

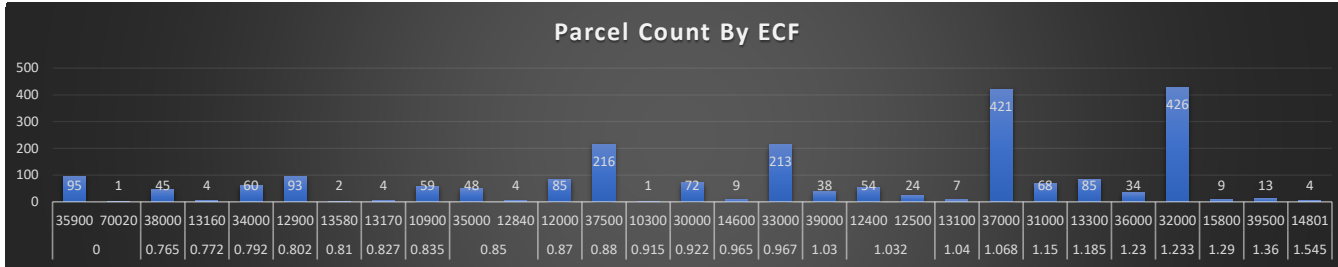
Township of Springfield

Land Table 10000

BSA DATABASE		SALES DATA	
Parcel Count	1737	# of Sales	125
ECF Nbhd	70020, 35000, 30000, 32000, 33000, 34000, 31000, 35900, 37500, 37000, 38000, 39000, 36000	Sales Ratio	46.59%
Min ECF	0.765	(Land Resid.-Est. Land Value)/Est. LV	30.02%
Max ECF	1.233	% Change	0.00%
Land Table LtoB	29.98%	Projected Land Table LtoB	29.98%
CVT LtoB	22.38%	Sales Sample Size	7.20%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$122,415	\$159,158	\$122,415
MINIMUM	\$1,328	\$1,727	\$1,328
MAXIMUM	\$462,550	\$601,386	\$462,550

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-01-400-037	8001 KNOX RD	07/28/21	\$45,000				2.51			10000 ACREAGE	17.70%
U -07-01-101-015	10383 BRIDGE LAKE RD	02/23/21	\$65,000				2.64			10000 ACREAGE	15.29%
U -07-01-101-017	10301 BRIDGE LAKE RD	01/18/22	\$65,000				2.51			10000 ACREAGE	15.40%
U -07-22-126-008	10700 CLARK RD	05/11/21	\$100,000				2.81		U -07-22-126-007	10000 ACREAGE	39.32%
U -07-01-101-016	10341 BRIDGE LAKE RD	10/21/21	\$78,000				2.51			10000 ACREAGE	13.92%
U -07-21-201-032	11566 ANDERSONVILLE RD	07/25/22	\$25,000				6.72	\$3,720		10000 ACREAGE	100.00%
U -07-32-151-001	WOODLAND TRL	04/14/21	\$24,900				2.60	\$9,577		10000 ACREAGE	100.00%
U -07-09-277-013	BIGELOW RD	07/26/22	\$25,000				1.52	\$16,447		10000 ACREAGE	100.00%
U -07-23-400-028	9444 BIG LAKE RD	03/24/21	\$45,000				1.96	\$22,959		10000 ACREAGE	100.00%
U -07-28-126-006		01/20/21	\$40,600				1.27	\$31,969		10000 ACREAGE	100.00%
U -07-14-226-016	9155 DAVISBURG RD	09/01/22	\$225,000	\$334,544	(\$18,702)	\$90,842	5.01	(\$3,733)		10000 ACREAGE	27.15%
U -07-31-451-011	4455 ORMOND RD	02/14/22	\$187,000	\$274,029	(\$11,390)	\$75,639	2.50	(\$4,556)		10000 ACREAGE	27.60%
U -07-31-300-021	7150 EAGLE RD	08/26/21	\$250,000				37.74	\$6,624		10000 ACREAGE	100.00%
U -07-27-227-025	10167 ANDERSONVILLE RD	12/29/22	\$45,000				1.00	\$45,000		10000 ACREAGE	100.00%
U -07-08-200-032	9009 TINDALL RD	06/28/21	\$445,000	\$593,756	(\$25,555)	\$123,201	6.10	(\$4,189)		10000 ACREAGE	20.75%
U -07-30-401-015	5775 ORMOND RD	10/24/22	\$270,000	\$354,013	(\$4,510)	\$79,503	2.52	(\$1,790)		10000 ACREAGE	22.46%
U -07-35-277-004	9189 ANDERSONVILLE RD	01/11/21	\$399,900	\$509,912	(\$47,984)	\$62,028	1.51	(\$31,777)		10000 ACREAGE	12.16%
U -07-19-201-004	7195 ORMOND RD	01/08/21	\$190,000	\$238,132	\$13,045	\$61,177	1.04	\$12,543		10000 ACREAGE	25.69%
U -07-22-451-009	10270 ANDERSONVILLE RD	08/12/21	\$309,000	\$386,161	(\$15,468)	\$61,693	1.37	(\$11,291)		10000 ACREAGE	15.98%
U -07-19-100-018	3948 PARKER RD	03/11/22	\$180,000				21.27	\$8,463		10000 ACREAGE	100.00%
U -07-13-151-021	7893 BROOK LN	10/11/21	\$511,500	\$626,677	(\$40,869)	\$74,308	2.09	(\$19,555)		10000 ACREAGE	11.86%
U -07-17-377-015	12499 ANDERSONVILLE RD	06/19/21	\$375,000	\$453,437	(\$16,166)	\$62,271	1.40	(\$11,547)		10000 ACREAGE	13.73%
U -07-24-301-017	8808 BIG LAKE RD	04/11/22	\$485,000	\$585,269	(\$39,153)	\$61,116	1.02	(\$38,385)		10000 ACREAGE	10.44%
U -07-02-176-015	9400 AUTUMNGLO DR	09/26/22	\$590,000	\$707,196	\$29,899	\$147,095	7.57	\$3,950		10000 ACREAGE	20.80%
U -07-06-400-019	9750 MELISSA LN	02/08/22	\$360,000	\$428,134	\$109,143	\$177,277	10.01	\$10,903		10000 ACREAGE	41.41%

Township of Springfield

Land Table 10000

U -07-06-400-026	13450 RATTALEE LAKE RD	06/04/21	\$290,000	\$343,279	\$119,120	\$172,399	10.50	\$11,345	10000 ACREAGE	50.22%
U -07-01-400-034	9587 ELLIS RD	09/30/21	\$485,000	\$566,805	(\$2,821)	\$78,984	2.51	(\$1,124)	10000 ACREAGE	13.93%
U -07-35-203-005	5440 FARLEY RD	01/14/22	\$475,000	\$548,771	\$86,834	\$160,605	12.54	\$6,925	10000 ACREAGE	29.27%
U -07-02-400-005	9380 RATTALEE LAKE RD	03/15/22	\$439,000	\$505,155	\$7,980	\$74,135	2.23	\$3,578	10000 ACREAGE	14.68%
U -07-09-426-003	10991 BIGELOW RD	08/26/21	\$495,000	\$566,287	\$114,464	\$185,751	10.14	\$11,288	10000 ACREAGE	32.80%
U -07-21-476-024	11204 BIG LAKE RD	04/01/22	\$405,000	\$457,822	\$9,175	\$61,997	1.50	\$6,117	10000 ACREAGE	13.54%
U -07-14-176-026	9641 DAVISBURG RD	08/18/22	\$205,000	\$229,142	\$45,556	\$69,698	2.00	\$22,778	10000 ACREAGE	30.42%
U -07-23-400-022	9112 BIG LAKE RD	09/19/22	\$407,400	\$451,044	\$10,084	\$53,728	1.03	\$9,790	10000 ACREAGE	11.91%
U -07-28-451-030	5625 HILLSBORO RD	07/22/22	\$290,000	\$319,668	\$31,387	\$61,055	1.00	\$31,387	10000 ACREAGE	19.10%
U -07-10-100-015	10862 BIGELOW RD	08/31/21	\$410,000	\$451,564	\$164,134	\$205,698	20.13	\$8,154	10000 ACREAGE	45.55%
U -07-02-176-014	GIBBS RD	07/25/22	\$70,000				2.50	\$28,000	10000 ACREAGE	100.00%
U -07-28-451-029	5635 HILLSBORO RD	03/09/21	\$325,000	\$357,374	\$28,681	\$61,055	1.00	\$28,681	10000 ACREAGE	17.08%
U -07-02-101-003	10153 GIBBS RD	09/30/21	\$180,000				10.41	\$16,467	10000 ACREAGE	95.62%
U -07-15-126-014	10801 DAVISBURG RD	08/01/22	\$387,900	\$421,058	\$28,019	\$61,177	1.04	\$26,941	10000 ACREAGE	14.53%
U -07-31-276-005	13106 WOODLAND TRL	05/14/21	\$80,000				6.67	\$11,994	10000 ACREAGE	100.00%
U -07-32-126-004	12395 SHAFFER RD	10/20/21	\$675,000	\$716,107	\$143,873	\$184,980	10.23	\$14,064	10000 ACREAGE	25.83%
U -07-05-451-016	12400 RATTALEE LAKE RD	03/05/21	\$800,000	\$840,989	\$152,425	\$193,414	11.47	\$13,289	10000 ACREAGE	23.00%
U -07-10-100-002	10791 RATTALEE LAKE RD	10/13/21	\$299,900	\$315,042	\$46,035	\$61,177	1.31	\$35,141	10000 ACREAGE	19.42%
U -07-22-101-007	10950 CLARK RD	10/26/22	\$340,000	\$356,608	\$100,462	\$117,070	5.95	\$16,884	10000 ACREAGE	32.83%
U -07-25-200-018	8200 FOSTER RD	01/26/21	\$278,000	\$288,670	\$69,006	\$79,676	2.53	\$27,275	10000 ACREAGE	27.60%
U -07-14-402-008	7565 OLD POND DR	11/23/22	\$158,500	\$163,683	\$58,206	\$63,389	1.54	\$37,796	10000 ACREAGE	38.73%
U -07-32-200-016	12109 SHAFFER RD	07/13/22	\$498,000	\$510,595	\$188,692	\$201,287	15.15	\$12,455	10000 ACREAGE	39.42%
U -07-10-351-023	10845 BIGELOW RD	10/18/21	\$195,000				17.00	\$11,471	10000 ACREAGE	100.00%
U -07-22-102-006	10863 CLARK RD	12/14/21	\$376,000	\$384,359	\$70,105	\$78,464	2.50	\$28,042	10000 ACREAGE	20.41%
U -07-36-326-016	8720 ANDERSONVILLE RD	08/19/22	\$286,500	\$291,757	\$55,798	\$61,055	1.00	\$55,798	10000 ACREAGE	20.93%
U -07-10-376-007	10619 BIGELOW RD	03/26/21	\$295,000	\$299,109	\$70,546	\$74,655	2.26	\$31,215	10000 ACREAGE	24.96%
U -07-10-202-023	10323 RATTALEE LAKE RD	09/28/22	\$210,000	\$211,366	\$60,692	\$62,058	1.33	\$45,633	10000 ACREAGE	29.36%
U -07-10-326-019	10744 KING RD	02/23/21	\$160,000	\$160,420	\$72,330	\$72,750	2.00	\$36,165	10000 ACREAGE	45.35%
U -07-35-203-011	5360 FARLEY RD	10/12/22	\$405,000	\$405,633	\$61,820	\$62,453	1.57	\$39,376	10000 ACREAGE	15.40%
U -07-06-100-018	17035 WEBER RD	04/19/21	\$405,000	\$405,501	\$72,768	\$73,269	2.16	\$33,689	10000 ACREAGE	18.07%
U -07-25-426-023	8732 CLEMENT RD	09/23/22	\$465,000	\$459,679	\$67,531	\$62,210	1.38	\$48,936	10000 ACREAGE	13.53%
U -07-02-101-012	9841 KIER RD	06/25/21	\$460,000	\$452,902	\$88,767	\$81,669	2.52	\$35,225	10000 ACREAGE	18.03%
U -07-26-426-004	5690 FARLEY RD	12/03/21	\$301,000	\$295,344	\$70,673	\$65,017	2.04	\$34,644	10000 ACREAGE	22.01%
U -07-26-426-003	9175 FOSTER RD	06/11/21	\$275,000	\$267,752	\$79,388	\$72,140	2.22	\$35,760	10000 ACREAGE	26.94%
U -07-17-377-017	7475 HALL RD	09/28/22	\$250,000	\$241,871	\$69,184	\$61,055	1.00	\$69,184	10000 ACREAGE	25.24%
U -07-02-376-013	9680 RATTALEE LAKE RD	01/27/22	\$405,000	\$390,583	\$214,463	\$200,046	12.63	\$16,980	10000 ACREAGE	51.22%
U -07-09-201-010	11381 BIGELOW RD	11/10/21	\$364,000	\$351,005	\$74,324	\$61,329	1.09	\$68,187	10000 ACREAGE	17.47%
U -07-02-151-008	10081 GIBBS RD	12/27/21	\$449,000	\$432,322	\$78,371	\$61,693	1.32	\$59,372	10000 ACREAGE	14.27%
U -07-06-100-005	7100 TUCKER RD	10/19/21	\$235,000	\$223,242	\$124,269	\$112,511	5.60	\$22,191	10000 ACREAGE	50.40%
U -07-01-400-027	8164 RATTALEE LAKE RD	11/05/21	\$375,000	\$355,310	\$98,847	\$79,157	2.51	\$39,381	10000 ACREAGE	22.28%
U -07-05-176-001	E HOLLY RD	09/12/22	\$282,500				44.70	\$6,573	10000 ACREAGE	100.00%
U -07-22-476-029	6765 RIDGEWOOD RD	01/20/21	\$750,000	\$705,872	\$150,037	\$105,909	5.00	\$30,007	10000 ACREAGE	15.00%
U -07-22-476-009	10150 ANDERSONVILLE RD	08/30/22	\$315,000	\$295,036	\$95,311	\$75,347	2.31	\$41,260	10000 ACREAGE	25.54%
U -07-32-126-013	12660 WOODLAND TRL	05/27/21	\$520,000	\$476,973	\$214,423	\$171,396	10.95	\$19,582	10000 ACREAGE	35.93%
U -07-22-451-002	10412 ANDERSONVILLE RD	11/15/21	\$165,000	\$151,026	\$76,753	\$62,779	1.62	\$47,378	10000 ACREAGE	41.57%
U -07-10-376-020	10680 DAVISBURG RD	08/17/21	\$708,000	\$642,395	\$251,414	\$185,809	10.42	\$24,128	10000 ACREAGE	28.92%
U -07-09-226-013	11113 RATTALEE LAKE RD	04/09/21	\$458,910	\$411,690	\$164,605	\$117,385	5.91	\$27,852	10000 ACREAGE	28.51%
U -07-25-200-045	8480 FOSTER RD	11/18/21	\$886,000	\$792,729	\$181,271	\$88,000	3.18	\$57,003	10000 ACREAGE	11.10%
U -07-31-451-010	4503 ORMOND RD	06/08/22	\$550,000	\$489,147	\$124,179	\$63,326	2.85	\$43,572	10000 ACREAGE	12.95%
U -07-02-302-003	9899 TROTTER LN	08/22/22	\$525,000	\$463,021	\$141,482	\$79,503	2.47	\$57,280	10000 ACREAGE	17.17%
U -07-21-101-018	11925 CLARK RD	04/05/21	\$246,000	\$216,163	\$91,257	\$61,420	1.21	\$75,419	10000 ACREAGE	28.41%
U -07-13-301-005	8930 DIXIE HWY	08/05/22	\$600,000	\$527,023	\$204,886	\$131,909	3.00	\$68,295	10000 ACREAGE	25.03%
U -07-09-202-024	11280 BIGELOW RD	08/19/22	\$287,500	\$252,101	\$111,439	\$76,040	2.40	\$46,433	10000 ACREAGE	30.16%
U -07-10-100-030	10920 BIGELOW RD	12/27/22	\$500,000	\$437,458	\$231,389	\$168,847	15.45	\$14,977	10000 ACREAGE	38.60%
U -07-19-226-024	7170 ORMOND RD	03/04/22	\$460,000	\$402,000	\$150,234	\$92,234	4.17	\$36,027	10000 ACREAGE	22.94%

Township of Springfield

Land Table 10000

U -07-28-126-007	11699 BIG LAKE RD	01/05/21	\$70,000					1.01	\$69,307	10000 ACREAGE	100.00%
U -07-31-100-018	13920 NEAL RD	08/23/22	\$375,000	\$325,939	\$130,123	\$81,062		2.76	\$47,146	10000 ACREAGE	24.87%
U -07-30-276-009	5924 ORMOND RD	05/29/22	\$360,000	\$311,983	\$111,495	\$63,478		2.52	\$44,244	10000 ACREAGE	20.35%
U -07-08-200-014	12475 RATTALEE LAKE RD	09/15/22	\$485,000	\$420,036	\$250,430	\$185,466		10.29	\$24,337	10000 ACREAGE	44.15%
U -07-12-126-005	8615 RATTALEE LAKE RD	08/26/22	\$350,000	\$302,824	\$126,333	\$79,157		2.50	\$50,533	10000 ACREAGE	26.14%
U -07-13-251-017	7822 BROOK LN	05/17/22	\$705,500	\$609,267	\$159,012	\$62,779		1.51	\$105,306	10000 ACREAGE	10.30%
U -07-21-101-022	11904 JERSEY CT	02/28/22	\$365,000	\$314,260	\$114,885	\$64,145		2.94	\$39,077	10000 ACREAGE	20.41%
U -07-02-376-010	9500 GIBBS RD	06/24/22	\$370,000	\$315,182	\$116,876	\$62,058		1.33	\$87,877	10000 ACREAGE	19.69%
U -07-02-400-015	9460 RATTALEE LAKE RD	06/14/21	\$484,000	\$411,892	\$144,451	\$72,343		1.98	\$72,955	10000 ACREAGE	17.56%
U -07-23-400-029	9388 BIG LAKE RD	03/24/21	\$90,000					2.22	\$40,541	10000 ACREAGE	100.00%
U -07-07-100-022	13575 RATTALEE LAKE RD	10/05/21	\$295,000	\$249,781	\$107,125	\$61,906		1.39	\$77,068	10000 ACREAGE	24.78%
U -07-23-101-006	9740 CLARK RD	06/29/21	\$335,000	\$282,600	\$120,473	\$68,073		3.93	\$30,655	10000 ACREAGE	24.09%
U -07-25-200-014	8328 FOSTER RD	01/15/21	\$325,000	\$269,301	\$118,061	\$62,362		1.51	\$78,186	10000 ACREAGE	23.16%
U -07-22-201-011	10056 CLARK RD	07/30/21	\$839,000	\$695,088	\$330,064	\$186,152		10.20	\$32,359	10000 ACREAGE	26.78%
U -07-19-226-018	7202 ORMOND RD	06/03/22	\$475,000	\$393,066	\$144,175	\$62,241		1.50	\$96,117	10000 ACREAGE	15.83%
U -07-21-201-013	11680 ANDERSONVILLE RD	05/17/21	\$350,000	\$284,951	\$149,200	\$84,151		2.86	\$52,168	10000 ACREAGE	29.53%
U -07-10-476-037	8406 W ELLIS RD	04/20/22	\$335,000	\$272,315	\$124,378	\$61,693		1.21	\$102,792	10000 ACREAGE	22.66%
U -07-26-376-008	9593 ANDERSONVILLE RD	11/10/22	\$249,000	\$202,255	\$109,615	\$62,870		2.07	\$52,954	10000 ACREAGE	31.08%
U -07-16-351-016	11916 CLARK RD	10/27/22	\$387,000	\$311,245	\$137,928	\$62,173		1.87	\$73,758	10000 ACREAGE	19.98%
U -07-33-452-008	4410 HILLSBORO RD	08/31/22	\$445,000	\$357,409	\$174,941	\$87,350		5.00	\$34,988	10000 ACREAGE	24.44%
U -07-22-201-010	10300 CLARK RD	06/08/22	\$640,000	\$513,368	\$311,454	\$184,822		10.02	\$31,083	10000 ACREAGE	36.00%
U -07-05-451-023		11/01/21	\$249,000					30.92	\$8,053	10000 ACREAGE	100.00%
U -07-33-252-001	5150 HILLSBORO RD	10/29/21	\$280,000	\$223,550	\$118,779	\$62,329		1.92	\$61,864	10000 ACREAGE	27.88%
U -07-17-126-004	8401 EATON RD	03/18/22	\$378,000	\$298,894	\$153,068	\$73,962		2.07	\$73,946	10000 ACREAGE	24.75%
U -07-21-151-001	11965 ANDERSONVILLE RD	02/25/22	\$400,000	\$312,779	\$176,679	\$89,458		3.50	\$50,480	10000 ACREAGE	28.60%
U -07-25-401-014	8459 FOSTER RD	04/19/22	\$215,000	\$166,428	\$109,931	\$61,359		1.10	\$99,937	10000 ACREAGE	36.87%
U -07-23-300-005	6590 RIDGEWOOD RD	02/18/22	\$440,000	\$339,784	\$204,868	\$104,652		5.00	\$40,974	10000 ACREAGE	30.80%
U -07-06-300-010	13600 RATTALEE LAKE RD	02/04/21	\$600,000	\$456,957	\$600,000	\$360,957		80.00	\$7,500	10000 ACREAGE	78.99%
U -07-23-400-015	9206 BIG LAKE RD	12/08/21	\$443,000	\$334,693	\$160,814	\$52,507		1.00	\$160,814	10000 ACREAGE	15.69%
U -07-23-300-032	6540 SPRINGFIELD LN	08/01/22	\$477,500	\$360,463	\$185,310	\$68,273		1.78	\$104,107	10000 ACREAGE	18.94%
U -07-27-227-026	10101 ANDERSONVILLE RD	09/29/22	\$310,000	\$232,997	\$206,624	\$129,621		9.15	\$33,273	10000 ACREAGE	55.63%
U -07-16-351-007	7440 DILLEY RD	07/23/21	\$325,000	\$239,642	\$149,358	\$64,000		1.98	\$75,433	10000 ACREAGE	26.71%
U -07-31-251-005	5069 ORMOND RD	11/18/22	\$350,000	\$257,382	\$183,308	\$90,690		5.00	\$36,662	10000 ACREAGE	35.24%
U -07-35-203-007	5342 FARLEY RD	04/25/22	\$621,000	\$445,810	\$244,277	\$69,087		1.94	\$125,916	10000 ACREAGE	15.50%
U -07-12-476-007	8455 ELLIS RD	06/17/21	\$405,000	\$290,508	\$252,627	\$138,135		7.00	\$36,090	10000 ACREAGE	47.55%
U -07-08-376-004	8480 EATON RD	04/30/21	\$214,000	\$153,215	\$122,448	\$61,663		1.20	\$102,040	10000 ACREAGE	40.25%
U -07-10-100-008	10693 RATTALEE LAKE RD	06/14/22	\$360,000	\$255,496	\$173,388	\$68,884		2.00	\$86,694	10000 ACREAGE	26.96%
U -07-13-228-002	8150 HOLCOMB RD	10/28/22	\$408,000	\$287,948	\$201,721	\$81,669		2.82	\$71,532	10000 ACREAGE	28.36%
U -07-05-300-019	12800 RATTALEE LAKE RD	10/21/22	\$485,000	\$337,543	\$252,109	\$104,652		5.15	\$48,953	10000 ACREAGE	31.00%
U -07-14-226-002	9640 DIXIE HWY	11/05/21	\$695,000	\$473,077	\$411,203	\$189,280		17.06	\$24,103	10000 ACREAGE	40.01%
U -07-10-451-026	10422 BIGELOW RD	09/26/22	\$316,000	\$207,237	\$163,795	\$55,032		1.03	\$159,024	10000 ACREAGE	26.56%
U -07-14-402-006	7605 OLD POND DR	04/27/22	\$385,000	\$245,368	\$201,569	\$61,937		1.29	\$156,255	10000 ACREAGE	25.24%
U -07-09-202-030	11320 BIGELOW RD	05/21/21	\$296,400	\$188,770	\$169,445	\$61,815		1.40	\$121,032	10000 ACREAGE	32.75%
U -07-01-400-007	9497 ELLIS RD	08/05/22	\$520,000	\$324,944	\$263,533	\$68,477		2.25	\$117,126	10000 ACREAGE	21.07%
U -07-12-226-003	9291 SHAMROCK LN	12/28/22	\$400,000	\$248,929	\$233,524	\$82,453		3.13	\$74,608	10000 ACREAGE	33.12%

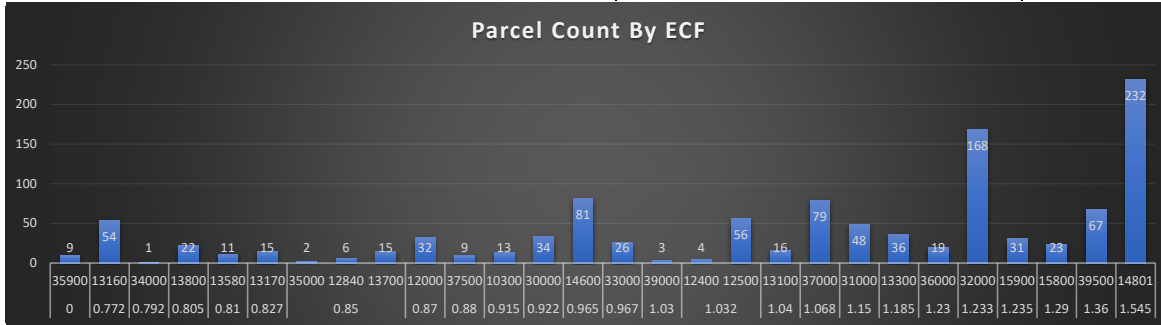
Township of Springfield

Land Table 10001

BSA DATABASE		SALES DATA	
Parcel Count	398	# of Sales	32
ECF Nbhd	32000, 33000, 36000, 37000, 37500, 39000, 31000, 34000, 30000, 35000, 35900	Sales Ratio	43.92%
Min ECF	0.792	(Land Resid.-Est. Land Value)/Est. LV	73.58%
Max ECF	1.233	% Change	18.00%
Land Table LtoB	20.60%	Projected Land Table LtoB	24.31%
CVT LtoB	22.38%	Sales Sample Size	8.04%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$39,688	\$68,888	\$46,832
MINIMUM	\$376	\$653	\$444
MAXIMUM	\$60,000	\$104,146	\$70,800

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-17-152-020	MARQUOIT	08/09/21	\$1,300				0.10	\$13,000		10001: Less than 1 acre from 10000	100.00%
U -07-10-326-010	SHORE DR	07/19/22	\$35,000				0.98	\$35,714		10001: Less than 1 acre from 10000	100.00%
U -07-21-428-003	11305 ANDERSONVILLE RD	05/14/21	\$162,000	\$223,197	(\$23,822)	\$37,375	0.46	(\$51,787)		10001: Less than 1 acre from 10000	16.75%
U -07-20-226-005	12136 ANDERSONVILLE RD	11/19/21	\$263,000	\$298,333	\$24,667	\$60,000	0.98	\$25,170		10001: Less than 1 acre from 10000	20.11%
U -07-28-102-008	11817 OLD OAKS DR	10/04/21	\$373,500	\$398,249	\$26,439	\$51,188	0.74	\$35,728		10001: Less than 1 acre from 10000	12.85%
U -07-23-127-003	7208 OLD POND DR	09/15/21	\$260,000	\$266,322	\$35,678	\$42,000	0.56	\$63,711		10001: Less than 1 acre from 10000	15.77%
U -07-31-277-001	4990 ORMOND RD	10/25/21	\$185,000	\$189,330	\$46,464	\$50,794	0.88	\$52,800		10001: Less than 1 acre from 10000	26.83%
U -07-21-428-001	11341 ANDERSONVILLE RD	06/06/22	\$280,000	\$284,600	\$32,775	\$37,375	0.40	\$81,938		10001: Less than 1 acre from 10000	13.13%
U -07-28-102-009	11783 OLD OAKS DR	10/04/21	\$423,800	\$423,040	\$57,198	\$56,438	0.84	\$68,093		10001: Less than 1 acre from 10000	13.34%
U -07-16-102-004	11914 DAVISBURG RD	07/26/21	\$265,000	\$259,567	\$65,433	\$60,000	0.92	\$71,123		10001: Less than 1 acre from 10000	23.12%
U -07-36-327-003	8693 ANDERSONVILLE RD	08/24/22	\$280,222	\$272,294	\$64,366	\$56,438	0.88	\$73,143		10001: Less than 1 acre from 10000	20.73%
U -07-17-152-031	7997 CROSSHILL ST	09/16/21	\$370,000	\$349,806	\$62,194	\$42,000	0.50	\$124,388		10001: Less than 1 acre from 10000	12.01%
U -07-28-102-006	11800 OLD OAKS DR	08/02/22	\$455,000	\$421,450	\$84,738	\$51,188	0.75	\$112,984		10001: Less than 1 acre from 10000	12.15%
U -07-28-451-014	11460 SHAFFER RD	12/27/21	\$350,000	\$321,875	\$74,875	\$46,750	0.63	\$118,849		10001: Less than 1 acre from 10000	14.52%
U -07-24-301-011	8675 CLARK RD	08/06/21	\$270,000	\$236,746	\$70,629	\$37,375	0.48	\$147,144		10001: Less than 1 acre from 10000	15.79%
U -07-35-202-002	9514 ANDERSONVILLE RD	07/07/21	\$260,000	\$226,985	\$75,015	\$42,000	0.50	\$150,030		10001: Less than 1 acre from 10000	18.50%
U -07-01-376-009	8600 RATTALEE LAKE RD	05/05/22	\$355,000	\$309,904	\$105,096	\$60,000	0.92	\$114,235		10001: Less than 1 acre from 10000	19.36%
U -07-36-327-005	8649 ANDERSONVILLE RD	11/17/22	\$215,000	\$185,254	\$86,184	\$56,438	0.83	\$103,836		10001: Less than 1 acre from 10000	30.47%
U -07-25-326-045	5410 EDGAR RD	12/30/21	\$318,000	\$269,112	\$108,888	\$60,000	0.92	\$118,357		10001: Less than 1 acre from 10000	22.30%
U -07-35-426-015	9130 CROSBY LAKE RD	07/26/21	\$321,000	\$270,617	\$106,821	\$56,438	0.83	\$128,700		10001: Less than 1 acre from 10000	20.86%
U -07-22-451-005	10366 ANDERSONVILLE RD	04/30/21	\$227,000	\$189,204	\$79,796	\$42,000	0.55	\$145,084		10001: Less than 1 acre from 10000	22.20%
U -07-16-102-006	11870 DAVISBURG RD	01/22/21	\$330,000	\$274,521	\$115,479	\$60,000	0.92	\$125,521		10001: Less than 1 acre from 10000	21.86%
U -07-36-327-018	8535 ANDERSONVILLE RD	08/23/21	\$250,000	\$201,431	\$85,944	\$37,375	0.41	\$209,620		10001: Less than 1 acre from 10000	18.55%
U -07-26-301-005	9729 ANDERSONVILLE RD	05/25/22	\$220,000	\$175,286	\$91,464	\$46,750	0.63	\$145,181		10001: Less than 1 acre from 10000	26.67%
U -07-10-451-032	10545 KING RD	07/22/21	\$300,000	\$228,925	\$127,513	\$56,438	0.85	\$150,015		10001: Less than 1 acre from 10000	24.65%
U -07-27-201-001	10491 BIG LAKE RD	06/15/21	\$215,000	\$162,914	\$108,524	\$56,438	0.87	\$124,740		10001: Less than 1 acre from 10000	34.64%
U -07-14-226-019	9275 DAVISBURG RD	04/25/22	\$470,000	\$355,115	\$166,073	\$51,188	0.74	\$224,423		10001: Less than 1 acre from 10000	14.41%
U -07-17-327-006	12780 ANDERSONVILLE RD	04/13/21	\$179,900	\$133,943	\$92,707	\$46,750	0.62	\$149,527		10001: Less than 1 acre from 10000	34.90%

Township of Springfield

Land Table 10001

U -07-36-376-004	8545 CROSBY LAKE RD	11/30/21	\$185,000	\$135,634	\$91,366	\$42,000	0.50	\$182,732	10001: Less than 1 acre from 10000	30.97%
U -07-10-451-006	10431 KING RD	10/05/22	\$385,000	\$273,355	\$158,395	\$46,750	0.68	\$232,934	10001: Less than 1 acre from 10000	17.10%
U -07-17-228-003	11985 DAVISBURG RD	01/14/22	\$335,000	\$233,329	\$143,671	\$42,000	0.59	\$243,510	10001: Less than 1 acre from 10000	18.00%
U -07-28-476-023	5420 HILLSBORO RD	05/13/22	\$436,000	\$281,443	\$201,307	\$46,750	0.67	\$300,458	10001: Less than 1 acre from 10000	16.61%

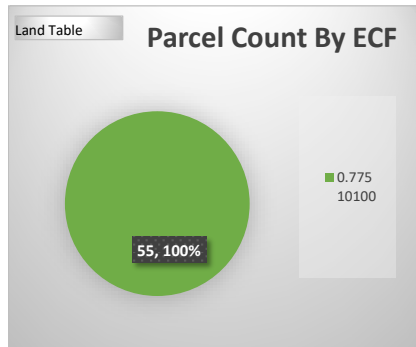
Township of Springfield

Land Table 10100

BSA DATABASE		SALES DATA	
Parcel Count	55	# of Sales	3
ECF Nbhd	10100	Sales Ratio	43.99%
Min ECF	0.775	(Land Resid.-Est. Land Value)/Est. LV	78.74%
Max ECF	0.775	% Change	0.00%
Land Table LtoB	17.51%	Projected Land Table LtoB	17.51%
CVT LtoB	22.38%	Sales Sample Size	5.45%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$142,974	\$255,548	\$142,974
MINIMUM	\$1,518	\$2,713	\$1,518
MAXIMUM	\$323,730	\$578,628	\$323,730

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-12-376-026	8458 S SHORE DR	11/22/21	\$429,900	\$386,091	\$126,900	\$83,091	0.77	\$164,805	10100 AUTUMN SHORES/SUNSET-LK AC		21.52%
U -07-12-377-003	8701 S SHORE DR	02/24/21	\$490,000	\$444,107	\$120,351	\$74,458	0.69	\$174,422	10100 AUTUMN SHORES/SUNSET-LK AC		16.77%
U -07-12-377-007	8563 S SHORE DR	05/13/22	\$600,000	\$507,025	\$167,433	\$74,458	0.69	\$242,657	10100 AUTUMN SHORES/SUNSET-LK AC		14.69%

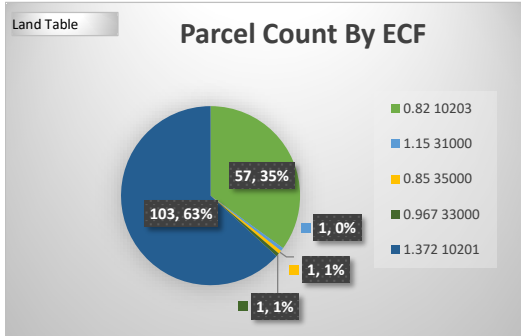
Township of Springfield

Land Table 10201

BSA DATABASE		SALES DATA	
Parcel Count	163	# of Sales	16
ECF Nbhd	10203, 31000, 35000, 33000, 10201	Sales Ratio	41.89%
Min ECF	0.820	(Land Resid.-Est. Land Value)/Est. LV	125.37%
Max ECF	1.372	% Change	16.00%
Land Table LtoB	19.62%	Projected Land Table LtoB	22.76%
CVT LtoB	22.38%	Sales Sample Size	9.82%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$155,700	\$350,908	\$180,612
MINIMUM	\$1,323	\$2,982	\$1,535
MAXIMUM	\$352,547	\$794,551	\$408,955

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-28-101-018	12041 SCENIC VLY	05/26/21	\$45,000				0.94	\$47,872		10201 BIG LAKE - LAKE ACCESS	100.00%
U -07-28-101-021	11873 SCENIC VLY	03/18/22	\$40,000				0.71	\$56,338		10201 BIG LAKE - LAKE ACCESS	40.16%
U -07-28-101-025	11705 SCENIC VLY	11/12/21	\$69,500				0.56			10201 BIG LAKE - LAKE ACCESS	15.73%
U -07-28-102-015	11726 SCENIC VLY	10/28/22	\$502,365	\$418,109	\$177,094	\$92,838	0.79	\$224,170		10201 BIG LAKE - LAKE ACCESS	22.20%
U -07-28-102-016	11768 SCENIC VLY	02/25/22	\$40,000				0.83			10201 BIG LAKE - LAKE ACCESS	39.12%
U -07-28-102-018	11852 SCENIC VLY	03/31/21	\$51,900				0.74			10201 BIG LAKE - LAKE ACCESS	19.32%
U -07-28-102-023	12062 SCENIC VLY	12/20/22	\$529,675	\$485,687	\$141,526	\$97,538	0.83	\$170,513		10201 BIG LAKE - LAKE ACCESS	20.08%
U -07-28-202-051	11311 BIG LAKE RD	08/20/21	\$230,000	\$200,455	\$49,523	\$19,978	0.17	\$291,312		10201 BIG LAKE - LAKE ACCESS	9.97%
U -07-28-202-053	11400 EMBER	11/12/21	\$205,000	\$164,196	\$61,957	\$21,153	0.18	\$344,206		10201 BIG LAKE - LAKE ACCESS	12.88%
U -07-28-227-008	6192 HILLSBORO RD	05/24/22	\$271,000	\$188,414	\$99,038	\$16,452	0.14	\$707,414		10201 BIG LAKE - LAKE ACCESS	8.73%
U -07-28-227-027	6130 HILLSBORO RD	07/27/22	\$216,000	\$141,480	\$85,096	\$10,576	0.09	\$945,511		10201 BIG LAKE - LAKE ACCESS	7.48%
U -07-28-228-035	6178 NEILSON RD	05/03/22	\$165,000	\$81,499	\$108,179	\$24,678	0.21	\$515,138		10201 BIG LAKE - LAKE ACCESS	30.28%
U -07-28-228-039	6202 NEILSON RD	02/28/22	\$143,000	\$146,414	\$22,440	\$25,854	0.22	\$102,000		10201 BIG LAKE - LAKE ACCESS	17.66%
U -07-28-353-019	11963 RUSTY LN	08/30/21	\$392,000	\$413,816	\$11,088	\$32,904	0.28	\$39,600		10201 BIG LAKE - LAKE ACCESS	7.95%
U -07-29-200-025	12167 SCENIC VLY	04/02/21	\$48,000				1.06			10201 BIG LAKE - LAKE ACCESS	41.77%
U -07-29-451-021	12150 SHAFFER RD	09/02/22	\$835,000	\$683,343	\$260,836	\$109,179	2.51	\$103,919		10201 BIG LAKE - LAKE ACCESS	15.98%

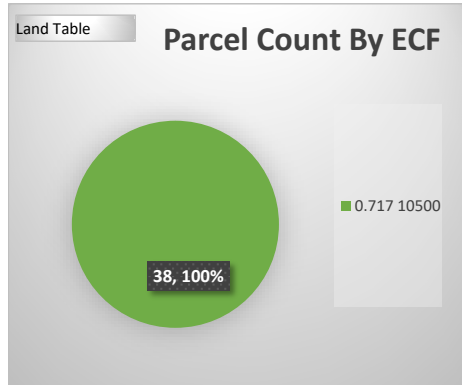
Township of Springfield

Land Table 10500

BSA DATABASE		SALES DATA	
Parcel Count	38	# of Sales	5
ECF Nbhd	10500	Sales Ratio	44.17%
Min ECF	0.717	(Land Resid.-Est. Land Value)/Est. LV	145.57%
Max ECF	0.717	% Change	18.00%
Land Table LtoB	11.32%	Projected Land Table LtoB	13.36%
CVT LtoB	22.38%	Sales Sample Size	13.16%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$103,980	\$255,343	\$122,696
MINIMUM	\$1,380	\$3,389	\$1,628
MAXIMUM	\$235,440	\$578,168	\$277,819

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Land Table	Land to Building
U -07-14-227-010	9298 LAKE RIDGE DR	09/15/22	\$800,000	\$665,853	\$190,268	\$56,121	1.00	\$190,268	10500 BRIDGE LK BLUFFS-LAKE ACCESS	8.43%
U -07-14-227-013	9352 LAKE RIDGE DR	02/28/22	\$108,000				1.01	\$106,931	10500 BRIDGE LK BLUFFS-LAKE ACCESS	100.00%
U -07-14-227-014	9370 LAKE RIDGE DR	09/17/21	\$700,000	\$734,283	\$8,415	\$42,698	1.33	\$6,327	10500 BRIDGE LK BLUFFS-LAKE ACCESS	5.81%
U -07-14-228-009	9315 LAKE RIDGE DR	06/23/22	\$809,000	\$595,690	\$271,000	\$57,690	1.02	\$265,686	10500 BRIDGE LK BLUFFS-LAKE ACCESS	9.68%
U -07-14-276-002	9235 LAKEBLUFF DR	12/15/21	\$625,000	\$596,012	\$107,530	\$78,542	1.02	\$105,422	10500 BRIDGE LK BLUFFS-LAKE ACCESS	13.18%

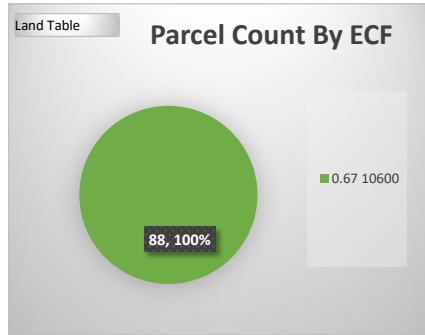
Township of Springfield

Land Table 10600

BSA DATABASE		SALES DATA	
Parcel Count	88	# of Sales	18
ECF Nbhd	10600	Sales Ratio	47.99%
Min ECF	0.670	(Land Resid.-Est. Land Value)/Est. LV	29.62%
Max ECF	0.670	% Change	0.00%
Land Table LtoB	15.43%	Projected Land Table LtoB	15.43%
CVT LtoB	22.38%	Sales Sample Size	20.45%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$165,000	\$213,870	\$165,000
MINIMUM	\$80,000	\$103,695	\$80,000
MAXIMUM	\$250,000	\$324,045	\$250,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-13-401-006	8320 HIGH MEADOW TRL	05/14/21	\$1,465,000	\$1,589,234	\$95,766	\$220,000	1.90	\$50,403		10600 BRIDGE VAL/TOWER PINE/COL PRK	13.84%
U -07-13-402-002	8067 TOWERING PNES	11/04/21	\$195,000				1.18	\$165,254		10600 BRIDGE VAL/TOWER PINE/COL PRK	41.67%
U -07-13-402-009	8090 TOWERING PNES	11/12/21	\$162,500				0.90	\$180,556		10600 BRIDGE VAL/TOWER PINE/COL PRK	100.00%
U -07-13-402-010	8050 TOWERING PNES	08/05/21	\$180,000				0.90	\$200,000		10600 BRIDGE VAL/TOWER PINE/COL PRK	100.00%
U -07-13-402-011	8170 TOWERING PNES	02/28/22	\$185,000				1.04	\$177,885		10600 BRIDGE VAL/TOWER PINE/COL PRK	100.00%
U -07-13-451-003	8110 COTSWOLD LN	08/27/21	\$750,000	\$729,988	\$170,012	\$150,000	0.98	\$173,482		10600 BRIDGE VAL/TOWER PINE/COL PRK	20.55%
U -07-13-452-001	7722 STONEVALLEY BLF	05/14/21	\$790,000	\$703,719	\$236,281	\$150,000	1.19	\$198,555		10600 BRIDGE VAL/TOWER PINE/COL PRK	21.32%
U -07-13-452-002	7688 STONEVALLEY BLF	11/30/22	\$1,300,000	\$1,057,399	\$462,601	\$220,000	1.62	\$285,556		10600 BRIDGE VAL/TOWER PINE/COL PRK	20.81%
U -07-13-452-007	8330 COTSWOLD LN	01/20/21	\$1,155,000	\$1,096,141	\$238,859	\$180,000	1.38	\$173,086		10600 BRIDGE VAL/TOWER PINE/COL PRK	16.42%
U -07-13-452-011	8377 HIGH MEADOW TRL	08/26/22	\$750,000	\$722,402	\$177,598	\$150,000	1.09	\$162,934		10600 BRIDGE VAL/TOWER PINE/COL PRK	20.76%
U -07-13-453-006	7569 STONEVALLEY BLF	06/09/21	\$1,200,000	\$1,074,860	\$245,140	\$120,000	0.84	\$291,833		10600 BRIDGE VAL/TOWER PINE/COL PRK	11.16%
U -07-13-453-015	7399 STONEVALLEY BLF	12/17/21	\$1,105,000	\$1,259,954	(\$34,954)	\$120,000	0.75	(\$46,605)		10600 BRIDGE VAL/TOWER PINE/COL PRK	9.52%
U -07-13-454-012	7348 STONEVALLEY BLF	01/12/22	\$1,175,000	\$1,158,047	\$136,953	\$120,000	0.83	\$165,004		10600 BRIDGE VAL/TOWER PINE/COL PRK	10.36%
U -07-13-476-013	7597 FEN RDG	07/14/21	\$1,378,000	\$1,197,886	\$330,114	\$150,000	0.92	\$358,820		10600 BRIDGE VAL/TOWER PINE/COL PRK	12.52%
U -07-13-476-014	7635 FEN RDG	03/31/22	\$1,525,000	\$1,234,122	\$440,878	\$150,000	1.03	\$428,037		10600 BRIDGE VAL/TOWER PINE/COL PRK	12.15%
U -07-24-451-009	6747 COLLEGE PARK DR	02/15/22	\$549,000	\$528,359	\$110,641	\$90,000	0.74	\$149,515		10600 BRIDGE VAL/TOWER PINE/COL PRK	17.03%
U -07-24-451-010	6723 COLLEGE PARK DR	05/07/21	\$707,500	\$694,533	\$92,967	\$80,000	0.58	\$160,288		10600 BRIDGE VAL/TOWER PINE/COL PRK	11.52%
U -07-24-451-011	6705 COLLEGE PARK DR	04/22/22	\$759,000	\$975,416	(\$136,416)	\$80,000	0.60	(\$227,360)		10600 BRIDGE VAL/TOWER PINE/COL PRK	8.20%

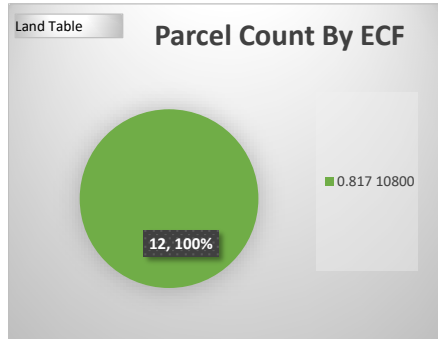
Township of Springfield

Land Table 10800

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	1
ECF Nbhd	10800	Sales Ratio	43.26%
Min ECF	0.817	(Land Resid.-Est. Land Value)/Est. LV	127.38%
Max ECF	0.817	% Change	16.00%
Land Table LtoB	12.43%	Projected Land Table LtoB	14.42%
CVT LtoB	22.38%	Sales Sample Size	8.33%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$114,378	\$260,071	\$132,678
MINIMUM	\$1,518	\$3,452	\$1,761
MAXIMUM	\$258,984	\$588,874	\$300,421

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-25-476-017	8243 CARIBOU LAKE LN	10/14/22	\$529,995	\$458,519	\$127,589	\$56,113	0.65	\$196,291		10800 CARIBOU LAKE - LAKE ACCESS	12.24%

Township of Springfield

Land Table 10900

BSA DATABASE		SALES DATA	
Parcel Count	153	# of Sales	20
ECF Nbhd	10900, 13100, 13160, 13580	Sales Ratio	44.52%
Min ECF	0.772	(Land Resid.-Est. Land Value)/Est. LV	71.01%
Max ECF	1.040	% Change	0.00%
Land Table LtoB	19.69%	Projected Land Table LtoB	19.69%
CVT LtoB	22.38%	Sales Sample Size	13.07%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$62,575	\$107,008	\$62,575
MINIMUM	\$1,328	\$2,271	\$1,328
MAXIMUM	\$213,884	\$365,756	\$213,884

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-08-252-008	12415 BUGGY WHIP CT	07/26/21	\$399,900	\$308,146	\$161,859	\$70,105	1.87	\$86,556		10000 ACREAGE	22.75%
U -07-08-326-015	13695 CARRIAGE TRAIL DR	06/15/21	\$706,900	\$651,497	\$240,697	\$185,294	10.00	\$24,070		10000 ACREAGE	28.44%
U -07-08-401-007	8847 BUGGY WHIP DR	07/26/22	\$403,000	\$315,463	\$165,309	\$77,772	2.29	\$72,187		10000 ACREAGE	24.65%
U -07-08-426-013	12366 CARRIAGE TRAIL DR	08/23/21	\$323,000	\$246,042	\$143,196	\$66,238	1.68	\$85,236		10000 ACREAGE	26.92%
U -07-31-102-019	5247 BIRCH LN	02/03/21	\$30,000				1.14	\$26,316		10000 ACREAGE	100.00%
U -07-31-152-005	5100 BIRCH LN	01/14/22	\$35,000				1.02	\$34,314		10000 ACREAGE	100.00%
U -07-29-176-007	12750 RIDGE HOLLOW CT	08/31/21	\$465,000	\$439,538	\$85,462	\$60,000	0.99	\$86,325	10001: Less than 1 acre from 10000		13.65%
U -07-30-351-004	5575 BIRCH DR	09/08/22	\$530,000	\$520,532	\$65,906	\$56,438	0.81	\$81,365	10001: Less than 1 acre from 10000		10.84%
U -07-30-353-002	5534 BIRCH DR	11/19/21	\$460,004	\$443,309	\$73,133	\$56,438	0.85	\$86,039	10001: Less than 1 acre from 10000		12.73%
U -07-30-354-002	5567 BIRCH LN	02/03/21	\$30,000				0.71	\$42,254	10001: Less than 1 acre from 10000		100.00%
U -07-31-102-005	5264 BIRCH DR	03/03/22	\$32,000				0.75	\$42,667	10001: Less than 1 acre from 10000		100.00%
U -07-31-102-006	5312 BIRCH DR	04/07/22	\$32,000				0.85	\$37,647	10001: Less than 1 acre from 10000		100.00%
U -07-31-102-007	5344 BIRCH DR	01/28/22	\$35,000				0.84		10001: Less than 1 acre from 10000		31.13%
U -07-31-102-008	5376 BIRCH DR	09/24/21	\$36,000				0.84		10001: Less than 1 acre from 10000		14.52%
U -07-31-102-009	5408 BIRCH DR	11/01/22	\$545,000	\$438,208	\$163,230	\$56,438	0.84	\$194,321	10001: Less than 1 acre from 10000		12.88%
U -07-31-102-018	5279 BIRCH LN	12/12/22	\$41,000				0.74	\$55,405	10001: Less than 1 acre from 10000		100.00%
U -07-31-151-003	5079 BIRCH DR	06/24/22	\$35,000				0.83	\$42,169	10001: Less than 1 acre from 10000		100.00%
U -07-31-151-004	5111 BIRCH DR	12/21/21	\$30,000				0.90	\$33,333	10001: Less than 1 acre from 10000		100.00%
U -07-31-151-005	5143 BIRCH DR	11/05/21	\$575,000	\$562,285	\$63,903	\$51,188	0.71	\$90,004	10001: Less than 1 acre from 10000		9.10%
U -07-31-152-006	5032 BIRCH DR	03/30/22	\$35,000				0.77	\$45,455	10001: Less than 1 acre from 10000		100.00%

Township of Springfield

Land Table 12000

BSA DATABASE		SALES DATA	
Parcel Count	117	# of Sales	9
ECF Nbhd	12000	Sales Ratio	48.29%
Min ECF	0.870	(Land Resid.-Est. Land Value)/Est. LV	24.77%
Max ECF	0.870	% Change	0.00%
Land Table LtoB	16.65%	Projected Land Table LtoB	16.65%
CVT LtoB	22.38%	Sales Sample Size	7.69%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$67,663	\$84,423	\$67,663
MINIMUM	\$1,328	\$1,657	\$1,328
MAXIMUM	\$213,884	\$266,866	\$213,884

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-19-476-003	6468 COUNTRY LANE DR	11/19/21	\$425,000	\$470,476	\$16,157	\$61,633	1.19	\$13,577		10000 ACREAGE	13.10%
U -07-20-326-012	12670 MANDOLIN CT	06/16/21	\$45,000				3.78	\$11,905		10000 ACREAGE	100.00%
U -07-20-376-011	6555 ARROWHEAD CT	11/10/21	\$375,000	\$420,040	\$18,756	\$63,796	1.56	\$12,023		10000 ACREAGE	15.19%
U -07-20-376-015	6484 ARROWHEAD CT	08/03/21	\$567,500	\$632,498	\$8,098	\$73,096	2.02	\$4,009		10000 ACREAGE	11.56%
U -07-19-477-005	6770 ROLLING MEADOW DR	07/30/21	\$395,000	\$326,950	\$119,238	\$51,188	0.70	\$170,340	10001: Less than 1 acre from 10000		15.66%
U -07-20-300-012	6828 COUNTRY LANE DR	08/06/21	\$380,002	\$325,254	\$111,186	\$56,438	0.81	\$137,267	10001: Less than 1 acre from 10000		17.35%
U -07-20-300-013	6810 COUNTRY LANE DR	10/08/21	\$320,000	\$274,022	\$97,166	\$51,188	0.78	\$124,572	10001: Less than 1 acre from 10000		18.68%
U -07-20-300-039	6666 COUNTRY LANE DR	07/01/22	\$472,000	\$429,702	\$93,486	\$51,188	0.76	\$123,008	10001: Less than 1 acre from 10000		11.91%
U -07-20-300-049	6850 MEADOW VALLEY DR	05/04/21	\$363,000	\$305,782	\$103,968	\$46,750	0.69	\$150,678	10001: Less than 1 acre from 10000		15.29%

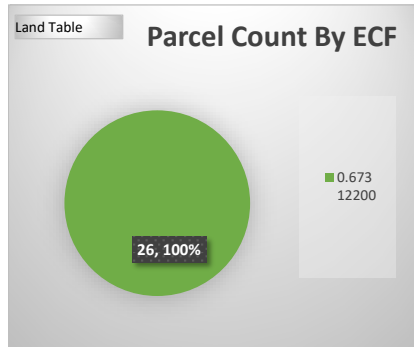
Township of Springfield

Land Table 12200

BSA DATABASE		SALES DATA	
Parcel Count	26	# of Sales	2
ECF Nbhd	12200	Sales Ratio	42.89%
Min ECF	0.673	(Land Resid.-Est. Land Value)/Est. LV	151.80%
Max ECF	0.673	% Change	19.00%
Land Table LtoB	12.55%	Projected Land Table LtoB	14.93%
CVT LtoB	22.38%	Sales Sample Size	7.69%

Color Key

Vacant Sale
Demo Sale Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$109,613	\$276,007	\$130,439
MINIMUM	\$1,265	\$3,185	\$1,505
MAXIMUM	\$248,193	\$624,953	\$295,350

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-11-353-002	9825 KING RD	06/03/22	\$594,000	\$533,431	\$117,653	\$57,084	0.69	\$170,512	12200 DIXIE LAKE MANOR-LAKE ACCESS		10.70%
U -07-11-353-010	8456 ZEERCO BLVD	06/03/22	\$580,000	\$473,539	\$159,409	\$52,948	0.64	\$249,077	12200 DIXIE LAKE MANOR-LAKE ACCESS		11.18%

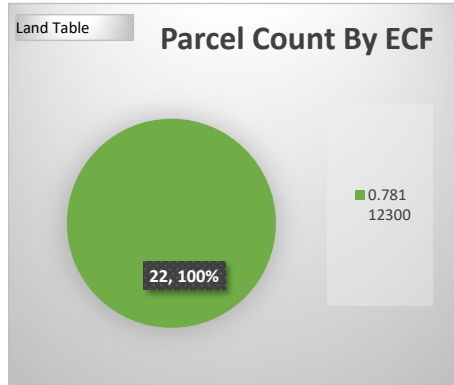
Township of Springfield

Land Table 12300

BSA DATABASE		SALES DATA	
Parcel Count	22	# of Sales	0
ECF Nbhd	12300	Sales Ratio	#DIV/0!
Min ECF	0.781	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.781	% Change	0.00%
Land Table LtoB	18.03%	Projected Land Table LtoB	18.03%
CVT LtoB	22.38%	Sales Sample Size	0.00%

Color Key

Vacant Sale
Demo Sale Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$86,650	#DIV/0!	\$86,650
MINIMUM	\$1,150	#DIV/0!	\$1,150
MAXIMUM	\$196,200	#DIV/0!	\$196,200

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

Township of Springfield

Land Table 12500

BSA DATABASE		SALES DATA	
Parcel Count	138	# of Sales	13
ECF Nbhd	12400, 12500	Sales Ratio	44.48%
Min ECF	1.032	(Land Resid.-Est. Land Value)/Est. LV	78.79%
Max ECF	1.032	% Change	39.00%
Land Table LtoB	17.22%	Projected Land Table LtoB	23.94%
CVT LtoB	22.38%	Sales Sample Size	9.42%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$60,000	\$107,275	\$83,400
MINIMUM	\$1,328	\$2,374	\$1,846
MAXIMUM	\$138,135	\$246,975	\$192,008

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-25-227-008	8145 ASHARE CT	01/15/21	\$470,000	\$573,734	(\$41,220)	\$62,514	1.48	(\$27,851)		10000 ACREAGE	10.90%
U -07-24-478-004	6600 NADETTE DR	02/02/21	\$205,000	\$248,467	(\$6,092)	\$37,375	0.44	(\$13,845)		10001: Less than 1 acre from 10000	15.04%
U -07-25-227-001	6390 ENGLEWOOD DR	05/21/21	\$486,000	\$552,817	(\$4,038)	\$62,779	1.51	(\$2,674)		10000 ACREAGE	11.36%
U -07-24-477-024	6585 WILLOWBROOK DR	09/01/22	\$545,000	\$582,368	\$19,070	\$56,438	0.81	\$23,543		10001: Less than 1 acre from 10000	9.69%
U -07-25-226-006	6211 ENGLEWOOD DR	05/26/22	\$415,000	\$426,213	\$51,566	\$62,779	1.51	\$34,150		10000 ACREAGE	14.73%
U -07-13-205-002	8146 PEACEFUL VLY	02/17/22	\$365,000	\$291,296	\$139,535	\$65,831	1.66	\$84,057		10000 ACREAGE	22.60%
U -07-13-227-011	8124 SLEEPY TIME CT	10/06/22	\$442,000	\$347,763	\$166,784	\$72,547	1.99	\$83,811		10000 ACREAGE	20.86%
U -07-24-477-006	6561 NADETTE DR	06/29/22	\$315,000	\$226,631	\$125,744	\$37,375	0.44	\$285,782		10001: Less than 1 acre from 10000	16.49%
U -07-24-479-009	8182 FAIRFIELD CIR	12/20/22	\$336,450	\$240,178	\$133,647	\$37,375	0.45	\$296,993		10001: Less than 1 acre from 10000	15.56%
U -07-24-477-005	6581 NADETTE DR	11/10/22	\$230,000	\$161,550	\$105,825	\$37,375	0.44	\$240,511		10001: Less than 1 acre from 10000	23.14%
U -07-13-227-015	8071 ELLIS CREEK DR	11/21/22	\$435,000	\$305,331	\$195,500	\$65,831	1.66	\$117,771		10000 ACREAGE	21.56%
U -07-13-227-005	8300 HOLCOMB RD	12/29/22	\$370,000	\$249,974	\$181,385	\$61,359	1.10	\$164,895		10000 ACREAGE	24.55%
U -07-24-477-019	8245 ENGLEWOOD DR	06/04/21	\$430,000	\$281,596	\$195,154	\$46,750	0.64	\$304,928		10001: Less than 1 acre from 10000	16.60%

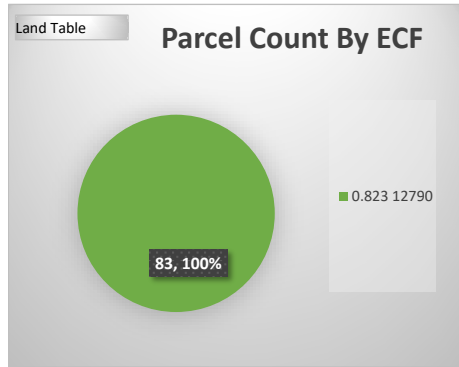
Township of Springfield

Land Table 12790

BSA DATABASE		SALES DATA	
Parcel Count	97	# of Sales	13
ECF Nbhd	10300, 12790	Sales Ratio	48.22%
Min ECF	0.823	(Land Resid.-Est. Land Value)/Est. LV	19.58%
Max ECF	0.915	% Change	0.00%
Land Table LtoB	23.45%	Projected Land Table LtoB	23.45%
CVT LtoB	22.38%	Sales Sample Size	13.40%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$67,500	\$80,715	\$67,500
MINIMUM	\$60,000	\$71,747	\$60,000
MAXIMUM	\$80,000	\$95,663	\$80,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-21-476-038	11077 CASSIDY TRL	02/25/21	\$425,000	\$467,080	\$41,920	\$84,000	0.48	\$87,333		12790 FOREST POINTE	17.98%
U -07-21-476-040	11113 CASSIDY TRL	08/04/21	\$85,000				0.44			12790 FOREST POINTE	18.03%
U -07-21-476-043	11167 CASSIDY TRL	08/23/21	\$90,000				0.47			12790 FOREST POINTE	18.66%
U -07-21-476-044	11185 CASSIDY TRL	04/16/21	\$430,000	\$441,251	\$72,749	\$84,000	0.49	\$148,467		12790 FOREST POINTE	19.04%
U -07-21-476-051	11274 CHYNA RUN	09/21/21	\$444,000	\$462,388	\$65,612	\$84,000	0.59	\$111,207		12790 FOREST POINTE	18.17%
U -07-21-476-067	11172 CASSIDY TRL	05/05/21	\$71,000				0.60			12790 FOREST POINTE	14.87%
U -07-21-476-068	11158 CASSIDY TRL	02/25/22	\$490,000	\$374,639	\$175,361	\$60,000	0.55	\$318,838		12790 FOREST POINTE	16.02%
U -07-21-476-074	11055 CHYNA RUN	03/25/21	\$66,000				0.62			12790 FOREST POINTE	14.32%
U -07-21-476-075	11073 CHYNA RUN	04/06/21	\$66,000				0.59			12790 FOREST POINTE	15.18%
U -07-21-476-077	11125 CHYNA RUN	05/06/21	\$421,000	\$360,486	\$120,514	\$60,000	0.57	\$211,428		12790 FOREST POINTE	16.64%
U -07-26-127-003	10015 QUARRY RIDGE RD	10/20/22	\$80,000				0.48	\$166,667		12790 FOREST POINTE	39.22%
U -07-26-127-004	10001 QUARRY RIDGE RD	10/20/22	\$80,000	\$90,000	\$80,000	\$80,000	0.60	\$133,333		12790 FOREST POINTE	88.89%
U -07-26-127-005	9987 QUARRY RIDGE RD	10/20/22	\$80,000	\$90,000	\$80,000	\$80,000	0.59	\$135,593		12790 FOREST POINTE	88.89%

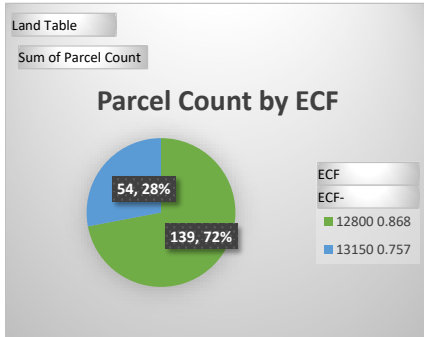
Township of Springfield

Land Table 12800

BSA DATABASE		SALES DATA	
Parcel Count	193	# of Sales	21
ECF Nbhd	13150, 12800	Sales Ratio	44.84%
Min ECF	0.757	(Land Resid.-Est. Land Value)/Est. LV	109.96%
Max ECF	0.868	% Change	14.00%
Land Table LtoB	11.25%	Projected Land Table LtoB	12.82%
CVT LtoB	22.38%	Sales Sample Size	10.88%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$50,000	\$104,982	\$57,000
MINIMUM	\$45,000	\$94,484	\$51,300
MAXIMUM	\$55,000	\$115,480	\$62,700

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-14-302-014	9856 KINGSTON POINTE DR	07/21/21	\$550,000	\$600,185	(\$5,185)	\$45,000	0.43	(\$12,058)		12800 FOREST RDG/OAK VAL/KINGSTON	7.50%
U -07-14-302-015	9899 KINGSTON POINTE DR	10/07/22	\$685,000	\$566,602	\$163,398	\$45,000	0.38	\$429,995		12800 FOREST RDG/OAK VAL/KINGSTON	7.94%
U -07-14-302-023	9691 KINGSTON POINTE DR	06/09/21	\$521,000	\$409,236	\$156,764	\$45,000	0.34	\$461,071		12800 FOREST RDG/OAK VAL/KINGSTON	11.00%
U -07-14-302-024	9667 KINGSTON POINTE DR	08/15/22	\$548,500	\$410,294	\$183,206	\$45,000	0.32	\$572,519		12800 FOREST RDG/OAK VAL/KINGSTON	10.97%
U -07-14-302-028	9804 KINGS VLY	08/09/22	\$581,500	\$543,024	\$83,476	\$45,000	0.40	\$208,690		12800 FOREST RDG/OAK VAL/KINGSTON	8.29%
U -07-14-302-030	9852 KINGS VLY	06/15/21	\$625,000	\$518,543	\$156,457	\$50,000	0.66	\$237,056		12800 FOREST RDG/OAK VAL/KINGSTON	9.64%
U -07-14-302-032	9915 KINGS VLY	05/28/21	\$605,000	\$592,800	\$57,200	\$45,000	0.48	\$119,167		12800 FOREST RDG/OAK VAL/KINGSTON	7.59%
U -07-14-302-038	9854 KINGSTON RDG	11/23/22	\$540,000	\$470,568	\$114,432	\$45,000	0.37	\$309,276		12800 FOREST RDG/OAK VAL/KINGSTON	9.56%
U -07-14-302-052	7692 RIDGE VALLEY DR	02/09/21	\$525,000	\$571,902	(\$1,902)	\$45,000	0.36	(\$5,283)		12800 FOREST RDG/OAK VAL/KINGSTON	7.87%
U -07-14-302-054	7740 RIDGE VALLEY DR	11/19/21	\$49,000				0.38	\$128,947		12800 FOREST RDG/OAK VAL/KINGSTON	100.00%
U -07-14-351-010	9755 FOREST RIDGE DR	01/04/21	\$430,000	\$395,141	\$84,859	\$50,000	0.74	\$114,674		12800 FOREST RDG/OAK VAL/KINGSTON	12.65%
U -07-14-351-013	7554 RED OAK VALLEY DR	09/27/22	\$382,500	\$336,417	\$96,083	\$50,000	0.51	\$188,398		12800 FOREST RDG/OAK VAL/KINGSTON	14.86%
U -07-14-351-034	9858 FOREST RIDGE DR	06/03/22	\$625,000	\$508,229	\$166,771	\$50,000	0.59	\$282,663		12800 FOREST RDG/OAK VAL/KINGSTON	9.84%
U -07-14-351-039	9840 OAK VALLEY DR	11/30/22	\$489,000	\$396,786	\$142,214	\$50,000	0.56	\$253,954		12800 FOREST RDG/OAK VAL/KINGSTON	12.60%
U -07-15-426-014	9893 OAK VALLEY DR	12/17/21	\$515,000	\$454,430	\$110,570	\$50,000	0.65	\$170,108		12800 FOREST RDG/OAK VAL/KINGSTON	11.00%
U -07-15-427-008	9996 MAPLE VALLEY DR	08/24/21	\$535,000	\$545,953	\$39,047	\$50,000	0.58	\$67,322		12800 FOREST RDG/OAK VAL/KINGSTON	9.16%
U -07-15-427-009	9984 MAPLE VALLEY DR	08/18/21	\$425,000	\$478,515	\$1,485	\$55,000	0.85	\$1,747		12800 FOREST RDG/OAK VAL/KINGSTON	11.49%
U -07-15-427-014	9997 OAK VALLEY DR	03/01/22	\$480,000	\$378,566	\$151,434	\$50,000	0.58	\$261,093		12800 FOREST RDG/OAK VAL/KINGSTON	13.21%
U -07-23-128-005	9690 OAK VALLEY DR	11/05/21	\$410,000	\$315,997	\$144,003	\$50,000	0.64	\$225,005		12800 FOREST RDG/OAK VAL/KINGSTON	15.82%
U -07-23-276-022	6837 SPRINGCREST CT	11/12/21	\$477,500	\$475,317	\$57,183	\$55,000	1.27	\$45,026		12800 FOREST RDG/OAK VAL/KINGSTON	11.57%
U -07-23-276-026	7280 NORTHWIND CT	07/15/22	\$432,000	\$341,341	\$145,659	\$55,000	1.61	\$90,471		12800 FOREST RDG/OAK VAL/KINGSTON	16.11%

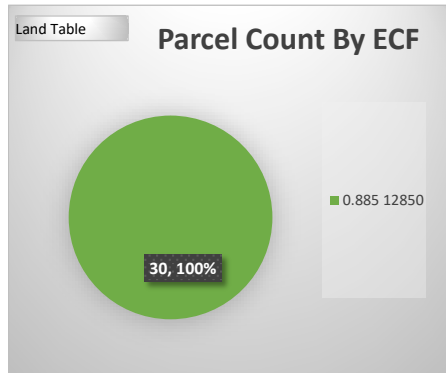
Township of Springfield

Land Table 12850

BSA DATABASE		SALES DATA	
Parcel Count	30	# of Sales	5
ECF Nbhd	12850	Sales Ratio	46.81%
Min ECF	0.885	(Land Resid.-Est. Land Value)/Est. LV	68.83%
Max ECF	0.885	% Change	0.00%
Land Table LtoB	9.75%	Projected Land Table LtoB	9.75%
CVT LtoB	22.38%	Sales Sample Size	16.67%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$30,250	\$51,071	\$30,250
MINIMUM	\$30,250	\$51,071	\$30,250
MAXIMUM	\$30,250	\$51,071	\$30,250

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-17-304-005	12793 CAROLYN WAY	04/08/21	\$350,000	\$331,032	\$49,218	\$30,250	0.08	\$615,225		12850 FOUNTAIN VILLAGE	9.14%
U -07-17-304-009	12755 CAROLYN WAY	06/30/21	\$360,000	\$319,330	\$70,920	\$30,250	0.07	\$1,013,143		12850 FOUNTAIN VILLAGE	9.47%
U -07-17-304-012	7449 VILLAGE CT	07/20/21	\$24,900				0.06	\$415,000		12850 FOUNTAIN VILLAGE	100.00%
U -07-17-304-023	7454 VILLAGE CT	07/14/21	\$314,750	\$303,349	\$41,651	\$30,250	0.06	\$694,183		12850 FOUNTAIN VILLAGE	9.97%
U -07-17-304-028	7484 VILLAGE CT	03/26/21	\$279,900	\$267,657	\$42,493	\$30,250	0.07	\$607,043		12850 FOUNTAIN VILLAGE	11.30%

Township of Springfield

Land Table 12900

BSA DATABASE		SALES DATA	
Parcel Count	93	# of Sales	7
ECF Nbhd	12900	Sales Ratio	44.46%
Min ECF	0.802	(Land Resid.-Est. Land Value)/Est. LV	71.43%
Max ECF	0.802	% Change	0.00%
Land Table LtoB	18.29%	Projected Land Table LtoB	18.29%
CVT LtoB	22.38%	Sales Sample Size	7.53%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$77,079	\$132,139	\$77,079
MINIMUM	\$1,328	\$2,277	\$1,328
MAXIMUM	\$138,135	\$236,809	\$138,135

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U-07-02-200-016	10131 GREENTREE DR	10/28/21	\$705,000	\$530,532	\$255,876	\$81,408	2.50	\$102,350		10000 ACREAGE	15.34%
U-07-02-252-001	10060 OLD KENT LN	03/26/21	\$387,000	\$408,827	\$42,173	\$64,000	1.57	\$26,862		10000 ACREAGE	15.65%
U-07-02-253-003	9964 HEMLOCK CT	11/18/21	\$465,000	\$421,775	\$109,870	\$66,645	1.70	\$64,629		10000 ACREAGE	15.80%
U-07-02-253-006	9325 AUTUMNGLO DR	06/16/21	\$355,000	\$312,569	\$106,024	\$63,593	1.55	\$68,403		10000 ACREAGE	20.35%
U-07-02-253-011	9982 WHITE PINE CT	08/31/22	\$440,000	\$367,255	\$135,168	\$62,423	1.45	\$93,219		10000 ACREAGE	17.00%
U-07-02-278-002	9971 GREENTREE DR	07/13/22	\$415,000	\$307,339	\$174,917	\$67,256	1.73	\$101,108		10000 ACREAGE	21.88%
U-07-03-251-011	10555 CEDAR VALLEY DR	01/18/21	\$350,000	\$423,364	\$4,754	\$78,118	2.31	\$2,058		10000 ACREAGE	18.45%

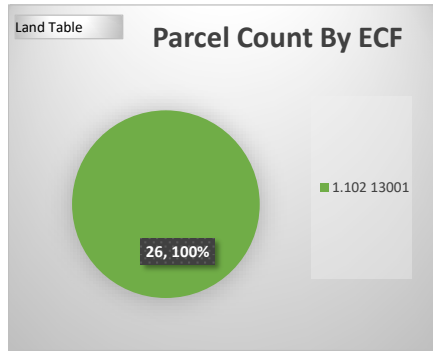
Township of Springfield

Land Table 13001

BSA DATABASE		SALES DATA	
Parcel Count	26	# of Sales	1
ECF Nbhd	13001	Sales Ratio	45.28%
Min ECF	1.102	(Land Resid.-Est. Land Value)/Est. LV	58.80%
Max ECF	1.102	% Change	15.00%
Land Table LtoB	20.98%	Projected Land Table LtoB	24.13%
CVT LtoB	22.38%	Sales Sample Size	3.85%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$200,162	\$317,859	\$230,186
MINIMUM	\$1,582	\$2,512	\$1,819
MAXIMUM	\$453,222	\$719,720	\$521,205

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-11-455-010	8668 SUNSETCOVE DR	11/04/21	\$320,000	\$289,797	\$81,568	\$51,365	0.34	\$239,906		13001 HARBORTOWNE-LAKE ACCESS	17.72%

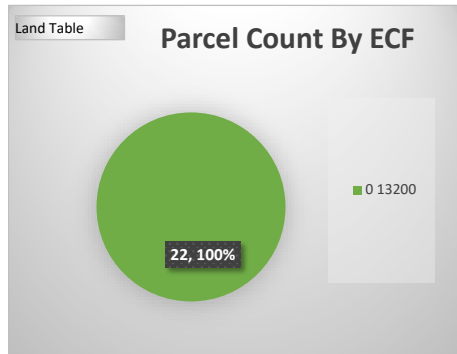
Township of Springfield

Land Table 13200

BSA DATABASE		SALES DATA	
Parcel Count	22	# of Sales	0
ECF Nbhd	13200	Sales Ratio	#DIV/0!
Min ECF	0.000	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.000	% Change	25.00%
Land Table LtoB	0.00%	Projected Land Table LtoB	0.00%
CVT LtoB	22.38%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$13,700	#DIV/0!	\$17,125
MINIMUM	\$13,700	#DIV/0!	\$17,125
MAXIMUM	\$13,700	#DIV/0!	\$17,125

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

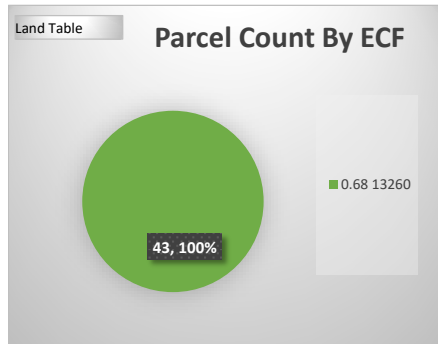
Township of Springfield

Land Table 13260

BSA DATABASE		SALES DATA	
Parcel Count	43	# of Sales	4
ECF Nbhd	13260	Sales Ratio	41.78%
Min ECF	0.680	(Land Resid.-Est. Land Value)/Est. LV	162.21%
Max ECF	0.680	% Change	0.00%
Land Table LtoB	13.67%	Projected Land Table LtoB	13.67%
CVT LtoB	22.38%	Sales Sample Size	9.30%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$142,973	\$374,896	\$142,973
MINIMUM	\$1,265	\$3,317	\$1,265
MAXIMUM	\$323,730	\$848,867	\$323,730

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-14-453-005	7460 ELLIS FREEMAN CT	05/20/22	\$531,000	\$453,012	\$151,367	\$73,379	0.68	\$222,599		13260 INGOMAR FARMS-LAKE ACCESS	16.20%
U -07-23-203-001	7316 INGOMAR LN	03/30/22	\$595,000	\$458,538	\$190,417	\$53,955	0.50	\$380,834		13260 INGOMAR FARMS-LAKE ACCESS	11.77%
U -07-23-204-001	7253 INGOMAR LN	07/13/21	\$531,000	\$483,457	\$92,865	\$45,322	0.42	\$221,107		13260 INGOMAR FARMS-LAKE ACCESS	9.37%
U -07-23-204-003	7217 INGOMAR LN	10/27/22	\$535,000	\$436,398	\$148,241	\$49,639	0.46	\$322,263		13260 INGOMAR FARMS-LAKE ACCESS	11.37%

Township of Springfield

Land Table 13300

BSA DATABASE		SALES DATA	
Parcel Count	121	# of Sales	8
ECF Nbhd	13300	Sales Ratio	50.07%
Min ECF	1.185	(Land Resid.-Est. Land Value)/Est. LV	-0.61%
Max ECF	1.185	% Change	0.00%
Land Table LtoB	27.55%	Projected Land Table LtoB	27.55%
CVT LtoB	22.38%	Sales Sample Size	6.61%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$60,000	\$59,633	\$60,000
MINIMUM	\$1,328	\$1,320	\$1,328
MAXIMUM	\$185,294	\$184,160	\$185,294

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-11-329-006	NORMAN RD	09/16/21	\$49,000				1.90	\$25,789		10000 ACREAGE	100.00%
U -07-11-402-010	9357 CHERRYWOOD RD	11/19/21	\$169,000	\$144,844	\$93,447	\$69,291	1.83	\$51,064		10000 ACREAGE	47.84%
U -07-11-426-004	9226 CHERRYWOOD RD	05/13/22	\$303,750	\$362,250	\$9,977	\$68,477	1.79	\$5,574		10000 ACREAGE	18.90%
U -07-11-476-005	8673 CLARRIDGE RD	04/29/21	\$319,000	\$298,551	\$90,961	\$70,512	1.89	\$48,128		10000 ACREAGE	23.62%
U -07-11-477-026	8510 CLARRIDGE RD	09/08/22	\$219,000	\$178,144	\$101,911	\$61,055	1.00	\$101,911		10000 ACREAGE	34.27%
U -07-11-302-003	NORMAN RD	11/16/22	\$35,000				0.32	\$109,375		10001: Less than 1 acre from 10000	100.00%
U -07-11-476-017	8425 CLARRIDGE RD	06/18/21	\$329,900	\$375,535	(\$16,385)	\$29,250	0.34	(\$48,191)		10001: Less than 1 acre from 10000	7.79%
U -07-11-477-018	8500 CLARRIDGE RD	06/21/21	\$149,900	\$133,421	\$76,479	\$60,000	0.92	\$83,129		10001: Less than 1 acre from 10000	44.97%

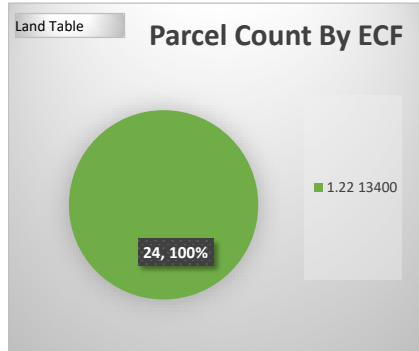
Township of Springfield

Land Table 13400

BSA DATABASE		SALES DATA	
Parcel Count	24	# of Sales	2
ECF Nbhd	13400	Sales Ratio	46.01%
Min ECF	1.220	(Land Resid.-Est. Land Value)/Est. LV	91.96%
Max ECF	1.220	% Change	12.00%
Land Table LtoB	28.66%	Projected Land Table LtoB	32.10%
CVT LtoB	22.38%	Sales Sample Size	8.33%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sales



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$225,290	\$432,477	\$252,325
MINIMUM	\$1,495	\$2,870	\$1,674
MAXIMUM	\$510,120	\$979,249	\$571,334

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-10-252-002	SHERWOOD DR	07/15/22	\$15,000				0.21	\$71,429		13400 DIXIE LAKE - LAKE ACCESS	100.00%
U -07-10-476-044	10043 KING RD	04/28/22	\$431,000	\$396,597	\$71,812	\$37,409	0.22	\$326,418		13400 DIXIE LAKE - LAKE ACCESS	9.43%

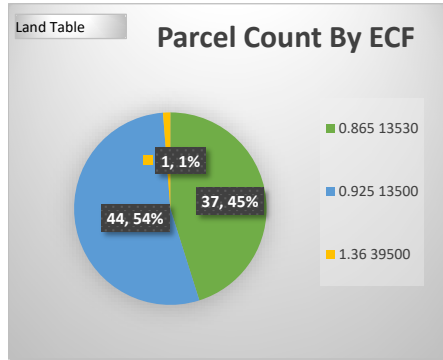
Township of Springfield

Land Table 13503

BSA DATABASE		SALES DATA	
Parcel Count	82	# of Sales	2
ECF Nbhd	13530, 13500, 39500	Sales Ratio	45.85%
Min ECF	0.865	(Land Resid.-Est. Land Value)/Est. LV	30.90%
Max ECF	1.360	% Change	0.00%
Land Table LtoB	21.13%	Projected Land Table LtoB	21.13%
CVT LtoB	22.38%	Sales Sample Size	2.44%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$73,370	\$96,040	\$73,370
MINIMUM	\$688	\$901	\$688
MAXIMUM	\$215,820	\$282,504	\$215,820

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-09-151-013	8700 RACHAEL DR	05/18/22	\$537,500	\$478,603	\$267,962	\$209,065	2.04	\$131,483		13503 LF-SMALL LAKEFRONT	43.68%
U -07-14-478-020	9007 STONEHAUSE CT	12/06/21	\$680,000	\$637,752	\$160,535	\$118,287	1.08	\$148,644		13503 LF-SMALL LAKEFRONT	18.55%

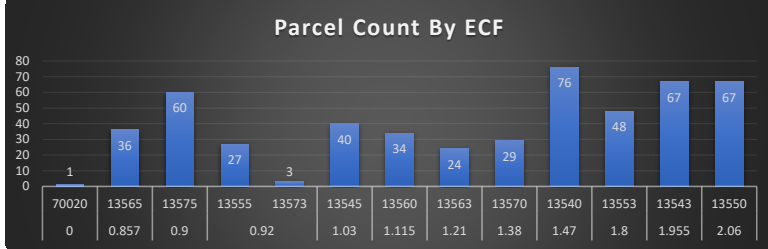
Township of Springfield

Land Table 13552

BSA DATABASE		SALES DATA	
Parcel Count	512	# of Sales	48
ECF Nbhd	70020, 13555, 13553, 13550, 13565, 13560, 13563, 13575, 13570, 13573, 13543, 13545, 13540	Sales Ratio	42.23%
Min ECF	0.857	(Land Resid.-Est. Land Value)/Est. LV	57.35%
Max ECF	2.060	% Change	14.00%
Land Table LtoB	33.12%	Projected Land Table LtoB	37.76%
CVT LtoB	22.38%	Sales Sample Size	9.38%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$110,263	\$173,497	\$125,700
MINIMUM	\$1,363	\$2,145	\$1,554
MAXIMUM	\$324,344	\$510,351	\$369,752

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-11-327-030	9635 NORMAN RD	06/26/22	\$660,000	\$349,130	\$431,424	\$120,554	0.29	\$1,487,669		13552 LF-LARGE LAKEFRONT	34.53%
U -07-11-327-048	9745 NORMAN RD	04/04/22	\$700,000	\$417,873	\$377,792	\$95,665	0.32	\$1,180,600		13552 LF-LARGE LAKEFRONT	22.89%
U -07-11-327-045	9797 NORMAN RD	07/12/22	\$545,000	\$330,583	\$365,588	\$151,171	0.57	\$641,382		13552 LF-LARGE LAKEFRONT	45.73%
U -07-10-427-027	10048 KING RD	03/08/22	\$600,000	\$370,774	\$311,086	\$81,860	0.19	\$1,637,295		13552 LF-LARGE LAKEFRONT	22.08%
U -07-10-402-038	10318 KING RD	03/02/22	\$560,000	\$374,524	\$268,306	\$82,830	0.27	\$993,726		13552 LF-LARGE LAKEFRONT	22.12%
U -07-10-402-033	10346 KING RD	05/12/22	\$765,000	\$530,229	\$330,383	\$95,612	0.45	\$734,184		13552 LF-LARGE LAKEFRONT	18.03%
U -07-28-301-006	12001 BIG LAKE RD	07/30/21	\$499,900	\$352,445	\$279,473	\$132,018	1.88	\$148,656		13552 LF-LARGE LAKEFRONT	37.46%
U -07-28-203-014	11447 EMBER	12/20/21	\$430,000	\$308,937	\$218,034	\$96,971	0.34	\$641,276		13552 LF-LARGE LAKEFRONT	31.39%
U -07-10-402-058	10378 KING RD	09/29/22	\$470,000	\$347,717	\$205,846	\$83,563	0.32	\$643,269		13552 LF-LARGE LAKEFRONT	24.03%
U -07-11-376-010	9848 DIXIE HWY	10/05/21	\$425,000	\$317,405	\$238,158	\$130,563	0.35	\$680,451		13552 LF-LARGE LAKEFRONT	41.13%
U -07-11-402-017	9511 CHERRYWOOD RD	09/16/22	\$715,000	\$537,355	\$456,757	\$279,112	1.83	\$249,594		13552 LF-LARGE LAKEFRONT	51.94%
U -07-11-301-034	9879 DIXIE HWY	02/07/22	\$490,000	\$368,311	\$231,382	\$109,693	0.30	\$771,273		13552 LF-LARGE LAKEFRONT	29.78%
U -07-28-277-003	6133 HILLSBORO RD	09/09/21	\$482,500	\$366,912	\$196,776	\$81,188	0.17	\$1,157,506		13552 LF-LARGE LAKEFRONT	22.13%
U -07-10-278-003	10191 GRAHAM DR	07/13/21	\$672,000	\$516,297	\$290,013	\$134,310	0.36	\$181,258	U -07-10-276-003	13552 LF-LARGE LAKEFRONT	26.01%
U -07-10-426-002	10086 KING RD	06/10/21	\$370,000	\$287,413	\$260,036	\$177,449	0.52	\$500,069		13552 LF-LARGE LAKEFRONT	61.74%
U -07-10-402-019	10478 KING RD	10/28/22	\$600,000	\$481,663	\$239,085	\$120,748	0.54	\$442,750		13552 LF-LARGE LAKEFRONT	25.07%
U -07-11-301-038	9929 DIXIE HWY	11/08/21	\$750,000	\$604,992	\$388,151	\$243,143	1.13	\$343,496		13552 LF-LARGE LAKEFRONT	40.19%
U -07-12-376-011	8770 S SHORE DR	11/09/21	\$960,000	\$788,892	\$411,082	\$239,974	0.99	\$415,234		13552 LF-LARGE LAKEFRONT	30.42%
U -07-28-176-001	11736 BIG LAKE RD	08/13/21	\$50,000				2.76	\$18,116		13552 LF-LARGE LAKEFRONT	100.00%
U -07-28-204-048	6249 HILLSBORO RD	07/29/22	\$420,000	\$362,802	\$176,324	\$119,126	0.44	\$400,736		13552 LF-LARGE LAKEFRONT	32.83%
U -07-10-402-034	10342 KING RD	05/06/22	\$292,000	\$255,618	\$136,151	\$99,769	0.47	\$289,683		13552 LF-LARGE LAKEFRONT	39.03%
U -07-11-454-004	8691 HARBORTOWNE DR	07/15/22	\$575,000	\$504,808	\$256,285	\$186,093	0.39	\$657,141		13552 LF-LARGE LAKEFRONT	36.86%
U -07-11-327-032	9619 NORMAN RD	11/05/21	\$455,000	\$404,940	\$178,605	\$128,545	0.36	\$496,125		13552 LF-LARGE LAKEFRONT	31.74%
U -07-12-252-011	8311 WAUMEGAH RD	08/31/21	\$1,190,000	\$1,060,078	\$344,980	\$215,058	1.00	\$344,980		13552 LF-LARGE LAKEFRONT	20.29%
U -07-28-203-012	11467 EMBER	08/08/22	\$815,000	\$730,425	\$176,791	\$92,216	0.34	\$519,974		13552 LF-LARGE LAKEFRONT	12.62%
U -07-28-376-013	11602 HAYLOCK	06/16/21	\$450,000	\$410,141	\$123,933	\$84,074	0.15	\$826,220		13552 LF-LARGE LAKEFRONT	20.50%
U -07-28-376-007	11654 HAYLOCK	08/27/21	\$499,000	\$457,201	\$138,579	\$96,780	0.24	\$577,413		13552 LF-LARGE LAKEFRONT	21.17%
U -07-10-277-014	8949 LOUGHHEED IS	09/01/21	\$333,000	\$314,929	\$220,109	\$202,038	0.63	\$349,379		13552 LF-LARGE LAKEFRONT	64.15%
U -07-10-277-011	8929 LOUGHHEED IS	08/20/21	\$318,000	\$303,687	\$211,829	\$197,516	0.57	\$371,630		13552 LF-LARGE LAKEFRONT	65.04%

Township of Springfield

Land Table 13552

U -07-28-301-005	12008 BIG LAKE RD	07/20/22	\$390,000	\$374,646	\$142,767	\$127,413	1.84	\$77,591		13552 LF-LARGE LAKEFRONT	34.01%
U -07-11-376-034	9880 DIXIE HWY	04/27/21	\$310,000	\$302,010	\$170,420	\$162,430	1.01	\$168,733		13552 LF-LARGE LAKEFRONT	53.78%
U -07-12-427-024	8679 ELLIS RD	06/09/22	\$235,000				3.46	\$66,761		13552 LF-LARGE LAKEFRONT	100.00%
U -07-11-302-009	NORMAN RD	09/12/22	\$185,000				0.85	\$217,647		13552 LF-LARGE LAKEFRONT	100.00%
U -07-28-279-007	5911 CLAYPOOL	12/06/21	\$235,000	\$241,845	\$69,351	\$76,196	0.15	\$462,340		13552 LF-LARGE LAKEFRONT	31.51%
U -07-12-376-008	8820 BRIDGE LAKE RD	08/20/21	\$822,600	\$882,711	\$250,302	\$310,413	1.51	\$165,763		13552 LF-LARGE LAKEFRONT	35.17%
U -07-11-376-054	9845 RILTON CT	05/06/22	\$618,000	\$665,174	\$136,027	\$183,201	1.19	\$114,308		13552 LF-LARGE LAKEFRONT	27.54%
U -07-10-427-016	10168 KING RD	03/19/21	\$250,000	\$270,830	\$65,205	\$86,035	0.17	\$383,559		13552 LF-LARGE LAKEFRONT	31.77%
U -07-29-451-018	12042 RUSTY LN	04/14/22	\$275,000				10.15	\$20,058	U -07-28-353-014, U -07-29-451-017	13552 LF-LARGE LAKEFRONT	100.00%
U -07-12-230-007	9221 SUNSET BLUFFS DR	05/12/22	\$155,000				0.61	\$254,098		13552 LF-LARGE LAKEFRONT	100.00%
U -07-11-378-003	9692 SUSIN LN	02/19/21	\$205,000	\$244,272	\$98,361	\$137,633	0.19	\$517,689		13552 LF-LARGE LAKEFRONT	56.34%
U -07-11-454-007	8657 HARBORTOWNE DR	04/22/22	\$500,000	\$597,335	\$89,062	\$186,397	0.51	\$174,631		13552 LF-LARGE LAKEFRONT	31.20%
U -07-28-251-012	6059 LONG POINT DR	02/17/22	\$210,000	\$261,922	\$42,388	\$94,310	0.11	\$385,345		13552 LF-LARGE LAKEFRONT	36.01%
U -07-11-376-053	9824 DIXIE HWY	09/22/21	\$88,000				0.60	\$146,667		13552 LF-LARGE LAKEFRONT	100.00%
U -07-28-377-006	11840 SHAFFER RD	04/22/22	\$116,000				1.90	\$61,053		13552 LF-LARGE LAKEFRONT	100.00%
U -07-28-176-012	11750 BIG LAKE RD	01/05/21	\$450,000	\$620,436	\$19,116	\$189,552	1.70	\$11,245		13552 LF-LARGE LAKEFRONT	30.55%
U -07-12-376-019	8674 S SHORE DR	09/28/21	\$250,000				0.69	\$362,319		13552 LF-LARGE LAKEFRONT	55.37%
U -07-12-227-010	9111 SUNSET BLUFFS DR	04/26/21	\$105,000				0.94	\$111,702		13552 LF-LARGE LAKEFRONT	94.42%
U -07-11-302-007	NORMAN RD	09/21/22	\$110,000				0.80	\$137,500		13552 LF-LARGE LAKEFRONT	100.00%

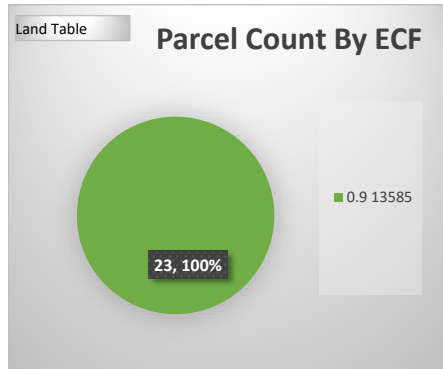
Township of Springfield

Land Table 13585

BSA DATABASE		SALES DATA	
Parcel Count	23	# of Sales	5
ECF Nbhd	13585	Sales Ratio	#DIV/0!
Min ECF	0.900	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.900	% Change	0.00%
Land Table LtoB	22.63%	Projected Land Table LtoB	22.63%
CVT LtoB	22.38%	Sales Sample Size	21.74%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$108,625	#DIV/0!	\$108,625
MINIMUM	\$86,900	#DIV/0!	\$86,900
MAXIMUM	\$130,350	#DIV/0!	\$130,350

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U-07-19-227-001	7045 GRANGE MDW	03/07/22	\$80,000				1.10			13585 MAPLE GRANGE	42.90%
U-07-19-227-010	7210 GRANGE MDW	02/22/21	\$80,000				1.00			13585 MAPLE GRANGE	23.11%
U-07-19-227-015	7360 GRANGE BLF	03/02/21	\$92,500				1.03			13585 MAPLE GRANGE	23.26%
U-07-19-227-017	7375 GRANGE BLF	02/23/21	\$95,000				1.05			13585 MAPLE GRANGE	20.51%
U-07-19-227-020	7060 GRANGE MDW	04/29/22	\$87,500				1.14			13585 MAPLE GRANGE	43.32%

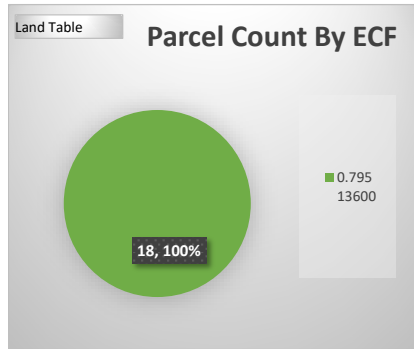
Township of Springfield

Land Table 13600

BSA DATABASE		SALES DATA	
Parcel Count	18	# of Sales	1
ECF Nbhd	13600	Sales Ratio	46.56%
Min ECF	0.795	(Land Resid.-Est. Land Value)/Est. LV	23.55%
Max ECF	0.795	% Change	0.00%
Land Table LtoB	21.43%	Projected Land Table LtoB	21.43%
CVT LtoB	22.38%	Sales Sample Size	5.56%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$207,960	\$256,936	\$207,960
MINIMUM	\$2,300	\$2,842	\$2,300
MAXIMUM	\$470,880	\$581,776	\$470,880

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-36-351-012	4421 CROSBY CT	04/30/21	\$435,000	\$405,058	\$157,080	\$127,138	0.81	\$193,926		13600 MARINER'S COVE - LAKE ACCESS	31.39%

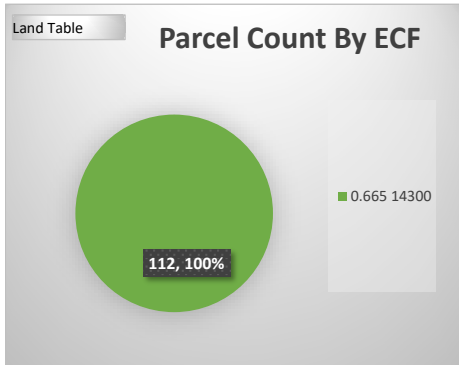
Township of Springfield

Land Table 14300

BSA DATABASE		SALES DATA	
Parcel Count	112	# of Sales	11
ECF Nbhd	14300	Sales Ratio	45.28%
Min ECF	0.665	(Land Resid.-Est. Land Value)/Est. LV	62.18%
Max ECF	0.665	% Change	0.00%
Land Table LtoB	17.17%	Projected Land Table LtoB	17.17%
CVT LtoB	22.38%	Sales Sample Size	9.82%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$83,600	\$135,584	\$83,600
MINIMUM	\$79,200	\$128,448	\$79,200
MAXIMUM	\$88,000	\$142,720	\$88,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-14-151-003	9978 PEBBLE CREEK CT	09/08/21	\$520,000	\$407,580	\$191,620	\$79,200	0.55	\$348,400		14300 PEBBLE CREEK	19.43%
U -07-14-151-006	10013 PEBBLE CREEK CT	05/11/22	\$587,500	\$485,028	\$190,472	\$88,000	0.96	\$198,408		14300 PEBBLE CREEK	18.14%
U -07-14-151-017	10036 CREEKWOOD TRL	05/13/21	\$461,000	\$412,887	\$127,313	\$79,200	0.51	\$249,633		14300 PEBBLE CREEK	19.18%
U -07-14-154-010	9920 CREEKWOOD TRL	09/30/22	\$520,000	\$512,359	\$86,841	\$79,200	0.56	\$155,073		14300 PEBBLE CREEK	15.46%
U -07-14-155-003	9969 CREEKWOOD TRL	08/16/21	\$540,000	\$431,832	\$196,168	\$88,000	0.75	\$261,557		14300 PEBBLE CREEK	20.38%
U -07-14-155-011	9857 CREEKWOOD TRL	06/16/21	\$635,000	\$714,422	(\$222)	\$79,200	0.56	(\$396)		14300 PEBBLE CREEK	11.09%
U -07-14-177-004	9850 CREEKWOOD TRL	12/06/21	\$495,000	\$460,056	\$114,144	\$79,200	0.57	\$200,253		14300 PEBBLE CREEK	17.22%
U -07-15-204-006	10218 CREEKWOOD TRL	08/20/21	\$655,000	\$490,122	\$244,078	\$79,200	0.62	\$393,674		14300 PEBBLE CREEK	16.16%
U -07-15-277-005	10145 CREEKWOOD TRL	02/10/22	\$550,000	\$454,207	\$174,993	\$79,200	0.42	\$416,650		14300 PEBBLE CREEK	17.44%
U -07-15-277-012	10047 CREEKWOOD TRL	08/31/22	\$475,000	\$411,894	\$142,306	\$79,200	0.58	\$245,355		14300 PEBBLE CREEK	19.23%
U -07-15-277-022	10158 BOULDER PASS	10/04/21	\$410,000	\$515,443	(\$26,243)	\$79,200	0.46	(\$57,050)		14300 PEBBLE CREEK	15.37%

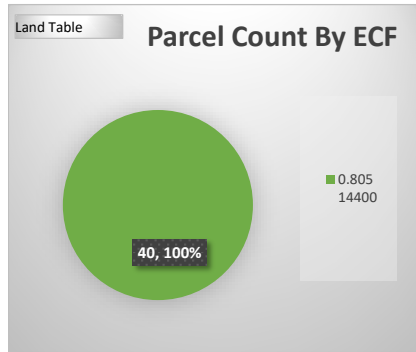
Township of Springfield

Land Table 14400

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	3
ECF Nbhd	14400	Sales Ratio	49.94%
Min ECF	0.805	(Land Resid.-Est. Land Value)/Est. LV	0.64%
Max ECF	0.805	% Change	0.00%
Land Table LtoB	19.06%	Projected Land Table LtoB	19.06%
CVT LtoB	22.38%	Sales Sample Size	7.50%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$218,358	\$219,759	\$218,358
MINIMUM	\$2,070	\$2,083	\$2,070
MAXIMUM	\$494,424	\$497,595	\$494,424

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-15-203-005	8242 PINE LAKE DR	11/22/21	\$485,000	\$453,897	\$125,044	\$93,941	0.57	\$219,375	14400 PINE LAKE FOREST- LAKE ACCESS		20.70%
U -07-15-203-008	8268 PINE LAKE DR	06/14/21	\$449,900	\$432,592	\$112,897	\$95,589	0.58	\$194,650	14400 PINE LAKE FOREST- LAKE ACCESS		22.10%
U -07-15-203-011	8225 LOST PINES DR	04/23/21	\$395,000	\$441,709	\$29,103	\$75,812	0.46	\$63,267	14400 PINE LAKE FOREST- LAKE ACCESS		17.16%

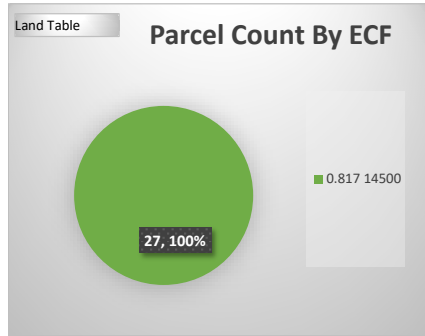
Township of Springfield

Land Table 14500

BSA DATABASE		SALES DATA	
Parcel Count	27	# of Sales	2
ECF Nbhd	14500	Sales Ratio	49.73%
Min ECF	0.817	(Land Resid.-Est. Land Value)/Est. LV	4.19%
Max ECF	0.817	% Change	0.00%
Land Table LtoB	13.12%	Projected Land Table LtoB	13.12%
CVT LtoB	22.38%	Sales Sample Size	7.41%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$94,271	\$98,222	\$94,271
MINIMUM	\$62,848	\$65,482	\$62,848
MAXIMUM	\$125,695	\$130,963	\$125,695

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-25-200-031	8029 WINDSTONE CT	08/20/21	\$510,000	\$435,371	\$136,849	\$62,220	0.99	\$69,116		14500 PINE RDG/WINDSTONE/SDL RDG	14.29%
U -07-25-326-051	8584 WHISPERING PINES DR	06/08/21	\$484,900	\$554,129	(\$2,610)	\$66,619	1.06	(\$2,462)		14500 PINE RDG/WINDSTONE/SDL RDG	12.02%

Township of Springfield

Land Table 14600

BSA DATABASE		SALES DATA	
Parcel Count	100	# of Sales	4
ECF Nbhd	12840, 14600	Sales Ratio	40.92%
Min ECF	0.850	(Land Resid.-Est. Land Value)/Est. LV	128.45%
Max ECF	0.965	% Change	32.00%
Land Table LtoB	17.41%	Projected Land Table LtoB	22.98%
CVT LtoB	22.38%	Sales Sample Size	4.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$51,188	\$116,940	\$67,568
MINIMUM	\$37,375	\$85,384	\$49,335
MAXIMUM	\$61,815	\$141,217	\$81,596

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-06-101-001	13899 NORTHRIDGE DR	02/08/22	\$340,000	\$277,454	\$113,734	\$51,188	0.77	\$147,706		10001: Less than 1 acre from 10000	18.45%
U -07-06-101-015	10163 ORCHARD RIDGE CT	12/21/21	\$352,000	\$277,877	\$116,123	\$42,000	0.56	\$207,363		10001: Less than 1 acre from 10000	15.11%
U -07-06-151-015	10106 ORCHARD RIDGE CT	09/07/22	\$339,900	\$282,691	\$108,397	\$51,188	0.70	\$154,853		10001: Less than 1 acre from 10000	18.11%
U -07-08-451-012	12269 WINDCLIFF DR	04/26/21	\$320,000	\$268,374	\$98,376	\$46,750	0.66	\$149,055		10001: Less than 1 acre from 10000	17.42%

Township of Springfield

Land Table 14801

BSA DATABASE		SALES DATA	
Parcel Count	238	# of Sales	24
ECF Nbhd	14801	Sales Ratio	45.21%
Min ECF	1.545	(Land Resid.-Est. Land Value)/Est. LV	75.78%
Max ECF	1.545	% Change	38.00%
Land Table LtoB	20.02%	Projected Land Table LtoB	27.63%
CVT LtoB	22.38%	Sales Sample Size	10.08%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$39,688	\$69,763	\$54,769
MINIMUM	\$1,328	\$2,335	\$1,833
MAXIMUM	\$152,754	\$268,512	\$210,801

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-26-226-018	9212 VILLA CREST DR	12/16/21	\$186,000	\$132,383	\$90,992	\$37,375	0.40	\$227,480		10001: Less than 1 acre from 10000	28.23%
U -07-26-277-043	9284 ROBERTDALE DR	04/29/21	\$197,000	\$143,370	\$74,755	\$21,125	0.22	\$339,795		10001: Less than 1 acre from 10000	14.73%
U -07-26-229-006	9307 UTE POINTE DR	06/03/22	\$285,000	\$211,005	\$103,245	\$29,250	0.36	\$286,792		10001: Less than 1 acre from 10000	13.86%
U -07-24-202-002	7800 LAVON DR	11/10/21	\$260,000	\$194,055	\$95,195	\$29,250	0.31	\$307,081		10001: Less than 1 acre from 10000	15.07%
U -07-26-277-048	9244 ROBERTDALE DR	10/21/22	\$194,900	\$146,180	\$69,845	\$21,125	0.23	\$303,674		10001: Less than 1 acre from 10000	14.45%
U -07-26-227-009	9239 VILLA CREST DR	01/15/21	\$188,000	\$143,722	\$73,528	\$29,250	0.36	\$204,244		10001: Less than 1 acre from 10000	20.35%
U -07-26-277-042	9292 ROBERTDALE DR	01/11/22	\$189,000	\$146,265	\$63,860	\$21,125	0.22	\$290,273		10001: Less than 1 acre from 10000	14.44%
U -07-26-277-045	9289 DEBBY JO DR	11/15/22	\$299,900	\$236,191	\$92,959	\$29,250	0.31	\$299,868		10001: Less than 1 acre from 10000	12.38%
U -07-26-227-015	9334 EAGLE HILL DR	04/15/21	\$155,000	\$127,790	\$56,460	\$29,250	0.36	\$156,833		10001: Less than 1 acre from 10000	22.89%
U -07-26-227-008	9263 VILLA CREST DR	03/04/22	\$207,000	\$171,074	\$65,176	\$29,250	0.36	\$181,044		10001: Less than 1 acre from 10000	17.10%
U -07-26-229-018	9244 BRUCEDALE DR	08/24/22	\$195,000	\$163,931	\$60,319	\$29,250	0.38	\$158,734		10001: Less than 1 acre from 10000	17.84%
U -07-26-227-006	9287 VILLA CREST DR	09/30/22	\$195,000	\$164,109	\$60,141	\$29,250	0.36	\$167,058		10001: Less than 1 acre from 10000	17.82%
U -07-26-278-042	5981 FARLEY RD	07/01/22	\$285,000	\$250,657	\$63,593	\$29,250	0.33	\$192,706		10001: Less than 1 acre from 10000	11.67%
U -07-26-227-010	9217 VILLA CREST DR	02/23/22	\$189,000	\$169,732	\$48,518	\$29,250	0.36	\$134,772		10001: Less than 1 acre from 10000	17.23%
U -07-26-251-040	6047 N BAY DR	12/02/21	\$305,000	\$277,308	\$48,817	\$21,125	0.29	\$168,334		10001: Less than 1 acre from 10000	7.62%
U -07-26-228-015	9332 UTE POINTE DR	10/28/22	\$200,000	\$182,319	\$46,931	\$29,250	0.36	\$130,364		10001: Less than 1 acre from 10000	16.04%
U -07-26-229-017	9278 BRUCEDALE DR	10/12/21	\$200,000	\$186,682	\$42,568	\$29,250	0.38	\$112,021		10001: Less than 1 acre from 10000	15.67%
U -07-26-278-038	9270 SEMINDALE DR	04/21/22	\$275,000	\$263,346	\$40,904	\$29,250	0.31	\$131,948		10001: Less than 1 acre from 10000	11.11%
U -07-26-228-009	9237 EAGLE HILL DR	09/07/21	\$189,000	\$188,027	\$30,223	\$29,250	0.36	\$83,953		10001: Less than 1 acre from 10000	15.56%
U -07-14-428-002	9310 HILLCREST DR	07/07/21	\$172,000	\$172,831	\$11,357	\$12,188	0.18	\$63,094		10001: Less than 1 acre from 10000	7.05%
U -07-26-278-044	5971 FARLEY RD	10/25/21	\$295,000	\$301,770	\$22,480	\$29,250	0.33	\$68,121		10001: Less than 1 acre from 10000	9.69%
U -07-24-201-011	7729 LAVON DR	03/09/21	\$284,000	\$312,997	\$253	\$29,250	0.36	\$703		10001: Less than 1 acre from 10000	9.35%
U -07-14-430-005	9271 HILLCREST DR	01/14/22	\$235,000	\$311,018	(\$34,018)	\$42,000	0.52	(\$65,419)		10001: Less than 1 acre from 10000	13.50%
U -07-26-277-050	9305 DEBBY JO DR	03/22/22	\$150,000	\$223,796	(\$44,546)	\$29,250	0.31	(\$143,697)		10001: Less than 1 acre from 10000	13.07%

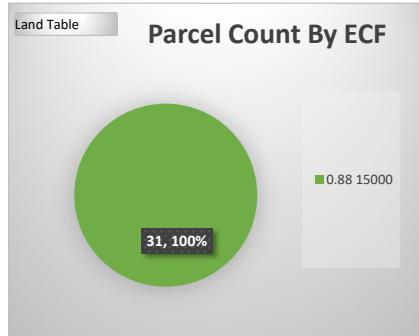
Township of Springfield

Land Table 15000

BSA DATABASE		SALES DATA	
Parcel Count	31	# of Sales	4
ECF Nbhd	15000	Sales Ratio	46.43%
Min ECF	0.880	(Land Resid.-Est. Land Value)/Est. LV	47.77%
Max ECF	0.880	% Change	0.00%
Land Table LtoB	17.99%	Projected Land Table LtoB	17.99%
CVT LtoB	22.38%	Sales Sample Size	12.90%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$194,312	\$287,133	\$194,312
MINIMUM	\$1,720	\$2,541	\$1,720
MAXIMUM	\$439,979	\$650,152	\$439,979

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-23-227-004	7133 OAK MEADOWS DR	06/14/22	\$428,000	\$424,631	\$72,299	\$68,930	0.47	\$153,828		15000 SOFTWATER/STONEHAUS/SPRNGCRST	16.23%
U -07-23-227-005	7105 OAK MEADOWS DR	07/16/21	\$462,000	\$411,015	\$118,449	\$67,464	0.46	\$257,498		15000 SOFTWATER/STONEHAUS/SPRNGCRST	16.41%
U -07-23-228-008	9177 SOFTWATER WOODS DR	07/27/22	\$450,000	\$422,834	\$94,630	\$67,464	0.46	\$205,717		15000 SOFTWATER/STONEHAUS/SPRNGCRST	15.96%
U -07-23-228-017	7098 HICKORY HOLLOW CIR	08/16/21	\$482,500	\$433,712	\$117,718	\$68,930	0.47	\$250,464		15000 SOFTWATER/STONEHAUS/SPRNGCRST	15.89%

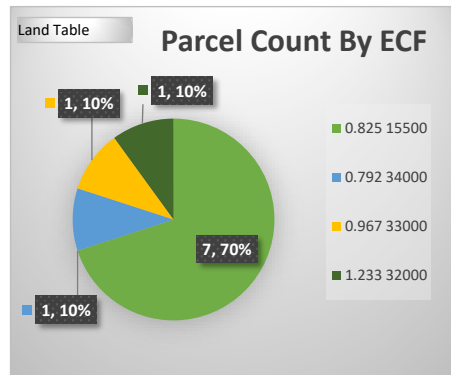
Township of Springfield

Land Table 15500

BSA DATABASE		SALES DATA	
Parcel Count	10	# of Sales	2
ECF Nbhd	15500, 33000, 32000, 34000	Sales Ratio	49.52%
Min ECF	0.792	(Land Resid.-Est. Land Value)/Est. LV	8.47%
Max ECF	1.233	% Change	0.00%
Land Table LtoB	13.63%	Projected Land Table LtoB	13.63%
CVT LtoB	22.38%	Sales Sample Size	20.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$80,000	\$86,773	\$80,000
MINIMUM	\$80,000	\$86,773	\$80,000
MAXIMUM	\$80,000	\$86,773	\$80,000

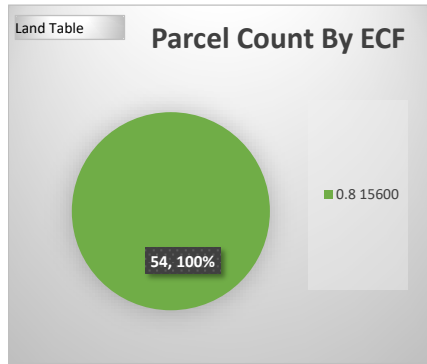
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U-07-13-251-021	8481 HOLCOMB RD	12/09/22	\$710,000	\$703,227	\$86,773	\$80,000	1.63	\$53,235		15500 STONEBROOK	11.38%

Township of Springfield

Land Table 15600

BSA DATABASE		SALES DATA	
Parcel Count	54	# of Sales	5
ECF Nbhd	15600	Sales Ratio	46.72%
Min ECF	0.800	(Land Resid.-Est. Land Value)/Est. LV	47.05%
Max ECF	0.800	% Change	0.00%
Land Table LtoB	15.14%	Projected Land Table LtoB	15.14%
CVT LtoB	22.38%	Sales Sample Size	9.26%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$129,976	\$191,135	\$129,976
MINIMUM	\$1,380	\$2,029	\$1,380
MAXIMUM	\$294,300	\$432,781	\$294,300

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-12-101-006	9201 KELLY LAKE DR	11/08/21	\$440,000	\$450,302	\$61,311	\$71,613	0.73	\$83,988		15600 STONEGATE - LAKE ACCESS	15.90%
U -07-12-101-011	8988 STONEGATE DR	05/18/21	\$485,000	\$413,300	\$132,522	\$60,822	0.62	\$213,745		15600 STONEGATE - LAKE ACCESS	14.72%
U -07-12-102-003	9171 KELLY LAKE DR	06/23/22	\$510,000	\$461,830	\$113,897	\$65,727	0.67	\$169,996		15600 STONEGATE - LAKE ACCESS	14.23%
U -07-12-151-020	8954 KELLY LAKE DR	03/22/22	\$640,000	\$564,748	\$175,189	\$99,937	1.71	\$102,450		15600 STONEGATE - LAKE ACCESS	17.70%
U -07-12-151-021	8920 KELLY LAKE DR	07/21/22	\$525,000	\$539,086	\$50,660	\$64,746	0.66	\$76,758		15600 STONEGATE - LAKE ACCESS	12.01%

Township of Springfield

Land Table 15800

BSA DATABASE		SALES DATA	
Parcel Count	119	# of Sales	8
ECF Nbhd	13170, 13700, 13800, 15800, 15900	Sales Ratio	46.17%
Min ECF	0.805	(Land Resid.-Est. Land Value)/Est. LV	65.58%
Max ECF	1.290	% Change	16.00%
Land Table LtoB	13.18%	Projected Land Table LtoB	15.29%
CVT LtoB	22.38%	Sales Sample Size	6.72%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$53,813	\$89,106	\$62,423
MINIMUM	\$1,328	\$2,199	\$1,540
MAXIMUM	\$106,695	\$176,671	\$123,766

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-10-201-001		11/23/21	\$19,000				4.13	\$4,600		10000 ACREAGE	100.00%
U -07-10-201-005	9321 SHERWOOD DR	04/14/21	\$352,500	\$384,551	\$8,299	\$40,350	1.15	\$7,217		10000 ACREAGE	10.49%
U -07-07-201-013	13116 HUMMINGBIRD RDG	07/23/21	\$594,000	\$566,640	\$87,360	\$60,000	0.97	\$90,062		10001: Less than 1 acre from 10000	10.59%
U -07-13-102-002	8293 MEADOW RDG	03/08/22	\$470,000	\$422,158	\$107,842	\$60,000	0.92	\$56,168		10001: Less than 1 acre from 10000	14.21%
U -07-10-201-050	9073 SHERWOOD DR	03/17/22	\$198,000	\$134,160	\$84,965	\$21,125	0.25	\$339,860		10001: Less than 1 acre from 10000	15.75%
U -07-10-252-020	9016 SHERWOOD DR	09/27/21	\$340,000	\$340,810	\$36,565	\$37,375	0.42	\$87,060		10001: Less than 1 acre from 10000	10.97%
U -07-11-177-004	9073 TARTAN DR	11/23/22	\$308,625	\$284,823	\$61,177	\$37,375	0.47	\$130,164		10001: Less than 1 acre from 10000	13.12%
U -07-11-178-001	8998 TARTAN DR	06/21/21	\$293,000	\$227,393	\$107,607	\$42,000	0.55	\$195,649		10001: Less than 1 acre from 10000	18.47%

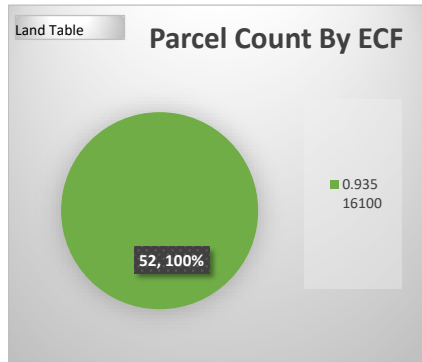
Township of Springfield

Land Table 16100

BSA DATABASE		SALES DATA	
Parcel Count	52	# of Sales	2
ECF Nbhd	16100	Sales Ratio	49.80%
Min ECF	0.935	(Land Resid.-Est. Land Value)/Est. LV	1.79%
Max ECF	0.935	% Change	0.00%
Land Table LtoB	21.18%	Projected Land Table LtoB	21.18%
CVT LtoB	22.38%	Sales Sample Size	3.85%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$114,595	\$116,642	\$114,595
MINIMUM	\$1,323	\$1,347	\$1,323
MAXIMUM	\$259,474	\$264,109	\$259,474

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-12-126-011	8654 INDIAN TRL	08/20/21	\$380,000	\$319,032	\$148,801	\$87,833	1.39	\$107,051		16100 TOWNSEND EST-LAKE ACCESS	27.53%
U -07-12-126-018	8765 INDIAN TRL	01/04/21	\$385,000	\$442,951	\$23,101	\$81,052	2.56	\$9,024		16100 TOWNSEND EST-LAKE ACCESS	18.30%

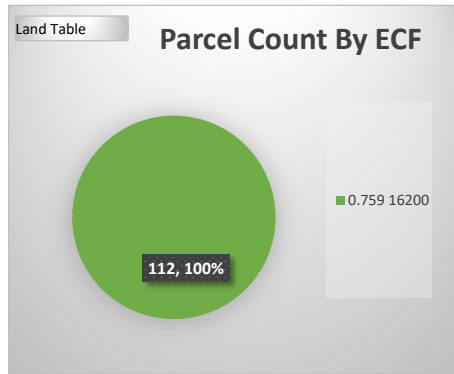
Township of Springfield

Land Table 16200

BSA DATABASE		SALES DATA	
Parcel Count	112	# of Sales	11
ECF Nbhd	16200	Sales Ratio	44.65%
Min ECF	0.759	(Land Resid.-Est. Land Value)/Est. LV	77.14%
Max ECF	0.759	% Change	0.00%
Land Table LtoB	16.39%	Projected Land Table LtoB	16.39%
CVT LtoB	22.38%	Sales Sample Size	9.82%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$62,500	\$110,711	\$62,500
MINIMUM	\$62,500	\$110,711	\$62,500
MAXIMUM	\$62,500	\$110,711	\$62,500

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-03-401-012	9672 WESTWOOD CIR	09/23/22	\$475,000	\$370,699	\$166,801	\$62,500	0.40	\$417,003		16200 WESTWOOD HILLS	16.86%
U -07-03-401-021	9707 WINDSOR LN	07/20/22	\$515,000	\$459,641	\$117,859	\$62,500	0.39	\$302,203		16200 WESTWOOD HILLS	13.60%
U -07-03-401-023	9679 WINDSOR LN	07/12/21	\$475,000	\$513,912	\$23,588	\$62,500	0.35	\$67,394		16200 WESTWOOD HILLS	12.16%
U -07-03-402-013	9872 WESTWOOD CIR	06/11/21	\$395,000	\$366,834	\$90,666	\$62,500	0.40	\$226,665		16200 WESTWOOD HILLS	17.04%
U -07-03-402-016	9920 WESTWOOD CIR	08/02/22	\$459,900	\$376,001	\$146,399	\$62,500	0.52	\$281,537		16200 WESTWOOD HILLS	16.62%
U -07-03-426-007	9843 WESTWOOD CIR	06/13/22	\$530,000	\$460,206	\$132,294	\$62,500	0.40	\$330,735		16200 WESTWOOD HILLS	13.58%
U -07-03-426-014	9699 WESTWOOD CIR	04/23/21	\$400,000	\$506,589	(\$44,089)	\$62,500	0.42	(\$104,974)		16200 WESTWOOD HILLS	12.34%
U -07-03-427-005	9537 WESTWOOD CIR	01/20/21	\$375,000	\$332,133	\$105,367	\$62,500	0.39	\$270,172		16200 WESTWOOD HILLS	18.82%
U -07-03-476-013	9589 WELLINGTON CT	07/15/22	\$410,000	\$338,851	\$133,649	\$62,500	0.60	\$222,748		16200 WESTWOOD HILLS	18.44%
U -07-03-476-016	9586 WELLINGTON CT	03/09/22	\$525,000	\$360,683	\$226,817	\$62,500	0.78	\$290,791		16200 WESTWOOD HILLS	17.33%
U -07-03-478-005	9456 MAPLE LN	06/21/21	\$400,000	\$344,031	\$118,469	\$62,500	0.37	\$320,186		16200 WESTWOOD HILLS	18.17%

Township of Springfield

Land Table 39500

BSA DATABASE		SALES DATA	
Parcel Count	82	# of Sales	8
ECF Nbhd	39500	Sales Ratio	45.50%
Min ECF	1.360	(Land Resid.-Est. Land Value)/Est. LV	51.81%
Max ECF	1.360	% Change	26.00%
Land Table LtoB	19.77%	Projected Land Table LtoB	24.91%
CVT LtoB	22.38%	Sales Sample Size	9.76%

Color Key
Vacant Sale
Demo Sales Or
New Build After Sale

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$60,000	\$91,086	\$75,600
MINIMUM	\$688	\$1,044	\$867
MAXIMUM	\$242,477	\$368,106	\$305,521

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-17-328-001	7888 JARDINE	08/31/21	\$250,000	\$161,037	\$131,240	\$42,277	1.15	\$50,477	U -07-17-183-001	10000 ACREAGE	26.25%
U -07-17-177-003	756 BROADWAY RD	09/16/21	\$207,000	\$243,455	\$14,733	\$51,188	0.76	\$19,386		10001: Less than 1 acre from 10000	21.03%
U -07-17-177-004	738 BROADWAY RD	10/06/21	\$220,000	\$262,800	(\$5,425)	\$37,375	0.41	(\$13,232)		10001: Less than 1 acre from 10000	14.22%
U -07-17-226-004	204 HICKEY AVE	08/10/21	\$248,500	\$195,799	\$73,826	\$21,125	0.27	\$273,430		10001: Less than 1 acre from 10000	10.79%
U -07-17-252-004	383 BROADWAY RD	10/26/21	\$197,000	\$176,131	\$50,119	\$29,250	0.38	\$131,892		10001: Less than 1 acre from 10000	16.61%
U -07-17-252-007	341 BROADWAY RD	04/30/21	\$215,000	\$198,959	\$58,041	\$42,000	0.50	\$116,082		10001: Less than 1 acre from 10000	21.11%
U -07-17-252-013	273 BROADWAY RD	09/30/22	\$166,750	\$141,469	\$62,656	\$37,375	0.40	\$156,640		10001: Less than 1 acre from 10000	26.42%
U -07-17-252-016	407 BROADWAY RD	11/24/21	\$165,000	\$139,432	\$54,818	\$29,250	0.36	\$152,272		10001: Less than 1 acre from 10000	20.98%

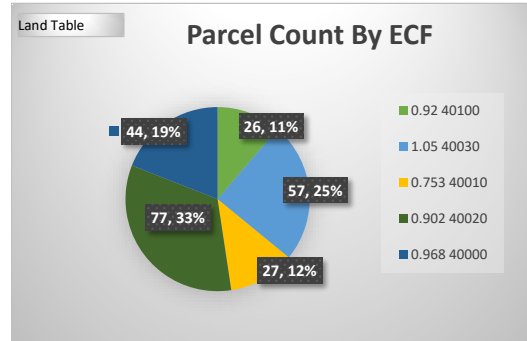
Township of Springfield

Land Table 40000

BSA DATABASE		SALES DATA	
Parcel Count	231	# of Sales	30
ECF Nbhd	40100, 40000, 40010, 40030, 40020	Sales Ratio	44.93%
Min ECF	0.753	(Land Resid.-Est. Land Value)/Est. LV	58.13%
Max ECF	1.050	% Change	14.00%
Land Table LtoB	19.33%	Projected Land Table LtoB	22.03%
CVT LtoB	22.38%	Sales Sample Size	12.99%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$45,540	\$72,011	\$51,916
MINIMUM	\$36,432	\$57,609	\$41,532
MAXIMUM	\$54,648	\$86,413	\$62,299

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
U -07-13-352-009	9023 BAVARIAN WAY DR	05/21/21	\$189,900	\$200,712	\$25,620	\$36,432	1.00	\$25,620		40000 CONDOS-ATTACHED	18.15%
U -07-24-101-052	9077 BAVARIAN CT	04/04/22	\$202,000	\$152,967	\$85,465	\$36,432	1.00	\$85,465		40000 CONDOS-ATTACHED	23.82%
U -07-24-101-058	9091 BAVARIAN WAY DR	06/28/22	\$207,000	\$156,402	\$87,030	\$36,432	1.00	\$87,030		40000 CONDOS-ATTACHED	23.29%
U -07-24-101-062	9099 BAVARIAN WAY DR	10/31/22	\$215,000	\$156,186	\$95,246	\$36,432	1.00	\$95,246		40000 CONDOS-ATTACHED	23.33%
U -07-24-104-004	8755 CEDAR CT	09/14/22	\$392,500	\$335,629	\$111,519	\$54,648	1.00	\$111,519		40000 CONDOS-ATTACHED	16.28%
U -07-24-104-007	8791 CEDAR CT	03/11/21	\$409,000	\$329,280	\$134,368	\$54,648	1.00	\$134,368		40000 CONDOS-ATTACHED	16.60%
U -07-14-303-001	9506 KINGSWAY CIR	08/06/21	\$315,000	\$329,174	\$22,258	\$36,432	1.00	\$22,258		40000 CONDOS-ATTACHED	11.07%
U -07-14-303-007	9546 KINGSWAY CIR	09/16/21	\$400,000	\$399,514	\$36,918	\$36,432	1.00	\$36,918		40000 CONDOS-ATTACHED	9.12%
U -07-14-303-020	9565 KINGSWAY CIR	03/30/22	\$415,000	\$371,264	\$80,168	\$36,432	1.00	\$80,168		40000 CONDOS-ATTACHED	9.81%
U -07-14-303-022	9549 KINGSWAY CIR	09/16/22	\$375,000	\$332,416	\$79,016	\$36,432	1.00	\$79,016		40000 CONDOS-ATTACHED	10.96%
U -07-24-103-011	9015 E BLUE WATER DR	08/03/22	\$167,000	\$135,841	\$67,591	\$36,432	1.00	\$67,591		40000 CONDOS-ATTACHED	26.82%
U -07-24-103-014	9025 E BLUE WATER DR	06/07/21	\$192,500	\$157,979	\$70,953	\$36,432	1.00	\$70,953		40000 CONDOS-ATTACHED	23.06%
U -07-24-103-024	9038 E BLUE WATER DR	07/11/22	\$190,000	\$167,704	\$58,728	\$36,432	1.00	\$58,728		40000 CONDOS-ATTACHED	21.72%
U -07-24-103-047	9043 E LAKE RD	01/11/21	\$190,000	\$225,246	\$1,186	\$36,432	1.00	\$1,186		40000 CONDOS-ATTACHED	16.17%
U -07-24-103-053	7172 BLUE WATER DR	01/31/22	\$211,500	\$176,147	\$71,785	\$36,432	1.00	\$71,785		40000 CONDOS-ATTACHED	20.68%
U -07-24-105-001	7157 BLUE WATER DR	03/12/21	\$232,000	\$262,825	\$23,823	\$54,648	1.00	\$23,823		40000 CONDOS-ATTACHED	20.79%
U -07-24-105-011	7160 BLUE WATER DR	04/12/22	\$245,000	\$212,582	\$68,850	\$36,432	1.00	\$68,850		40000 CONDOS-ATTACHED	17.14%
U -07-24-105-020	7024 S BLUE WATER DR	07/09/21	\$206,000	\$193,421	\$49,011	\$36,432	1.00	\$49,011		40000 CONDOS-ATTACHED	18.84%
U -07-24-105-025	7053 S BLUE WATER DR	09/16/22	\$270,000	\$226,001	\$80,431	\$36,432	1.00	\$80,431		40000 CONDOS-ATTACHED	16.12%
U -07-24-102-001	7300 BLUE WATER DR	06/02/22	\$151,000	\$135,812	\$51,620	\$36,432	1.00	\$51,620		40000 CONDOS-ATTACHED	26.83%
U -07-24-102-011	7300 BLUE WATER DR	04/20/21	\$155,500	\$142,364	\$49,568	\$36,432	1.00	\$49,568		40000 CONDOS-ATTACHED	25.59%
U -07-24-102-015	7310 BLUE WATER DR	09/24/21	\$162,500	\$127,735	\$71,197	\$36,432	1.00	\$71,197		40000 CONDOS-ATTACHED	28.52%
U -07-24-102-017	7310 BLUE WATER DR	09/01/21	\$150,000	\$139,403	\$47,029	\$36,432	1.00	\$47,029		40000 CONDOS-ATTACHED	26.13%
U -07-24-102-019	7310 BLUE WATER DR	06/30/21	\$170,000	\$131,550	\$74,882	\$36,432	1.00	\$74,882		40000 CONDOS-ATTACHED	27.69%
U -07-24-102-030	7230 BLUE WATER DR	03/31/21	\$159,900	\$128,649	\$67,683	\$36,432	1.00	\$67,683		40000 CONDOS-ATTACHED	28.32%
U -07-24-102-036	7220 BLUE WATER DR	09/20/21	\$149,900	\$130,788	\$55,544	\$36,432	1.00	\$55,544		40000 CONDOS-ATTACHED	27.86%

Township of Springfield

Land Table 40000

U -07-24-102-037	7220 BLUE WATER DR	06/21/21	\$125,000	\$119,624	\$41,808	\$36,432	1.00	\$41,808	40000 CONDOS-ATTACHED	30.46%
U -07-24-102-043	7220 BLUE WATER DR	03/11/21	\$92,000	\$97,722	\$30,710	\$36,432	1.00	\$30,710	40000 CONDOS-ATTACHED	37.28%
U -07-24-102-047	7210 BLUE WATER DR	04/22/22	\$135,000	\$123,239	\$48,193	\$36,432	1.00	\$48,193	40000 CONDOS-ATTACHED	29.56%
U -07-24-102-050	7210 BLUE WATER DR	04/26/21	\$105,000	\$114,963	\$26,469	\$36,432	1.00	\$26,469	40000 CONDOS-ATTACHED	31.69%

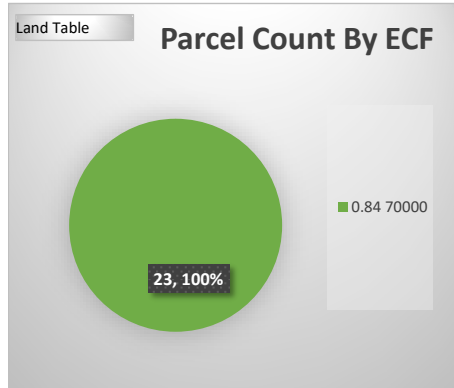
Township of Springfield

Land Table 70000

BSA DATABASE		SALES DATA	
Parcel Count	23	# of Sales	0
ECF Nbhd	70000	Sales Ratio	#DIV/0!
Min ECF	0.840	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.840	% Change	5.00%
Land Table LtoB	38.70%	Projected Land Table LtoB	40.64%
CVT LtoB	22.38%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$93,427	#DIV/0!	\$98,098
MINIMUM	\$1,244	#DIV/0!	\$1,306
MAXIMUM	\$353,015	#DIV/0!	\$370,666

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

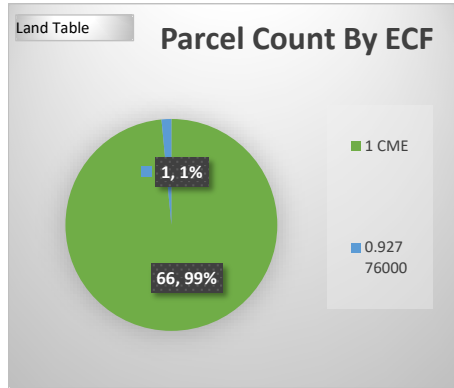
Township of Springfield

Land Table 75000

BSA DATABASE		SALES DATA	
Parcel Count	67	# of Sales	0
ECF Nbhd	CME, 76000	Sales Ratio	#DIV/0!
Min ECF	0.927	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.000	% Change	0.00%
Land Table LtoB	0.00%	Projected Land Table LtoB	0.00%
CVT LtoB	22.38%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



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

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