0.374	\$1,452,417.00		R-5	36.37%
TH-24-03-279-005	19911 OLD POND CT	8/22/2022	\$925,000	\$994,299	\$253,326	\$322,625	0.575	\$440,567.00		R-5	32.45%

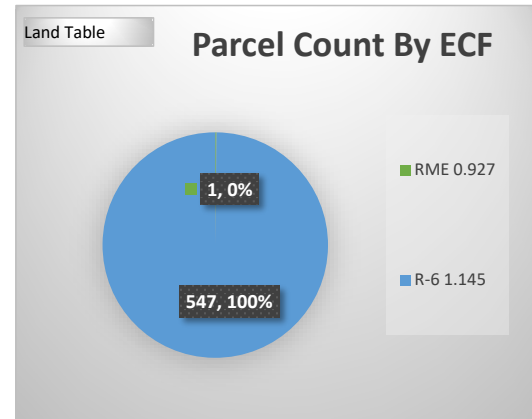
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table R-6

BSA DATABASE		SALES DATA	
Parcel Count	548	# of Sales	42
ECF Nbhd	R-6, RME	Sales Ratio	48.25%
Min ECF	0.927	(Land Resid.-Est. Land Value)/Est. LV	22.94%
Max ECF	1.145	% Change	11.00%
Land Table LtoB	30.83%	Projected Land Table LtoB	34.22%
CVT LtoB	28.03%	Sales Sample Size	7.66%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,615	\$1,985	\$1,793
MINIMUM	\$917	\$1,127	\$1,018
MAXIMUM	\$2,604	\$3,201	\$2,890

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TH-24-02-184-015	18990 BEVERLY RD	10/29/2021	\$465,000	\$389,936	\$197,261	\$122,197	0.279	\$707,029.00		R-6	31.34%
TH-24-02-280-027	18418 BEVERLY RD	3/14/2022	\$379,900	\$266,622	\$211,878	\$98,600	0.173	\$1,224,728.00		R-6	36.98%
TH-24-02-280-029	18362 BEVERLY RD	6/14/2022	\$345,000	\$286,062	\$157,538	\$98,600	0.173	\$910,624.00		R-6	34.47%
TH-24-02-280-030	18346 BEVERLY RD	2/18/2022	\$399,000	\$278,032	\$219,568	\$98,600	0.173	\$1,269,179.00		R-6	35.46%
TH-24-02-280-036	18244 BEVERLY RD	8/5/2021	\$520,000	\$393,508	\$244,455	\$117,963	0.269	\$908,755.00		R-6	29.98%
TH-24-02-302-021	19532 WILSHIRE BLVD	7/1/2021	\$490,000	\$446,468	\$186,725	\$143,193	0.326	\$572,776.00		R-6	32.07%
TH-24-02-302-025	31773 WALTHAM CT	7/7/2021	\$584,000	\$542,690	\$195,544	\$154,234	0.362	\$540,177.00		R-6	28.42%
TH-24-02-326-005	31883 CARLELDER RD	6/14/2021	\$375,000	\$415,374	\$129,892	\$170,266	0.413	\$314,508.00		R-6	40.99%
TH-24-02-328-002	31970 CARLELDER RD	3/8/2022	\$405,000	\$346,724	\$198,526	\$140,250	0.293	\$677,563.00		R-6	40.45%
TH-24-02-328-009	31921 INGLEWOOD DR	7/20/2022	\$579,000	\$509,426	\$211,185	\$141,611	0.306	\$690,147.00		R-6	27.80%
TH-24-02-329-006	31965 ALDEN CT	7/27/2021	\$415,000	\$383,161	\$173,615	\$141,776	0.32	\$542,547.00		R-6	37.00%
TH-24-02-329-010	31984 ALDEN CT	2/10/2021	\$240,000				0.424	-\$1,157,974.00		R-6	15.68%
TH-24-02-329-012	31961 MAYFAIR LN	5/11/2021	\$421,000	\$367,630	\$208,403	\$155,033	0.316	\$659,503.00		R-6	42.17%
TH-24-02-329-014	31729 MAYFAIR LN	12/6/2022	\$399,900	\$377,022	\$171,818	\$148,940	0.305	\$563,338.00		R-6	39.50%
TH-24-02-330-019	31885 NIXON RD	11/19/2021	\$558,000	\$450,872	\$258,971	\$151,843	0.369	\$701,818.00		R-6	33.68%

Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table R-6

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	LtoB
TH-24-02-331-008	31671 NIXON RD	7/2/2021	\$429,900	\$391,559	\$177,121	\$138,780	0.279	\$634,842.00		R-6	35.44%
TH-24-02-332-011	31754 NIXON RD	7/14/2021	\$580,000	\$447,915	\$290,084	\$157,999	0.454	\$638,952.00		R-6	35.27%
TH-24-02-352-007	31404 SUNSET DR	5/4/2022	\$370,000	\$442,333	\$81,867	\$154,200	0.313	\$261,556.00		R-6	34.86%
TH-24-02-353-006	31149 SUNSET CT	4/8/2022	\$455,000	\$479,432	\$142,314	\$166,746	0.422	\$337,237.00		R-6	34.78%
TH-24-02-353-009	31192 SUNSET CT	7/14/2021	\$368,000	\$380,786	\$146,137	\$158,923	0.368	\$397,111.00		R-6	41.74%
TH-24-02-353-011	19711 S WALTHAM RD	4/27/2021	\$500,000	\$497,355	\$157,138	\$154,493	0.314	\$500,439.00		R-6	31.06%
TH-24-02-353-019	19501 S WALTHAM RD	7/19/2021	\$475,000	\$542,755	\$94,463	\$162,218	0.379	\$249,243.00		R-6	29.89%
TH-24-02-377-003	19197 CHELTON DR	6/7/2022	\$637,000	\$544,636	\$244,989	\$152,625	0.369	\$663,927.00		R-6	28.02%
TH-24-02-377-013	31305 DOWNING PL	5/27/2021	\$440,000	\$502,637	\$87,554	\$150,191	0.304	\$288,007.00		R-6	29.88%
TH-24-02-378-006	31288 DOWNING PL	7/20/2022	\$584,000	\$574,284	\$148,852	\$139,136	0.294	\$506,299.00		R-6	24.23%
TH-24-02-378-011	31130 DOWNING PL	8/29/2022	\$525,000	\$485,091	\$179,472	\$139,563	0.287	\$625,338.00		R-6	28.77%
TH-24-02-379-006	31152 PICKWICK LN	9/30/2021	\$471,000	\$527,200	\$89,041	\$145,241	0.302	\$294,838.00		R-6	27.55%
TH-24-02-380-002	31110 CHURCHILL DR	3/3/2022	\$320,000	\$380,980	\$86,500	\$147,480	0.317	\$272,871.00		R-6	38.71%
TH-24-02-381-001	18787 WALMER LN	11/4/2021	\$425,000	\$382,523	\$152,943	\$110,466	0.386	\$396,225.00		R-6	28.88%
TH-24-02-402-006	31772 ALLERTON DR	4/26/2022	\$475,000	\$372,566	\$212,848	\$110,414	0.229	\$929,467.00		R-6	29.64%
TH-24-02-451-003	18734 CHELTON DR	6/23/2022	\$411,000	\$446,950	\$114,858	\$150,808	0.385	\$298,332.00		R-6	33.74%
TH-24-02-451-009	18664 E CHELTON DR	1/6/2021	\$463,700	\$502,962	\$114,938	\$154,200	0.357	\$321,955.00		R-6	30.66%
TH-24-02-453-007	31335 CHURCHILL DR	7/20/2022	\$569,000	\$499,249	\$214,552	\$144,801	0.374	\$573,668.00		R-6	29.00%
TH-24-03-127-019	32821 BASSETT CT	5/25/2021	\$483,500	\$444,432	\$188,627	\$149,559	0.382	\$493,788.00		R-6	33.65%
TH-24-03-226-006	32701 OLD POST RD	1/29/2021	\$405,000	\$449,669	\$99,259	\$143,928	0.374	\$265,398.00		R-6	32.01%
TH-24-03-229-001	32666 OLD POST RD	12/15/2022	\$630,000	\$514,338	\$266,912	\$151,250	0.404	\$660,673.00		R-6	29.41%
TH-24-03-229-018	32481 EVERGREEN RD	10/15/2021	\$680,000	\$606,830	\$223,901	\$150,731	0.581	\$385,372.00		R-6	24.84%
TH-24-03-229-019	32467 EVERGREEN RD	6/4/2021	\$510,000	\$547,447	\$85,856	\$123,303	0.389	\$220,710.00		R-6	22.52%
TH-24-03-276-008	20027 WELLESLEY ST	6/30/2022	\$675,000	\$514,564	\$289,361	\$128,925	0.431	\$671,371.00		R-6	25.06%
TH-24-03-429-001	20024 RONSDALE DR	6/6/2022	\$570,000	\$487,478	\$236,722	\$154,200	0.367	\$645,019.00		R-6	31.63%
TH-24-03-430-020	20047 RONSDALE DR	12/27/2021	\$540,000	\$711,483	-\$12,890	\$158,593	0.395	-\$32,633.00		R-6	22.29%
TH-24-03-430-021	20025 RONSDALE DR	7/15/2022	\$742,000	\$600,193	\$296,007	\$154,200	0.367	\$806,559.00		R-6	25.69%

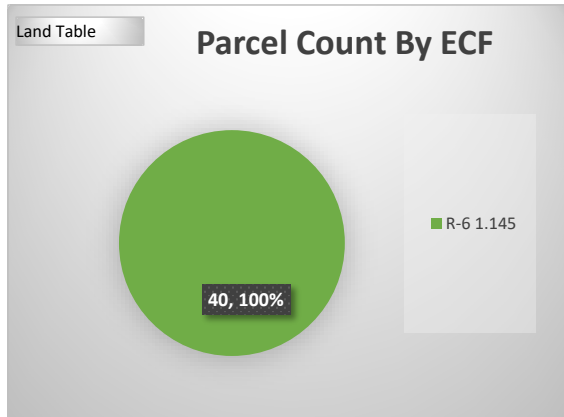
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table R-7

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	3
ECF Nbhd	R-6	Sales Ratio	43.24%
Min ECF	1.145	(Land Resid.-Est. Land Value)/Est. LV	69.44%
Max ECF	1.145	% Change	17.00%
Land Table LtoB	25.27%	Projected Land Table LtoB	29.56%
CVT LtoB	28.03%	Sales Sample Size	7.50%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,023	\$1,733	\$1,197
MINIMUM	\$691	\$1,171	\$808
MAXIMUM	\$1,354	\$2,294	\$1,584

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	LtoB
TH-24-03-151-006	21634 E VALLEY WOODS DR	10/18/2022	\$640,000	\$528,019	\$227,981	\$116,000	0.389	\$586,069.00		R-7	21.97%
TH-24-03-152-010	21727 E VALLEY WOODS DR	9/8/2021	\$495,000	\$438,319	\$183,881	\$127,200	0.414	\$444,157.00		R-7	29.02%
TH-24-03-152-014	32361 MCKENZIE CT	6/1/2021	\$740,000	\$655,202	\$206,598	\$121,800	0.408	\$506,368.00		R-7	18.59%

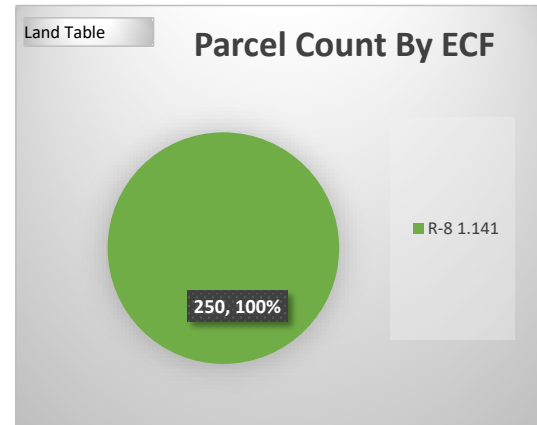
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table R-8

BSA DATABASE		SALES DATA	
Parcel Count	250	# of Sales	16
ECF Nbhd	R-8	Sales Ratio	43.22%
Min ECF	1.141	(Land Resid.-Est. Land Value)/Est. LV	52.72%
Max ECF	1.141	% Change	13.00%
Land Table LtoB	28.75%	Projected Land Table LtoB	32.49%
CVT LtoB	28.03%	Sales Sample Size	6.40%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,310	\$2,001	\$1,480
MINIMUM	\$637	\$973	\$720
MAXIMUM	\$324,172	\$495,084	\$366,314

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	LtoB
TH-24-03-126-009	32755 BELL VINE TRL	6/7/2022	\$1,050,000	\$934,458	\$293,137	\$177,595	1.007	\$291,099.00		R-8	19.01%
TH-24-03-177-005	32410 BELL VINE TRL	10/15/2021	\$599,000	\$541,857	\$236,262	\$179,119	0.924	\$255,695.00		R-8	33.06%
TH-24-03-177-009	32525 PLUMWOOD ST	5/12/2022	\$805,000	\$606,806	\$354,794	\$156,600	0.844	\$420,372.00		R-8	25.81%
TH-24-03-178-007	32300 PLUMWOOD ST	4/15/2022	\$580,000	\$444,650	\$327,894	\$192,544	1.244	\$263,580.00		R-8	43.30%
TH-24-03-178-012	32549 WESTLADY DR	4/8/2021	\$399,000	\$537,353	\$23,467	\$161,820	0.882	\$26,607.00		R-8	30.11%
TH-24-03-178-015	32355 WESTLADY DR	6/18/2021	\$685,000	\$598,653	\$242,947	\$156,600	0.854	\$284,481.00		R-8	26.16%
TH-24-03-178-019	32111 WESTLADY DR	11/29/2021	\$439,000	\$476,981	\$140,230	\$178,211	1.01	\$138,842.00		R-8	37.36%
TH-24-03-251-011	32605 EASTLADY DR	1/20/2021	\$735,000	\$643,044	\$286,490	\$194,534	1.028	\$278,687.00		R-8	30.25%
TH-24-03-301-002	21890 HAMPTON ST	7/19/2021	\$295,000	\$298,659	\$128,546	\$132,205	0.893	\$143,948.00		R-8	44.27%
TH-24-03-327-002	31894 W BELL VINE TRL	10/20/2022	\$350,000	\$398,136	\$138,904	\$187,040	1.121	\$123,911.00		R-8	46.98%
TH-24-03-351-002	21681 HAMPSTEAD ST	8/18/2022	\$750,000	\$620,047	\$324,544	\$194,591	1.721	\$188,579.00		R-8	31.38%
TH-24-03-352-014	31150 MARLIN CT	4/27/2022	\$575,000	\$429,251	\$297,654	\$151,905	0.879	\$338,628.00		R-8	35.39%
TH-24-03-352-020	31050 MARLIN CT	5/14/2021	\$430,000	\$500,578	\$46,850	\$117,428	0.888	\$52,759.00		R-8	23.46%
TH-24-03-352-025	31115 STAFFORD ST	12/9/2021	\$735,000	\$624,468	\$232,555	\$122,023	0.604	\$385,025.00		R-8	19.54%
TH-24-03-376-007	31450 E BELL VINE TRL	5/5/2021	\$1,650,000	\$1,167,159	\$807,013	\$324,172	2.75	\$293,459.00		R-8	27.77%

Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table R-8

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	LtoB
TH-24-03-401-005	31675 WESTLADY DR	6/9/2022	\$650,000	\$450,022	\$333,079	\$133,101	0.72	\$462,610.00		R-8	29.58%

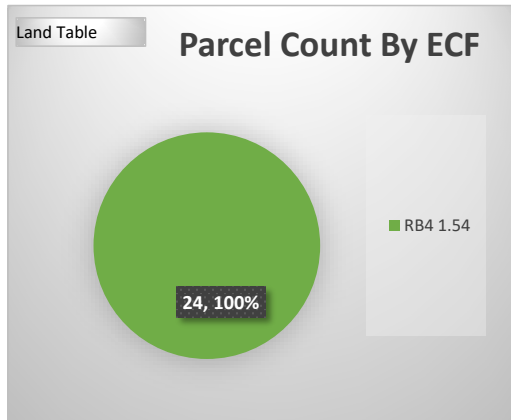
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table RB4

BSA DATABASE		SALES DATA	
Parcel Count	24	# of Sales	1
ECF Nbhd	RB4	Sales Ratio	41.39%
Min ECF	1.540	(Land Resid.-Est. Land Value)/Est. LV	105.57%
Max ECF	1.540	% Change	26.50%
Land Table LtoB	19.88%	Projected Land Table LtoB	25.15%
CVT LtoB	28.03%	Sales Sample Size	4.17%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$138,600	\$284,925	\$175,329
MINIMUM	\$138,600	\$284,925	\$175,329
MAXIMUM	\$138,600	\$284,925	\$175,329

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	LtoB
TB-24-04-126-041	32916 OUTLAND TRL	9/23/2022	\$849,900	\$703,575	\$284,925	\$138,600	0.32	\$890,391.00		RB4	19.70%

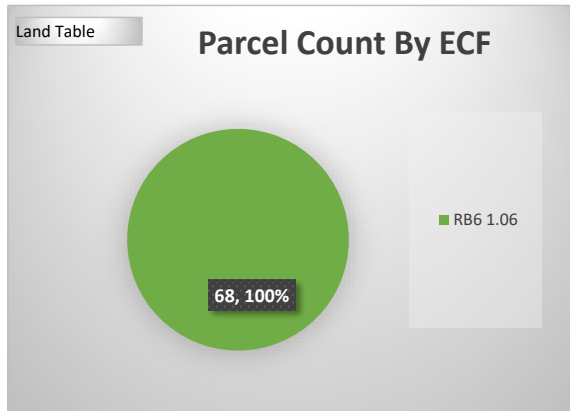
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table RB6

BSA DATABASE		SALES DATA	
Parcel Count	68	# of Sales	9
ECF Nbhd	RB6	Sales Ratio	47.92%
Min ECF	1.060	(Land Resid.-Est. Land Value)/Est. LV	11.70%
Max ECF	1.060	% Change	12.00%
Land Table LtoB	28.13%	Projected Land Table LtoB	31.50%
CVT LtoB	28.03%	Sales Sample Size	13.24%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$237,173	\$264,914	\$265,633
MINIMUM	\$104,179	\$116,364	\$116,680
MAXIMUM	\$325,026	\$363,043	\$364,029

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	LtoB
TB-24-04-126-020	23170 HICKORY HOLLOW DR	5/26/2021	\$727,000	\$683,178	\$215,806	\$171,984	0.87	\$248,053.00		RB6	25.17%
TB-24-04-126-025	23060 HICKORY HOLLOW DR	11/2/2022	\$672,000	\$628,455	\$324,076	\$280,531	1.54	\$210,439.00		RB6	44.64%
TB-24-04-178-002	32054 BINGHAM RD	4/1/2021	\$500,000	\$554,770	\$201,357	\$256,127	1.37	\$146,976.00		RB6	46.17%
TB-24-04-178-008	23357 OLD ORCHARD TRL	9/14/2021	\$585,000	\$652,807	\$182,002	\$249,809	1.33	\$136,844.00		RB6	38.27%
TB-24-04-326-001	23480 SHAGWOOD DR	5/27/2022	\$625,000	\$593,735	\$199,296	\$168,031	0.85	\$234,466.00		RB6	28.30%
TB-24-04-376-003	31435 FROMM CT	10/14/2022	\$480,000	\$428,390	\$277,725	\$226,115	1.18	\$235,360.00		RB6	52.78%
TB-24-04-377-016	31365 COACHLIGHT LN	11/29/2021	\$550,000	\$468,503	\$234,929	\$153,432	0.4	\$587,322.00		R36	32.75%
TB-24-04-377-018	31301 COACHLIGHT LN	8/31/2022	\$535,000	\$470,062	\$218,370	\$153,432	0.4	\$545,925.00		R36	32.64%
TB-24-04-379-005	31291 OLD STAGE RD	3/31/2021	\$240,000				0.56	-\$426,730.00		RLP	22.87%

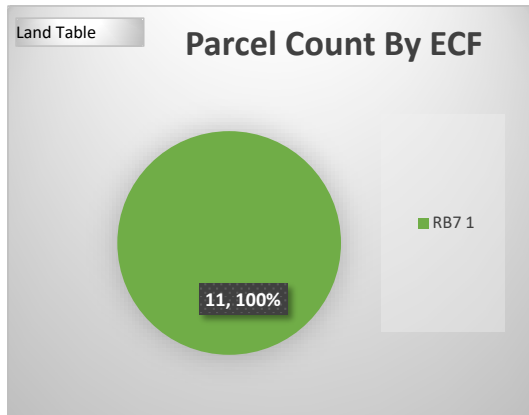
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table RB7

BSA DATABASE		SALES DATA	
Parcel Count	11	# of Sales	1
ECF Nbhd	RB7	Sales Ratio	59.19%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	-55.20%
Max ECF	1.000	% Change	-13.00%
Land Table LtoB	26.07%	Projected Land Table LtoB	22.68%
CVT LtoB	28.03%	Sales Sample Size	9.09%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$767,780	\$343,945	\$667,969
MINIMUM	\$374,911	\$167,950	\$326,173
MAXIMUM	\$1,124,720	\$503,845	\$978,506

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	LtoB
TB-24-04-327-018	23750 WOODLYNNE DR	9/28/2022	\$1,500,000	\$1,775,636	\$223,681	\$499,317	1.4	\$159,772.00		RB7	28.12%

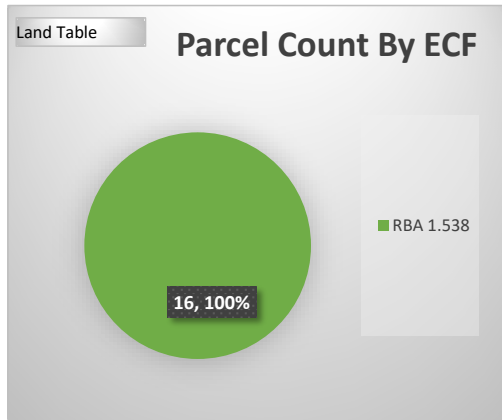
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table RB8

BSA DATABASE		SALES DATA	
Parcel Count	16	# of Sales	1
ECF Nbhd	RBA	Sales Ratio	19.17%
Min ECF	1.538	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.538	% Change	20.00%
Land Table LtoB	22.07%	Projected Land Table LtoB	26.48%
CVT LtoB	28.03%	Sales Sample Size	6.25%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$382,470	#DIV/0!	\$458,964
MINIMUM	\$176,158	#DIV/0!	\$211,390
MAXIMUM	\$1,784,860	#DIV/0!	\$2,141,832

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	LtoB
TB-24-04-351-026		2/9/2021	\$550,000				1.71	-\$574,308.00	TB-24-04-351-027	RB8	12.10%

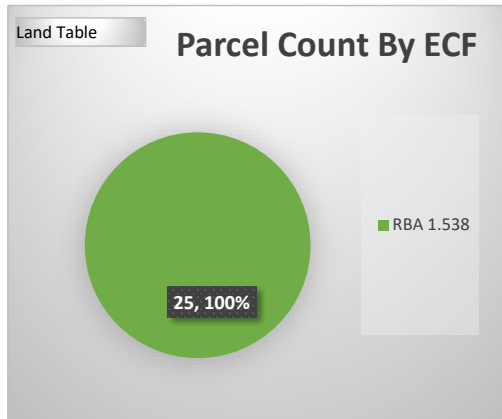
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table RBA

BSA DATABASE		SALES DATA	
Parcel Count	25	# of Sales	1
ECF Nbhd	RBA	Sales Ratio	45.92%
Min ECF	1.538	(Land Resid.-Est. Land Value)/Est. LV	29.51%
Max ECF	1.538	% Change	22.50%
Land Table LtoB	26.97%	Projected Land Table LtoB	33.04%
CVT LtoB	28.03%	Sales Sample Size	4.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$381,248	\$493,753	\$467,029
MINIMUM	\$166,755	\$215,964	\$204,275
MAXIMUM	\$910,840	\$1,179,625	\$1,115,779

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	LtoB
TB-24-05-226-021	32515 BINGHAM RD	11/29/2021	\$799,000	\$733,775	\$286,255	\$221,030	1.02	\$280,642.00		RBA	30.12%

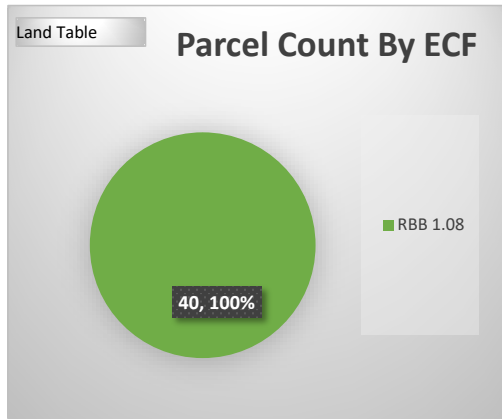
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table RBB

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	2
ECF Nbhd	RBB	Sales Ratio	33.74%
Min ECF	1.080	(Land Resid.-Est. Land Value)/Est. LV	67.84%
Max ECF	1.080	% Change	17.00%
Land Table LtoB	26.42%	Projected Land Table LtoB	30.92%
CVT LtoB	28.03%	Sales Sample Size	5.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$301,811	\$506,563	\$353,119
MINIMUM	\$197,120	\$330,849	\$230,630
MAXIMUM	\$571,554	\$959,304	\$668,718

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TB-24-04-101-010	32627 BINGHAM LN	2/4/2021	\$535,000				1.79	\$298,883.00		RBB	100.00%
TB-24-04-126-014	32300 BINGHAM RD	8/12/2022	\$900,000	\$704,052	\$484,781	\$288,833	2.07	\$234,194.00		RBB	41.02%

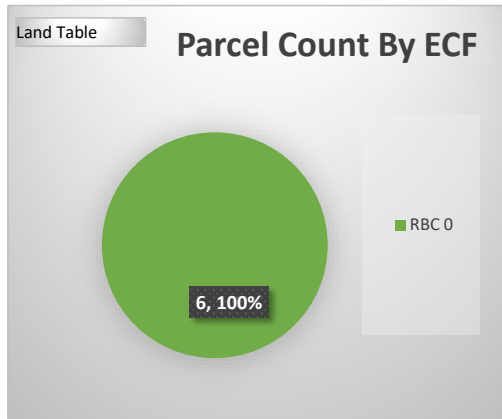
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table RBC

BSA DATABASE		SALES DATA	
Parcel Count	6	# of Sales	0
ECF Nbhd	RBC	Sales Ratio	#DIV/0!
Min ECF	0.000	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.000	% Change	20.00%
Land Table LtoB	0.00%	Projected Land Table LtoB	0.00%
CVT LtoB	28.03%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$116,717	#DIV/0!	\$140,061
MINIMUM	\$96,339	#DIV/0!	\$115,606
MAXIMUM	\$129,686	#DIV/0!	\$155,623

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	LtoB
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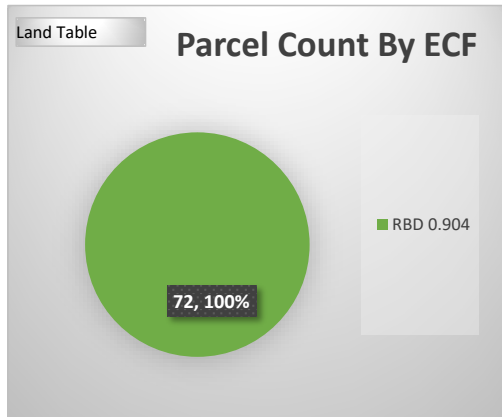
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table RBD

BSA DATABASE		SALES DATA	
Parcel Count	72	# of Sales	0
ECF Nbhd	RBD	Sales Ratio	#DIV/0!
Min ECF	0.904	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.904	% Change	0.00%
Land Table LtoB	27.77%	Projected Land Table LtoB	27.77%
CVT LtoB	28.03%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$185,328	#DIV/0!	\$185,328
MINIMUM	\$74,389	#DIV/0!	\$74,389
MAXIMUM	\$474,903	#DIV/0!	\$474,903

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	LtoB
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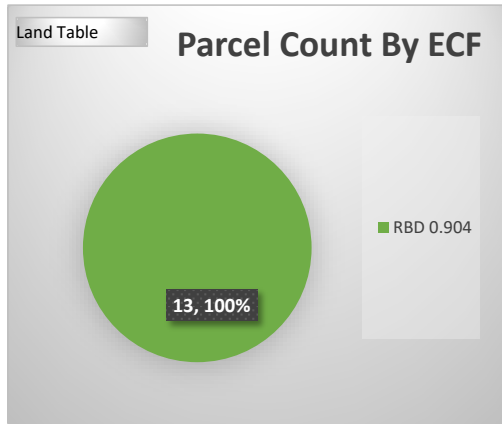
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table RBE

BSA DATABASE		SALES DATA	
Parcel Count	13	# of Sales	0
ECF Nbhd	RBD	Sales Ratio	#DIV/0!
Min ECF	0.904	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.904	% Change	0.00%
Land Table LtoB	30.11%	Projected Land Table LtoB	30.11%
CVT LtoB	28.03%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$138,600	#DIV/0!	\$138,600
MINIMUM	\$46,200	#DIV/0!	\$46,200
MAXIMUM	\$232,100	#DIV/0!	\$232,100

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
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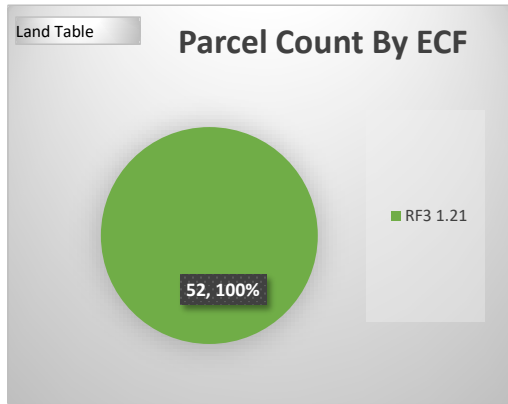
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table RF3

BSA DATABASE		SALES DATA	
Parcel Count	52	# of Sales	9
ECF Nbhd	RF3	Sales Ratio	49.29%
Min ECF	1.210	(Land Resid.-Est. Land Value)/Est. LV	5.26%
Max ECF	1.210	% Change	5.00%
Land Table LtoB	26.68%	Projected Land Table LtoB	28.02%
CVT LtoB	28.03%	Sales Sample Size	17.31%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$113,817	\$119,806	\$119,507
MINIMUM	\$28,597	\$30,102	\$30,027
MAXIMUM	\$155,222	\$163,391	\$162,983

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TF-24-06-102-004	27301 W 14 MILE RD	7/22/2022	\$390,000	\$446,563	\$154,287	\$210,850	0.47	\$157,436.00	TF-24-06-102-002, TF-24-06-102-003	RF3	47.22%
TF-24-06-102-005	27267 W 14 MILE RD	10/29/2021	\$310,000	\$291,119	\$138,929	\$120,048	0.45	\$308,731.00		RF3	41.24%
TF-24-06-102-011	32875 COLONY HILL DR	6/17/2022	\$525,000	\$526,537	\$183,506	\$185,043	0.49	\$179,908.00	TF-24-06-102-010	RF3	35.14%
TF-24-06-102-019	27220 APPLE TREE LN	6/1/2021	\$405,000	\$368,195	\$166,794	\$129,989	0.51	\$327,047.00		RF3	35.30%
TF-24-06-102-022	27158 APPLE TREE LN	8/20/2021	\$625,000	\$475,091	\$257,494	\$107,585	0.4	\$643,735.00		RF3	22.65%
TF-24-06-103-003	32820 COLONY HILL DR	10/29/2021	\$650,000	\$609,963	\$183,025	\$142,988	0.69	\$265,254.00		RF3	23.44%
TF-24-06-104-006	32665 COLONY HILL DR	6/9/2021	\$890,000	\$844,431	\$175,558	\$129,989	0.59	\$297,556.00		RF3	15.39%
TF-24-06-104-015	32643 COLONY HILL DR	1/22/2021	\$483,000	\$530,472	\$107,750	\$155,222	0.85	\$126,765.00		RF3	29.26%
TF-24-06-106-005	32616 COLONY HILL DR	1/7/2021	\$655,000	\$770,916	\$27,072	\$142,988	0.64	\$42,300.00		RF3	18.55%

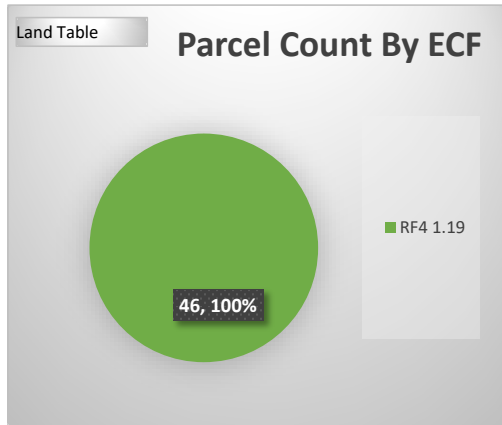
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Land Table RF4

BSA DATABASE		SALES DATA	
Parcel Count	46	# of Sales	0
ECF Nbhd	RF4	Sales Ratio	#DIV/0!
Min ECF	1.190	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.190	% Change	0.00%
Land Table LtoB	24.89%	Projected Land Table LtoB	24.89%
CVT LtoB	28.03%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$216,023	#DIV/0!	\$216,023
MINIMUM	\$1,912	#DIV/0!	\$1,912
MAXIMUM	\$406,985	#DIV/0!	\$406,985

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	LtoB
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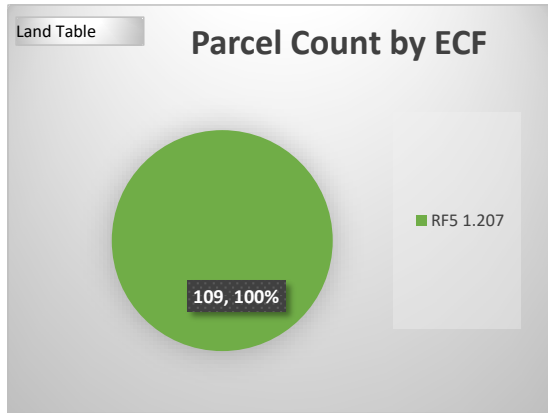
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Land Table RF5

BSA DATABASE		SALES DATA	
Parcel Count	109	# of Sales	10
ECF Nbhd	RF5	Sales Ratio	46.15%
Min ECF	1.207	(Land Resid.-Est. Land Value)/Est. LV	23.31%
Max ECF	1.207	% Change	17.00%
Land Table LtoB	25.06%	Projected Land Table LtoB	29.32%
CVT LtoB	28.03%	Sales Sample Size	9.17%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$240,540	\$296,609	\$281,432
MINIMUM	\$93,688	\$115,526	\$109,615
MAXIMUM	\$434,503	\$535,783	\$508,369

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	LtoB
TF-24-06-127-002	26825 W 14 MILE RD	2/19/2021	\$550,000	\$660,921	\$108,659	\$219,580	0.84	\$129,356.00		RF5	33.22%
TF-24-06-127-005	26720 CAPTAINS LN	8/31/2021	\$1,265,000	\$1,425,131	\$70,760	\$230,891	0.89	\$79,506.00		RF5	16.20%
TF-24-06-131-004	26701 CAROL AVE	1/6/2022	\$875,000	\$593,596	\$512,295	\$230,891	0.91	\$562,962.00		RF5	38.90%
TF-24-06-131-008	26580 WELLINGTON RD	5/25/2022	\$849,000	\$741,351	\$314,320	\$206,671	0.74	\$424,757.00		RF5	27.88%
TF-24-06-177-002	26930 WELLINGTON RD	9/22/2022	\$1,192,000	\$877,018	\$641,691	\$326,709	1.57	\$408,720.00		RF5	37.25%
TF-24-06-201-003	32800 BRANDINGHAM RD	1/12/2022	\$850,000	\$727,181	\$342,399	\$219,580	0.78	\$438,973.00		RF5	30.20%
TF-24-06-203-004	26291 EVELYN CT	7/27/2021	\$340,000	\$348,105	\$143,605	\$151,710	0.29	\$495,190.00		RF5	43.58%
TF-24-06-203-005		7/27/2021	\$150,000				0.21	\$714,286.00		RF5	100.00%
TF-24-06-204-012	26340 WELLINGTON RD	10/5/2022	\$368,000	\$379,261	\$155,753	\$167,014	0.33	\$471,979.00		RF5	44.04%
TF-24-06-256-004	26426 SCENIC HWY	6/13/2022	\$494,000	\$570,627	\$142,953	\$219,580	0.84	\$170,182.00		RF5	38.48%

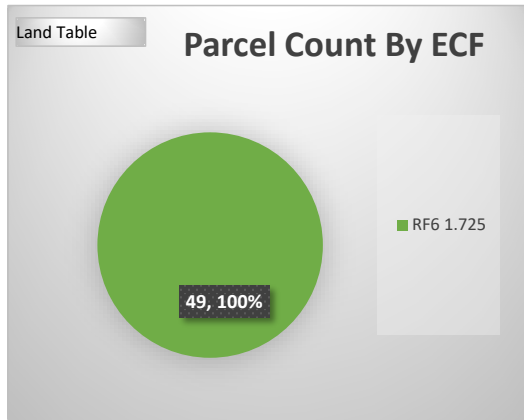
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table RF6

BSA DATABASE		SALES DATA	
Parcel Count	49	# of Sales	2
ECF Nbhd	RF6	Sales Ratio	49.58%
Min ECF	1.725	(Land Resid.-Est. Land Value)/Est. LV	2.31%
Max ECF	1.725	% Change	0.00%
Land Table LtoB	23.27%	Projected Land Table LtoB	23.27%
CVT LtoB	28.03%	Sales Sample Size	4.08%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$128,663	\$131,628	\$128,663
MINIMUM	\$3,358	\$3,435	\$3,358
MAXIMUM	\$354,050	\$362,212	\$354,050

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	LtoB
TF-24-06-203-010	26246 VINCENNES AVE	1/22/2021	\$385,000	\$376,485	\$101,955	\$93,440	0.15	\$679,700.00		RF6	24.82%
TF-24-06-278-011	32310 FRANKLIN RD	6/18/2021	\$507,500	\$508,476	\$232,624	\$233,600	0.87	\$267,384.00		RF6	45.94%

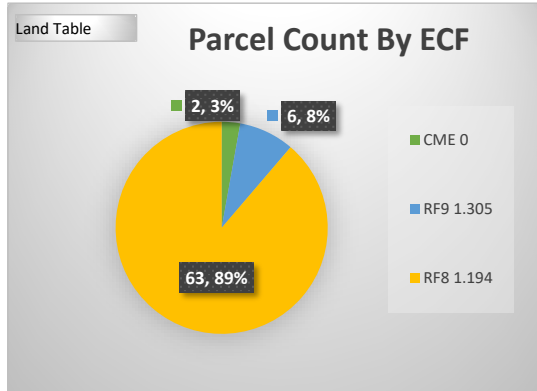
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table RF8

BSA DATABASE		SALES DATA	
Parcel Count	71	# of Sales	8
ECF Nbhd	RF9, RF8, CME	Sales Ratio	49.27%
Min ECF	1.194	(Land Resid.-Est. Land Value)/Est. LV	5.35%
Max ECF	1.305	% Change	5.00%
Land Table LtoB	22.10%	Projected Land Table LtoB	23.21%
CVT LtoB	28.03%	Sales Sample Size	11.27%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$370,607	\$390,452	\$389,137
MINIMUM	\$1,329	\$1,400	\$1,395
MAXIMUM	\$1,315,164	\$1,385,587	\$1,380,922

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	LtoB
TF-24-05-152-015	25802 FRANKLIN PARK CT	6/4/2021	\$850,000	\$835,455	\$325,523	\$310,978	1.65	\$197,287.00		RF8	37.22%
TF-24-05-304-006	31460 BRIARCLIFF RD	3/17/2022	\$1,637,500	\$1,186,903	\$793,276	\$342,679	2.03	\$390,776.00		RF8	28.87%
TF-24-05-353-001	25485 CANTERBURY RD	6/15/2022	\$840,000	\$944,111	\$220,453	\$324,564	1.9	\$116,028.00		RF8	34.38%
TF-24-05-353-004	31000 NOTTINGHAM DR	9/15/2021	\$610,000	\$841,287	\$111,392	\$342,679	2.1	\$53,044.00		RF8	40.73%
TF-24-06-280-004	26057 ROMANY WAY	11/12/2021	\$1,455,000	\$1,636,625	\$106,709	\$288,334	1.26	\$84,690.00		RF8	17.62%
TF-24-06-280-008	25875 ROMANY WAY	7/9/2021	\$720,000	\$710,665	\$270,496	\$261,161	1.05	\$257,615.00		RF8	36.75%
TF-24-06-280-010	25800 FRANKLIN PARK CT	6/17/2022	\$875,000	\$667,177	\$388,975	\$181,152	0.83	\$468,645.00		RF8	27.15%
TF-24-06-427-002	26061 HAWTHORNE DR	4/16/2021	\$1,750,000	\$1,787,073	\$305,606	\$342,679	2.14	\$142,807.00		RF8	19.18%

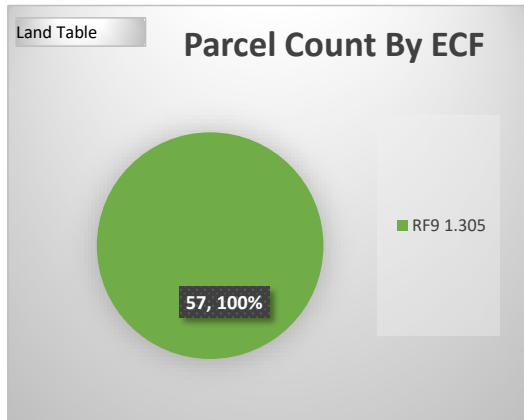
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table RF9

BSA DATABASE		SALES DATA	
Parcel Count	57	# of Sales	3
ECF Nbhd	RF9	Sales Ratio	49.28%
Min ECF	1.305	(Land Resid.-Est. Land Value)/Est. LV	4.53%
Max ECF	1.305	% Change	5.00%
Land Table LtoB	23.55%	Projected Land Table LtoB	24.72%
CVT LtoB	28.03%	Sales Sample Size	5.26%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$364,385	\$380,881	\$382,604
MINIMUM	\$25,694	\$26,857	\$26,979
MAXIMUM	\$1,008,910	\$1,054,584	\$1,059,356

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	LtoB
TF-24-05-151-008	25401 RIVER DR	3/11/2022	\$875,000	\$776,271	\$411,726	\$312,997	2	\$205,863.00		RF9	40.32%
TF-24-05-401-007	31805 TELEGRAPH RD	9/15/2021	\$1,750,000	\$1,781,757	\$573,589	\$605,346	5.26	\$109,047.00		RF9	33.97%
TF-24-05-402-004	24820 RIVERWOOD DR	7/5/2022	\$1,075,000	\$1,088,766	\$243,172	\$256,938	1.07	\$227,264.00		RF9	23.60%

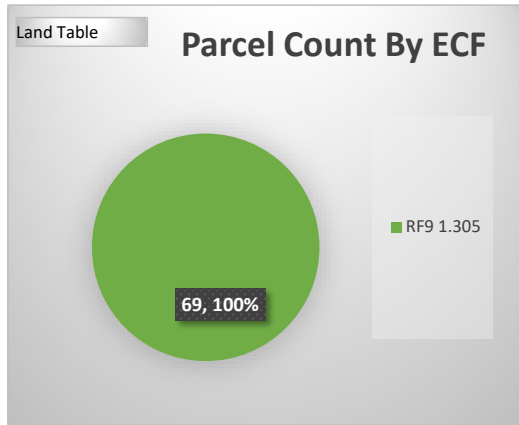
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table RFA

BSA DATABASE		SALES DATA	
Parcel Count	69	# of Sales	2
ECF Nbhd	RF9	Sales Ratio	52.83%
Min ECF	1.305	(Land Resid.-Est. Land Value)/Est. LV	-11.64%
Max ECF	1.305	% Change	0.00%
Land Table LtoB	25.88%	Projected Land Table LtoB	25.88%
CVT LtoB	28.03%	Sales Sample Size	2.90%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$241,491	\$213,373	\$241,491
MINIMUM	\$158,875	\$140,376	\$158,875
MAXIMUM	\$321,987	\$284,496	\$321,987

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TF-24-05-126-011	32875 WING LAKE RD	4/1/2022	\$398,000	\$440,150	\$177,387	\$219,537	1.07	\$165,782.00		RFA	49.88%
TF-24-05-126-018	32365 WING LAKE RD	12/10/2021	\$506,000	\$514,974	\$210,563	\$219,537	1.03	\$204,430.00		RFA	42.63%

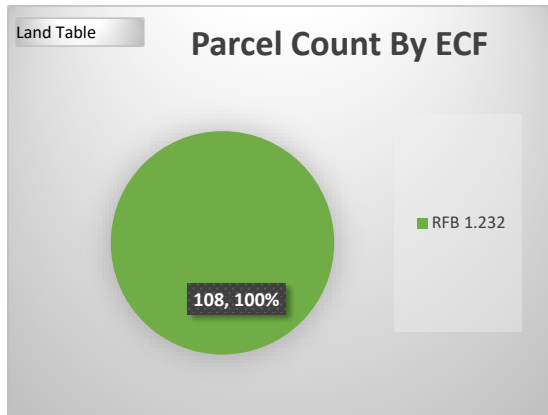
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table RFB

BSA DATABASE		SALES DATA	
Parcel Count	108	# of Sales	7
ECF Nbhd	RFB	Sales Ratio	48.73%
Min ECF	1.232	(Land Resid.-Est. Land Value)/Est. LV	10.07%
Max ECF	1.232	% Change	0.00%
Land Table LtoB	31.02%	Projected Land Table LtoB	31.02%
CVT LtoB	28.03%	Sales Sample Size	6.48%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$133,548	\$146,999	\$133,548
MINIMUM	\$93,416	\$102,825	\$93,416
MAXIMUM	\$180,160	\$198,306	\$180,160

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	LtoB
TF-24-05-201-018	24440 BLOOMINGTON DR	7/6/2022	\$415,000	\$351,653	\$189,746	\$126,399	0.64	\$296,478.00		RFB	35.94%
TF-24-05-202-001	32954 CHATHAM LN	7/13/2022	\$465,000	\$465,556	\$108,113	\$108,669	0.52	\$207,910.00		RFB	23.34%
TF-24-05-204-003	32802 W HAVERFORD DR	5/5/2021	\$321,400	\$333,945	\$113,854	\$126,399	0.63	\$180,721.00		RFB	37.85%
TF-24-05-251-023	24441 S CROMWELL DR	8/9/2021	\$500,000	\$521,739	\$104,660	\$126,399	0.69	\$151,681.00		RFB	24.23%
TF-24-05-252-008	24756 TUDOR LN	9/20/2021	\$580,000	\$566,809	\$153,887	\$140,696	0.72	\$213,732.00		RFB	24.82%
TF-24-05-253-008	24670 S CROMWELL DR	5/18/2022	\$873,000	\$778,346	\$254,797	\$160,143	0.97	\$262,677.00		RFB	20.57%
TF-24-05-253-013	24440 S CROMWELL DR	8/4/2021	\$475,000	\$519,179	\$82,220	\$126,399	0.69	\$119,159.00		RFB	24.35%

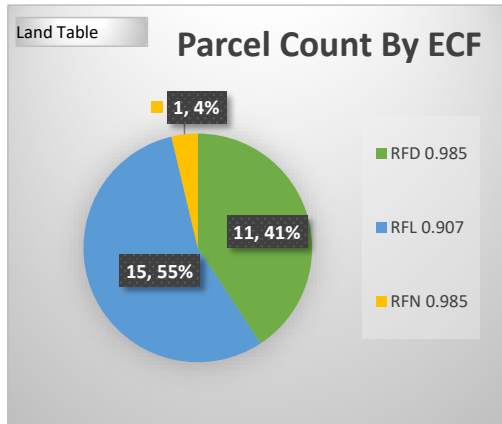
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Land Table RFC

BSA DATABASE		SALES DATA	
Parcel Count	27	# of Sales	1
ECF Nbhd	RFD, RFL, RFN	Sales Ratio	49.43%
Min ECF	0.907	(Land Resid.-Est. Land Value)/Est. LV	4.10%
Max ECF	0.985	% Change	0.00%
Land Table LtoB	17.33%	Projected Land Table LtoB	17.33%
CVT LtoB	28.03%	Sales Sample Size	3.70%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$188,356	\$196,078	\$188,356
MINIMUM	\$55,320	\$57,588	\$55,320
MAXIMUM	\$562,496	\$585,556	\$562,496

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	LtoB
TF-24-08-177-019	30695 BRUCE LN	3/5/2021	\$445,000	\$439,963	\$127,901	\$122,864	0.6	\$213,168.00		RFC	27.93%

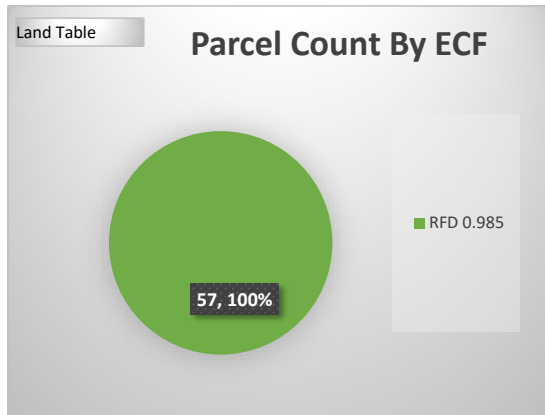
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Land Table RFD

BSA DATABASE		SALES DATA	
Parcel Count	57	# of Sales	6
ECF Nbhd	RFD	Sales Ratio	40.18%
Min ECF	0.985	(Land Resid.-Est. Land Value)/Est. LV	123.59%
Max ECF	0.985	% Change	31.00%
Land Table LtoB	18.79%	Projected Land Table LtoB	24.62%
CVT LtoB	28.03%	Sales Sample Size	10.53%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$144,500	\$323,085	\$189,295
MINIMUM	\$122,825	\$274,622	\$160,901
MAXIMUM	\$212,100	\$474,231	\$277,851

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	LtoB
TF-24-05-379-005	31220 LUCERNE DR	12/5/2022	\$859,000	\$547,533	\$455,967	\$144,500	0.58	\$786,150.00		RFD	26.39%
TF-24-05-380-005	31040 LUCERNE DR	5/16/2022	\$800,000	\$845,069	\$103,936	\$149,005	1.38	\$75,316.00		RFD	17.63%
TF-24-05-452-001	31271 SUNSET DR	8/30/2022	\$365,000				0.58	\$629,310.00		RFD	93.53%
TF-24-05-455-009	24501 FRANKLIN PARK DR	4/29/2022	\$640,888	\$595,801	\$220,387	\$175,300	1.33	\$165,705.00		RFD	29.42%
TF-24-05-377-004	31065 LUCERNE DR	5/26/2021	\$1,550,000	\$1,276,731	\$546,300	\$273,031	1.41	\$387,447.00		RFC	21.39%
TF-24-05-379-008	25066 CANTERBURY RD	12/21/2022	\$2,300,000	\$1,816,085	\$606,779	\$122,864	0.54	\$1,123,665.00		RFC	6.77%

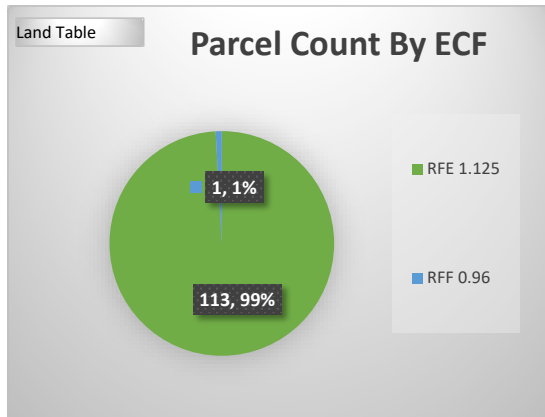
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table RFE

BSA DATABASE		SALES DATA	
Parcel Count	114	# of Sales	8
ECF Nbhd	RFE, RFF	Sales Ratio	49.87%
Min ECF	0.960	(Land Resid.-Est. Land Value)/Est. LV	0.78%
Max ECF	1.125	% Change	0.00%
Land Table LtoB	26.36%	Projected Land Table LtoB	26.36%
CVT LtoB	28.03%	Sales Sample Size	7.02%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$455,370	\$458,911	\$455,370
MINIMUM	\$275,153	\$277,293	\$275,153
MAXIMUM	\$847,985	\$854,580	\$847,985

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	LtoB
TF-24-06-301-004	27185 SCENIC HWY	5/25/2021	\$825,000	\$761,809	\$366,664	\$303,473	1.22	\$300,544.00		RFE	39.84%
TF-24-06-301-007	27310 CRESTWOOD DR	7/16/2021	\$720,000	\$705,636	\$307,539	\$293,175	1.14	\$269,771.00		RFE	41.55%
TF-24-06-352-004	26985 CRESTWOOD DR	12/30/2021	\$1,280,000	\$1,115,810	\$547,634	\$383,444	1.89	\$289,753.00		RFE	34.36%
TF-24-06-352-012	27375 WELLINGTON RD	10/29/2021	\$440,000	\$559,996	\$210,509	\$330,505	1.43	\$147,209.00		RFE	59.02%
TF-24-06-378-003	26750 CRESTWOOD DR	6/15/2021	\$830,000	\$851,863	\$397,785	\$419,648	2.2	\$180,811.00		RFE	49.26%
TF-24-06-402-004	31925 FRANKLIN RD	1/22/2021	\$310,000	\$323,618	\$117,355	\$130,973	0.56	\$209,562.00		RFE	40.47%
TF-24-06-403-002	26475 WOODLORE RD	1/8/2021	\$675,000	\$912,866	\$65,607	\$303,473	1.22	\$53,776.00		RFE	33.24%
TF-24-06-451-009	26377 WILLOWGREEN DR	7/30/2021	\$3,500,000	\$3,326,358	\$843,550	\$669,908	5.42	\$155,637.00		RFE	20.14%

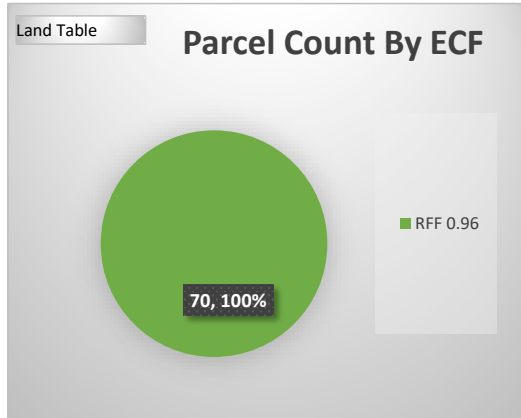
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table RFF

BSA DATABASE		SALES DATA	
Parcel Count	70	# of Sales	6
ECF Nbhd	RFF	Sales Ratio	40.85%
Min ECF	0.960	(Land Resid.-Est. Land Value)/Est. LV	82.29%
Max ECF	0.960	% Change	20.50%
Land Table LtoB	26.56%	Projected Land Table LtoB	32.01%
CVT LtoB	28.03%	Sales Sample Size	8.57%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$283,463	\$516,731	\$341,573
MINIMUM	\$158,471	\$288,880	\$190,958
MAXIMUM	\$346,440	\$631,533	\$417,460

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TF-24-06-452-007	31021 MCKINNEY DR	7/9/2021	\$385,000	\$343,653	\$155,842	\$114,495	0.85	\$183,344.00		RFF	33.32%
TF-24-06-452-012	31173 RAMBLE RD	8/25/2022	\$1,489,000	\$920,805	\$701,311	\$133,116	0.84	\$834,894.00		RFF	14.46%
TF-24-07-126-004	26675 W 13 MILE RD	10/28/2022	\$410,000	\$304,915	\$247,489	\$142,404	1.09	\$227,054.00		RFF	46.70%
TF-24-07-127-008	30656 WOODSIDE DR	5/20/2022	\$844,000	\$528,016	\$501,646	\$185,662	1.27	\$394,997.00		RFF	35.16%
TF-24-07-127-013	30340 KINCARDINE RD	10/22/2021	\$520,000	\$613,864	\$93,812	\$187,676	1.29	\$72,722.00		RFF	30.57%
TF-24-07-176-028	30285 WOODSIDE CT	2/7/2022	\$895,000	\$1,000,818	\$140,560	\$246,378	1.85	\$75,978.00		RFF	24.62%

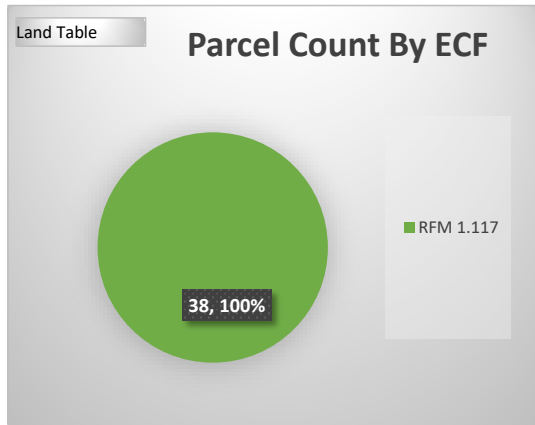
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table RFG

BSA DATABASE		SALES DATA	
Parcel Count	38	# of Sales	8
ECF Nbhd	RFM	Sales Ratio	43.52%
Min ECF	1.117	(Land Resid.-Est. Land Value)/Est. LV	55.52%
Max ECF	1.117	% Change	28.00%
Land Table LtoB	26.10%	Projected Land Table LtoB	33.41%
CVT LtoB	28.03%	Sales Sample Size	21.05%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$156,875	\$243,979	\$200,800
MINIMUM	\$122,208	\$190,063	\$156,426
MAXIMUM	\$209,168	\$325,307	\$267,735

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	LtoB
TF-24-06-428-008	26170 HERSHEYVALE DR	5/24/2022	\$750,000	\$633,509	\$290,798	\$174,307	1.1	\$264,362.00		RFG	27.51%
TF-24-06-428-010	26010 HERSHEYVALE DR	3/17/2022	\$625,000	\$574,055	\$207,820	\$156,875	0.78	\$266,436.00		RFG	27.33%
TF-24-06-476-007		5/5/2021	\$260,000				0.9	\$288,889.00		RFG	100.00%
TF-24-06-476-014	26148 MEADOW DR	5/17/2021	\$664,500	\$645,996	\$162,278	\$143,774	0.7	\$231,826.00		RFG	22.26%
TF-24-06-476-015	26124 MEADOW DR	5/17/2021	\$565,000	\$553,172	\$155,602	\$143,774	0.7	\$222,289.00		RFG	25.99%
TF-24-06-476-022	31074 OAKLEAF LN	5/24/2022	\$1,150,000	\$950,145	\$343,629	\$143,774	0.72	\$477,262.00		RFG	15.13%
TF-24-06-476-023	31050 OAKLEAF LN	6/15/2022	\$875,000	\$670,869	\$347,905	\$143,774	0.69	\$504,210.00		RFG	21.43%
TF-24-06-477-001	26197 MEADOW DR	5/7/2021	\$685,000	\$667,412	\$226,756	\$209,168	1.59	\$142,614.00		RFG	31.34%

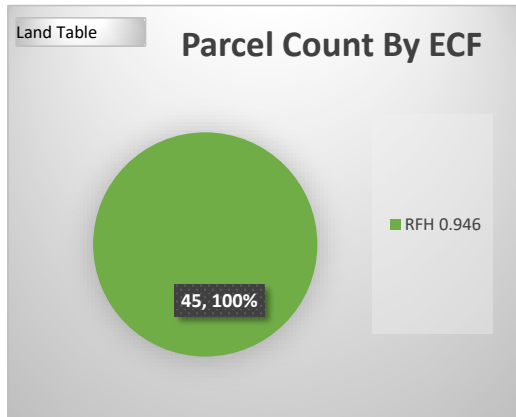
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table RFH

BSA DATABASE		SALES DATA	
Parcel Count	45	# of Sales	5
ECF Nbhd	RFH	Sales Ratio	43.40%
Min ECF	0.946	(Land Resid.-Est. Land Value)/Est. LV	103.25%
Max ECF	0.946	% Change	26.00%
Land Table LtoB	16.77%	Projected Land Table LtoB	21.13%
CVT LtoB	28.03%	Sales Sample Size	11.11%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$169,686	\$344,879	\$213,805
MINIMUM	\$97,713	\$198,597	\$123,118
MAXIMUM	\$249,975	\$508,062	\$314,969

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	LtoB
TF-24-07-151-013	30645 ROSEMOND DR	6/24/2022	\$1,800,000	\$1,775,116	\$236,797	\$211,913	2.81	\$84,269.00		RFH	11.94%
TF-24-07-151-030		1/5/2022	\$290,000				1.76	\$164,773.00		RFH	100.00%
TF-24-07-151-035	30246 INKSTER RD	11/20/2021	\$1,500,000	\$1,301,839	\$305,210	\$107,049	1.52	\$200,796.00		RFH	8.22%
TF-24-07-176-002	30800 ROSEMOND LN	6/17/2022	\$910,000	\$652,807	\$403,170	\$145,977	1.92	\$209,984.00		RFH	22.36%
TF-24-07-176-036	30888 ROSEMOND LN	3/10/2022	\$960,000	\$872,070	\$173,300	\$85,370	1.05	\$165,048.00		RFH	9.79%

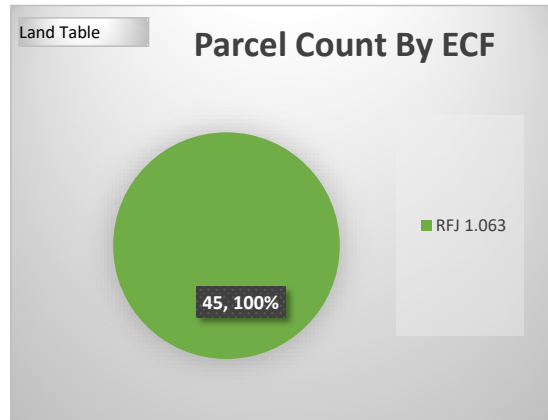
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table RFJ

BSA DATABASE		SALES DATA	
Parcel Count	45	# of Sales	4
ECF Nbhd	RFJ	Sales Ratio	43.65%
Min ECF	1.063	(Land Resid.-Est. Land Value)/Est. LV	40.73%
Max ECF	1.063	% Change	10.00%
Land Table LtoB	26.24%	Projected Land Table LtoB	28.86%
CVT LtoB	28.03%	Sales Sample Size	8.89%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$161,863	\$227,784	\$178,049
MINIMUM	\$119,663	\$168,398	\$131,629
MAXIMUM	\$231,233	\$325,407	\$254,356

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	LtoB
TF-24-07-202-001	30980 FRANKLIN RD	9/30/2022	\$450,000	\$338,377	\$273,486	\$161,863	1.04	\$262,967.00		RFJ	47.84%
TF-24-07-251-001	30621 N GREENBRIAR RD	5/5/2021	\$380,000	\$393,331	\$120,977	\$134,308	0.71	\$170,390.00		RFJ	34.15%
TF-24-07-251-007	30549 N GREENBRIAR RD	6/14/2021	\$635,000	\$519,768	\$249,540	\$134,308	0.58	\$430,241.00		RFJ	25.84%
TF-24-07-251-010	30415 S GREENBRIAR RD	6/18/2021	\$345,000	\$328,505	\$150,803	\$134,308	0.72	\$209,449.00		RFJ	40.88%

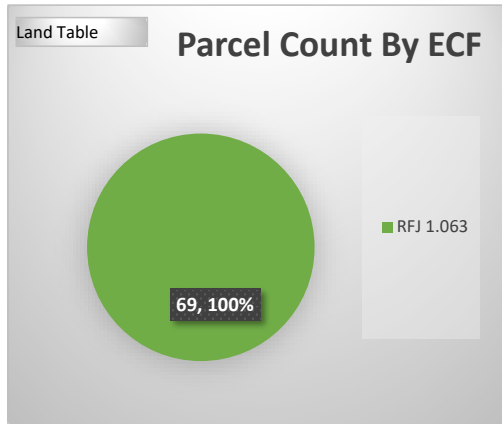
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table RFK

BSA DATABASE		SALES DATA	
Parcel Count	69	# of Sales	5
ECF Nbhd	RFJ	Sales Ratio	48.00%
Min ECF	1.063	(Land Resid.-Est. Land Value)/Est. LV	-6.31%
Max ECF	1.063	% Change	0.00%
Land Table LtoB	26.73%	Projected Land Table LtoB	26.73%
CVT LtoB	28.03%	Sales Sample Size	7.25%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$273,661	\$256,393	\$273,661
MINIMUM	\$114,566	\$107,337	\$114,566
MAXIMUM	\$413,834	\$387,721	\$413,834

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	LtoB
TF-24-07-226-011	30670 KIRK LN	7/29/2021	\$1,012,500	\$906,919	\$294,333	\$188,752	1.14	\$258,187.00		RFK	20.81%
TF-24-07-226-017	30477 OAKLEAF LN	4/14/2021	\$540,000				2.91	\$185,567.00		RFK	100.00%
TF-24-07-276-003	25905 BALSAM RD	9/9/2022	\$875,000	\$975,149	\$210,873	\$311,022	2.51	\$84,013.00		RFK	31.89%
TF-24-07-277-017	30026 OAKLEAF LN	9/16/2021	\$815,000	\$845,806	\$128,691	\$159,497	0.91	\$141,419.00		RFK	18.86%
TF-24-08-176-005	30771 HICKORY LN	6/1/2021	\$461,000	\$489,014	\$158,812	\$186,826	1.12	\$141,796.00		RFK	38.20%

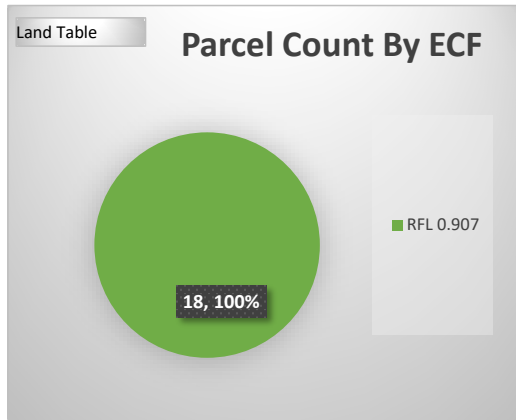
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table RFL

BSA DATABASE		SALES DATA	
Parcel Count	18	# of Sales	2
ECF Nbhd	RFL	Sales Ratio	49.96%
Min ECF	0.907	(Land Resid.-Est. Land Value)/Est. LV	0.38%
Max ECF	0.907	% Change	0.00%
Land Table LtoB	21.23%	Projected Land Table LtoB	21.23%
CVT LtoB	28.03%	Sales Sample Size	11.11%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$227,948	\$228,816	\$227,948
MINIMUM	\$189,387	\$190,109	\$189,387
MAXIMUM	\$310,563	\$311,746	\$310,563

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TF-24-07-252-019	30405 STONEGATE DR	3/2/2021	\$1,000,000	\$1,014,503	\$181,616	\$196,119	0.56	\$324,314.00		RFL	19.33%
TF-24-07-252-020	30400 STONEGATE DR	8/12/2021	\$975,000	\$958,959	\$223,545	\$207,504	0.67	\$333,649.00		RFL	21.64%

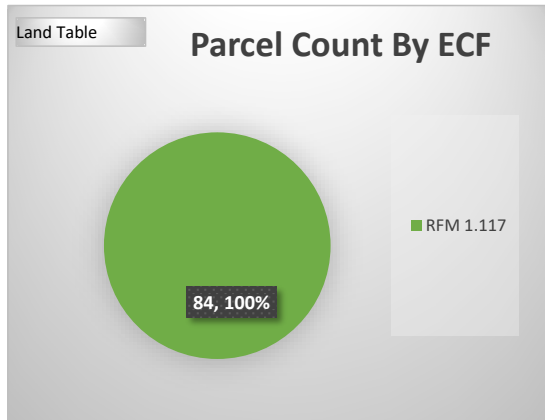
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table RFM

BSA DATABASE		SALES DATA	
Parcel Count	84	# of Sales	10
ECF Nbhd	RFM	Sales Ratio	46.09%
Min ECF	1.117	(Land Resid.-Est. Land Value)/Est. LV	30.13%
Max ECF	1.117	% Change	15.00%
Land Table LtoB	28.07%	Projected Land Table LtoB	32.28%
CVT LtoB	28.03%	Sales Sample Size	11.90%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$178,880	\$232,771	\$205,712
MINIMUM	\$152,048	\$197,855	\$174,855
MAXIMUM	\$241,771	\$314,609	\$278,037

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	LtoB
TF-24-08-101-003	30777 CHEVIOT HILLS DR	8/5/2022	\$700,000	\$576,062	\$302,818	\$178,880	0.69	\$438,867.00		RFM	31.05%
TF-24-08-101-004	30745 CHEVIOT HILLS DR	6/15/2021	\$805,000	\$851,230	\$144,817	\$191,047	0.83	\$174,478.00		RFM	22.44%
TF-24-08-103-001	30950 ROBERTS DR	7/27/2022	\$400,000	\$411,294	\$140,754	\$152,048	0.69	\$203,991.00		RFM	36.97%
TF-24-08-103-006	30720 ROBERTS DR	6/17/2022	\$725,000	\$644,526	\$271,521	\$191,047	0.79	\$343,697.00		RFM	29.64%
TF-24-08-103-012	30650 HARLINCIN CT	5/10/2022	\$680,000	\$588,489	\$282,558	\$191,047	0.87	\$324,779.00		RFM	32.46%
TF-24-08-151-002	30015 CHEVIOT HILLS CT	7/20/2022	\$700,000	\$619,633	\$259,247	\$178,880	0.7	\$370,353.00		RFM	28.87%
TF-24-08-151-004	30070 CHEVIOT HILLS CT	12/30/2021	\$805,000	\$639,733	\$344,147	\$178,880	0.68	\$506,099.00		RFM	27.96%
TF-24-08-151-010	30181 CHEVIOT HILLS DR	3/7/2022	\$500,000	\$570,082	\$108,798	\$178,880	0.7	\$155,426.00		RFM	31.38%
TF-24-08-151-013	30099 CHEVIOT HILLS DR	11/12/2021	\$765,000	\$708,862	\$235,018	\$178,880	0.73	\$321,942.00		RFM	25.23%
TF-24-08-152-004	30220 CHEVIOT HILLS DR	12/17/2021	\$850,000	\$778,270	\$250,610	\$178,880	0.71	\$352,972.00		RFM	22.98%

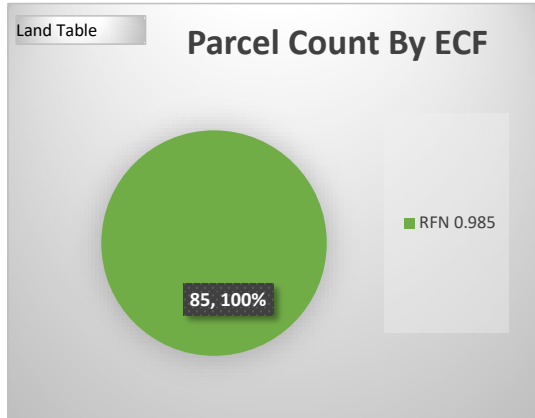
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table RFN

BSA DATABASE		SALES DATA	
Parcel Count	85	# of Sales	7
ECF Nbhd	RFN	Sales Ratio	46.94%
Min ECF	0.985	(Land Resid.-Est. Land Value)/Est. LV	30.24%
Max ECF	0.985	% Change	0.00%
Land Table LtoB	22.09%	Projected Land Table LtoB	22.09%
CVT LtoB	28.03%	Sales Sample Size	8.24%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$123,044	\$160,252	\$123,044
MINIMUM	\$98,269	\$127,985	\$98,269
MAXIMUM	\$277,371	\$361,247	\$277,371

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	LtoB
TF-24-08-201-006	30755 HELMANDALE DR	6/29/2022	\$450,000	\$406,999	\$177,748	\$134,747	0.81	\$219,442.00		RFN	33.11%
TF-24-08-203-019	30515 RUSHMORE CIR	9/14/2022	\$900,000	\$712,325	\$310,511	\$122,836	0.6	\$517,518.00		RFN	17.24%
TF-24-08-204-001	30670 RUSHMORE CIR	10/19/2021	\$360,000	\$403,957	\$78,879	\$122,836	0.58	\$135,998.00		RFN	30.41%
TF-24-08-252-001	30375 RUSHMORE CIR	2/4/2022	\$296,000	\$281,293	\$137,543	\$122,836	0.54	\$254,709.00		RFN	43.67%
TF-24-08-252-006	30120 HELMANDALE DR	3/2/2022	\$915,000	\$825,276	\$187,993	\$98,269	0.6	\$313,322.00		RFN	11.91%
TF-24-08-253-006	30185 HELMANDALE DR	6/10/2022	\$1,000,000	\$985,205	\$149,542	\$134,747	0.95	\$157,413.00		RFN	13.68%
TF-24-08-253-012	30205 HELMANDALE DR	9/13/2021	\$1,080,000	\$1,079,424	\$277,947	\$277,371	2.54	\$109,428.00		RFN	25.70%

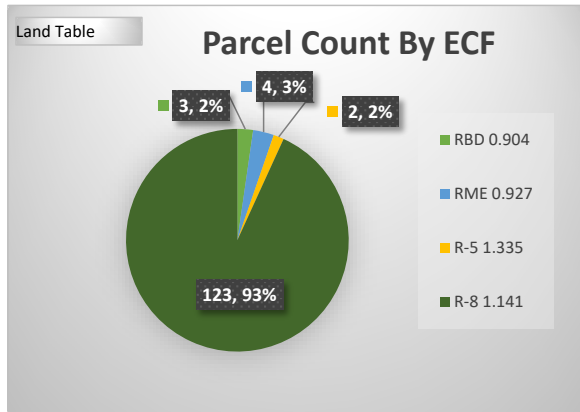
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table RLP

BSA DATABASE		SALES DATA	
Parcel Count	132	# of Sales	10
ECF Nbhd	RBD, R-8, R-5, RME	Sales Ratio	42.57%
Min ECF	0.904	(Land Resid.-Est. Land Value)/Est. LV	30.11%
Max ECF	1.335	% Change	15.00%
Land Table LtoB	29.62%	Projected Land Table LtoB	34.06%
CVT LtoB	28.03%	Sales Sample Size	7.58%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$256,680	\$333,956	\$295,181
MINIMUM	\$128,340	\$166,978	\$147,591
MAXIMUM	\$507,301	\$660,029	\$583,396

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	LtoB
TH-24-02-151-012	32071 ROSEVEAR DR	8/9/2022	\$650,000	\$526,174	\$296,807	\$172,981	0.72	\$412,232.00		RLP	32.88%
TH-24-02-301-002	19800 BEVERLY RD	6/17/2021	\$740,000	\$663,365	\$187,251	\$110,616	0.65	\$288,078.00		RLP	16.67%
TH-24-03-101-001	32990 LAHSER RD	6/10/2021	\$290,000	\$347,860	\$79,062	\$136,922	1.228	\$64,383.00		RLP	39.36%
TH-24-03-101-003	21805 W 14 MILE RD	8/9/2021	\$170,000				0.35	-\$646,663.00		RLP	13.06%
TH-24-03-101-033	32800 CRIMSON CROSSING CT	7/15/2021	\$893,000	\$843,652	\$232,240	\$182,892	0.87	\$266,943.00		RLP	21.68%
TH-24-03-152-007	32110 LAHSER RD	5/21/2021	\$762,000	\$708,538	\$272,122	\$218,660	2.05	\$132,742.00		RLP	30.86%
TH-24-03-377-003	21200 W 13 MILE RD	5/27/2022	\$750,000	\$694,505	\$269,210	\$213,715	1.94	\$138,768.00		RLP	30.77%
TH-24-03-426-014	20042 PEMBERLY CT	5/20/2022	\$635,000				0.91	\$697,802.00		RLP	100.00%
TH-24-04-478-015	31241 LAHSER RD	4/4/2022	\$665,900	\$558,610	\$273,345	\$166,055	1.28	\$213,551.00		RLP	29.73%
TH-24-10-102-023	21705 W 13 MILE RD	5/12/2021	\$399,000	\$400,283	\$148,474	\$149,757	0.98	\$151,504.00		RLP	37.41%

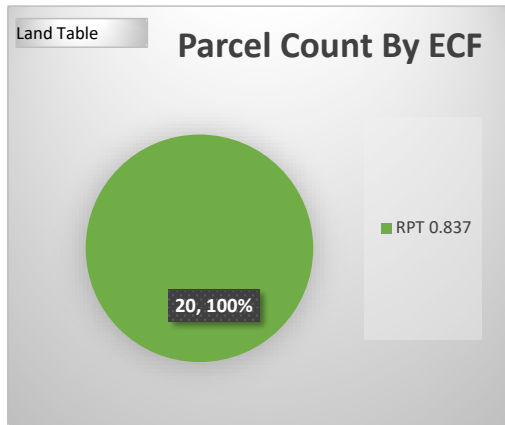
Township of Southfield/Village of Bingham Farms/Village of Franklin/Village of Beverly Hills

Land Table RPT

BSA DATABASE		SALES DATA	
Parcel Count	20	# of Sales	5
ECF Nbhd	RPT	Sales Ratio	46.67%
Min ECF	0.837	(Land Resid.-Est. Land Value)/Est. LV	34.73%
Max ECF	0.837	% Change	0.00%
Land Table LtoB	20.20%	Projected Land Table LtoB	20.20%
CVT LtoB	28.03%	Sales Sample Size	25.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$107,816	\$145,256	\$107,816
MINIMUM	\$107,816	\$145,256	\$107,816
MAXIMUM	\$107,816	\$145,256	\$107,816

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	LtoB
TH-24-02-354-001	31005 TREMONT LN	8/6/2022	\$569,900	\$531,256	\$146,460	\$107,816	0.12	\$1,220,500.00		RPT	20.29%
TH-24-02-354-004	31035 TREMONT LN	5/16/2022	\$625,000	\$537,428	\$195,388	\$107,816	0.12	\$1,628,233.00		RPT	20.06%
TH-24-02-354-005	31045 TREMONT LN	3/14/2022	\$543,000	\$498,217	\$152,599	\$107,816	0.12	\$1,271,658.00		RPT	21.64%
TH-24-02-354-009	31085 TREMONT LN	8/6/2021	\$570,000	\$530,850	\$146,966	\$107,816	0.12	\$1,224,717.00		RPT	20.31%
TH-24-02-354-016	31050 TREMONT LN	3/26/2021	\$505,000	\$527,949	\$84,867	\$107,816	0.12	\$707,225.00		RPT	20.42%