

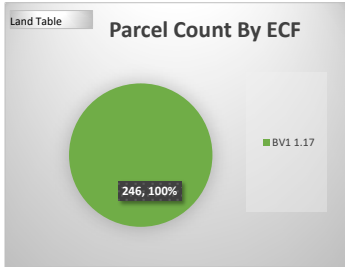
City of South Lyon

Land Table BV1

BSA DATABASE		SALES DATA	
Parcel Count	246	# of Sales	13
ECF Nbhd	BV1	Sales Ratio	48.74%
Min ECF	1.170	(Land Resid.-Est. Land Value)/Est. LV	10.20%
Max ECF	1.170	% Change	5.00%
Land Table LtoB	25.95%	Projected Land Table LtoB	27.25%
CVT LtoB	15.53%	Sales Sample Size	5.28%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$43,964	\$48,449	\$46,162
MINIMUM	\$43,964	\$48,449	\$46,162
MAXIMUM	\$43,964	\$48,449	\$46,162

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
80-21-29-229-024	205 MAPLEWOOD CT	10/11/24	\$162,500	\$173,722	\$32,742	\$43,964	1.00	\$32,742		Land Table BV1	25.31%
80-21-29-229-031	204 MAPLEWOOD CT	03/08/24	\$228,000	\$210,983	\$60,981	\$43,964	1.00	\$60,981		Land Table BV1	20.84%
80-21-29-229-033	204 MAPLEWOOD CT	06/28/23	\$125,000	\$135,244	\$33,720	\$43,964	1.00	\$33,720		Land Table BV1	32.51%
80-21-29-229-034	204 MAPLEWOOD CT	05/22/24	\$175,000	\$173,722	\$45,242	\$43,964	1.00	\$45,242		Land Table BV1	25.31%
80-21-29-229-046	209 MAPLEWOOD CT	03/02/23	\$213,500	\$204,585	\$52,879	\$43,964	1.00	\$52,879		Land Table BV1	21.49%
80-21-29-229-076	229 BROOKWOOD DR	09/13/23	\$191,000	\$169,782	\$65,182	\$43,964	1.00	\$65,182		Land Table BV1	25.89%
80-21-29-229-092	221 OAKBROOKE DR	12/16/24	\$160,000	\$174,744	\$29,220	\$43,964	1.00	\$29,220		Land Table BV1	25.16%
80-21-29-229-099	217 OAKBROOKE DR	11/05/24	\$195,000	\$174,180	\$64,784	\$43,964	1.00	\$64,784		Land Table BV1	25.24%
80-21-29-229-105	213 OAKBROOKE DR	04/18/23	\$165,000	\$171,711	\$37,253	\$43,964	1.00	\$37,253		Land Table BV1	25.60%
80-21-29-229-121	212 OAKBROOKE DR	07/28/23	\$136,000	\$135,244	\$44,720	\$43,964	1.00	\$44,720		Land Table BV1	32.51%
80-21-29-229-122	212 OAKBROOKE DR	05/11/23	\$200,000	\$169,782	\$74,182	\$43,964	1.00	\$74,182		Land Table BV1	25.89%
80-21-29-229-143	220 OAKBROOKE DR	07/03/24	\$200,000	\$191,316	\$52,648	\$43,964	1.00	\$52,648		Land Table BV1	22.98%
80-21-29-229-157	228 BROOKWOOD DR	08/09/23	\$166,500	\$174,180	\$36,284	\$43,964	1.00	\$36,284		Land Table BV1	25.24%

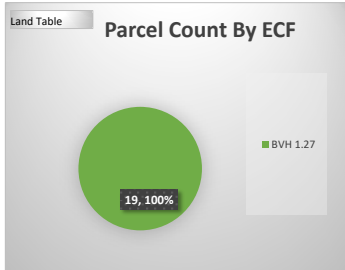
City of South Lyon

Land Table BVH

BSA DATABASE		SALES DATA	
Parcel Count	19	# of Sales	2
ECF Nbhd	BVH	Sales Ratio	46.14%
Min ECF	1.270	(Land Resid.-Est. Land Value)/Est. LV	39.90%
Max ECF	1.270	% Change	10.00%
Land Table LtoB	22.71%	Projected Land Table LtoB	24.98%
CVT LtoB	15.53%	Sales Sample Size	10.53%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$64,260	\$89,903	\$70,686
MINIMUM	\$64,260	\$89,903	\$70,686
MAXIMUM	\$64,260	\$89,903	\$70,686

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
80-21-29-229-005	148 ASPEN WAY	04/12/24	\$325,000	\$312,465	\$76,795	\$64,260	0.06	\$1,279,917		Land Table BVH	20.57%
80-21-29-229-012	105 ASPEN WAY	07/24/23	\$340,000	\$301,250	\$103,010	\$64,260	0.06	\$1,716,833		Land Table BVH	21.33%

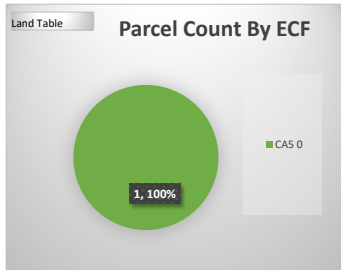
City of South Lyon

Land Table CA5

BSA DATABASE		SALES DATA	
Parcel Count	1	# of Sales	0
ECF Nbhd	CA5	Sales Ratio	#DIV/0!
Min ECF	0.000	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.000	% Change	0.00%
Land Table LtoB	0.00%	Projected Land Table LtoB	0.00%
CVT LtoB	15.53%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$3,787,175	#DIV/0!	\$3,787,175
MINIMUM	\$16,150	#DIV/0!	\$16,150
MAXIMUM	\$7,558,200	#DIV/0!	\$7,558,200

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
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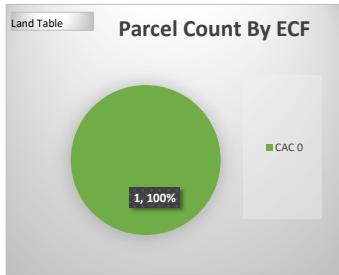
City of South Lyon

Land Table CAC

BSA DATABASE		SALES DATA	
Parcel Count	1	# of Sales	0
ECF Nbhd	CAC	Sales Ratio	#DIV/0!
Min ECF	0.000	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.000	% Change	0.00%
Land Table LtoB	0.00%	Projected Land Table LtoB	0.00%
CVT LtoB	15.53%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,808,575	#DIV/0!	\$1,808,575
MINIMUM	\$9,910	#DIV/0!	\$9,910
MAXIMUM	\$3,607,240	#DIV/0!	\$3,607,240

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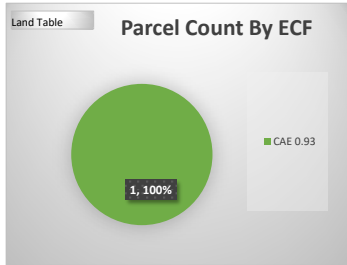
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Land Table CAE

BSA DATABASE		SALES DATA	
Parcel Count	1	# of Sales	0
ECF Nbhd	CAE	Sales Ratio	#DIV/0!
Min ECF	0.930	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.930	% Change	0.00%
Land Table LtoB	7.50%	Projected Land Table LtoB	7.50%
CVT LtoB	15.53%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$43,470	#DIV/0!	\$43,470
MINIMUM	\$6,210	#DIV/0!	\$6,210
MAXIMUM	\$80,730	#DIV/0!	\$80,730

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
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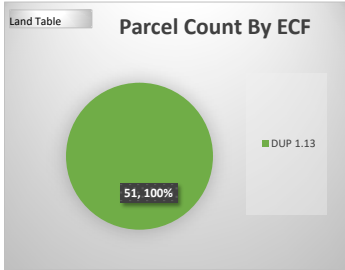
City of South Lyon

Land Table DUP

BSA DATABASE		SALES DATA	
Parcel Count	S1	# of Sales	4
ECF Nbhd	DUP	Sales Ratio	45.32%
Min ECF	1.130	(Land Resid.-Est. Land Value)/Est. LV	1.57%
Max ECF	1.130	% Change	6.25%
Land Table LtoB	21.82%	Projected Land Table LtoB	23.19%
CVT LtoB	15.53%	Sales Sample Size	7.84%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$20,796	\$21,122	\$21,836
MINIMUM	\$536	\$544	\$563
MAXIMUM	\$85,755	\$87,100	\$94,331

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
80-21-20-351-005	429 PETTIBONE ST	06/28/23	\$262,500	\$271,367	\$44,109	\$52,976	0.15	\$290,191		Land Table DUP	19.52%
80-21-20-351-006	425 PETTIBONE ST	06/28/23	\$262,500	\$268,552	\$46,580	\$52,632	0.15	\$310,533		Land Table DUP	19.60%
80-21-30-230-001	329 MCMUNN ST	10/27/23	\$263,000	\$245,083	\$103,508	\$85,591	0.25	\$422,482		Land Table DUP	34.92%

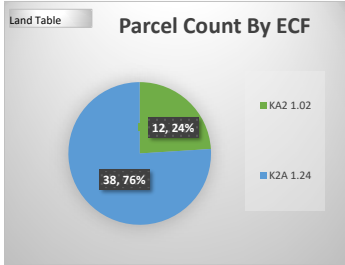
City of South Lyon

Land Table K2A

BSA DATABASE		SALES DATA	
Parcel Count	50	# of Sales	4
ECF Nbhd	K2A, KAZ	Sales Ratio	49.17%
Min ECF	1.020	(Land Resid.-Est. Land Value)/Est. LV	14.12%
Max ECF	1.240	% Change	15.00%
Land Table LtoB	13.28%	Projected Land Table LtoB	15.27%
CVT LtoB	15.53%	Sales Sample Size	8.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$47,237	\$53,907	\$54,322
MINIMUM	\$39,151	\$44,680	\$45,024
MAXIMUM	\$55,322	\$63,135	\$63,620

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
80-21-17-311-004	1022 PADDOCK DR	05/31/23	\$330,000	\$354,609	\$14,542	\$39,151	1.00	\$14,542		Land Table K2A	11.04%
80-21-17-311-060	1045 PADDOCK DR	06/28/23	\$405,000	\$375,716	\$68,435	\$39,151	1.00	\$68,435		Land Table K2A	10.42%
80-21-17-311-077	1078 PADDOCK DR	12/15/23	\$410,000	\$407,802	\$57,520	\$55,322	1.00	\$57,520		Land Table K2A	13.57%
80-21-17-311-084	1172 PADDOCK CT	08/01/24	\$470,000	\$450,190	\$75,132	\$55,322	1.00	\$75,132		Land Table K2A	12.29%

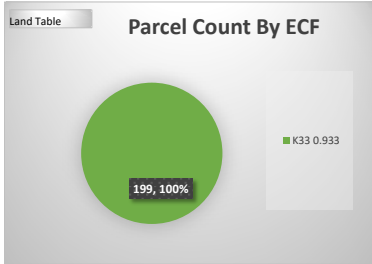
City of South Lyon

Land Table K33

BSA DATABASE		SALES DATA	
Parcel Count	199	# of Sales	12
ECF Nbhd	K33	Sales Ratio	48.40%
Min ECF	0.933	(Land Resid.-Est. Land Value)/Est. LV	38.59%
Max ECF	0.933	% Change	30.00%
Land Table LtoB	9.06%	Projected Land Table LtoB	11.78%
CVT LtoB	15.53%	Sales Sample Size	6.03%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$48,330	\$66,980	\$62,829
MINIMUM	\$48,330	\$66,980	\$62,829
MAXIMUM	\$48,330	\$66,980	\$62,829

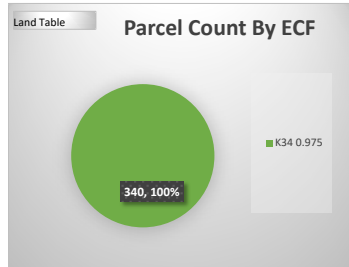
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-17-302-008	1264 BUCKBOARD CIR	09/18/23	\$688,000	\$612,005	\$124,325	\$48,330	0.32	\$388,516		Land Table K33	7.90%
80-21-17-304-004	1136 SURREY LN	07/14/23	\$517,000	\$497,578	\$67,752	\$48,330	0.28	\$241,971		Land Table K33	9.71%
80-21-17-305-004	1324 BUCKBOARD CIR	02/12/24	\$537,000	\$557,078	\$28,252	\$48,330	0.29	\$97,421		Land Table K33	8.68%
80-21-17-305-011	1221 HACKNEY CT	08/24/23	\$583,000	\$602,733	\$28,597	\$48,330	0.35	\$81,706		Land Table K33	8.02%
80-21-17-306-036	1363 CARTWRIGHT LN	06/13/24	\$550,000	\$548,233	\$50,097	\$48,330	0.30	\$166,990		Land Table K33	8.82%
80-21-17-306-040	1339 CARTWRIGHT LN	06/08/23	\$561,000	\$570,557	\$38,773	\$48,330	0.30	\$129,243		Land Table K33	8.47%
80-21-17-307-011	1002 CARRIAGE TRACE BLVD	07/18/24	\$635,000	\$624,760	\$58,570	\$48,330	0.44	\$133,114		Land Table K33	7.74%
80-21-17-308-002	1353 COACH HOUSE LN	05/29/24	\$650,000	\$527,413	\$170,917	\$48,330	1.00	\$170,917		Land Table K33	9.16%
80-21-17-309-005	1343 DRURY LN	05/17/24	\$550,000	\$473,264	\$125,066	\$48,330	1.00	\$125,066		Land Table K33	10.21%
80-21-17-309-012	1216 GENTRY DR	09/25/23	\$565,000	\$581,528	\$31,802	\$48,330	0.39	\$81,544		Land Table K33	8.31%
80-21-17-310-015	1354 CARTWRIGHT LN	01/26/24	\$574,900	\$610,599	\$12,631	\$48,330	0.28	\$45,111		Land Table K33	7.92%
80-21-17-310-016	1356 CARTWRIGHT LN	01/26/24	\$67,900				0.31	-\$1,177,961		Land Table K33	#DIV/0!

City of South Lyon

Land Table K34

BSA DATABASE		SALES DATA	
Parcel Count	340	# of Sales	28
ECF Nbhd	K34	Sales Ratio	48.25%
Min ECF	0.975	(Land Resid.-Est. Land Value)/Est. LV	35.25%
Max ECF	0.975	% Change	30.00%
Land Table LtoB	10.30%	Projected Land Table LtoB	13.39%
CVT LtoB	15.53%	Sales Sample Size	8.24%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$48,064	\$65,004	\$62,483
MINIMUM	\$48,064	\$65,004	\$62,483
MAXIMUM	\$48,064	\$65,004	\$62,483

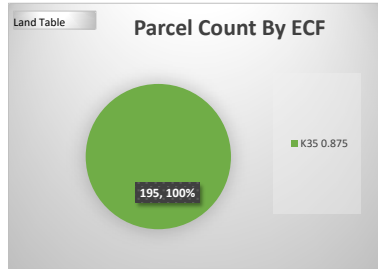
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-18-401-002	1126 CANTOR LN	11/15/23	\$450,000	\$406,095	\$91,969	\$48,064	0.22	\$418,041		Land Table K34	11.84%
80-21-18-402-005	1174 HORSESHOE DR	06/09/23	\$500,000	\$451,123	\$96,941	\$48,064	0.22	\$440,641		Land Table K34	10.65%
80-21-18-402-007	1165 CANTOR LN	05/03/24	\$475,000	\$453,318	\$69,746	\$48,064	0.20	\$348,730		Land Table K34	10.60%
80-21-18-403-002	1191 SHETLAND DR	06/05/23	\$495,000	\$487,453	\$55,611	\$48,064	0.20	\$278,055		Land Table K34	9.86%
80-21-18-403-009	1149 SHETLAND DR	04/22/24	\$565,650	\$562,482	\$51,232	\$48,064	0.24	\$213,467		Land Table K34	8.54%
80-21-18-404-009	1090 POLO DR	06/08/23	\$468,400	\$494,355	\$22,109	\$48,064	0.23	\$96,126		Land Table K34	9.72%
80-21-18-404-012	1108 POLO DR	11/14/23	\$532,500	\$569,245	\$11,319	\$48,064	0.23	\$49,213		Land Table K34	8.44%
80-21-18-451-036	1096 SHETLAND DR	09/01/23	\$406,500	\$382,684	\$71,880	\$48,064	0.21	\$342,286		Land Table K34	12.56%
80-21-18-451-041	1060 SHETLAND DR	04/19/24	\$541,000	\$462,829	\$126,235	\$48,064	0.26	\$485,519		Land Table K34	10.38%
80-21-18-451-042	1054 SHETLAND DR	01/03/23	\$390,000	\$417,909	\$20,155	\$48,064	0.25	\$80,620		Land Table K34	11.50%
80-21-18-451-046	1018 SHETLAND DR	08/22/24	\$455,000	\$409,632	\$93,432	\$48,064	0.23	\$406,226		Land Table K34	11.73%
80-21-18-451-056	1113 CHESTNUT LN	07/07/23	\$485,000	\$476,045	\$57,019	\$48,064	0.26	\$219,304		Land Table K34	10.10%
80-21-18-451-072	1074 CHESTNUT LN	11/13/23	\$500,000	\$499,166	\$48,898	\$48,064	0.24	\$203,742		Land Table K34	9.63%
80-21-18-451-077	1029 EQUESTRIAN DR	07/02/24	\$560,000	\$501,293	\$106,771	\$48,064	0.25	\$427,084		Land Table K34	9.59%
80-21-18-451-083	1065 EQUESTRIAN DR	10/30/24	\$465,000	\$418,543	\$94,521	\$48,064	0.23	\$410,961		Land Table K34	11.48%
80-21-18-451-086	1083 EQUESTRIAN DR	01/10/24	\$545,000	\$452,823	\$140,241	\$48,064	0.24	\$584,338		Land Table K34	10.61%
80-21-18-451-088	1101 EQUESTRIAN DR	03/03/23	\$550,000	\$527,824	\$70,240	\$48,064	0.23	\$305,391		Land Table K34	9.11%
80-21-18-453-003	1048 COLT LN	06/27/23	\$446,000	\$441,270	\$52,794	\$48,064	0.24	\$219,975		Land Table K34	10.89%
80-21-18-454-008	1182 ARABIAN CT	10/10/23	\$490,000	\$457,520	\$80,544	\$48,064	0.35	\$230,126		Land Table K34	10.51%
80-21-18-454-021	1152 CHESTNUT LN	10/06/23	\$450,000	\$431,066	\$66,998	\$48,064	0.37	\$181,076		Land Table K34	11.15%
80-21-18-454-023	1164 CHESTNUT LN	02/01/23	\$400,000	\$457,006	(\$8,942)	\$48,064	0.24	(\$37,258)		Land Table K34	10.52%
80-21-18-455-005	1129 COLT DR	01/06/23	\$405,000	\$452,295	\$769	\$48,064	0.21	\$3,662		Land Table K34	10.63%
80-21-18-476-002	1102 EQUESTRIAN DR	05/28/24	\$552,000	\$509,571	\$90,493	\$48,064	0.23	\$393,448		Land Table K34	9.43%
80-21-18-476-009	1095 APPALOOSA CT	02/20/24	\$493,000	\$466,184	\$74,880	\$48,064	0.33	\$226,909		Land Table K34	10.31%
80-21-18-476-010	1101 APPALOOSA CT	07/25/23	\$580,000	\$618,503	\$9,561	\$48,064	0.30	\$31,870		Land Table K34	7.77%
80-21-18-476-018	1090 APPALOOSA CT	07/11/23	\$435,000	\$394,880	\$88,184	\$48,064	0.21	\$419,924		Land Table K34	12.17%
80-21-18-476-024	1107 GALLOP LN	09/27/24	\$415,000	\$372,766	\$90,298	\$48,064	0.23	\$392,600		Land Table K34	12.89%
80-21-18-477-011	1041 SADDLE DR	05/11/23	\$500,000	\$501,842	\$46,222	\$48,064	0.23	\$200,965		Land Table K34	9.58%

City of South Lyon

Land Table K35

BSA DATABASE		SALES DATA	
Parcel Count	195	# of Sales	42
ECF Nbhd	K35	Sales Ratio	47.29%
Min ECF	0.875	(Land Resid.-Est. Land Value)/Est. LV	59.44%
Max ECF	0.875	% Change	15.00%
Land Table LtoB	9.91%	Projected Land Table LtoB	11.39%
CVT LtoB	15.53%	Sales Sample Size	21.54%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$55,000	\$87,693	\$63,250
MINIMUM	\$55,000	\$87,693	\$63,250
MAXIMUM	\$55,000	\$87,693	\$63,250

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
80-21-19-176-011	439 AMELIA CIR	12/19/24	\$639,900	\$599,350	\$95,550	\$55,000	0.22	\$434,318		land Table K35	9.18%
80-21-19-177-007	406 AMELIA CIR	09/18/24	\$645,000	\$671,799	\$28,201	\$55,000	0.24	\$117,504		land Table K35	8.19%
80-21-19-177-011	551 HUDSON CIR	06/17/24	\$600,000	\$489,396	\$165,604	\$55,000	0.33	\$501,830		land Table K35	11.24%
80-21-19-177-016	571 HUDSON CIR	07/25/24	\$585,000	\$590,207	\$49,793	\$55,000	0.32	\$155,603		land Table K35	9.32%
80-21-19-178-006	615 ALLEGHENY DR	09/14/23	\$620,110	\$576,077	\$99,033	\$55,000	0.22	\$450,150		land Table K35	9.55%
80-21-19-178-007	619 ALLEGHENY DR	06/26/24	\$644,584	\$587,627	\$111,957	\$55,000	0.22	\$508,895		land Table K35	9.36%
80-21-19-178-009	627 ALLEGHENY DR	12/15/23	\$569,375	\$575,160	\$49,215	\$55,000	0.20	\$246,075		land Table K35	9.56%
80-21-19-178-010	631 ALLEGHENY DR	04/19/24	\$606,480	\$521,114	\$140,366	\$55,000	0.20	\$701,830		land Table K35	10.55%
80-21-19-178-011	635 ALLEGHENY DR	06/03/24	\$573,793	\$503,081	\$125,712	\$55,000	0.21	\$598,629		land Table K35	10.93%
80-21-19-178-013	643 ALLEGHENY DR	09/04/24	\$649,640	\$589,130	\$115,510	\$55,000	0.31	\$372,613		land Table K35	9.34%
80-21-19-178-014	647 ALLEGHENY DR	06/16/23	\$626,060	\$563,858	\$117,202	\$55,000	0.23	\$509,574		land Table K35	9.75%
80-21-19-178-015	651 ALLEGHENY DR	05/17/24	\$585,000	\$543,310	\$96,690	\$55,000	0.20	\$483,450		land Table K35	10.12%
80-21-19-178-016	655 ALLEGHENY DR	09/21/23	\$533,930	\$500,595	\$88,335	\$55,000	0.20	\$441,675		land Table K35	10.99%
80-21-19-178-017	659 ALLEGHENY DR	09/04/24	\$516,870	\$485,502	\$86,368	\$55,000	0.20	\$431,840		land Table K35	11.33%
80-21-19-178-021	648 ALLEGHENY DR	10/16/23	\$610,075	\$612,526	\$52,549	\$55,000	0.23	\$228,474		land Table K35	8.98%
80-21-19-178-023	640 ALLEGHENY DR	06/09/23	\$690,581	\$643,034	\$102,547	\$55,000	0.26	\$394,412		land Table K35	8.55%
80-21-19-178-024	636 ALLEGHENY DR	12/15/23	\$610,000	\$564,938	\$100,062	\$55,000	0.24	\$416,925		land Table K35	9.74%
80-21-19-178-025	632 ALLEGHENY DR	12/23/24	\$650,000	\$554,243	\$150,757	\$55,000	0.30	\$502,523		land Table K35	9.92%
80-21-19-178-026	628 ALLEGHENY DR	05/14/24	\$692,005	\$640,710	\$106,295	\$55,000	0.29	\$366,534		land Table K35	8.58%
80-21-19-178-028	327 AMELIA CIR	11/26/24	\$664,930	\$620,240	\$99,690	\$55,000	0.29	\$343,759		land Table K35	8.87%
80-21-19-178-029	331 AMELIA CIR	02/24/23	\$574,940	\$575,958	\$53,982	\$55,000	0.21	\$257,057		land Table K35	9.55%
80-21-19-178-030	335 AMELIA CIR	03/28/23	\$602,650	\$576,994	\$80,656	\$55,000	0.24	\$336,067		land Table K35	9.53%
80-21-19-178-032	343 AMELIA CIR	03/28/23	\$592,167	\$615,118	\$32,049	\$55,000	0.25	\$128,196		land Table K35	8.94%
80-21-19-178-041	395 AMELIA CIR	05/12/23	\$603,245	\$565,913	\$92,332	\$55,000	0.22	\$419,691		land Table K35	9.72%
80-21-19-178-070	370 AMELIA CIR	03/08/23	\$606,980	\$577,874	\$84,106	\$55,000	0.23	\$365,678		land Table K35	9.52%
80-21-19-178-071	366 AMELIA CIR	04/28/23	\$590,200	\$550,302	\$94,898	\$55,000	0.23	\$412,600		land Table K35	9.99%
80-21-19-178-077	531 HUDSON CIR	03/17/23	\$625,000	\$623,071	\$56,929	\$55,000	0.33	\$172,512		land Table K35	8.83%
80-21-19-178-079	539 HUDSON CIR	03/27/23	\$611,844	\$615,333	\$51,511	\$55,000	0.25	\$206,044		land Table K35	8.94%
80-21-19-178-080	543 HUDSON CIR	03/13/24	\$625,675	\$561,506	\$119,169	\$55,000	0.25	\$476,676		land Table K35	9.80%
80-21-19-178-081	547 HUDSON CIR	01/09/23	\$530,981	\$552,504	\$33,477	\$55,000	0.32	\$104,616		land Table K35	9.95%
80-21-19-178-082	511 HUDSON CIR	05/08/23	\$572,401	\$506,359	\$121,042	\$55,000	0.33	\$366,794		land Table K35	10.86%
80-21-19-178-083	515 HUDSON CIR	03/15/23	\$599,895	\$574,042	\$80,853	\$55,000	0.24	\$336,888		land Table K35	9.58%
80-21-19-178-093	318 AMELIA CIR	05/05/23	\$529,760	\$518,290	\$66,470	\$55,000	0.23	\$289,000		land Table K35	10.61%
80-21-19-178-094	314 AMELIA CIR	04/05/23	\$579,464	\$572,515	\$61,949	\$55,000	0.24	\$258,121		land Table K35	9.61%
80-21-19-326-040	124 SHANNON PARTIN BLVD	09/30/24	\$591,000	\$583,803	\$62,197	\$55,000	0.23	\$270,422		land Table K35	9.42%
80-21-19-326-044	125 SHANNON PARTIN BLVD	06/14/23	\$597,000	\$579,038	\$72,962	\$55,000	0.24	\$304,008		land Table K35	9.50%
80-21-19-327-039	214 SINGH BLVD	06/07/23	\$595,000	\$531,790	\$118,210	\$55,000	0.20	\$591,050		land Table K35	10.34%
80-21-19-329-002	232 CUYAHOGA CT	03/09/23	\$515,000	\$497,352	\$72,648	\$55,000	0.20	\$363,240		land Table K35	11.06%
80-21-19-329-004	224 CUYAHOGA CT	10/25/24	\$635,000	\$632,701	\$57,299	\$55,000	0.23	\$249,126		land Table K35	8.69%
80-21-19-329-006	216 CUYAHOGA CT	09/12/23	\$635,000	\$618,453	\$71,547	\$55,000	0.27	\$264,989		land Table K35	8.89%
80-21-19-377-009	150 SINGH BLVD	02/09/24	\$673,000	\$582,467	\$145,533	\$55,000	0.20	\$727,665		land Table K35	9.44%
80-21-19-377-014	130 SINGH BLVD	07/21/23	\$555,000	\$538,142	\$71,858	\$55,000	0.24	\$299,408		land Table K35	10.22%

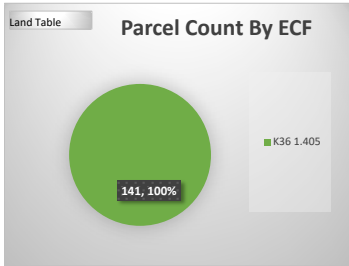
City of South Lyon

Land Table K36

BSA DATABASE		SALES DATA	
Parcel Count	141	# of Sales	7
ECF Nbhd	K36	Sales Ratio	50.00%
Min ECF	1.405	(Land Resid.-Est. Land Value)/Est. LV	-0.05%
Max ECF	1.405	% Change	10.00%
Land Table LtoB	16.90%	Projected Land Table LtoB	18.59%
CVT LtoB	15.53%	Sales Sample Size	4.96%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$60,221	\$60,194	\$66,243
MINIMUM	\$60,221	\$60,194	\$66,243
MAXIMUM	\$60,221	\$60,194	\$66,243

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
80-21-20-251-002	780 STONEY DR	06/30/23	\$333,000	\$323,909	\$69,312	\$60,221	0.21	\$330,057		Land Table K36	18.59%
80-21-20-251-009	753 STONEY DR	09/22/23	\$403,000	\$401,223	\$61,998	\$60,221	0.37	\$167,562		Land Table K36	15.01%
80-21-20-251-012	777 STONEY DR	06/15/23	\$336,000	\$325,792	\$70,429	\$60,221	0.31	\$227,190		Land Table K36	18.48%
80-21-20-251-021	825 PEPPER DR	11/27/23	\$425,000	\$390,433	\$94,788	\$60,221	0.21	\$451,371		Land Table K36	15.42%
80-21-20-251-035	726 KESTREL RIDGE DR	09/12/24	\$366,000	\$410,530	\$15,691	\$60,221	0.26	\$60,350		Land Table K36	14.67%
80-21-20-251-079	813 BRICK LN	10/13/23	\$345,500	\$335,728	\$69,993	\$60,221	0.27	\$259,233		Land Table K36	17.94%
80-21-20-251-102	801 CHALLENGING TRL	08/31/23	\$355,000	\$376,077	\$39,144	\$60,221	0.30	\$130,480		Land Table K36	16.01%

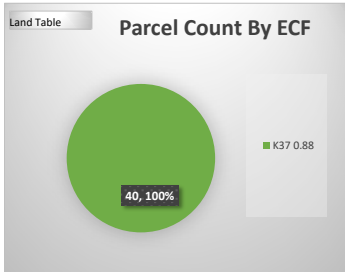
City of South Lyon

Land Table K37

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	4
ECF Nbhd	K37	Sales Ratio	48.32%
Min ECF	0.880	(Land Resid.-Est. Land Value)/Est. LV	40.52%
Max ECF	0.880	% Change	0.00%
Land Table LtoB	9.01%	Projected Land Table LtoB	9.01%
CVT LtoB	15.53%	Sales Sample Size	10.00%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$30,274	\$42,541	\$30,274
MINIMUM	\$30,274	\$42,541	\$30,274
MAXIMUM	\$30,274	\$42,541	\$30,274

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
80-21-20-301-040	297 ASH CT	02/29/24	\$361,700	\$358,909	\$33,065	\$30,274	1.00	\$33,065		Land Table K37	8.44%
80-21-20-301-057	531 WILLOW DR	07/21/23	\$335,000	\$359,867	\$5,407	\$30,274	1.00	\$5,407		Land Table K37	8.41%
80-21-20-301-058	368 WALNUT DR	06/14/24	\$410,000	\$316,278	\$123,996	\$30,274	1.00	\$123,996		Land Table K37	9.57%
80-21-20-301-065	390 MAPLE DR	03/27/23	\$355,000	\$377,578	\$7,696	\$30,274	1.00	\$7,696		Land Table K37	8.02%

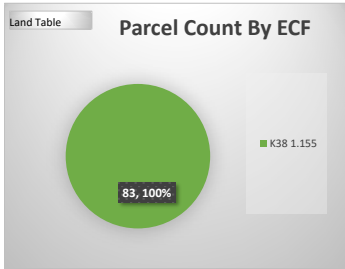
City of South Lyon

Land Table K38

BSA DATABASE		SALES DATA	
Parcel Count	83	# of Sales	3
ECF Nbhd	K38	Sales Ratio	45.23%
Min ECF	1.155	(Land Resid.-Est. Land Value)/Est. LV	69.02%
Max ECF	1.155	% Change	10.00%
Land Table LtoB	15.90%	Projected Land Table LtoB	17.49%
CVT LtoB	15.53%	Sales Sample Size	3.61%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$55,038	\$93,023	\$60,542
MINIMUM	\$55,038	\$93,023	\$60,542
MAXIMUM	\$55,038	\$93,023	\$60,542

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
80-21-20-454-049	826 TALON CT	05/24/24	\$425,000	\$358,412	\$121,626	\$55,038	0.21	\$579,171		Land Table K38	15.36%
80-21-20-454-066	192 EAGLE CREST DR	12/30/24	\$388,500	\$349,642	\$93,896	\$55,038	0.20	\$469,480		Land Table K38	15.74%
80-21-20-454-067	184 EAGLE CREST DR	11/01/24	\$379,900	\$371,391	\$63,547	\$55,038	0.21	\$302,605		Land Table K38	14.82%

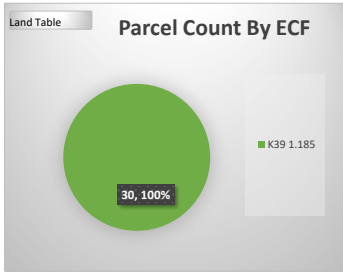
City of South Lyon

Land Table K39

BSA DATABASE		SALES DATA	
Parcel Count	30	# of Sales	3
ECF Nbhd	K39	Sales Ratio	46.19%
Min ECF	1.185	(Land Resid.-Est. Land Value)/Est. LV	46.01%
Max ECF	1.185	% Change	10.00%
Land Table LtoB	18.66%	Projected Land Table LtoB	20.53%
CVT LtoB	15.53%	Sales Sample Size	10.00%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$60,076	\$87,718	\$66,084
MINIMUM	\$60,076	\$87,718	\$66,084
MAXIMUM	\$60,076	\$87,718	\$66,084

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-30-405-030	348 PRINCETON DR	03/01/24	\$335,000	\$300,415	\$94,661	\$60,076	0.15	\$631,073		Land Table K39	20.00%
80-21-30-430-013	322 PRINCETON DR	05/26/23	\$340,000	\$334,287	\$65,789	\$60,076	0.15	\$438,593		Land Table K39	17.97%
80-21-30-452-005	385 PRINCETON DR	05/20/24	\$412,000	\$369,372	\$102,704	\$60,076	0.15	\$684,693		Land Table K39	16.26%

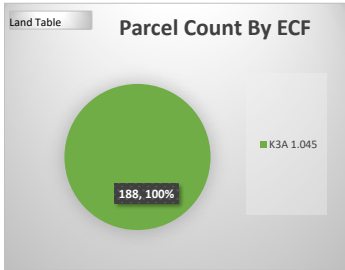
City of South Lyon

Land Table K3A

BSA DATABASE		SALES DATA	
Parcel Count	188	# of Sales	23
ECF Nbhd	K3A	Sales Ratio	48.53%
Min ECF	1.045	(Land Resid.-Est. Land Value)/Est. LV	19.72%
Max ECF	1.045	% Change	10.00%
Land Table LtoB	15.37%	Projected Land Table LtoB	16.91%
CVT LtoB	15.53%	Sales Sample Size	12.23%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$25,349	\$30,348	\$27,884
MINIMUM	\$25,349	\$30,348	\$27,884
MAXIMUM	\$25,349	\$30,348	\$27,884

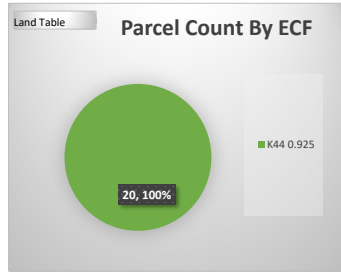
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-19-227-004	61112 GREENWOOD DR	08/22/24	\$187,000	\$168,002	\$44,347	\$25,349	1.00	\$44,347		Land Table K3A	15.09%
80-21-19-227-019	61126 GREENWOOD DR	01/23/23	\$166,900	\$160,905	\$31,344	\$25,349	1.00	\$31,344		Land Table K3A	15.75%
80-21-19-227-022	61130 GREENWOOD DR	08/26/24	\$205,000	\$180,826	\$49,523	\$25,349	1.00	\$49,523		Land Table K3A	14.02%
80-21-19-227-025	61164 GREENWOOD DR	03/24/23	\$163,000	\$160,905	\$27,444	\$25,349	1.00	\$27,444		Land Table K3A	15.75%
80-21-19-227-035	61184 GREENWOOD DR	11/16/23	\$141,000	\$160,905	\$5,444	\$25,349	1.00	\$5,444		Land Table K3A	15.75%
80-21-19-227-042	61196 GREENWOOD DR	01/08/24	\$169,900	\$168,588	\$26,661	\$25,349	1.00	\$26,661		Land Table K3A	15.04%
80-21-19-227-071	61246 GREENWOOD DR	08/14/23	\$175,000	\$160,905	\$39,444	\$25,349	1.00	\$39,444		Land Table K3A	15.75%
80-21-19-227-077	61264 GREENWOOD DR	11/21/23	\$155,000	\$160,905	\$19,444	\$25,349	1.00	\$19,444		Land Table K3A	15.75%
80-21-19-227-078	61266 GREENWOOD DR	07/31/24	\$166,000	\$168,002	\$23,347	\$25,349	1.00	\$23,347		Land Table K3A	15.09%
80-21-19-227-082	61268 GREENWOOD DR	09/08/23	\$184,900	\$168,579	\$41,670	\$25,349	1.00	\$41,670		Land Table K3A	15.04%
80-21-19-227-106	61173 GREENWOOD DR	12/27/23	\$145,000	\$168,268	\$2,081	\$25,349	1.00	\$2,081		Land Table K3A	15.06%
80-21-19-227-118	61135 GREENWOOD DR	06/16/23	\$172,000	\$168,579	\$28,770	\$25,349	1.00	\$28,770		Land Table K3A	15.04%
80-21-19-227-119	61139 GREENWOOD DR	10/23/23	\$170,000	\$160,905	\$34,444	\$25,349	1.00	\$34,444		Land Table K3A	15.75%
80-21-19-227-122	61149 GREENWOOD DR	07/22/24	\$182,000	\$168,579	\$38,770	\$25,349	1.00	\$38,770		Land Table K3A	15.04%
80-21-19-227-125	61121 GREENWOOD DR	07/25/24	\$179,900	\$160,905	\$44,344	\$25,349	1.00	\$44,344		Land Table K3A	15.75%
80-21-19-227-135	61107 GREENWOOD DR	06/16/23	\$170,000	\$160,905	\$34,444	\$25,349	1.00	\$34,444		Land Table K3A	15.75%
80-21-19-227-153	61083 GREENWOOD DR	02/01/23	\$153,350	\$160,905	\$17,794	\$25,349	1.00	\$17,794		Land Table K3A	15.75%
80-21-19-227-155	61081 GREENWOOD DR	07/29/24	\$160,000	\$160,905	\$24,444	\$25,349	1.00	\$24,444		Land Table K3A	15.75%
80-21-19-227-156	61079 GREENWOOD DR	02/02/24	\$157,000	\$171,038	\$11,311	\$25,349	0.10	\$113,110		Land Table K3A	14.82%
80-21-19-227-167	61043 GREENWOOD DR	06/22/23	\$165,500	\$160,905	\$29,944	\$25,349	1.00	\$29,944		Land Table K3A	15.75%
80-21-19-227-170	61053 GREENWOOD DR	06/13/24	\$180,000	\$168,579	\$36,770	\$25,349	1.00	\$36,770		Land Table K3A	15.04%
80-21-19-227-173	61025 GREENWOOD DR	04/24/23	\$180,000	\$160,905	\$44,444	\$25,349	1.00	\$44,444		Land Table K3A	15.75%
80-21-19-227-186	61021 GREENWOOD DR	04/27/23	\$185,000	\$168,579	\$41,770	\$25,349	1.00	\$41,770		Land Table K3A	15.04%

City of South Lyon

Land Table K44

BSA DATABASE		SALES DATA	
Parcel Count	20	# of Sales	2
ECF Nbhd	K44	Sales Ratio	50.49%
Min ECF	0.925	(Land Resid.-Est. Land Value)/Est. LV	-9.20%
Max ECF	0.925	% Change	0.00%
Land Table LtoB	10.90%	Projected Land Table LtoB	10.90%
CVT LtoB	15.53%	Sales Sample Size	10.00%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$60,166	\$54,630	\$60,166
MINIMUM	\$60,166	\$54,630	\$60,166
MAXIMUM	\$60,166	\$54,630	\$60,166

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
80-21-20-251-152	791 GLEN MEADOWS DR	07/05/24	\$515,000	\$510,578	\$64,588	\$60,166	0.27	\$239,215		Land Table K44	11.78%
80-21-20-251-158	816 GLEN MEADOWS DR	05/31/23	\$610,000	\$625,495	\$44,671	\$60,166	0.24	\$186,129		Land Table K44	9.62%

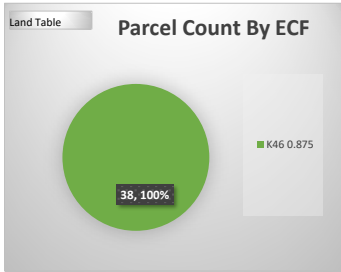
City of South Lyon

Land Table K46

BSA DATABASE		SALES DATA	
Parcel Count	38	# of Sales	3
ECF Nbhd	K46	Sales Ratio	46.38%
Min ECF	0.875	(Land Resid.-Est. Land Value)/Est. LV	67.97%
Max ECF	0.875	% Change	10.00%
Land Table LtoB	11.58%	Projected Land Table LtoB	12.74%
CVT LtoB	15.53%	Sales Sample Size	7.89%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$55,000	\$92,381	\$60,500
MINIMUM	\$55,000	\$92,381	\$60,500
MAXIMUM	\$55,000	\$92,381	\$60,500

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
80-21-31-101-001	880 TIMBER TRAIL CT	10/20/23	\$474,790	\$465,886	\$63,904	\$55,000	0.32	\$199,700		Land Table K46	11.81%
80-21-31-101-029	1057 BIRCHWAY CT	11/08/24	\$585,000	\$519,609	\$120,391	\$55,000	0.28	\$429,968		Land Table K46	10.58%
80-21-31-101-035	1024 BIRCHWAY CT	09/16/24	\$489,900	\$452,052	\$92,848	\$55,000	0.28	\$331,600		Land Table K46	12.17%

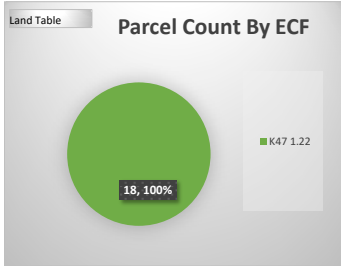
City of South Lyon

Land Table K47

BSA DATABASE		SALES DATA	
Parcel Count	18	# of Sales	1
ECF Nbhd	K47	Sales Ratio	43.15%
Min ECF	1.220	(Land Resid.-Est. Land Value)/Est. LV	105.09%
Max ECF	1.220	% Change	10.00%
Land Table LtoB	13.29%	Projected Land Table LtoB	14.62%
CVT LtoB	15.53%	Sales Sample Size	5.56%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$57,434	\$117,790	\$63,177
MINIMUM	\$54,587	\$111,952	\$60,046
MAXIMUM	\$60,280	\$123,628	\$66,308

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-20-401-029	24379 MARTINDALE RD	05/31/24	\$418,500	\$361,135	\$111,952	\$54,587	0.23	\$486,748		Land Table K47	15.12%

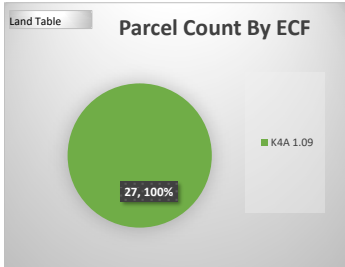
City of South Lyon

Land Table K4A

BSA DATABASE		SALES DATA	
Parcel Count	27	# of Sales	3
ECF Nbhd	K4A	Sales Ratio	49.39%
Min ECF	1.090	(Land Resid.-Est. Land Value)/Est. LV	7.40%
Max ECF	1.090	% Change	10.00%
Land Table LtoB	16.33%	Projected Land Table LtoB	17.97%
CVT LtoB	15.53%	Sales Sample Size	11.11%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$50,119	\$53,826	\$55,131
MINIMUM	\$50,119	\$53,826	\$55,131
MAXIMUM	\$50,119	\$53,826	\$55,131

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
80-21-19-228-001	61002 EVERGREEN CT	04/19/23	\$260,000	\$284,673	\$25,446	\$50,119	1.00	\$25,446		Land Table K4A	17.61%
80-21-19-228-005	61010 EVERGREEN CT	09/29/23	\$337,000	\$301,206	\$85,913	\$50,119	1.00	\$85,913		Land Table K4A	16.64%
80-21-19-228-017	61011 EVERGREEN CT	12/23/24	\$320,000	\$320,001	\$50,118	\$50,119	1.00	\$50,118		Land Table K4A	15.66%

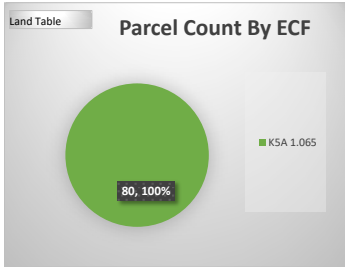
City of South Lyon

Land Table K5A

BSA DATABASE		SALES DATA	
Parcel Count	80	# of Sales	8
ECF Nbhd	K5A	Sales Ratio	46.47%
Min ECF	1.065	(Land Resid.-Est. Land Value)/Est. LV	70.51%
Max ECF	1.065	% Change	20.00%
Land Table LtoB	10.89%	Projected Land Table LtoB	13.07%
CVT LtoB	15.53%	Sales Sample Size	10.00%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$30,665	\$52,287	\$36,798
MINIMUM	\$30,665	\$52,287	\$36,798
MAXIMUM	\$30,665	\$52,287	\$36,798

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
80-21-20-201-011	860 KNOLLWOOD CIR	04/14/23	\$280,000	\$256,063	\$54,602	\$30,665	1.00	\$54,602		Land Table K5A	11.98%
80-21-20-201-021	880 VILLAGE WAY	02/10/23	\$255,000	\$296,715	(\$11,050)	\$30,665	1.00	(\$11,050)		Land Table K5A	10.33%
80-21-20-201-029	916 VILLAGE WAY	06/11/24	\$355,000	\$301,145	\$84,520	\$30,665	1.00	\$84,520		Land Table K5A	10.18%
80-21-20-201-056	885 CHALLENGING TRL	12/04/24	\$355,000	\$300,363	\$85,302	\$30,665	1.00	\$85,302		Land Table K5A	10.21%
80-21-20-201-067	840 KNOLLWOOD CIR	02/14/23	\$270,000	\$291,684	\$8,981	\$30,665	1.00	\$8,981		Land Table K5A	10.51%
80-21-20-201-071	889 KNOLLWOOD CIR	09/27/24	\$350,000	\$304,119	\$76,546	\$30,665	1.00	\$76,546		Land Table K5A	10.08%
80-21-20-201-076	730 CHALLENGING TRL	06/14/24	\$302,000	\$252,621	\$80,044	\$30,665	1.00	\$80,044		Land Table K5A	12.14%
80-21-20-201-087	761 KNOLLWOOD CIR	01/29/24	\$285,000	\$276,314	\$39,351	\$30,665	1.00	\$39,351		Land Table K5A	11.10%

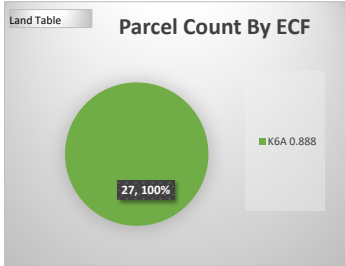
City of South Lyon

Land Table K6A

BSA DATABASE		SALES DATA	
Parcel Count	27	# of Sales	3
ECF Nbhd	K6A	Sales Ratio	47.10%
Min ECF	0.888	(Land Resid.-Est. Land Value)/Est. LV	51.05%
Max ECF	0.888	% Change	15.00%
Land Table LtoB	13.80%	Projected Land Table LtoB	15.87%
CVT LtoB	15.53%	Sales Sample Size	11.11%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$31,503	\$47,585	\$36,228
MINIMUM	\$31,503	\$47,585	\$36,228
MAXIMUM	\$31,503	\$47,585	\$36,228

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
80-21-20-302-001	501 N REESE ST	12/01/23	\$275,000	\$250,162	\$56,341	\$31,503	1.00	\$56,341		Land Table K6A	12.59%
80-21-20-302-006	511 N REESE ST	08/29/24	\$275,000	\$279,698	\$26,805	\$31,503	1.00	\$26,805		Land Table K6A	11.26%
80-21-20-302-011	521 N REESE ST	05/12/23	\$281,000	\$252,893	\$59,610	\$31,503	1.00	\$59,610		Land Table K6A	12.46%

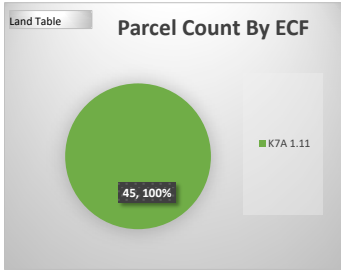
City of South Lyon

Land Table K7A

BSA DATABASE		SALES DATA	
Parcel Count	45	# of Sales	5
ECF Nbhd	K7A	Sales Ratio	45.09%
Min ECF	1.110	(Land Resid.-Est. Land Value)/Est. LV	20.69%
Max ECF	1.110	% Change	10.00%
Land Table LtoB	20.07%	Projected Land Table LtoB	22.07%
CVT LtoB	15.53%	Sales Sample Size	11.11%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$35,425	\$42,755	\$38,968
MINIMUM	\$35,425	\$42,755	\$38,968
MAXIMUM	\$35,425	\$42,755	\$38,968

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
80-21-30-278-020	352 HAMPTON CT	04/19/24	\$195,000	\$175,614	\$54,811	\$35,425	1.00	\$54,811		Land Table K7A	20.17%
80-21-30-278-031	321 HAMPTON CT	11/22/23	\$177,000	\$179,706	\$32,719	\$35,425	1.00	\$32,719		Land Table K7A	19.71%
80-21-30-278-037	326 HAMPTON CT	07/31/23	\$193,000	\$178,020	\$50,405	\$35,425	1.00	\$50,405		Land Table K7A	19.90%
80-21-30-278-045	302 HAMPTON CT	04/06/23	\$170,000	\$172,339	\$33,086	\$35,425	0.10	\$330,860		Land Table K7A	20.56%

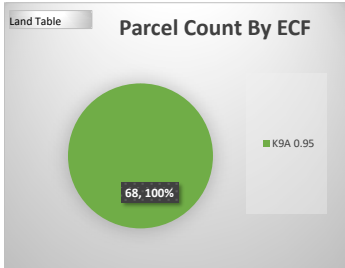
City of South Lyon

Land Table K9A

BSA DATABASE		SALES DATA	
Parcel Count	68	# of Sales	12
ECF Nbhd	K9A	Sales Ratio	47.67%
Min ECF	0.950	(Land Resid.-Est. Land Value)/Est. LV	50.42%
Max ECF	0.950	% Change	10.00%
Land Table LtoB	13.43%	Projected Land Table LtoB	14.78%
CVT LtoB	15.53%	Sales Sample Size	17.65%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$32,756	\$49,271	\$36,032
MINIMUM	\$32,756	\$49,271	\$36,032
MAXIMUM	\$32,756	\$49,271	\$36,032

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
80-21-31-276-004	22290 QUAIL RUN CIR	07/21/23	\$226,000	\$207,901	\$50,855	\$32,756	1.00	\$50,855		Land Table K9A	15.76%
80-21-31-276-007	22215 QUAIL RUN CIR	09/28/23	\$277,000	\$253,002	\$56,754	\$32,756	1.00	\$56,754		Land Table K9A	12.95%
80-21-31-276-013	22190 QUAIL RUN CIR	06/02/23	\$252,000	\$263,341	\$21,415	\$32,756	1.00	\$21,415		Land Table K9A	12.44%
80-21-31-276-014	22180 QUAIL RUN CIR	04/24/23	\$266,000	\$252,146	\$46,610	\$32,756	1.00	\$46,610		Land Table K9A	12.99%
80-21-31-276-021	22280 QUAIL RUN CIR	12/06/24	\$250,000	\$257,283	\$25,473	\$32,756	1.00	\$25,473		Land Table K9A	12.73%
80-21-31-276-023	22270 QUAIL RUN CIR	08/16/24	\$280,000	\$253,666	\$59,090	\$32,756	1.00	\$59,090		Land Table K9A	12.91%
80-21-31-276-026	22270 QUAIL RUN CIR	06/10/24	\$347,000	\$280,416	\$99,340	\$32,756	1.00	\$99,340		Land Table K9A	11.68%
80-21-31-276-057	22185 QUAIL RUN CIR	08/18/23	\$272,000	\$236,828	\$67,928	\$32,756	1.00	\$67,928		Land Table K9A	13.83%
80-21-31-276-059	22205 QUAIL RUN CIR	03/08/24	\$256,000	\$253,077	\$35,679	\$32,756	1.00	\$35,679		Land Table K9A	12.94%
80-21-31-276-062	22205 QUAIL RUN CIR	10/13/23	\$257,000	\$232,812	\$56,944	\$32,756	1.00	\$56,944		Land Table K9A	14.07%
80-21-31-276-068	22195 QUAIL RUN CIR	01/09/23	\$220,000	\$230,861	\$21,895	\$32,756	1.00	\$21,895		Land Table K9A	14.19%

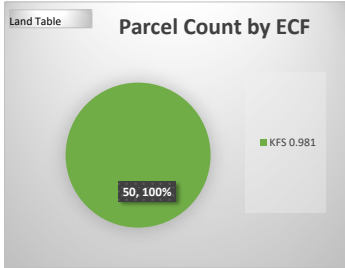
City of South Lyon

Land Table KFS

BSA DATABASE		SALES DATA	
Parcel Count	50	# of Sales	18
ECF Nbhd	KFS	Sales Ratio	48.91%
Min ECF	0.981	(Land Resid.-Est. Land Value)/Est. LV	23.20%
Max ECF	0.981	% Change	10.00%
Land Table LtoB	9.37%	Projected Land Table LtoB	10.31%
CVT LtoB	15.53%	Sales Sample Size	36.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$45,000	\$55,441	\$49,500
MINIMUM	\$45,000	\$55,441	\$49,500
MAXIMUM	\$45,000	\$55,441	\$49,500

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
80-21-19-127-001	6001 LEXINGTON DR	02/08/23	\$519,990	\$497,923	\$67,067	\$45,000	0.13	\$515,900		Land Table KFS	9.04%
80-21-19-127-002	6005 LEXINGTON DR	06/23/23	\$449,165	\$492,562	\$1,603	\$45,000	0.13	\$12,331		Land Table KFS	9.14%
80-21-19-127-003	6009 LEXINGTON DR	03/03/23	\$489,440	\$484,118	\$50,322	\$45,000	0.13	\$387,092		Land Table KFS	9.30%
80-21-19-127-004	6013 LEXINGTON DR	02/24/23	\$510,740	\$488,094	\$67,646	\$45,000	0.13	\$520,354		Land Table KFS	9.22%
80-21-19-127-007	6025 FIELDSTONE CIR	07/14/23	\$495,115	\$457,909	\$82,206	\$45,000	0.19	\$432,663		Land Table KFS	9.83%
80-21-19-127-008	6029 FIELDSTONE CIR	03/22/23	\$487,640	\$472,780	\$59,860	\$45,000	0.12	\$498,833		Land Table KFS	9.52%
80-21-19-127-009	6053 FIELDSTONE CIR	02/14/24	\$520,000	\$508,920	\$56,080	\$45,000	0.15	\$373,867		Land Table KFS	8.84%
80-21-19-127-010	6057 FIELDSTONE CIR	02/17/23	\$499,015	\$460,933	\$83,082	\$45,000	0.12	\$692,350		Land Table KFS	9.76%
80-21-19-127-020	6134 FIELDSTONE CIR	05/19/23	\$471,215	\$448,642	\$67,573	\$45,000	0.10	\$675,730		Land Table KFS	10.03%
80-21-19-127-021	6130 FIELDSTONE CIR	04/10/23	\$494,665	\$473,189	\$66,476	\$45,000	0.11	\$604,327		Land Table KFS	9.51%
80-21-19-127-022	6126 FIELDSTONE CIR	04/24/23	\$444,750	\$415,084	\$74,666	\$45,000	0.10	\$746,660		Land Table KFS	10.84%
80-21-19-127-023	6049 FIELDSTONE CIR	05/19/23	\$397,340	\$421,175	\$21,165	\$45,000	0.15	\$141,100		Land Table KFS	10.68%
80-21-19-127-024	6045 FIELDSTONE CIR	03/16/23	\$481,190	\$471,414	\$54,776	\$45,000	0.13	\$421,354		Land Table KFS	9.55%
80-21-19-127-025	6041 FIELDSTONE CIR	06/28/23	\$458,890	\$465,438	\$38,452	\$45,000	0.12	\$320,433		Land Table KFS	9.67%
80-21-19-127-026	6037 FIELDSTONE CIR	08/11/23	\$498,740	\$479,481	\$64,259	\$45,000	0.12	\$535,492		Land Table KFS	9.39%
80-21-19-127-031	6008 LEXINGTON DR	03/24/23	\$480,340	\$477,547	\$47,793	\$45,000	0.11	\$434,482		Land Table KFS	9.42%
80-21-19-127-032	6002 LEXINGTON DR	04/21/23	\$494,740	\$519,643	\$20,097	\$45,000	0.12	\$167,475		Land Table KFS	8.66%
80-21-19-127-042	6137 FIELDSTONE CIR	04/28/23	\$460,000	\$430,177	\$74,823	\$45,000	0.12	\$623,525		Land Table KFS	10.46%

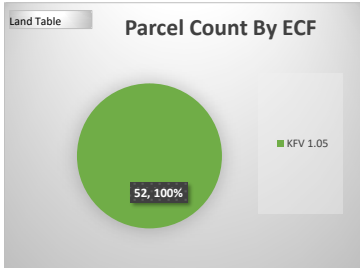
City of South Lyon

Land Table KFV

BSA DATABASE		SALES DATA	
Parcel Count	52	# of Sales	9
ECF Nbhd	KFV	Sales Ratio	46.98%
Min ECF	1.050	(Land Resid.-Est. Land Value)/Est. LV	41.07%
Max ECF	1.050	% Change	20.00%
Land Table LtoB	15.60%	Projected Land Table LtoB	18.72%
CVT LtoB	15.53%	Sales Sample Size	17.31%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$38,310	\$54,045	\$45,972
MINIMUM	\$38,310	\$54,045	\$45,972
MAXIMUM	\$38,310	\$54,045	\$45,972

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
80-21-31-206-003	1016 FOUNTAIN VIEW CIR	07/22/24	\$256,000	\$226,930	\$67,380	\$38,310	0.10	\$673,800		Land Table KFV	16.88%
80-21-31-206-022	1172 FOUNTAIN VIEW CIR	09/06/23	\$290,000	\$263,760	\$64,550	\$38,310	0.10	\$645,500		Land Table KFV	14.52%
80-21-31-206-023	1178 FOUNTAIN VIEW CIR	04/28/23	\$280,000	\$263,760	\$54,550	\$38,310	0.10	\$545,500		Land Table KFV	14.52%
80-21-31-206-026	1196 FOUNTAIN VIEW CIR	12/18/23	\$269,000	\$230,655	\$76,655	\$38,310	0.10	\$766,550		Land Table KFV	16.61%
80-21-31-206-036	1141 FOUNTAIN VIEW CIR	03/31/23	\$225,000	\$232,847	\$30,463	\$38,310	0.10	\$304,630		Land Table KFV	16.45%
80-21-31-206-040	1117 FOUNTAIN VIEW CIR	09/16/24	\$270,000	\$261,000	\$47,310	\$38,310	0.10	\$473,100		Land Table KFV	14.68%
80-21-31-206-042	1105 FOUNTAIN VIEW CIR	03/14/24	\$245,000	\$237,520	\$45,790	\$38,310	0.10	\$457,900		Land Table KFV	16.13%
80-21-31-206-043	1099 FOUNTAIN VIEW CIR	06/20/23	\$275,000	\$261,000	\$52,310	\$38,310	0.10	\$523,100		Land Table KFV	14.68%
80-21-31-206-050	1015 FOUNTAIN VIEW CIR	03/10/23	\$235,000	\$225,910	\$47,400	\$38,310	0.10	\$474,000		Land Table KFV	16.96%

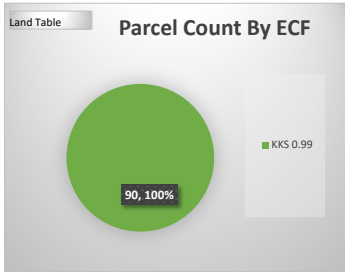
City of South Lyon

Land Table KKS

BSA DATABASE		SALES DATA	
Parcel Count	90	# of Sales	9
ECF Nbhd	KKS	Sales Ratio	46.43%
Min ECF	0.990	(Land Resid.-Est. Land Value)/Est. LV	73.10%
Max ECF	0.990	% Change	20.00%
Land Table LtoB	10.52%	Projected Land Table LtoB	12.62%
CVT LtoB	15.53%	Sales Sample Size	10.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$56,630	\$98,029	\$67,956
MINIMUM	\$47,689	\$82,552	\$57,227
MAXIMUM	\$62,591	\$108,348	\$75,109

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
80-21-20-177-002	709 N MILL ST	08/30/23	\$535,000	\$523,890	\$58,799	\$47,689	0.19	\$309,468		Land Table KKS	9.10%
80-21-20-177-004	749 N MILL ST	01/29/24	\$529,900	\$455,305	\$126,754	\$52,159	0.21	\$603,590		Land Table KKS	11.46%
80-21-20-177-015	746 KESTREL CT	08/22/24	\$473,000	\$410,073	\$119,557	\$56,630	0.24	\$498,154		Land Table KKS	13.81%
80-21-20-177-023	785 KESTREL CT	02/15/24	\$570,000	\$554,969	\$74,642	\$59,611	0.29	\$257,386		Land Table KKS	10.74%
80-21-20-177-029	854 JENNIFER LN	06/12/23	\$512,000	\$490,068	\$69,621	\$47,689	0.19	\$366,426		Land Table KKS	9.73%
80-21-20-177-030	846 JENNIFER LN	08/14/23	\$545,000	\$510,178	\$82,511	\$47,689	0.18	\$458,394		Land Table KKS	9.35%
80-21-20-177-041	740 N MILL ST	10/30/23	\$548,400	\$462,152	\$133,937	\$47,689	0.17	\$787,865		Land Table KKS	10.32%
80-21-20-177-054	869 N MILL ST	05/31/23	\$531,000	\$517,990	\$60,699	\$47,689	0.18	\$337,217		Land Table KKS	9.21%
80-21-20-177-079	886 JENNIFER CT	01/19/24	\$525,000	\$503,676	\$80,935	\$59,611	0.29	\$279,086		Land Table KKS	11.84%

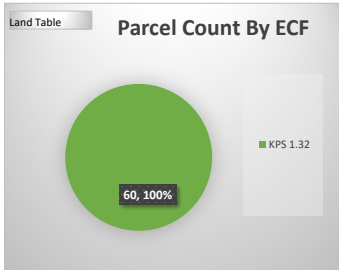
City of South Lyon

Land Table KPS

BSA DATABASE		SALES DATA	
Parcel Count	60	# of Sales	11
ECF Nbhd	KPS	Sales Ratio	49.34%
Min ECF	1.320	(Land Resid.-Est. Land Value)/Est. LV	3.47%
Max ECF	1.320	% Change	15.00%
Land Table LtoB	38.94%	Projected Land Table LtoB	44.79%
CVT LtoB	15.53%	Sales Sample Size	18.33%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$39,783	\$41,164	\$45,750
MINIMUM	\$39,783	\$41,164	\$45,750
MAXIMUM	\$39,783	\$41,164	\$45,750

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-30-478-002	102 PRINCETON DR	02/12/24	\$115,000	\$103,202	\$51,581	\$39,783	1.00	\$51,581		Land Table KPS	38.55%
80-21-30-478-003	106 PRINCETON DR	07/12/24	\$115,500	\$105,140	\$50,143	\$39,783	1.00	\$50,143		Land Table KPS	37.84%
80-21-30-478-004	108 PRINCETON DR	01/24/24	\$100,000	\$101,475	\$38,308	\$39,783	1.00	\$38,308		Land Table KPS	39.20%
80-21-30-478-013	138 PRINCETON DR	07/10/23	\$103,000	\$104,323	\$38,460	\$39,783	1.00	\$38,460		Land Table KPS	38.13%
80-21-30-478-026	158 PRINCETON DR	02/10/23	\$100,500	\$104,991	\$35,292	\$39,783	1.00	\$35,292		Land Table KPS	37.89%
80-21-30-478-027	162 PRINCETON DR	10/01/24	\$102,500	\$101,607	\$40,676	\$39,783	1.00	\$40,676		Land Table KPS	39.15%
80-21-30-478-034	196 PRINCETON DR	08/26/24	\$95,000	\$101,067	\$33,716	\$39,783	1.00	\$33,716		Land Table KPS	39.36%
80-21-30-478-045	200 PRINCETON DR	10/18/23	\$115,000	\$103,202	\$51,581	\$39,783	1.00	\$51,581		Land Table KPS	38.55%
80-21-30-478-047	202 PRINCETON DR	01/16/24	\$105,000	\$101,607	\$43,176	\$39,783	1.00	\$43,176		Land Table KPS	39.15%
80-21-30-478-052	212 PRINCETON DR	05/21/24	\$99,000	\$106,138	\$32,645	\$39,783	1.00	\$32,645		Land Table KPS	37.48%
80-21-30-478-057	240 PRINCETON DR	06/16/23	\$95,500	\$98,052	\$37,231	\$39,783	1.00	\$37,231		Land Table KPS	40.57%

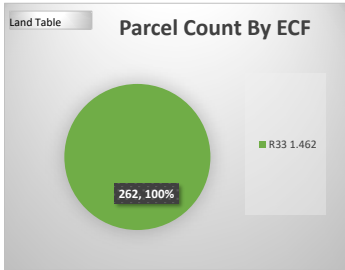
City of South Lyon

Land Table R33

BSA DATABASE		SALES DATA	
Parcel Count	262	# of Sales	20
ECF Nbhd	R33	Sales Ratio	49.45%
Min ECF	1.462	(Land Resid.-Est. Land Value)/Est. LV	7.95%
Max ECF	1.462	% Change	5.00%
Land Table LtoB	25.66%	Projected Land Table LtoB	26.94%
CVT LtoB	15.53%	Sales Sample Size	7.63%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$890	\$961	\$935
MINIMUM	\$593	\$640	\$623
MAXIMUM	\$1,187	\$1,281	\$1,246

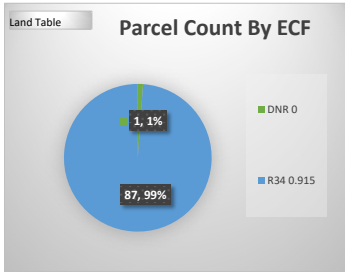
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-20-328-010	569 LYON BLVD	09/07/23	\$278,500	\$281,428	\$75,820	\$78,748	0.21	\$369,854		Land Table R33	27.98%
80-21-20-328-013	531 LYON BLVD	07/31/23	\$300,000	\$321,576	\$57,172	\$78,748	0.21	\$278,888		Land Table R33	24.49%
80-21-20-329-003	631 NORCHESTER ST	09/05/24	\$270,000	\$267,858	\$73,791	\$71,649	0.17	\$426,538		Land Table R33	26.75%
80-21-20-330-009	546 LYON BLVD	08/13/24	\$395,000	\$319,707	\$154,294	\$79,001	0.20	\$763,832		Land Table R33	24.71%
80-21-20-330-015	597 COVINGTON ST	08/02/24	\$285,000	\$280,431	\$83,696	\$79,127	0.20	\$410,275		Land Table R33	28.22%
80-21-20-331-004	610 COVINGTON ST	03/06/23	\$270,345	\$290,006	\$57,104	\$76,765	0.19	\$297,417		Land Table R33	26.47%
80-21-20-376-001	497 LYON BLVD	08/30/24	\$300,000	\$313,991	\$71,197	\$85,188	0.24	\$301,682		Land Table R33	27.13%
80-21-20-376-020	261 LYON BLVD	12/02/24	\$335,000	\$302,699	\$107,744	\$75,443	0.20	\$544,162		Land Table R33	24.92%
80-21-20-376-021	249 LYON BLVD	05/12/23	\$295,000	\$285,531	\$84,000	\$74,531	0.20	\$428,571		Land Table R33	26.10%
80-21-20-376-024	213 LYON BLVD	06/16/23	\$258,500	\$249,419	\$89,897	\$80,816	0.23	\$392,563		Land Table R33	32.40%
80-21-20-377-012	426 LYON CT	09/30/24	\$315,000	\$326,078	\$83,257	\$94,335	0.28	\$293,158		Land Table R33	28.93%
80-21-20-404-004	615 WELLINGTON DR	05/17/24	\$365,000	\$355,492	\$79,345	\$69,837	0.17	\$461,308		Land Table R33	19.65%
80-21-20-405-015	1015 HEARTHSIDE ST	07/26/24	\$327,000	\$323,767	\$82,308	\$79,075	0.20	\$409,493		Land Table R33	24.42%
80-21-20-405-023	859 HEARTHSIDE ST	01/18/24	\$361,000	\$346,561	\$99,092	\$84,653	0.25	\$393,222		Land Table R33	24.43%
80-21-20-451-015	255 WELLINGTON DR	06/28/24	\$330,000	\$286,542	\$113,623	\$70,165	0.17	\$656,780		Land Table R33	24.49%
80-21-20-452-001	407 WINCHESTER ST	02/29/24	\$324,900	\$344,929	\$66,573	\$86,602	0.24	\$277,388		Land Table R33	25.11%
80-21-20-452-015	372 WELLINGTON DR	07/31/23	\$362,000	\$320,588	\$116,848	\$75,436	0.18	\$638,514		Land Table R33	23.53%
80-21-20-453-016	288 WINCHESTER ST	02/13/23	\$330,000	\$357,172	\$47,037	\$74,209	0.19	\$250,197		Land Table R33	20.78%
80-21-20-453-024	204 WELLINGTON DR	05/23/24	\$340,000	\$350,192	\$63,204	\$73,396	0.18	\$361,166		Land Table R33	20.96%

City of South Lyon

Land Table R34

BSA DATABASE		SALES DATA	
Parcel Count	88	# of Sales	5
ECF Nbhd	DNR, R34	Sales Ratio	48.32%
Min ECF	0.915	(Land Resid.-Est. Land Value)/Est. LV	31.34%
Max ECF	0.915	% Change	10.00%
Land Table LtoB	12.01%	Projected Land Table LtoB	13.21%
CVT LtoB	15.53%	Sales Sample Size	5.68%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$471	\$619	\$518
MINIMUM	\$314	\$412	\$345
MAXIMUM	\$628	\$825	\$691

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
80-21-29-227-012	154 EASTON DR	07/12/24	\$465,000	\$469,742	\$46,332	\$51,074	0.26	\$180,984		Land Table R34	10.87%
80-21-29-227-016	170 EASTON DR	09/29/23	\$440,000	\$421,314	\$69,980	\$51,294	0.26	\$271,240		Land Table R34	12.17%
80-21-29-227-028	218 EASTON DR	07/26/24	\$513,000	\$463,698	\$100,811	\$51,509	0.26	\$387,735		Land Table R34	11.11%
80-21-29-227-068	143 EASTON DR	09/06/23	\$485,000	\$472,083	\$65,701	\$52,784	0.27	\$240,663		Land Table R34	11.18%
80-21-29-227-070	818 FAIRHAVEN DR	12/23/24	\$585,000	\$577,458	\$67,953	\$60,411	0.40	\$168,618		Land Table R34	10.46%

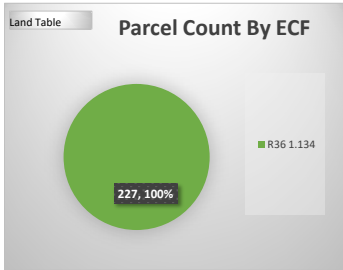
City of South Lyon

Land Table R36

BSA DATABASE		SALES DATA	
Parcel Count	227	# of Sales	17
ECF Nbhd	R36	Sales Ratio	47.89%
Min ECF	1.134	(Land Resid.-Est. Land Value)/Est. LV	43.63%
Max ECF	1.134	% Change	15.00%
Land Table LtoB	14.03%	Projected Land Table LtoB	16.13%
CVT LtoB	15.53%	Sales Sample Size	7.49%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$550	\$789	\$632
MINIMUM	\$366	\$526	\$421
MAXIMUM	\$733	\$1,053	\$843

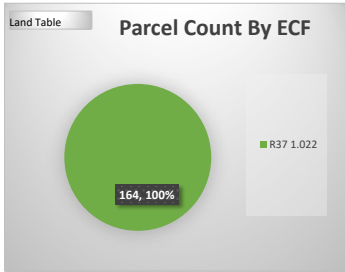
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-29-326-015	851 WESTBROOK DR	08/16/24	\$440,000	\$456,152	\$33,145	\$49,297	0.19	\$171,736		Land Table R36	10.81%
80-21-29-326-034	775 WESTBROOK DR	05/31/23	\$467,000	\$488,296	\$35,957	\$57,253	0.26	\$138,296		Land Table R36	11.73%
80-21-29-327-002	854 WESTBROOK DR	05/07/24	\$416,000	\$381,189	\$94,224	\$59,413	0.27	\$343,883		Land Table R36	15.59%
80-21-29-377-044	931 WESTBROOK DR	04/19/23	\$375,000	\$344,750	\$79,545	\$49,295	0.19	\$412,150		Land Table R36	14.30%
80-21-29-378-007	960 STRATFORD DR	02/14/24	\$406,000	\$357,233	\$101,604	\$52,837	0.22	\$459,747		Land Table R36	14.79%
80-21-29-379-003	971 WESTBROOK DR	12/12/23	\$420,000	\$433,309	\$47,464	\$60,773	0.41	\$116,906		Land Table R36	14.03%
80-21-29-380-024	934 WESTBROOK DR	08/14/24	\$419,000	\$374,304	\$101,946	\$57,250	0.27	\$384,702		Land Table R36	15.30%
80-21-29-451-020	924 EASTCREEK DR	01/11/24	\$400,000	\$348,110	\$104,657	\$52,767	0.22	\$473,561		Land Table R36	15.16%
80-21-29-452-003	967 S PARKWOOD DR	05/10/24	\$380,000	\$359,599	\$78,364	\$57,963	0.27	\$293,498		Land Table R36	16.12%
80-21-29-452-008	987 S PARKWOOD DR	06/14/23	\$440,000	\$403,285	\$86,331	\$49,616	0.20	\$442,723		Land Table R36	12.30%
80-21-29-452-013	939 S PARKWOOD DR	09/03/24	\$427,000	\$460,943	\$23,127	\$57,070	0.26	\$90,694		Land Table R36	12.38%
80-21-29-453-002	964 S PARKWOOD DR	05/28/24	\$460,000	\$406,648	\$101,977	\$48,625	0.19	\$539,561		Land Table R36	11.96%
80-21-29-453-003	968 S PARKWOOD DR	08/23/24	\$385,000	\$327,463	\$107,625	\$50,088	0.20	\$540,829		Land Table R36	15.30%
80-21-29-453-015	936 S PARKWOOD DR	01/05/24	\$361,000	\$308,020	\$101,605	\$48,625	0.19	\$537,593		Land Table R36	15.79%
80-21-29-453-019	952 S PARKWOOD DR	09/08/23	\$425,000	\$434,264	\$39,361	\$48,625	0.19	\$208,259		Land Table R36	11.20%
80-21-31-251-005	22097 BROOKFIELD CT	07/25/24	\$550,000	\$508,196	\$111,510	\$69,706	0.53	\$208,820		Land Table R36	13.72%

City of South Lyon

Land Table R37

BSA DATABASE		SALES DATA	
Parcel Count	164	# of Sales	7
ECF Nbhd	R37	Sales Ratio	50.07%
Min ECF	1.022	(Land Resid.-Est. Land Value)/Est. LV	-1.36%
Max ECF	1.022	% Change	0.00%
Land Table LtoB	11.95%	Projected Land Table LtoB	11.95%
CVT LtoB	15.53%	Sales Sample Size	4.27%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$552	\$544	\$552
MINIMUM	\$368	\$363	\$368
MAXIMUM	\$735	\$725	\$735

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-30-326-010	724 HIDDEN CREEK DR	04/19/24	\$450,000	\$430,910	\$72,939	\$53,849	0.22	\$331,541		Land Table R37	12.50%
80-21-30-327-013	746 HUNTINGTON DR	11/08/23	\$435,000	\$459,913	\$27,037	\$51,950	0.21	\$131,888		Land Table R37	11.30%
80-21-30-327-015	734 HUNTINGTON DR	06/20/23	\$495,000	\$495,274	\$51,223	\$51,497	0.20	\$254,841		Land Table R37	10.40%
80-21-30-351-005	975 HIDDEN CREEK DR	06/12/24	\$545,000	\$519,145	\$80,987	\$55,132	0.23	\$352,117		Land Table R37	10.62%
80-21-30-351-026	843 WESTHILLS DR	12/19/24	\$538,000	\$508,990	\$80,462	\$51,452	0.20	\$400,308		Land Table R37	10.11%
80-21-30-376-039	893 HUNTINGTON DR	03/16/23	\$465,000	\$526,019	-\$5,816	\$55,203	0.23	-\$25,177		Land Table R37	10.49%
80-21-30-377-007	808 HIDDEN CREEK DR	08/16/23	\$491,000	\$483,801	\$60,667	\$53,468	0.22	\$279,571		Land Table R37	11.05%

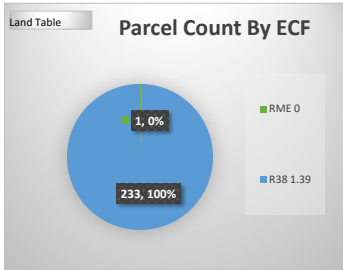
City of South Lyon

Land Table R38

BSA DATABASE		SALES DATA	
Parcel Count	234	# of Sales	14
ECF Nbhd	R38, RME	Sales Ratio	45.93%
Min ECF	1.390	(Land Resid.-Est. Land Value)/Est. LV	38.30%
Max ECF	1.390	% Change	5.00%
Land Table LtoB	21.32%	Projected Land Table LtoB	22.39%
CVT LtoB	15.53%	Sales Sample Size	5.98%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$741	\$1,024	\$778
MINIMUM	\$493	\$682	\$518
MAXIMUM	\$988	\$1,366	\$1,037

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-30-403-014	381 CAMBRIDGE AVE	05/03/24	\$280,000	\$245,475	\$92,654	\$58,129	0.17	\$538,686		Land Table R38	23.68%
80-21-30-405-010	1188 VASSAR	06/24/24	\$340,000	\$281,572	\$116,666	\$58,238	0.17	\$678,291		Land Table R38	20.68%
80-21-30-405-011	1196 VASSAR	06/24/24	\$330,000	\$300,476	\$89,642	\$60,118	0.18	\$487,185		Land Table R38	20.01%
80-21-30-407-004	383 HARVARD AVE	08/30/24	\$290,000	\$306,250	\$41,879	\$58,129	0.17	\$243,483		Land Table R38	18.98%
80-21-30-408-017	571 CLARKS CT	01/11/23	\$450,000	\$522,411	\$41,290	\$113,701	0.60	\$68,817		Land Table R38	21.76%
80-21-30-426-008	334 HARVARD AVE	08/15/23	\$282,000	\$290,795	\$49,407	\$58,202	0.17	\$285,590		Land Table R38	20.01%
80-21-30-427-003	337 HARVARD AVE	08/08/24	\$315,000	\$256,334	\$119,148	\$60,482	0.18	\$647,543		Land Table R38	23.59%
80-21-30-427-006	321 HARVARD AVE	04/21/23	\$285,000	\$286,567	\$56,562	\$58,129	0.17	\$328,849		Land Table R38	20.28%
80-21-30-427-010	328 UNIVERSITY AVE	12/17/24	\$304,000	\$254,641	\$113,249	\$63,890	0.21	\$544,466		Land Table R38	25.09%
80-21-30-428-021	230 HARVARD AVE	10/06/23	\$280,000	\$237,265	\$100,864	\$58,129	0.17	\$586,419		Land Table R38	24.50%
80-21-30-429-003	241 HARVARD AVE	11/27/23	\$250,000	\$220,845	\$87,284	\$58,129	0.17	\$507,465		Land Table R38	26.32%
80-21-30-429-014	264 UNIVERSITY AVE	10/05/23	\$252,000	\$213,966	\$100,030	\$61,996	0.20	\$512,974		Land Table R38	28.97%
80-21-30-430-002	307 UNIVERSITY AVE	02/01/24	\$256,000	\$210,693	\$103,436	\$58,129	0.17	\$601,372		Land Table R38	27.59%
80-21-30-431-007	145 UNIVERSITY AVE	05/10/24	\$242,000	\$190,354	\$109,775	\$58,129	0.17	\$638,227		Land Table R38	30.54%

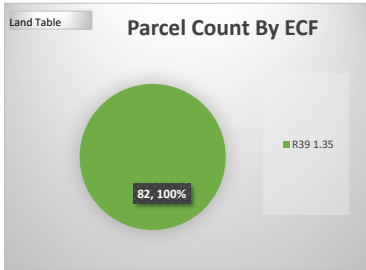
City of South Lyon

Land Table R39

BSA DATABASE		SALES DATA	
Parcel Count	82	# of Sales	5
ECF Nbhd	R39	Sales Ratio	55.29%
Min ECF	1.350	(Land Resid.-Est. Land Value)/Est. LV	-34.26%
Max ECF	1.350	% Change	5.00%
Land Table LtoB	18.78%	Projected Land Table LtoB	19.72%
CVT LtoB	15.53%	Sales Sample Size	6.10%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$608	\$399	\$638
MINIMUM	\$405	\$266	\$425
MAXIMUM	\$810	\$533	\$851

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-31-201-009	61383 DEAN DR	03/31/23	\$327,000	\$330,913	\$54,636	\$58,549	0.21	\$265,223		Land Table R39	17.69%
80-21-31-201-021	61433 ROARING BROOK DR	03/06/23	\$325,000	\$324,363	\$59,905	\$59,268	0.21	\$283,910		Land Table R39	18.27%
80-21-31-201-034	61364 CREEKVIEW DR	07/11/24	\$330,000	\$337,911	\$50,153	\$58,064	0.20	\$248,282		Land Table R39	17.18%
80-21-31-204-010	22258 BROOKFIELD DR	05/14/24	\$255,000	\$323,485	(\$11,790)	\$56,695	0.19	-\$61,088		Land Table R39	17.53%

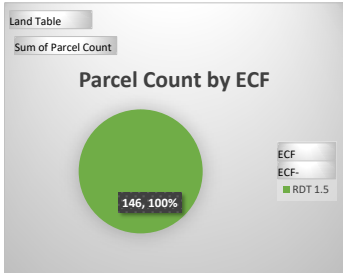
City of South Lyon

Land Table RDT

BSA DATABASE		SALES DATA	
Parcel Count	146	# of Sales	7
ECF Nbhd	RDT	Sales Ratio	53.00%
Min ECF	1.500	(Land Resid.-Est. Land Value)/Est. LV	15.47%
Max ECF	1.500	% Change	10.00%
Land Table LtoB	26.54%	Projected Land Table LtoB	29.19%
CVT LtoB	15.53%	Sales Sample Size	4.79%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$21,953	\$25,348	\$24,148
MINIMUM	\$562	\$649	\$618
MAXIMUM	\$181,020	\$209,021	\$199,122

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
80-21-19-456-023	400 W LAKE ST	09/14/23	\$300,000	\$261,770	\$112,477	\$74,247	0.20	\$562,385		Land Table RDT	28.36%
80-21-19-456-026	318 W LAKE ST	10/16/24	\$471,059	\$476,915	\$68,394	\$74,250	0.20	\$341,970		Land Table RDT	15.57%
80-21-19-477-002	124 N WARREN ST	11/01/24	\$325,000	\$248,769	\$143,805	\$67,574	0.17	\$866,295		Land Table RDT	27.16%
80-21-30-226-001	335 W LAKE ST	10/21/24	\$337,000	\$378,283	\$51,097	\$92,380	0.31	\$165,362		Land Table RDT	24.42%
80-21-30-226-009	304 W LIBERTY ST	04/07/23	\$235,000	\$242,140	\$73,471	\$80,611	0.24	\$312,643		Land Table RDT	33.29%

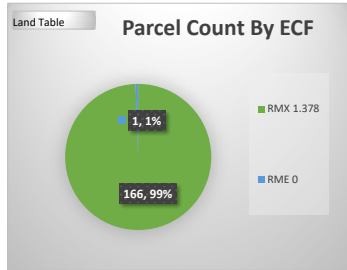
City of South Lyon

Land Table RMX

BSA DATABASE		SALES DATA	
Parcel Count	167	# of Sales	12
ECF Nbhd	RME, RMX	Sales Ratio	49.84%
Min ECF	1.378	(Land Resid.-Est. Land Value)/Est. LV	29.24%
Max ECF	1.378	% Change	10.00%
Land Table LtoB	24.79%	Projected Land Table LtoB	27.27%
CVT LtoB	15.53%	Sales Sample Size	7.19%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$94,188	\$121,729	\$103,606
MINIMUM	\$157	\$203	\$173
MAXIMUM	\$364,245	\$470,754	\$400,670

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
80-21-17-301-046	26055 PHILCREST DR	07/16/24	\$379,000	\$360,885	\$114,397	\$96,282	1.37	\$83,441		Land Table RMX	26.68%
80-21-20-356-011	310 DONOVAN ST	12/01/23	\$170,000	\$165,242	\$69,415	\$64,657	0.36	\$193,897		Land Table RMX	39.13%
80-21-29-105-015	320 SCOTT ST	01/23/23	\$240,000	\$197,052	\$88,962	\$46,014	0.17	\$523,306		Land Table RMX	23.35%
80-21-29-105-017	344 SCOTT ST	10/18/24	\$221,000	\$219,463	\$50,327	\$48,790	0.18	\$278,050		Land Table RMX	22.23%
80-21-30-252-002	500 MCMUNN ST	11/16/23	\$226,000	\$224,961	\$51,545	\$50,506	0.38	\$134,935		Land Table RMX	22.45%
80-21-30-253-006	409 ADA ST	10/06/23	\$203,000	\$200,638	\$50,749	\$48,387	0.20	\$253,745		Land Table RMX	24.12%
80-21-30-254-015	770 MCMUNN ST	01/10/24	\$300,000	\$253,391	\$93,355	\$46,746	0.23	\$409,452		Land Table RMX	18.45%

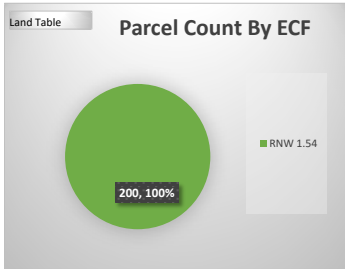
City of South Lyon

Land Table RNW

BSA DATABASE		SALES DATA	
Parcel Count	200	# of Sales	11
ECF Nbhd	RNW	Sales Ratio	50.11%
Min ECF	1.540	(Land Resid.-Est. Land Value)/Est. LV	-1.06%
Max ECF	1.540	% Change	15.00%
Land Table LtoB	21.97%	Projected Land Table LtoB	25.26%
CVT LtoB	15.53%	Sales Sample Size	5.50%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$821	\$812	\$944
MINIMUM	\$371	\$367	\$427
MAXIMUM	\$151,652	\$150,046	\$174,400

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
80-21-19-328-007	500 WOODLAND DR	05/01/23	\$460,000	\$540,183	\$6,719	\$86,902	0.60	\$11,124		Land Table RNW	16.09%
80-21-19-328-008	660 WOODLAND DR	03/28/23	\$384,000	\$438,745	\$23,264	\$78,009	0.55	\$42,298		Land Table RNW	17.78%
80-21-19-402-004	560 ORCHARD RIDGE RD	01/26/24	\$350,000	\$320,166	\$85,254	\$55,420	0.27	\$315,756		Land Table RNW	17.31%
80-21-19-402-006	649 E CREST LN	04/12/24	\$375,000	\$381,717	\$49,475	\$56,192	0.27	\$183,241		Land Table RNW	14.72%
80-21-19-402-008	629 E CREST LN	12/20/24	\$270,000	\$289,970	\$36,222	\$56,192	0.27	\$134,156		Land Table RNW	19.38%
80-21-19-452-026	169 N HAGADORN ST	05/12/23	\$385,000	\$393,633	\$83,396	\$92,029	0.61	\$136,268		Land Table RNW	23.38%
80-21-19-454-011	380 2ND ST	12/29/23	\$279,900	\$271,695	\$62,122	\$53,917	0.21	\$301,563		Land Table RNW	19.84%
80-21-19-455-006	421 2ND ST	04/30/24	\$180,000	\$172,825	\$61,102	\$53,927	0.21	\$296,612		Land Table RNW	31.20%
80-21-19-455-012	325 2ND ST	10/05/23	\$65,000				0.21	\$315,534		Land Table RNW	#DIV/0!
80-21-19-455-024	412 WHIPPLE ST	02/27/24	\$198,500	\$146,784	\$104,045	\$52,329	0.20	\$520,225		Land Table RNW	35.65%
80-21-19-455-028	330 WHIPPLE ST	06/28/24	\$280,000	\$213,431	\$118,900	\$52,331	0.20	\$594,500		Land Table RNW	24.52%