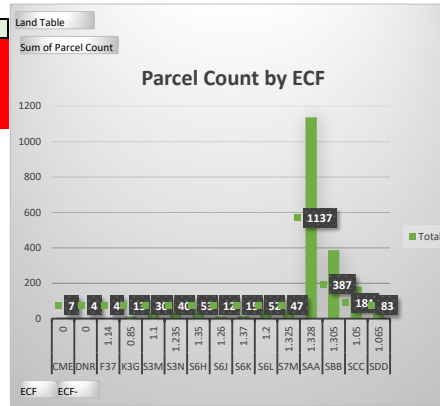


Township of Lyon

Land Table ABC

BSA DATABASE		SALES DATA	
Parcel Count	2065	# of Sales	86
ECF Nbhd	SAA, S8B, S6H, SCC, SDD, DNR, S6J, S6K, S6L, CME, F37, S7M, S3M, S3N, K3G	Sales Ratio	45.11%
Min ECF	0.850	(Land Resid.-Est. Land Value)/Est. LV	33.69%
Max ECF	1.370	% Change	16.00%
Land Table LtoB	23.95%	Projected Land Table LtoB	27.78%
CVT LtoB	16.80%	Sales Sample Size	4.16%

Color Key
 Vacant Sales
 Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$106,214	\$141,998	\$123,208
MINIMUM	\$65,754	\$87,907	\$76,275
MAXIMUM	\$1,255,381	\$1,678,323	\$1,456,242

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-02-126-003	54320 BELCREST DR	07/19/24	\$350,000	\$308,480	\$111,548	110.0	0.69	\$161,898		Land Table ABC	22.70%
K -21-02-127-002	31202 ARTESIAN DR	11/14/24	\$400,000	\$328,407	\$141,956	110.0	0.83	\$171,860		Land Table ABC	21.43%
K -21-02-127-008	31022 ARTESIAN DR	12/12/24	\$400,000	\$362,054	\$111,751	110.0	1.00	\$112,313		Land Table ABC	20.39%
K -21-03-202-003	56135 PONTIAC TRL	05/01/23	\$315,000	\$282,011	\$120,524	1.0	0.77	\$156,525		Land Table ABC	31.04%
K -21-03-202-020	55832 PONTIAC TRAIL CT	06/14/24	\$290,000	\$69,638	\$286,116	15246.0	0.46	\$151,387		Land Table ABC	22.98%
K -21-03-203-002	55667 PONTIAC TRAIL CT	06/17/24	\$200,000	\$204,876	\$70,741	101.0	0.17	\$175,101	K -21-03-203-001	Land Table ABC	36.91%
K -21-03-203-014	55989 PONTIAC TRAIL CT	10/23/24	\$245,000	\$231,255	\$91,866	0.0	1.15	\$79,953		Land Table ABC	33.78%
K -21-03-227-025	31240 BUTTERFIELD LN	05/06/24	\$562,000	\$580,546	\$51,482	27007.2	0.73	\$70,523		Land Table ABC	12.06%
K -21-03-228-002	55146 PARK PL	11/04/24	\$525,000	\$357,277	\$255,351	215.0	1.63	\$156,465		Land Table ABC	24.53%
K -21-03-229-022	30720 LINCOLN CT	10/15/24	\$565,000	\$422,081	\$237,544	240.0	1.98	\$110,588		Land Table ABC	22.42%
K -21-04-401-016	57670 PONTIAC TRL	02/12/24	\$234,900	\$195,655	\$108,441	93.3	0.53	\$204,606		Land Table ABC	35.37%
K -21-04-477-020	57059 BONNE TERRE	08/21/24	\$275,000	\$218,599	\$122,155	14810.4	0.34	\$359,279		Land Table ABC	30.08%
K -21-06-300-021		12/10/24	\$160,500			0.0	2.22	\$72,297		Land Table ABC	#DIV/0!
K -21-06-451-008		09/11/24	\$400,000			0.0	10.03	\$39,880		Land Table ABC	#DIV/0!
K -21-07-300-019	62100 RICHFIELD ST	06/20/23	\$410,000	\$375,762	\$160,797	0.0	3.29	\$48,874		Land Table ABC	33.68%
K -21-07-300-022	62133 RICHFIELD ST	06/07/24	\$525,000	\$602,869	\$22,720	0.0	2.52	\$9,016		Land Table ABC	16.69%
K -21-08-300-005	28010 PONTIAC TRL	06/30/23	\$318,000	\$393,786	\$179,278	0.0	10.00	\$17,928		Land Table ABC	64.77%
K -21-08-302-005	60815 DEER CREEK DR	10/11/24	\$305,000	\$350,294	\$39,901	1.0	1.51	\$26,425		Land Table ABC	24.32%
K -21-08-327-001	60495 DEER CREEK DR	06/08/23	\$500,000	\$471,553	\$113,742	200.0	1.52	\$75,077		Land Table ABC	18.09%
K -21-08-328-001	60655 DEER CREEK DR	03/03/23	\$440,000	\$409,117	\$116,178	200.0	1.52	\$76,685		Land Table ABC	20.85%
K -21-09-251-003	57855 TRAVIS RD	05/31/23	\$645,000	\$710,916	\$92,463	0.0	5.68	\$16,279		Land Table ABC	22.28%
K -21-09-351-019	58635 TRAVIS RD	09/07/23	\$550,000	\$661,002	(\$20,623)	0.0	2.34	(\$8,813)		Land Table ABC	13.67%
K -21-09-351-024	58075 TRAVIS RD	10/23/23	\$540,000	\$525,731	\$89,884	0.0	2.37	\$37,926		Land Table ABC	14.38%
K -21-09-351-034	58685 TRAVIS RD	07/12/24	\$545,000	\$492,551	\$128,826	0.0	1.06	\$121,534		Land Table ABC	15.51%
K -21-13-400-026	26500 JOHNS RD	10/07/24	\$850,000	\$876,493	\$64,484	0.0	2.00	\$32,242		Land Table ABC	10.38%
K -21-14-100-002	26966 SOUTH HILL RD	04/24/24	\$430,000	\$358,175	\$223,309	0.0	5.00	\$44,662		Land Table ABC	42.29%
K -21-14-100-003	27522 SOUTH HILL RD	01/09/24	\$5,200,000	\$3,614,967	\$5,175,172	0.0	149.79	\$34,550		Land Table ABC	99.31%
K -21-15-101-060	27450 CLEMENTS CIR	08/30/23	\$440,000	\$481,494	\$28,869	38768.4	1.00	\$28,869		Land Table ABC	14.61%
K -21-15-200-023	55629 12 MILE RD	04/03/23	\$570,000	\$665,282	\$8,907	0.0	2.57	\$3,466		Land Table ABC	15.66%
K -21-15-200-070	27603 SOUTH HILL RD	06/13/24	\$745,000	\$835,979	(\$4,587)	0.0	1.57	(\$2,922)		Land Table ABC	10.33%
K -21-16-126-039	58400 12 MILE RD	08/06/24	\$900,000	\$827,643	\$675,642	0.0	25.65	\$26,341		Land Table ABC	72.89%
K -21-16-201-009	57900 12 MILE RD	02/06/23	\$262,000	\$246,836	\$84,360	20473.2	0.47	\$179,489		Land Table ABC	28.03%
K -21-16-226-014	27464 GREEN VALLEY DR	10/16/24	\$796,500	\$839,448	\$27,080	1.0	0.94	\$28,809		Land Table ABC	8.34%
K -21-16-226-019	57110 12 MILE RD	12/17/24	\$445,000	\$396,938	\$129,394	0.0	1.59	\$81,380		Land Table ABC	20.49%
K -21-16-251-013	57670 APPLE LN	06/30/23	\$375,000	\$312,127	\$132,069	1.0	0.47	\$280,998		Land Table ABC	22.17%
K -21-16-253-002	57761 APPLE LN	10/24/23	\$375,000	\$455,010	(\$10,814)	1.0	0.48	(\$22,529)		Land Table ABC	15.21%
K -21-16-253-006	57861 APPLE LN	05/30/24	\$419,000	\$461,225	\$23,529	112.0	0.36	\$66,093		Land Table ABC	14.26%
K -21-16-254-002	57963 APPLE LN	12/20/24	\$415,000	\$435,524	\$45,230	112.0	0.36	\$127,051		Land Table ABC	15.10%
K -21-17-226-002	27600 MARTINDALE RD	09/25/23	\$440,000	\$346,514	\$236,743	0.0	5.00	\$47,349		Land Table ABC	41.34%
K -21-17-376-001	60046 11 MILE RD	12/15/23	\$488,800	\$577,251	\$22,808	0.0	3.00	\$7,603		Land Table ABC	19.27%
K -21-17-451-010	60000 11 MILE RD	11/04/24	\$312,000	\$224,316	\$158,047	1.0	1.00	\$158,047		Land Table ABC	31.37%
K -21-17-451-030	26471 MARTINDALE RD	07/17/23	\$202,500	\$147,968	\$120,286	1.0	0.37	\$325,097		Land Table ABC	44.44%

Township of Lyon

Land Table ABC

K -21-17-451-031	59633 TRENA LN	07/19/24	\$825,000	\$690,516	\$231,698	0.0	2.10	\$110,332	Land Table ABC	14.08%
K -21-18-100-016	27422 N DIXBORO RD	01/16/24	\$110,000			0.0	2.29	\$48,035	Land Table ABC	#DIV/0!
K -21-22-200-004	55605 11 MILE RD	01/03/24	\$415,000	\$443,029	\$271,001	0.0	12.25	\$22,123	Land Table ABC	67.50%
K -21-23-400-002	53990 10 MILE RD	03/22/23	\$325,000	\$270,319	\$123,877	18295.2	0.50	\$247,754	Land Table ABC	25.60%
K -21-24-226-003	25725 NAPIER RD	12/30/24	\$290,000	\$260,903	\$98,293	23522.4	0.60	\$163,822	Land Table ABC	26.52%
K -21-24-226-019	25535 NAPIER RD	12/22/23	\$315,000	\$336,005	\$52,311	37897.2	1.00	\$52,311	Land Table ABC	21.82%
K -21-25-400-031	51714 9 MILE RD	10/18/23	\$780,000	\$516,375	\$486,577	0.0	9.01	\$54,004	Land Table ABC	43.18%
K -21-25-400-034	22465 SIMCHECK	07/07/23	\$755,000	\$881,630	\$19,950	0.0	5.26	\$3,793	Land Table ABC	16.63%
K -21-26-300-003	54620 9 MILE RD	08/21/23	\$550,000	\$555,308	\$116,672	0.0	3.00	\$38,891	Land Table ABC	21.97%
K -21-27-300-031	56000 9 MILE RD	09/20/24	\$450,000	\$379,254	\$169,760	0.0	2.65	\$64,060	Land Table ABC	26.11%
K -21-28-100-046	58622 DOLLY RD	05/21/24	\$145,000			0.0	1.17	\$123,932	Land Table ABC	#DIV/0!
K -21-28-100-056		06/24/24	\$225,000			0.0	3.89	\$57,841	Land Table ABC	#DIV/0!
K -21-28-400-009	22435 CLARKSHIRE DR	11/21/23	\$380,000	\$331,848	\$168,156	0.0	5.00	\$33,631	Land Table ABC	36.16%
K -21-28-400-016	22880 CLARKSHIRE DR	10/28/24	\$606,500	\$560,324	\$314,511	0.0	10.03	\$31,357	Land Table ABC	47.89%
K -21-29-377-046	22636 PINE DR	12/04/23	\$495,000	\$621,301	(\$55,938)	37461.6	0.97	(\$57,668)	Land Table ABC	11.33%
K -21-29-377-047		07/06/23	\$73,000			37461.6	0.97	\$75,258	Land Table ABC	#DIV/0!
K -21-31-400-033	61500 8 MILE RD	05/31/24	\$420,000	\$431,685	\$124,289	0.0	5.04	\$24,661	Land Table ABC	31.50%
K -21-31-427-033	61177 ALLEN DR	12/20/24	\$590,000	\$636,829	\$37,383	0.0	1.57	\$23,811	Land Table ABC	13.22%
K -21-32-251-063	60630 MARY LN	03/25/24	\$125,000			0.0	2.00	\$62,500	Land Table ABC	#DIV/0!
K -21-32-400-020	59200 8 MILE RD	12/09/24	\$389,000	\$280,668	\$193,328	0.0	1.74	\$111,108	Land Table ABC	30.28%
K -21-33-126-005	58085 9 MILE RD	08/07/24	\$400,000	\$298,056	\$197,583	0.0	2.03	\$97,332	Land Table ABC	32.09%
K -21-34-100-031	56515 9 MILE RD	10/23/23	\$880,000	\$737,841	\$407,363	0.0	4.75	\$42,880	Land Table ABC	35.94%
K -21-34-100-045	56536 BRIAR MEADOW RD	10/31/23	\$430,000	\$549,701	(\$31,117)	0.0	1.81	(\$17,192)	Land Table ABC	16.11%
K -21-34-200-035	22111 NATASHA LN	12/20/24	\$435,000	\$356,899	\$182,851	0.0	2.75	\$66,491	Land Table ABC	29.35%
K -21-34-400-019		09/06/24	\$550,000			0.0	9.46	\$58,140	Land Table ABC	#DIV/0!
K -21-35-100-004	22000 CURRIE RD	10/04/23	\$545,000	\$427,888	\$220,401	0.0	2.50	\$88,160	Land Table ABC	24.14%
K -21-35-100-009	54299 9 MILE RD	09/22/23	\$112,500			1.0	1.00	\$112,500	Land Table ABC	#DIV/0!
K -21-35-100-023	54415 9 MILE RD	10/29/24	\$640,000	\$626,421	\$161,802	0.0	5.01	\$32,296	Land Table ABC	23.66%
K -21-35-100-033	54413 9 MILE RD	07/28/23	\$120,000			0.0	1.75	\$68,571	Land Table ABC	#DIV/0!
K -21-35-200-007	53315 9 MILE RD	11/12/24	\$315,000	\$208,329	\$198,844	0.0	2.00	\$99,422	Land Table ABC	44.24%
K -21-35-300-019	21500 CURRIE RD	06/27/23	\$1,474,000	\$1,119,465	\$571,244	0.0	7.52	\$75,963	Land Table ABC	19.36%
K -21-36-200-039	51670 MALISA CT	10/02/24	\$1,185,000	\$857,256	\$396,859	0.0	1.51	\$262,821	Land Table ABC	8.06%
K -21-36-300-018	21150 CHUBB RD	08/05/24	\$575,000			0.0	5.82	\$98,797	Land Table ABC	#DIV/0!
K -21-36-400-033	20931 NAPIER RD	09/15/23	\$535,000	\$428,451	\$203,988	0.0	2.22	\$91,886	Land Table ABC	22.74%
K -21-36-400-055	51630 8 MILE RD	09/07/23	\$600,000	\$449,554	\$264,858	0.0	2.76	\$95,963	Land Table ABC	25.45%
K -21-36-400-058	51572 8 MILE RD	07/26/24	\$85,000			0.0	1.71	\$49,708	Land Table ABC	#DIV/0!

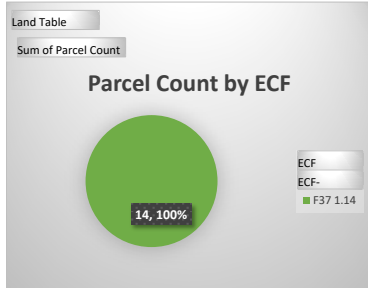
Township of Lyon

Land Table AGT

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	0
ECF Nbhd	F37	Sales Ratio	#DIV/0!
Min ECF	1.140	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.140	% Change	5.00%
Land Table LtoB	87.57%	Projected Land Table LtoB	91.95%
CVT LtoB	16.80%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$254,977	#DIV/0!	\$267,726
MINIMUM	\$79,240	#DIV/0!	\$83,202
MAXIMUM	\$2,645,690	#DIV/0!	\$2,777,975

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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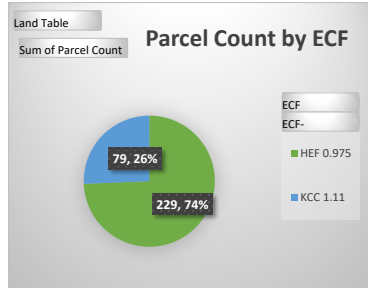
Township of Lyon

Land Table HEF

BSA DATABASE		SALES DATA	
Parcel Count	308	# of Sales	91
ECF Nbhd	HEF, KCC	Sales Ratio	48.23%
Min ECF	0.975	(Land Resid.-Est. Land Value)/Est. LV	40.57%
Max ECF	1.110	% Change	32.50%
Land Table LtoB	11.07%	Projected Land Table LtoB	14.67%
CVT LtoB	16.80%	Sales Sample Size	29.55%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$71,306	\$100,232	\$94,480
MINIMUM	\$71,305	\$100,232	\$82,001
MAXIMUM	\$71,306	\$100,233	\$106,959

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-16-376-023	26404 GREAT PLAINS DR	10/12/23	\$550,000	\$515,292	\$106,013	0.0	0.32	\$331,291		Land Table HEF	13.84%
K -21-16-376-030	26317 SHUMANS WAY	06/17/24	\$667,500	\$648,251	\$90,554	0.0	0.32	\$282,981		Land Table HEF	11.00%
K -21-16-376-083	26373 SHUMANS WAY	11/16/23	\$535,000	\$518,854	\$87,451	0.0	0.33	\$265,003		Land Table HEF	13.74%
K -21-16-376-096	58551 HOLLAND DR	02/21/23	\$640,000	\$594,379	\$116,926	1.0	0.41	\$285,185		Land Table HEF	12.00%
K -21-16-376-102	26219 INTERNATIONAL DR	04/17/23	\$625,000	\$613,473	\$82,832	1.0	0.35	\$236,663		Land Table HEF	11.62%
K -21-16-376-113	58350 HOLLAND DR	04/14/23	\$655,000	\$592,586	\$133,719	1.0	0.32	\$417,872		Land Table HEF	12.03%
K -21-16-376-136	58447 OLIVER CT	04/07/23	\$648,810	\$608,109	\$112,006	1.0	0.29	\$386,228		Land Table HEF	11.73%
K -21-16-376-137	58437 OLIVER CT	03/29/23	\$661,005	\$675,026	\$57,284	1.0	0.36	\$159,122		Land Table HEF	10.56%
K -21-16-376-139	58420 OLIVER CT	08/21/23	\$717,684	\$704,401	\$84,588	1.0	0.40	\$211,470		Land Table HEF	10.12%
K -21-16-376-140	58430 OLIVER CT	06/14/23	\$805,525	\$741,420	\$135,410	1.0	0.40	\$338,525		Land Table HEF	9.62%
K -21-16-376-141	58438 OLIVER CT	03/17/23	\$670,180	\$637,676	\$103,809	1.0	0.38	\$273,182		Land Table HEF	11.18%
K -21-16-376-142	58448 OLIVER CT	02/06/23	\$728,971	\$665,900	\$134,376	1.0	0.39	\$344,554		Land Table HEF	10.71%
K -21-16-376-161	58268 INTERNATIONAL DR	12/05/24	\$826,388	\$728,653	\$169,040	1.0	0.32	\$528,250		Land Table HEF	9.79%
K -21-16-376-163	58296 INTERNATIONAL DR	12/06/24	\$645,326	\$621,731	\$94,900	1.0	0.32	\$296,563		Land Table HEF	11.47%
K -21-16-376-164	58316 INTERNATIONAL DR	11/27/24	\$709,050	\$694,592	\$85,763	1.0	0.32	\$268,009		Land Table HEF	10.27%
K -21-16-376-166	26754 FERGUSON CT	12/13/24	\$641,670	\$643,444	\$69,531	1.0	0.42	\$165,550		Land Table HEF	11.08%
K -21-16-376-171	26796 FERGUSON CT	06/21/24	\$750,000	\$718,825	\$750,000	5.0	0.40	\$426,136	-21-16-376-168, K -21-16-376-11	Land Table HEF	49.60%
K -21-16-376-180	26753 FERGUSON CT	12/30/24	\$725,815	\$674,584	\$122,536	1.0	0.38	\$322,463		Land Table HEF	10.57%
K -21-16-376-181	26831 INTERNATIONAL DR	09/23/24	\$684,865	\$709,786	\$46,384	1.0	0.31	\$149,626		Land Table HEF	10.05%
K -21-16-376-183	26819 INTERNATIONAL DR	11/06/24	\$697,651	\$654,833	\$114,123	1.0	0.32	\$356,634		Land Table HEF	10.89%
K -21-16-376-184	26815 INTERNATIONAL DR	06/13/24	\$766,745	\$750,034	\$88,016	1.0	0.36	\$244,489		Land Table HEF	9.51%
K -21-16-376-185	26789 INTERNATIONAL DR	06/14/24	\$692,148	\$612,338	\$151,115	1.0	0.36	\$419,764		Land Table HEF	11.64%
K -21-16-376-186	26759 INTERNATIONAL DR	05/24/24	\$698,690	\$648,818	\$121,177	1.0	0.36	\$336,603		Land Table HEF	10.99%
K -21-16-376-187	26729 INTERNATIONAL DR	10/15/24	\$699,970	\$672,121	\$99,154	1.0	0.36	\$275,428		Land Table HEF	10.61%
K -21-16-376-188	26699 INTERNATIONAL DR	03/13/24	\$718,354	\$681,258	\$108,401	1.0	0.36	\$301,114		Land Table HEF	10.47%
K -21-16-376-189	26669 INTERNATIONAL DR	05/10/24	\$607,435	\$572,278	\$106,462	1.0	0.36	\$295,728		Land Table HEF	12.46%
K -21-16-376-190	26639 INTERNATIONAL DR	03/27/24	\$663,260	\$679,864	\$54,701	1.0	0.36	\$151,947		Land Table HEF	10.49%
K -21-16-376-191	26609 INTERNATIONAL DR	03/29/24	\$602,355	\$585,388	\$88,272	1.0	0.36	\$245,200		Land Table HEF	12.18%
K -21-16-376-192	26579 INTERNATIONAL DR	03/26/24	\$608,677	\$586,438	\$93,544	1.0	0.36	\$259,844		Land Table HEF	12.16%
K -21-16-376-193	26549 INTERNATIONAL DR	05/06/24	\$653,490	\$614,417	\$110,378	1.0	0.32	\$344,931		Land Table HEF	11.61%
K -21-16-376-194	26590 INTERNATIONAL DR	06/10/24	\$732,690	\$694,070	\$109,925	1.0	0.35	\$314,071		Land Table HEF	10.27%
K -21-16-376-195	26644 INTERNATIONAL DR	02/14/24	\$636,952	\$608,048	\$100,209	1.0	0.35	\$286,311		Land Table HEF	11.73%
K -21-16-376-196	26716 INTERNATIONAL DR	06/28/24	\$699,240	\$710,524	\$60,021	1.0	0.35	\$171,489		Land Table HEF	10.04%
K -21-16-376-197	26760 INTERNATIONAL DR	12/12/24	\$592,858	\$557,484	\$106,679	1.0	0.35	\$304,797		Land Table HEF	12.79%
K -21-16-376-198	26816 INTERNATIONAL DR	06/21/24	\$688,996	\$666,746	\$93,555	1.0	0.33	\$283,500		Land Table HEF	10.69%
K -21-16-376-199	26824 INTERNATIONAL DR	05/31/24	\$712,595	\$680,655	\$103,245	1.0	0.36	\$286,792		Land Table HEF	10.48%
K -21-16-376-200	26697 MASSEY CT	05/17/24	\$612,565	\$603,168	\$80,702	1.0	0.38	\$212,374		Land Table HEF	11.82%

Township of Lyon

Land Table HEF

K -21-16-376-201	26671 MASSEY CT	10/21/24	\$686,115	\$686,536	\$70,884	1.0	0.41	\$172,888	Land Table HEF	10.39%
K -21-16-376-202	26637 MASSEY CT	10/21/24	\$612,150	\$575,228	\$108,227	1.0	0.42	\$257,683	Land Table HEF	12.40%
K -21-16-376-203	26598 MASSEY CT	08/09/24	\$675,980	\$652,813	\$94,472	1.0	0.42	\$224,933	Land Table HEF	10.92%
K -21-16-376-204	88379 INTERNATIONAL DR	11/15/24	\$712,021	\$706,460	\$76,866	1.0	0.40	\$192,165	Land Table HEF	10.09%
K -21-16-376-205	88351 INTERNATIONAL DR	10/23/24	\$608,788	\$563,973	\$116,120	1.0	0.37	\$313,838	Land Table HEF	12.64%
K -21-16-376-206	88323 INTERNATIONAL DR	12/12/24	\$744,065	\$695,823	\$119,547	1.0	0.33	\$362,264	Land Table HEF	10.25%
K -21-16-376-207	88295 INTERNATIONAL DR	10/09/24	\$617,740	\$592,597	\$96,448	1.0	0.33	\$292,267	Land Table HEF	12.03%
K -21-16-376-208	88267 INTERNATIONAL DR	10/25/24	\$735,010	\$692,650	\$113,665	1.0	0.33	\$344,439	Land Table HEF	10.29%
K -21-21-201-005	25807 CRYSTAL CRK E	12/14/23	\$820,000	\$893,863	(\$2,558)	0.0	0.36	(\$7,106)	Land Table HEF	7.98%
K -21-21-201-006	25783 CRYSTAL CRK E	01/30/23	\$776,645	\$990,571	(\$142,621)	0.0	0.36	(\$396,169)	Land Table HEF	7.20%
K -21-21-201-009	25673 CRYSTAL CRK E	01/31/23	\$175,000			0.0	0.36		Land Table HEF	#DIV/0!
K -21-21-201-013	25580 CRYSTAL CRK W	11/03/23	\$816,107	\$828,878	\$58,534	0.0	0.32	\$182,919	Land Table HEF	8.60%
K -21-21-201-015	25604 CRYSTAL CRK W	10/01/24	\$175,000			0.0	0.37	\$472,973	Land Table HEF	#DIV/0!
K -21-21-201-017	57786 MCQUEEN CT	02/15/24	\$175,000			0.0	0.35		Land Table HEF	#DIV/0!
K -21-21-201-018	57814 MCQUEEN CT	09/07/23	\$175,000			0.0	0.43		Land Table HEF	#DIV/0!
K -21-21-201-019	57801 MCQUEEN CT	11/17/23	\$175,000			0.0	0.45		Land Table HEF	#DIV/0!
K -21-21-201-023	25589 CRYSTAL CRK W	02/21/24	\$175,000			0.0	0.35		Land Table HEF	#DIV/0!
K -21-21-201-024	25585 CRYSTAL CRK W	05/22/24	\$175,000			0.0	0.36		Land Table HEF	#DIV/0!
K -21-21-201-025	25577 CRYSTAL CRK W	03/14/24	\$175,000			0.0	0.32		Land Table HEF	#DIV/0!
K -21-21-201-026	25575 CRYSTAL CRK W	01/26/24	\$175,000			0.0	0.32		Land Table HEF	#DIV/0!
K -21-21-201-027	25573 CRYSTAL CRK W	06/13/23	\$175,000			0.0	0.36		Land Table HEF	#DIV/0!
K -21-21-201-028	25571 CRYSTAL CRK W	03/20/24	\$804,932	\$739,966	\$136,271	0.0	0.35	\$389,346	Land Table HEF	9.64%
K -21-21-201-029	25567 CRYSTAL CRK W	01/29/24	\$175,000			0.0	0.36		Land Table HEF	#DIV/0!
K -21-21-201-031	57363 CRYSTAL CREEK CT	04/18/23	\$175,000			0.0	0.35		Land Table HEF	#DIV/0!
K -21-21-201-032	57335 CRYSTAL CREEK CT	06/23/23	\$785,050	\$739,009	\$117,346	0.0	0.37	\$317,151	Land Table HEF	9.65%
K -21-21-201-033	57305 CRYSTAL CREEK CT	05/15/24	\$175,000			0.0	0.41		Land Table HEF	#DIV/0!
K -21-21-201-034	57297 CRYSTAL CREEK CT	06/22/23	\$175,000			0.0	0.46		Land Table HEF	#DIV/0!
K -21-21-201-035	57293 CRYSTAL CREEK CT	04/14/23	\$175,000			0.0	0.41		Land Table HEF	#DIV/0!
K -21-21-201-044	25909 CRYSTAL CRK W	06/07/24	\$175,000			0.0	0.32		Land Table HEF	#DIV/0!
K -21-21-201-045	25881 CRYSTAL CRK W	11/29/23	\$175,000			0.0	0.35		Land Table HEF	#DIV/0!
K -21-21-201-046	25875 CRYSTAL CRK W	03/08/24	\$175,000			0.0	0.37		Land Table HEF	#DIV/0!
K -21-21-201-047	25837 CRYSTAL CRK W	12/06/23	\$175,000			0.0	0.38		Land Table HEF	#DIV/0!
K -21-21-201-048	25825 CRYSTAL CRK W	02/14/24	\$175,000			0.0	0.37		Land Table HEF	#DIV/0!
K -21-21-201-049	25813 CRYSTAL CRK W	11/06/24	\$175,000			0.0	0.33	\$530,303	Land Table HEF	#DIV/0!
K -21-21-201-050	25801 CRYSTAL CRK W	06/27/24	\$175,000			0.0	0.34	\$514,706	Land Table HEF	#DIV/0!
K -21-21-201-051	25763 CRYSTAL CRK W	05/21/24	\$175,000			0.0	0.35		Land Table HEF	#DIV/0!
K -21-21-201-052	25649 CRYSTAL CRK W	08/22/24	\$175,000			0.0	0.31	\$564,516	Land Table HEF	#DIV/0!
K -21-21-201-053	25650 CRYSTAL CRK W	07/15/24	\$175,000			0.0	0.34	\$514,706	Land Table HEF	#DIV/0!
K -21-21-201-054	57675 PENINSULA CT	07/19/24	\$175,000			0.0	0.40	\$437,500	Land Table HEF	#DIV/0!
K -21-21-201-055	57639 PENINSULA CT	08/14/24	\$175,000			0.0	0.32	\$546,875	Land Table HEF	#DIV/0!
K -21-21-201-056	57597 PENINSULA CT	06/24/24	\$175,000			0.0	0.36	\$486,111	Land Table HEF	#DIV/0!
K -21-21-201-058	57555 PENINSULA CT	05/30/24	\$175,000			0.0	0.43		Land Table HEF	#DIV/0!
K -21-21-201-059	57574 PENINSULA CT	12/04/23	\$175,000			0.0	0.46		Land Table HEF	#DIV/0!
K -21-21-201-062	25748 CRYSTAL CRK W	06/07/24	\$175,000			0.0	0.43		Land Table HEF	#DIV/0!
K -21-21-201-064	25802 CRYSTAL CRK W	08/19/24	\$175,000			0.0	0.41	\$426,829	Land Table HEF	#DIV/0!
K -21-21-201-065	57739 BELFIELD CT	06/07/24	\$175,000			0.0	0.35		Land Table HEF	#DIV/0!
K -21-21-201-066	57693 BELFIELD CT	03/14/24	\$175,000			0.0	0.36		Land Table HEF	#DIV/0!
K -21-21-201-067	57647 BELFIELD CT	01/19/24	\$175,000			0.0	0.40		Land Table HEF	#DIV/0!
K -21-21-201-068	57615 BELFIELD CT	06/17/24	\$175,000			0.0	0.37	\$472,973	Land Table HEF	#DIV/0!
K -21-21-201-069	57592 BELFIELD CT	05/03/24	\$175,000			0.0	0.44		Land Table HEF	#DIV/0!
K -21-21-201-070	57598 BELFIELD CT	08/15/24	\$175,000			0.0	0.43	\$406,977	Land Table HEF	#DIV/0!
K -21-21-201-078	25910 CRYSTAL CRK W	10/07/24	\$175,000			0.0	0.32	\$546,875	Land Table HEF	#DIV/0!
K -21-22-101-007	56207 HICKORY CREEK LN	08/06/24	\$225,000			165.2	1.30	\$173,077	Land Table HEF	#DIV/0!
K -21-22-101-018	25901 HICKORY CREEK LN	09/06/24	\$325,000	\$219,564	\$176,741	119.5	1.01	\$174,991	Land Table HEF	32.48%

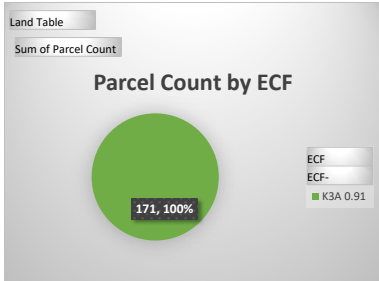
Township of Lyon

Land Table K3A

BSA DATABASE		SALES DATA	
Parcel Count	171	# of Sales	9
ECF Nbhd	K3A	Sales Ratio	45.00%
Min ECF	0.910	(Land Resid.-Est. Land Value)/Est. LV	91.13%
Max ECF	0.910	% Change	20.00%
Land Table LtoB	12.55%	Projected Land Table LtoB	15.05%
CVT LtoB	16.80%	Sales Sample Size	5.26%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$77,353	\$147,846	\$92,824
MINIMUM	\$75,264	\$143,854	\$90,317
MAXIMUM	\$79,442	\$151,839	\$95,330

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-23-326-037	25340 VILLAGWOOD CT	06/02/23	\$605,000	\$581,563	\$98,701	0.0	0.39	\$253,079		Land Table K3A	12.94%
K -21-23-326-062	54110 WEST CT	06/29/23	\$620,000	\$621,833	\$73,431	0.0	0.28	\$262,254		Land Table K3A	12.10%
K -21-23-326-071	54265 BIRCHWOOD DR	12/11/24	\$620,000	\$573,210	\$122,054	0.0	0.27	\$452,052		Land Table K3A	13.13%
K -21-23-326-085	24460 WEDGEWOOD DR	09/29/23	\$643,500	\$602,289	\$116,475	0.0	0.30	\$388,250		Land Table K3A	12.50%
K -21-23-351-010	54933 BRENTWOOD DR	12/20/24	\$605,000	\$569,098	\$111,166	1.0	0.34	\$411,726		Land Table K3A	13.23%
K -21-23-351-022	24601 BROMPTON WAY	10/02/24	\$720,000	\$579,805	\$215,459	1.0	0.39	\$552,459		Land Table K3A	12.98%
K -21-23-351-024	24667 BROMPTON WAY	04/06/24	\$727,000	\$670,360	\$131,904	1.0	0.27	\$488,533		Land Table K3A	11.23%
K -21-23-351-031	24839 BROMPTON WAY CT	12/11/24	\$765,000	\$642,449	\$197,815	1.0	0.28	\$706,482		Land Table K3A	11.72%
K -21-23-351-041	24670 BROMPTON WAY	08/14/24	\$865,000	\$712,587	\$227,677	1.0	0.25	\$910,708		Land Table K3A	10.56%

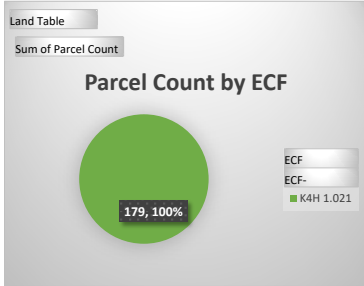
Township of Lyon

Land Table K4H

BSA DATABASE		SALES DATA	
Parcel Count	179	# of Sales	5
ECF Nbhd	K4H	Sales Ratio	47.37%
Min ECF	1.021	(Land Resid.-Est. Land Value)/Est. LV	36.93%
Max ECF	1.021	% Change	10.00%
Land Table LtoB	14.57%	Projected Land Table LtoB	16.03%
CVT LtoB	16.80%	Sales Sample Size	2.79%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$82,423	\$112,865	\$90,665
MINIMUM	\$17,848	\$24,440	\$19,633
MAXIMUM	\$124,530	\$170,524	\$136,983

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-25-401-001	22450 CYPRUS DR	04/19/24	\$825,000	\$690,063	\$244,839	0.0	0.32	\$765,122		Land Table K4H	15.93%
K -21-25-401-060	22464 SAINT JAMES DR	08/31/23	\$695,000	\$690,140	\$114,762	0.0	0.33	\$347,764		Land Table K4H	15.92%
K -21-25-401-067	52383 FERNDAL DR	05/12/23	\$735,000	\$754,320	\$97,902	0.0	0.42	\$233,100		Land Table K4H	15.54%
K -21-25-401-119	52134 PIERCE DR	05/20/24	\$799,000	\$759,945	\$148,957	0.0	0.32	\$465,491		Land Table K4H	14.46%
K -21-25-401-148	22803 POPPLETON DR	07/15/24	\$850,000	\$803,873	\$156,029	0.0	0.32	\$487,591		Land Table K4H	13.67%

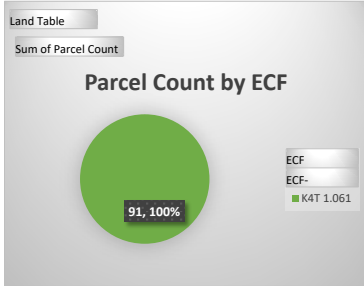
Township of Lyon

Land Table K4T

BSA DATABASE		SALES DATA	
Parcel Count	91	# of Sales	6
ECF Nbhd	K4T	Sales Ratio	48.56%
Min ECF	1.061	(Land Resid.-Est. Land Value)/Est. LV	19.20%
Max ECF	1.061	% Change	10.00%
Land Table LtoB	15.45%	Projected Land Table LtoB	16.99%
CVT LtoB	16.80%	Sales Sample Size	6.59%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$111,759	\$133,212	\$122,935
MINIMUM	\$75,875	\$90,439	\$83,463
MAXIMUM	\$160,936	\$191,828	\$177,030

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-32-101-009	21867 LYON MEADOW CT	09/13/24	\$550,000	\$488,087	\$138,838	1.0	0.85	\$163,917		Land Table K4T	15.76%
K -21-32-251-047	21572 NATHAN CT	06/28/24	\$589,900	\$536,853	\$120,911	0.0	0.69	\$175,233		Land Table K4T	12.64%
K -21-32-103-003	60627 LYON TRL S	06/14/24	\$595,000	\$557,124	\$113,751	1.0	0.69	\$163,906		Land Table K4T	13.62%
K -21-32-101-022	60624 LYON TRL S	11/27/23	\$480,000	\$477,103	\$78,772	1.0	0.69	\$114,328		Land Table K4T	15.90%
K -21-32-126-001	60624 MARY LN	07/14/23	\$590,000	\$612,037	\$60,363	1.0	0.87	\$69,383		Land Table K4T	13.46%
K -21-32-251-068	59591 MARY LN	09/08/23	\$590,000	\$625,866	\$94,850	0.0	2.81	\$33,754		Land Table K4T	20.89%

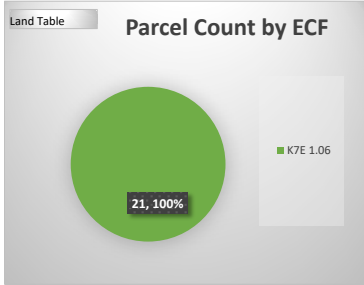
Township of Lyon

Land Table K7E

BSA DATABASE		SALES DATA	
Parcel Count	21	# of Sales	0
ECF Nbhd	K7E	Sales Ratio	#DIV/0!
Min ECF	1.060	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.060	% Change	5.00%
Land Table LtoB	19.66%	Projected Land Table LtoB	20.65%
CVT LtoB	16.80%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$85,378	#DIV/0!	\$89,647
MINIMUM	\$79,690	#DIV/0!	\$83,675
MAXIMUM	\$91,065	#DIV/0!	\$95,618

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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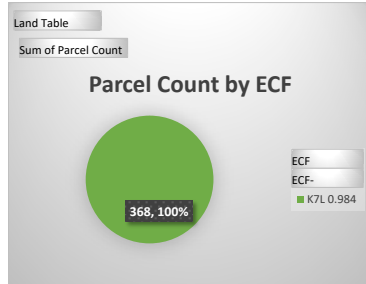
Township of Lyon

Land Table K7L

BSA DATABASE		SALES DATA	
Parcel Count	368	# of Sales	27
ECF Nbhd	K7L	Sales Ratio	49.10%
Min ECF	0.984	(Land Resid.-Est. Land Value)/Est. LV	14.02%
Max ECF	0.984	% Change	7.00%
Land Table LtoB	13.57%	Projected Land Table LtoB	14.52%
CVT LtoB	16.80%	Sales Sample Size	7.34%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$70,193	\$80,033	\$75,107
MINIMUM	\$70,193	\$80,033	\$75,107
MAXIMUM	\$70,193	\$80,033	\$75,107

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-04-152-020	57730 CIDER MILL DR	02/28/23	\$419,900	\$424,331	\$65,762	1.0	0.27	\$243,563		Land Table K7L Orchards o	16.54%
K -21-04-152-021	30101 ORCHARDS LN	07/10/24	\$420,000	\$440,918	\$49,275	1.0	0.28	\$175,982		Land Table K7L Orchards o	15.92%
K -21-04-305-008	57663 CIDER MILL DR	02/09/23	\$500,000	\$511,132	\$59,061	1.0	0.22	\$268,459		Land Table K7L Orchards o	13.73%
K -21-04-307-014	57757 VILLAGE DR	11/22/24	\$589,900	\$558,553	\$101,540	1.0	0.28	\$362,643		Land Table K7L Orchards o	12.57%
K -21-04-307-024	57901 RUSSET LN	05/30/23	\$529,500	\$558,663	\$41,030	1.0	0.20	\$205,150		Land Table K7L Orchards o	12.56%
K -21-04-307-031	30037 ORCHARDS LN	07/14/23	\$650,000	\$595,844	\$124,349	1.0	0.18	\$690,828		Land Table K7L Orchards o	11.78%
K -21-04-307-059	57728 VILLAGE DR	07/08/24	\$575,000	\$541,306	\$103,887	1.0	0.18	\$577,150		Land Table K7L Orchards o	12.97%
K -21-04-307-061	57684 VILLAGE DR	09/12/23	\$500,000	\$507,493	\$62,700	1.0	0.18	\$348,333		Land Table K7L Orchards o	13.83%
K -21-04-307-065	57592 VILLAGE DR	09/19/24	\$515,000	\$544,438	\$40,755	1.0	0.18	\$226,417		Land Table K7L Orchards o	12.89%
K -21-04-307-068	29874 MACINTOSH LN	07/20/23	\$545,000	\$516,838	\$98,355	1.0	0.18	\$546,417		Land Table K7L Orchards o	13.58%
K -21-04-307-072	29996 MACINTOSH LN	09/14/23	\$635,000	\$605,385	\$99,808	1.0	0.21	\$475,276		Land Table K7L Orchards o	11.59%
K -21-04-307-079	30064 MACINTOSH LN	08/16/24	\$601,000	\$594,047	\$77,146	1.0	0.18	\$428,589		Land Table K7L Orchards o	11.82%
K -21-04-307-082	30084 MACINTOSH LN	04/29/24	\$642,000	\$616,365	\$95,828	1.0	0.19	\$504,358		Land Table K7L Orchards o	11.39%
K -21-04-307-098	30141 MACINTOSH LN	09/25/23	\$565,000	\$572,165	\$63,028	1.0	0.18	\$350,156		Land Table K7L Orchards o	12.27%
K -21-04-307-100	30087 MACINTOSH LN	05/17/24	\$575,000	\$547,512	\$97,681	1.0	0.21	\$465,148		Land Table K7L Orchards o	12.82%
K -21-04-307-101	30075 MACINTOSH LN	04/15/24	\$607,000	\$594,351	\$82,842	1.0	0.22	\$376,555		Land Table K7L Orchards o	11.81%
K -21-04-307-137	29577 MACINTOSH LN	02/26/24	\$575,000	\$541,976	\$103,217	1.0	0.19	\$543,247		Land Table K7L Orchards o	12.95%
K -21-04-307-142	29723 MACINTOSH LN	05/31/24	\$585,000	\$536,169	\$119,024	1.0	0.18	\$661,244		Land Table K7L Orchards o	13.09%
K -21-04-307-172	29929 AUTUMN GOLD DF	04/14/23	\$535,000	\$564,381	\$40,812	1.0	0.18	\$226,733		Land Table K7L Orchards o	12.44%
K -21-04-307-185	58152 JONAGOLD LN	06/09/23	\$480,000	\$502,306	\$47,887	1.0	0.21	\$228,033		Land Table K7L Orchards o	13.97%
K -21-04-307-189	58271 JONAGOLD LN	06/21/24	\$575,000	\$563,091	\$82,102	1.0	0.25	\$328,408		Land Table K7L Orchards o	12.47%
K -21-04-307-222	30082 BRAEBURN	04/18/23	\$510,000	\$577,117	\$3,076	1.0	0.21	\$14,648		Land Table K7L Orchards o	12.16%
K -21-04-307-230	30253 MACINTOSH LN	03/24/23	\$710,000	\$654,622	\$125,571	1.0	0.50	\$251,142		Land Table K7L Orchards o	10.72%
K -21-04-478-006	29715 THISTLE LN	09/18/23	\$530,000	\$488,423	\$111,770	1.0	0.27	\$413,963		Land Table K7L Orchards o	14.37%
K -21-04-478-018	29929 THISTLE LN	08/24/23	\$540,000	\$493,267	\$116,926	1.0	0.17	\$687,800		Land Table K7L Orchards o	14.23%
K -21-04-478-019	29951 THISTLE LN	04/21/23	\$445,000	\$452,569	\$62,624	1.0	0.16	\$391,400		Land Table K7L Orchards o	15.51%
K -21-04-478-022	29932 THISTLE LN	06/02/23	\$482,000	\$467,370	\$84,823	1.0	0.21	\$403,919		Land Table K7L Orchards o	15.02%

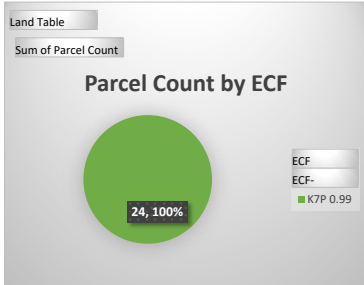
Township of Lyon

Land Table K7P

BSA DATABASE		SALES DATA	
Parcel Count	24	# of Sales	2
ECF Nbhd	K7P	Sales Ratio	45.61%
Min ECF	0.990	(Land Resid.-Est. Land Value)/Est. LV	63.04%
Max ECF	0.990	% Change	0.00%
Land Table LtoB	15.06%	Projected Land Table LtoB	15.06%
CVT LtoB	16.80%	Sales Sample Size	8.33%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$71,709	\$116,915	\$71,709
MINIMUM	\$69,247	\$112,901	\$69,247
MAXIMUM	\$74,171	\$120,929	\$74,171

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-16-201-031	27416 POND DR	05/17/24	\$480,000	\$434,416	\$114,831	0.0	0.69	\$166,422		Land Table K7P	15.94%
K -21-16-201-033	27408 POND DR	08/23/24	\$515,000	\$473,276	\$110,971	0.0	0.72	\$154,126		Land Table K7P	14.63%

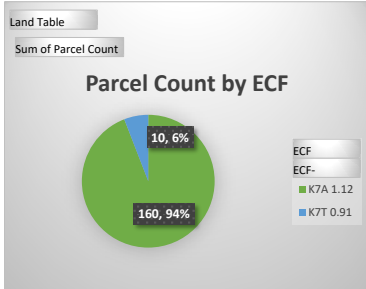
Township of Lyon

Land Table K7T

BSA DATABASE		SALES DATA	
Parcel Count	170	# of Sales	4
ECF Nbhd	K7T, K7A	Sales Ratio	45.82%
Min ECF	0.910	(Land Resid.-Est. Land Value)/Est. LV	47.61%
Max ECF	1.120	% Change	20.00%
Land Table LtoB	17.64%	Projected Land Table LtoB	21.17%
CVT LtoB	16.80%	Sales Sample Size	2.35%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$75,397	\$111,291	\$90,476
MINIMUM	\$75,397	\$111,291	\$90,476
MAXIMUM	\$75,397	\$111,291	\$90,476

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-05-253-001	59548 TWIN PINES DR	04/18/23	\$340,000	\$321,469	\$93,928	1.0	1.00	\$93,928		Land Table K7T	23.45%
K -21-05-257-049	59705 TWIN PINES DR	07/21/23	\$430,000	\$408,411	\$96,986	1.0	0.14	\$692,757		Land Table K7T	18.46%
K -21-05-257-059	59606 TWIN PINES DR	10/11/24	\$488,000	\$406,801	\$156,596	1.0	0.13	\$1,204,585		Land Table K7T	18.53%
K -21-05-257-069	59644 TWIN PINES DR	09/13/24	\$460,000	\$437,742	\$97,655	1.0	0.13	\$751,192		Land Table K7T	17.22%

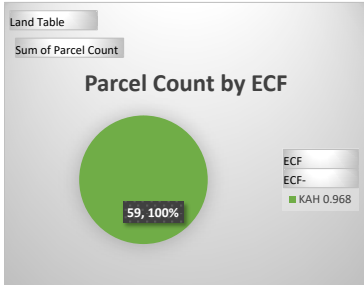
Township of Lyon

Land Table KAH

BSA DATABASE		SALES DATA	
Parcel Count	59	# of Sales	4
ECF Nbhd	KAH	Sales Ratio	47.03%
Min ECF	0.968	(Land Resid.-Est. Land Value)/Est. LV	44.19%
Max ECF	0.968	% Change	12.50%
Land Table LtoB	13.85%	Projected Land Table LtoB	15.58%
CVT LtoB	16.80%	Sales Sample Size	6.78%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$57,888	\$83,468	\$63,764
MINIMUM	\$47,007	\$67,779	\$58,759
MAXIMUM	\$68,769	\$99,158	\$68,769

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-05-177-001	30975 ASBURY HILL CT	07/09/24	\$338,000	\$264,903	\$120,104	1.0	1.00	\$120,104		Land Table KAH	17.74%
K -21-05-178-010	30796 ASBURY HILL DR	06/04/24	\$605,000	\$572,069	\$101,700	1.0	0.20	\$508,500		Land Table KAH	12.02%
K -21-05-178-027	30825 ASBURY HILL CT	03/03/23	\$390,000	\$413,743	\$45,026	1.0	0.14	\$321,614		Land Table KAH	16.62%
K -21-05-178-050	30820 ASBURY HILL CT	10/24/24	\$555,000	\$525,347	\$98,422	1.0	0.16	\$615,138		Land Table KAH	13.09%

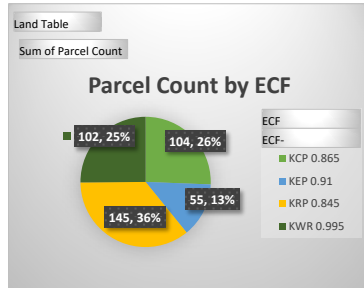
Township of Lyon

Land Table KCP

BSA DATABASE		SALES DATA	
Parcel Count	406	# of Sales	73
ECF Nbhd	KRP, KEP, KCP, KWR	Sales Ratio	47.04%
Min ECF	0.845	(Land Resid.-Est. Land Value)/Est. LV	57.54%
Max ECF	0.995	% Change	0.00%
Land Table LtoB	11.71%	Projected Land Table LtoB	11.71%
CVT LtoB	16.80%	Sales Sample Size	17.98%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$88,539	\$139,485	\$88,539
MINIMUM	\$82,214	\$129,520	\$82,214
MAXIMUM	\$94,864	\$149,449	\$94,864

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-24-401-025	24601 TURNBURY CT	10/09/24	\$865,000	\$739,047	\$208,167	1.0	0.33	\$630,809		Land Table KCP	11.12%
K -21-24-401-029	51839 TURNBURY DR	08/22/23	\$840,000	\$735,836	\$186,378	1.0	0.33	\$564,782		Land Table KCP	11.17%
K -21-24-401-040	51528 TURNBURY DR	10/11/24	\$876,500	\$731,785	\$233,254	1.0	0.39	\$598,087		Land Table KCP	12.10%
K -21-24-401-050	24494 SCENIC DR	05/05/23	\$680,000	\$745,343	\$16,871	1.0	0.32	\$52,722		Land Table KCP	11.03%
K -21-24-401-066	51548 WALES DR	07/07/23	\$950,000	\$873,306	\$165,233	1.0	0.40	\$413,083		Land Table KCP	10.14%
K -21-24-401-090	24511 SCENIC DR	02/03/23	\$676,000	\$716,131	\$42,083	1.0	0.29	\$145,114		Land Table KCP	11.48%
K -21-24-401-127	51610 COVE DR	04/18/23	\$725,000	\$768,471	\$38,743	1.0	0.37	\$104,711		Land Table KCP	10.70%
K -21-25-201-010	24045 W ENCLAVE DR	11/27/23	\$735,000	\$732,623	\$84,591	1.0	0.30	\$281,970		Land Table KCP	11.22%
K -21-25-201-037	24049 ENCLAVE DR	08/07/23	\$680,000	\$642,022	\$120,192	1.0	0.30	\$400,640		Land Table KCP	12.81%
K -21-25-201-040	23955 ENCLAVE DR	07/19/23	\$642,000	\$649,301	\$74,913	1.0	0.27	\$277,456		Land Table KCP	12.66%
K -21-25-201-046	23804 W ENCLAVE DR	06/07/24	\$682,000	\$598,348	\$165,866	1.0	0.35	\$473,903		Land Table KCP	13.74%
K -21-25-251-001	14132 COPPERWOOD DR	06/06/23	\$550,000	\$574,994	\$57,220	0.0	0.32	\$178,813		Land Table KCP	14.30%
K -21-25-251-068	23773 BAYBERRY CT	08/02/24	\$650,000	\$581,104	\$163,760	0.0	0.45	\$363,911		Land Table KCP	16.32%
K -21-25-251-076	51980 RED CEDAR	04/18/24	\$650,000	\$573,547	\$158,667	0.0	0.34	\$466,668		Land Table KCP	14.33%
K -21-25-251-084	52071 RED CEDAR	01/24/23	\$675,000	\$663,819	\$93,395	0.0	0.33	\$283,015		Land Table KCP	12.39%
K -21-25-251-099	12036 COPPERWOOD DR	10/03/23	\$715,101	\$664,757	\$132,558	0.0	0.34	\$389,876		Land Table KCP	12.37%
K -21-36-201-008	1337 SUMMER BREEZE D	05/03/23	\$225,000			0.0	0.37			Land Table KCP	#DIV/0!
K -21-36-201-009	1331 SUMMER BREEZE D	05/05/23	\$225,000			0.0	0.32			Land Table KCP	#DIV/0!
K -21-36-201-013	1306 SUMMER BREEZE D	12/22/23	\$945,102	\$1,004,904	\$22,412	0.0	0.30	\$74,707		Land Table KCP	8.18%
K -21-36-201-016	1206 SUMMER BREEZE D	01/04/23	\$200,000			0.0	0.29			Land Table KCP	#DIV/0!
K -21-36-201-018	1224 SUMMER BREEZE D	05/19/23	\$975,000	\$1,066,951	(\$9,737)	0.0	0.29	(\$33,576)		Land Table KCP	7.71%
K -21-36-201-025	21529 WHITE STONE CT	10/31/23	\$781,850	\$745,941	\$118,123	0.0	0.33	\$357,948		Land Table KCP	11.02%
K -21-36-201-026	21517 WHITE STONE CT	03/22/23	\$200,000			0.0	0.31			Land Table KCP	#DIV/0!
K -21-36-201-032	1263 SUMMER BREEZE D	11/29/23	\$225,000			110.0	0.35			Land Table KCP	#DIV/0!
K -21-36-201-033	1265 SUMMER BREEZE D	01/24/24	\$225,000			90.0	0.29			Land Table KCP	#DIV/0!
K -21-36-201-034	1267 SUMMER BREEZE D	02/05/24	\$225,000			90.0	0.29			Land Table KCP	#DIV/0!
K -21-36-201-035	1269 SUMMER BREEZE D	11/02/23	\$225,000			90.0	0.29			Land Table KCP	#DIV/0!
K -21-36-201-036	1271 SUMMER BREEZE D	11/27/23	\$225,000			90.8	0.30			Land Table KCP	#DIV/0!
K -21-36-201-037	1264 SUMMER BREEZE D	07/12/23	\$225,000			90.0	0.29			Land Table KCP	#DIV/0!
K -21-36-201-039	1268 SUMMER BREEZE D	05/09/24	\$225,000			90.0	0.29			Land Table KCP	#DIV/0!
K -21-36-201-040	1270 SUMMER BREEZE D	02/22/24	\$225,000			90.0	0.29			Land Table KCP	#DIV/0!
K -21-36-201-041	1272 SUMMER BREEZE D	11/27/23	\$803,000	\$716,553	\$168,661	104.8	0.29	\$581,590		Land Table KCP	11.47%
K -21-36-201-042	1274 SUMMER BREEZE D	04/12/23	\$225,000			92.0	0.31			Land Table KCP	#DIV/0!
K -21-36-201-043	1276 SUMMER BREEZE D	11/22/24	\$225,000			90.0	0.29	\$775,862		Land Table KCP	#DIV/0!
K -21-36-201-044	1278 SUMMER BREEZE D	08/20/24	\$225,000			110.0	0.35	\$642,857		Land Table KCP	#DIV/0!
K -21-36-201-045	1275 SUMMER BREEZE D	04/16/24	\$225,000			86.4	0.29			Land Table KCP	#DIV/0!
K -21-36-201-046	1277 SUMMER BREEZE D	11/15/24	\$900,906	\$812,097	\$171,023	90.0	0.29	\$589,734		Land Table KCP	10.12%

Township of Lyon

Land Table KCP

K -21-36-201-047	1279 SUMMER BREEZE D	07/15/24	\$225,000			90.0	0.29		Land Table KCP	#DIV/0!
K -21-36-201-048	1281 SUMMER BREEZE D	04/15/24	\$225,000			95.2	0.29		Land Table KCP	#DIV/0!
K -21-36-201-049	1317 STONE MEADOW D	07/21/23	\$225,000			110.0	0.38		Land Table KCP	#DIV/0!
K -21-36-201-050	1321 STONE MEADOW D	07/03/23	\$225,000			90.0	0.31		Land Table KCP	#DIV/0!
K -21-36-201-051	1323 STONE MEADOW D	05/23/23	\$950,000	\$902,541	\$129,673	86.9	0.32	\$405,228	Land Table KCP	9.11%
K -21-36-201-052	1339 STONE MEADOW D	06/21/24	\$814,628	\$715,342	\$181,500	86.9	0.30	\$605,000	Land Table KCP	11.49%
K -21-36-201-053	1345 STONE MEADOW D	10/18/24	\$225,000			90.0	0.31	\$725,806	Land Table KCP	#DIV/0!
K -21-36-201-054	1353 STONE MEADOW D	11/12/24	\$1,104,503	\$914,357	\$272,360	90.0	0.31	\$878,581	Land Table KCP	8.99%
K -21-36-201-055	1361 STONE MEADOW D	02/08/24	\$225,000			90.0	0.31		Land Table KCP	#DIV/0!
K -21-36-201-056	1365 STONE MEADOW D	02/16/24	\$225,000			83.7	0.31		Land Table KCP	#DIV/0!
K -21-36-201-057	1377 STONE MEADOW D	04/26/24	\$1,027,987	\$814,965	\$307,886	138.4	0.47	\$655,077	Land Table KCP	11.64%
K -21-36-201-058	1378 STONE MEADOW C	01/31/24	\$225,000			120.6	0.42		Land Table KCP	#DIV/0!
K -21-36-201-059	1366 STONE MEADOW C	11/22/23	\$225,000			90.0	0.32		Land Table KCP	#DIV/0!
K -21-36-201-060	1362 STONE MEADOW C	10/02/23	\$225,000			90.0	0.32		Land Table KCP	#DIV/0!
K -21-36-201-061	1354 STONE MEADOW C	06/26/24	\$225,000			91.4	0.31		Land Table KCP	#DIV/0!
K -21-36-201-062	1350 STONE MEADOW C	12/04/23	\$225,000			70.8	0.32		Land Table KCP	#DIV/0!
K -21-36-201-063	1375 STONE MEADOW C	07/21/23	\$1,030,000	\$1,040,504	\$71,710	90.0	0.32	\$224,094	Land Table KCP	7.90%
K -21-36-201-064	1381 STONE MEADOW C	08/23/24	\$1,050,225	\$947,468	\$191,296	127.0	0.40	\$478,240	Land Table KCP	9.34%
K -21-36-201-065	376 WHISPERING RIDGE I	07/26/24	\$225,000			115.0	0.40	\$562,500	Land Table KCP	#DIV/0!
K -21-36-201-066	368 WHISPERING RIDGE I	07/14/23	\$225,000			90.0	0.31		Land Table KCP	#DIV/0!
K -21-36-201-067	360 WHISPERING RIDGE I	05/03/24	\$225,000			90.0	0.31		Land Table KCP	#DIV/0!
K -21-36-201-068	383 WHISPERING RIDGE I	12/05/23	\$225,000			115.0	0.37		Land Table KCP	#DIV/0!
K -21-36-201-069	371 WHISPERING RIDGE I	05/18/23	\$225,000			90.0	0.29		Land Table KCP	#DIV/0!
K -21-36-201-070	365 WHISPERING RIDGE I	02/02/24	\$225,000			90.0	0.29		Land Table KCP	#DIV/0!
K -21-36-201-071	349 WHISPERING RIDGE I	05/10/23	\$225,000			90.0	0.29		Land Table KCP	#DIV/0!
K -21-36-201-077	325 WHISPERING RIDGE I	11/01/24	\$225,000			90.0	0.29	\$775,862	Land Table KCP	#DIV/0!
K -21-36-201-078	363 WHISPERING RIDGE I	08/21/24	\$225,000			135.6	0.41	\$548,780	Land Table KCP	#DIV/0!
K -21-36-201-079	359 WHISPERING RIDGE I	11/15/24	\$225,000			90.0	0.29	\$775,862	Land Table KCP	#DIV/0!
K -21-36-201-080	351 WHISPERING RIDGE I	10/08/24	\$225,000			94.3	0.30	\$750,000	Land Table KCP	#DIV/0!
K -21-36-201-090	1316 GOLDEN MEADOW I	09/13/24	\$225,000			90.0	0.29	\$775,862	Land Table KCP	89.16%
K -21-36-201-091	1320 GOLDEN MEADOW I	07/19/24	\$225,000			110.0	0.35	\$207,418	Land Table KCP	#DIV/0!
K -21-36-201-092	322 WHISPERING RIDGE I	10/10/24	\$225,000			113.4	0.31	\$725,806	Land Table KCP	#DIV/0!
K -21-36-201-093	328 WHISPERING RIDGE I	10/17/24	\$225,000			90.0	0.29	\$775,862	Land Table KCP	#DIV/0!
K -21-36-201-094	330 WHISPERING RIDGE I	08/28/24	\$225,000			90.0	0.29	\$775,862	Land Table KCP	#DIV/0!
K -21-36-201-096	336 WHISPERING RIDGE I	11/15/24	\$225,000			90.1	0.29	\$775,862	Land Table KCP	#DIV/0!
K -21-36-201-099	342 WHISPERING RIDGE I	12/20/24	\$225,000			90.0	0.29	\$775,862	Land Table KCP	#DIV/0!

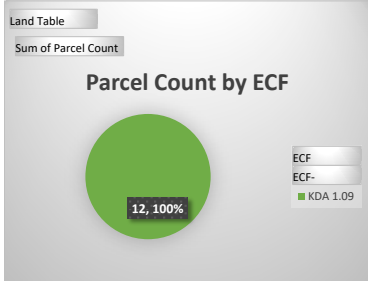
Township of Lyon

Land Table KDA

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	2
ECF Nbhd	KDA	Sales Ratio	42.62%
Min ECF	1.090	(Land Resid.-Est. Land Value)/Est. LV	72.50%
Max ECF	1.090	% Change	50.00%
Land Table LtoB	24.30%	Projected Land Table LtoB	36.45%
CVT LtoB	16.80%	Sales Sample Size	16.67%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$20,016	\$34,527	\$30,024
MINIMUM	\$20,016	\$34,527	\$30,024
MAXIMUM	\$20,016	\$34,527	\$30,024

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-30-301-003	23320 N DIXBORO RD	12/26/24	\$87,500	\$71,540	\$35,976	0.0	0.30	\$119,920		Land Table KDA	27.98%
K -21-30-301-008	23370 N DIXBORO RD	07/08/24	\$109,000	\$95,938	\$33,078	0.0	0.30	\$110,260		Land Table KDA	20.86%

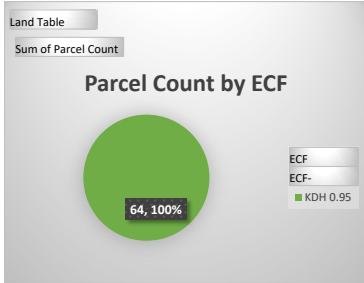
Township of Lyon

Land Table KDH

BSA DATABASE		SALES DATA	
Parcel Count	64	# of Sales	22
ECF Nbhd	KDH	Sales Ratio	48.01%
Min ECF	0.950	(Land Resid.-Est. Land Value)/Est. LV	31.32%
Max ECF	0.950	% Change	0.00%
Land Table LtoB	13.84%	Projected Land Table LtoB	13.84%
CVT LtoB	16.80%	Sales Sample Size	34.38%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$77,740	\$102,087	\$77,740
MINIMUM	\$62,790	\$82,455	\$62,790
MAXIMUM	\$81,627	\$107,191	\$81,627

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-32-253-006	59392 DEER HAVEN DR	12/11/24	\$654,900	\$617,988	\$114,652	1.0	0.39	\$293,979		Land Table KDH	12.58%
K -21-32-253-012	59375 DEER HAVEN DR	08/21/24	\$610,000	\$460,473	\$227,267	1.0	0.39	\$582,736		Land Table KDH	16.88%
K -21-32-404-013	21565 HASENCLEVER DR	02/02/23	\$615,000	\$620,747	\$75,880	1.0	0.46	\$164,957		Land Table KDH	13.15%
K -21-32-404-016	21587 HASENCLEVER DR	03/20/23	\$575,000	\$598,070	\$58,557	1.0	0.44	\$133,084		Land Table KDH	13.65%
K -21-32-404-028	20877 HASENCLEVER DR	10/12/23	\$593,608	\$619,537	\$55,698	0.0	0.44	\$126,586		Land Table KDH	13.18%
K -21-32-404-029	20885 HASENCLEVER DR	09/22/23	\$608,689	\$626,326	\$63,990	0.0	0.44	\$145,432		Land Table KDH	13.03%
K -21-32-404-031	20933 HASENCLEVER DR	02/02/23	\$576,284	\$612,158	\$45,753	0.0	0.42	\$108,936		Land Table KDH	13.33%
K -21-32-404-032	20955 HASENCLEVER DR	04/22/24	\$603,667	\$580,751	\$104,543	0.0	0.43	\$243,123		Land Table KDH	14.06%
K -21-32-404-036	21107 HASENCLEVER DR	02/08/24	\$659,991	\$631,383	\$110,235	0.0	0.44	\$250,534		Land Table KDH	12.93%
K -21-32-404-038	21265 HASENCLEVER DR	10/02/24	\$661,350	\$646,050	\$96,927	0.0	0.44	\$220,289		Land Table KDH	12.63%
K -21-32-404-039	21279 HASENCLEVER DR	01/25/23	\$673,305	\$634,627	\$120,305	0.0	0.44	\$273,420		Land Table KDH	12.86%
K -21-32-404-041	21260 HASENCLEVER DR	06/16/23	\$648,432	\$629,109	\$100,950	0.0	0.44	\$229,432		Land Table KDH	12.98%
K -21-32-404-042	21124 HASENCLEVER DR	08/15/24	\$655,488	\$622,189	\$114,926	0.0	0.43	\$267,270		Land Table KDH	13.12%
K -21-32-404-044	20982 HASENCLEVER DR	08/15/24	\$793,891	\$721,204	\$154,314	0.0	0.41	\$376,376		Land Table KDH	11.32%
K -21-32-404-045	20964 HASENCLEVER DR	05/05/23	\$635,795	\$587,169	\$130,253	0.0	0.44	\$296,030		Land Table KDH	13.90%
K -21-32-404-046	20958 HASENCLEVER DR	02/08/24	\$616,800	\$615,502	\$82,925	0.0	0.44	\$188,466		Land Table KDH	13.26%
K -21-32-404-047	20952 HASENCLEVER DR	08/10/23	\$573,462	\$571,865	\$83,224	0.0	0.41	\$202,985		Land Table KDH	14.27%
K -21-32-404-048	20940 HASENCLEVER DR	07/28/23	\$606,978	\$610,625	\$77,980	0.0	0.41	\$190,195		Land Table KDH	13.37%
K -21-32-404-050	20886 HASENCLEVER DR	03/12/24	\$665,755	\$591,876	\$155,506	0.0	0.42	\$370,252		Land Table KDH	13.79%
K -21-32-404-051	20880 HASENCLEVER DR	06/30/23	\$702,279	\$620,477	\$163,429	0.0	0.44	\$371,430		Land Table KDH	13.16%
K -21-32-404-052	20874 HASENCLEVER DR	05/19/23	\$667,467	\$637,365	\$111,729	0.0	0.44	\$253,930		Land Table KDH	12.81%
K -21-32-404-053	20868 HASENCLEVER DR	01/12/24	\$640,893	\$623,571	\$98,949	0.0	0.40	\$247,373		Land Table KDH	13.09%

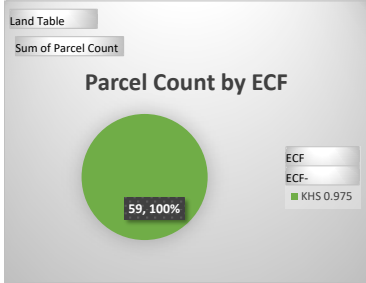
Township of Lyon

Land Table KHS

BSA DATABASE		SALES DATA	
Parcel Count	59	# of Sales	5
ECF Nbhd	KHS	Sales Ratio	48.58%
Min ECF	0.975	(Land Resid.-Est. Land Value)/Est. LV	23.94%
Max ECF	0.975	% Change	0.00%
Land Table LtoB	12.09%	Projected Land Table LtoB	12.09%
CVT LtoB	16.80%	Sales Sample Size	8.47%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$124,648	\$154,490	\$124,648
MINIMUM	\$114,770	\$142,247	\$114,770
MAXIMUM	\$141,137	\$174,927	\$141,137

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-24-301-037	52581 TRAILWOOD DR	04/19/24	\$960,000	\$879,014	\$195,756	0.0	0.58	\$337,510		Land Table KHS	13.06%
K -21-24-301-039	52689 TRAILWOOD DR	03/04/24	\$935,000	\$852,149	\$197,621	0.0	0.66	\$299,426		Land Table KHS	13.47%
K -21-24-301-041	52797 TRAILWOOD DR	11/13/23	\$1,177,000	\$1,199,336	\$99,023	0.0	0.74	\$133,815		Land Table KHS	10.12%
K -21-24-301-050	24752 RAVINE DR	04/07/23	\$845,000	\$875,014	\$84,756	0.0	0.69	\$122,835		Land Table KHS	13.12%

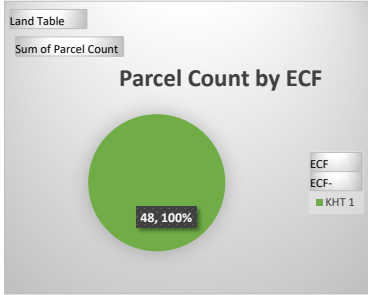
Township of Lyon

Land Table KHT

BSA DATABASE		SALES DATA	
Parcel Count	48	# of Sales	2
ECF Nbhd	KHT	Sales Ratio	50.89%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	-10.79%
Max ECF	1.000	% Change	0.00%
Land Table LtoB	21.09%	Projected Land Table LtoB	21.09%
CVT LtoB	16.80%	Sales Sample Size	4.17%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$60,000	\$53,524	\$60,000
MINIMUM	\$60,000	\$53,524	\$60,000
MAXIMUM	\$60,000	\$53,524	\$60,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-03-328-046	56047 MADISON LN	12/17/24	\$355,609	\$369,375	\$46,234	0.0	1.00	\$46,234		Land Table KHT	16.24%
K -21-03-328-047	56051 MADISON LN	12/13/24	\$370,189	\$369,375	\$60,814	0.0	1.00	\$60,814		Land Table KHT	16.24%

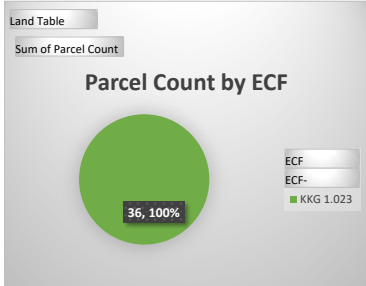
Township of Lyon

Land Table KKG

BSA DATABASE		SALES DATA	
Parcel Count	36	# of Sales	4
ECF Nbhd	KKG	Sales Ratio	49.18%
Min ECF	1.023	(Land Resid.-Est. Land Value)/Est. LV	11.01%
Max ECF	1.023	% Change	0.00%
Land Table LtoB	15.10%	Projected Land Table LtoB	15.10%
CVT LtoB	16.80%	Sales Sample Size	11.11%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$80,917	\$89,826	\$80,917
MINIMUM	\$80,917	\$89,826	\$80,917
MAXIMUM	\$80,917	\$89,826	\$80,917

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-16-428-018	26384 CREEKSIDE DR	07/24/23	\$551,000	\$570,380	\$61,537	0.0	0.33	\$186,476		Land Table KKG	14.19%
K -21-16-428-019	26418 CREEKSIDE DR	06/29/23	\$525,000	\$490,422	\$115,495	0.0	0.34	\$339,691		Land Table KKG	16.50%
K -21-16-428-025	26287 CREEKSIDE DR	06/06/23	\$530,000	\$517,589	\$93,328	0.0	0.30	\$311,093		Land Table KKG	15.63%
K -21-16-428-026	26261 CREEKSIDE DR	06/30/23	\$575,000	\$566,972	\$88,945	0.0	0.37	\$240,392		Land Table KKG	14.27%

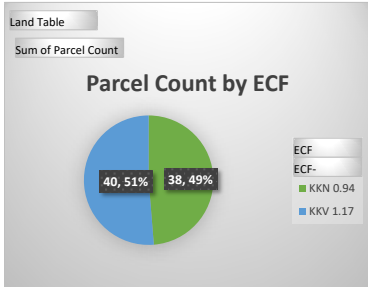
Township of Lyon

Land Table KKV

BSA DATABASE		SALES DATA	
Parcel Count	78	# of Sales	4
ECF Nbhd	KKV, KKN	Sales Ratio	47.10%
Min ECF	0.940	(Land Resid.-Est. Land Value)/Est. LV	32.25%
Max ECF	1.170	% Change	10.00%
Land Table LtoB	19.34%	Projected Land Table LtoB	21.27%
CVT LtoB	16.80%	Sales Sample Size	5.13%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$75,065	\$99,273	\$82,572
MINIMUM	\$75,065	\$99,273	\$82,572
MAXIMUM	\$75,065	\$99,273	\$82,572

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-16-427-016	26686 ELK RUN E	10/21/24	\$375,000	\$340,715	\$109,350	1.0	1.00	\$109,350		Land Table KKV	22.03%
K -21-16-427-060	26770 WILTON CT	09/13/23	\$470,000	\$442,905	\$102,160	1.0	1.00	\$102,160		Land Table KKV	16.95%
K -21-16-427-067	26636 WILTON CT	05/26/23	\$385,000	\$381,764	\$78,301	1.0	1.00	\$78,301		Land Table KKV	19.66%
K -21-16-429-030	26651 ELK RUN E	08/28/24	\$440,000	\$407,784	\$107,281	0.0	0.13	\$812,735		Land Table KKV	18.41%

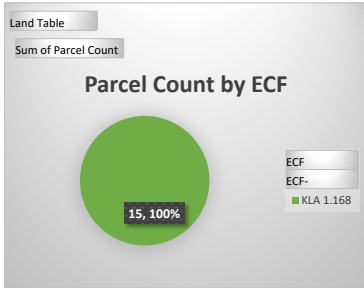
Township of Lyon

Land Table KLA

BSA DATABASE		SALES DATA	
Parcel Count	15	# of Sales	1
ECF Nbhd	KLA	Sales Ratio	42.27%
Min ECF	1.168	(Land Resid.-Est. Land Value)/Est. LV	133.84%
Max ECF	1.168	% Change	35.00%
Land Table LtoB	14.62%	Projected Land Table LtoB	19.74%
CVT LtoB	16.80%	Sales Sample Size	6.67%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$18,589	\$43,468	\$25,095
MINIMUM	\$18,589	\$43,468	\$25,095
MAXIMUM	\$18,589	\$43,468	\$25,095

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-16-277-019	27364 SPAULDING RD	11/06/24	\$161,000	\$136,121	\$43,468	0.0	0.21	\$206,990		Land Table KLA	13.66%

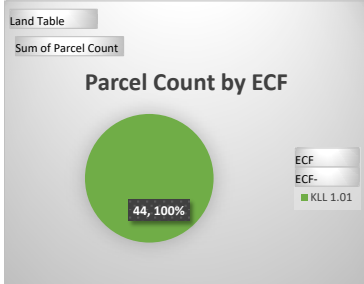
Township of Lyon

Land Table KLL

BSA DATABASE		SALES DATA	
Parcel Count	44	# of Sales	3
ECF Nbhd	KLL	Sales Ratio	44.34%
Min ECF	1.010	(Land Resid.-Est. Land Value)/Est. LV	72.07%
Max ECF	1.010	% Change	0.00%
Land Table LtoB	17.33%	Projected Land Table LtoB	17.33%
CVT LtoB	16.80%	Sales Sample Size	6.82%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$110,000	\$189,278	\$110,000
MINIMUM	\$110,000	\$189,278	\$110,000
MAXIMUM	\$110,000	\$189,278	\$110,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-23-301-005	24362 PINNACLE CIR	06/25/24	\$657,500	\$595,475	\$172,025	1.0	0.07	\$2,457,500		Land Table KLL	18.47%
K -21-23-301-008	24384 PINNACLE CIR	09/12/23	\$700,000	\$621,076	\$188,924	1.0	0.07	\$2,698,914		Land Table KLL	17.71%
K -21-23-301-041	24491 PINNACLE CIR	08/01/24	\$744,000	\$647,116	\$206,884	1.0	0.07	\$2,955,486		Land Table KLL	17.00%

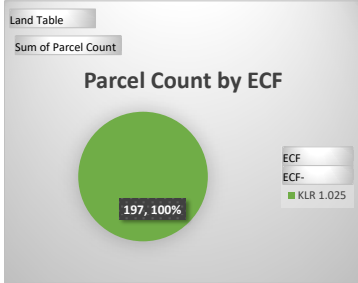
Township of Lyon

Land Table KLR

BSA DATABASE		SALES DATA	
Parcel Count	197	# of Sales	16
ECF Nbhd	KLR	Sales Ratio	47.81%
Min ECF	1.025	(Land Resid.-Est. Land Value)/Est. LV	37.04%
Max ECF	1.025	% Change	10.00%
Land Table LtoB	13.11%	Projected Land Table LtoB	14.42%
CVT LtoB	16.80%	Sales Sample Size	8.12%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$100,103	\$137,186	\$110,113
MINIMUM	\$96,886	\$132,777	\$106,575
MAXIMUM	\$105,109	\$144,046	\$115,620

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-25-101-006	23812 LYON RIDGE DR	07/06/23	\$575,000	\$568,683	\$103,203	0.0	0.35	\$294,866		Land Table KLR	17.04%
K -21-25-101-027	52860 WILLOWBROOK DR	03/06/24	\$760,000	\$782,626	\$74,260	0.0	0.34	\$218,412		Land Table KLR	12.38%
K -21-25-101-125	52487 ASPEN DR	04/28/23	\$750,000	\$884,147	(\$34,134)	0.0	0.39	(\$87,523)		Land Table KLR	11.31%
K -21-25-101-157	22996 FREMONT DR N	11/15/23	\$740,000	\$753,085	\$83,801	0.0	0.36	\$232,781		Land Table KLR	12.87%
K -21-25-301-005	22503 EDGEVIEW LN	02/14/23	\$798,807	\$854,379	\$49,537	0.0	0.45	\$110,082		Land Table KLR	12.30%
K -21-25-301-008	52594 SHADOWVIEW DR	10/23/24	\$973,319	\$869,155	\$209,273	0.0	0.55	\$380,496		Land Table KLR	12.09%
K -21-25-301-009	52570 SHADOWVIEW DR	05/09/23	\$819,875	\$839,017	\$85,967	0.0	0.49	\$175,443		Land Table KLR	12.53%
K -21-25-301-012	52538 SHADOWVIEW DR	12/05/24	\$927,677	\$839,475	\$185,088	0.0	0.34	\$544,376		Land Table KLR	11.54%
K -21-25-301-013	52534 SHADOWVIEW DR	04/06/23	\$807,870	\$832,439	\$72,317	0.0	0.36	\$200,881		Land Table KLR	11.64%
K -21-25-301-015	22518 HIDDEN RIDGE DR	03/22/23	\$1,000,586	\$932,714	\$164,758	0.0	0.35	\$470,737		Land Table KLR	10.39%
K -21-25-301-016	22512 HIDDEN RIDGE DR	01/11/23	\$763,973	\$806,036	\$54,823	0.0	0.35	\$156,637		Land Table KLR	12.02%
K -21-25-301-017	22496 HIDDEN RIDGE DR	10/31/23	\$950,887	\$696,213	\$351,560	0.0	0.36	\$976,556		Land Table KLR	13.92%
K -21-25-301-023	52550 HIDDEN FOREST DR	07/08/24	\$872,508	\$805,695	\$163,699	0.0	0.34	\$481,468		Land Table KLR	12.03%
K -21-25-301-024	52542 HIDDEN FOREST DR	10/12/23	\$821,987	\$674,277	\$247,723	0.0	0.39	\$635,187		Land Table KLR	14.83%
K -21-25-301-028	52569 SHADOWVIEW DR	11/15/24	\$902,747	\$851,212	\$148,421	0.0	0.34	\$436,532		Land Table KLR	11.38%
K -21-25-301-029	52587 SHADOWVIEW DR	09/27/23	\$896,172	\$786,543	\$206,515	0.0	0.37	\$558,149		Land Table KLR	12.32%

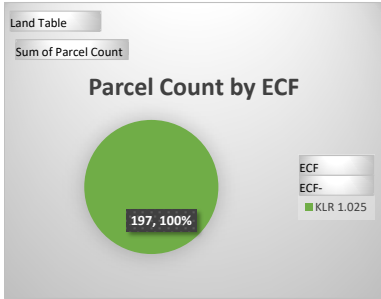
Township of Lyon

Land Table KOC

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	0
ECF Nbhd	KOC	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	16.80%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$80,000	#DIV/0!	\$80,000
MINIMUM	\$80,000	#DIV/0!	\$80,000
MAXIMUM	\$80,000	#DIV/0!	\$80,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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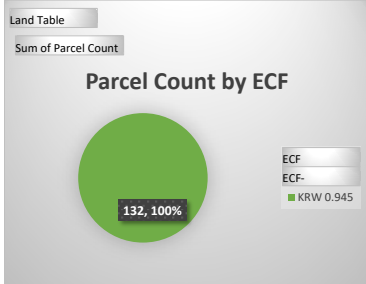
Township of Lyon

Land Table KRW

BSA DATABASE		SALES DATA	
Parcel Count	132	# of Sales	18
ECF Nbhd	KRW	Sales Ratio	45.44%
Min ECF	0.945	(Land Resid.-Est. Land Value)/Est. LV	75.59%
Max ECF	0.945	% Change	20.00%
Land Table LtoB	13.36%	Projected Land Table LtoB	16.03%
CVT LtoB	16.80%	Sales Sample Size	13.64%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$66,473	\$116,722	\$79,768
MINIMUM	\$14,058	\$24,685	\$16,870
MAXIMUM	\$71,588	\$125,704	\$85,906

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-22-401-003	24308 SHERINGHAM DR	10/23/24	\$615,000	\$572,326	\$114,262	1.0	0.32	\$357,069		Land Table KRW	12.51%
K -21-22-401-015	55255 FORESTVIEW CT	04/17/23	\$676,060	\$622,048	\$125,600	1.0	0.29	\$433,103		Land Table KRW	11.51%
K -21-22-401-025	24459 SHERINGHAM DR	04/19/24	\$720,000	\$599,523	\$192,065	1.0	0.28	\$685,946		Land Table KRW	11.94%
K -21-22-401-031	55809 SUNNINGDALE DR	08/31/23	\$528,000	\$396,325	\$198,148	1.0	0.17	\$1,165,576		Land Table KRW	16.77%
K -21-22-401-041	55828 SUNNINGDALE DR	12/17/24	\$594,500	\$459,370	\$201,603	1.0	0.19	\$1,061,068		Land Table KRW	14.47%
K -21-22-401-044	55754 SUNNINGDALE DR	05/22/24	\$550,000	\$431,208	\$185,265	1.0	0.16	\$1,157,906		Land Table KRW	15.42%
K -21-22-401-052	24460 WESTCHESTER DR	04/25/23	\$541,000	\$455,005	\$152,468	1.0	0.19	\$802,463		Land Table KRW	14.61%
K -21-22-401-087	55815 WORLINGTON LN	03/08/23	\$551,295	\$535,622	\$82,146	1.0	0.17	\$483,212		Land Table KRW	12.41%
K -21-22-401-088	55791 WORLINGTON LN	05/09/23	\$515,000	\$479,327	\$102,146	1.0	0.17	\$600,859		Land Table KRW	13.87%
K -21-22-401-089	55773 WORLINGTON LN	02/08/23	\$530,320	\$531,369	\$65,424	1.0	0.17	\$384,847		Land Table KRW	12.51%
K -21-22-401-109	55612 WORLINGTON LN	05/19/23	\$525,000	\$487,185	\$104,288	1.0	0.16	\$651,800		Land Table KRW	13.64%
K -21-22-401-119	55838 WORLINGTON LN	03/29/23	\$571,210	\$548,423	\$89,260	1.0	0.17	\$525,059		Land Table KRW	12.12%
K -21-22-401-121	55888 WORLINGTON LN	01/05/23	\$486,000	\$449,649	\$102,824	1.0	0.17	\$604,847		Land Table KRW	14.78%
K -21-22-401-124	55956 WORLINGTON LN	03/14/23	\$518,565	\$543,575	\$41,463	1.0	0.16	\$259,144		Land Table KRW	12.23%
K -21-22-401-136	55702 SUNNINGDALE DR	01/17/23	\$511,065	\$581,011	(\$3,473)	0.0	0.16	(\$21,706)		Land Table KRW	11.44%
K -21-22-401-137	55676 SUNNINGDALE DR	02/07/23	\$468,560	\$453,346	\$81,687	0.0	0.16	\$510,544		Land Table KRW	14.66%
K -21-22-401-138	55650 SUNNINGDALE DR	01/13/23	\$513,724			0.0	0.16			Land Table KRW	10.89%
K -21-22-401-139	55624 SUNNINGDALE DR	10/29/24	\$600,000	\$490,429	\$176,044	0.0	0.23	\$765,409		Land Table KRW	13.55%

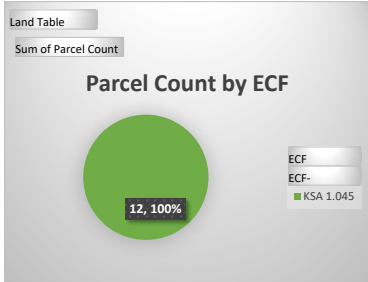
Township of Lyon

Land Table KSA

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	1
ECF Nbhd	KSA	Sales Ratio	#DIV/0!
Min ECF	1.045	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.045	% Change	0.00%
Land Table LtoB	12.72%	Projected Land Table LtoB	12.72%
CVT LtoB	16.80%	Sales Sample Size	8.33%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$139,020	#DIV/0!	\$139,020
MINIMUM	\$90,174	#DIV/0!	\$90,174
MAXIMUM	\$187,866	#DIV/0!	\$187,866

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-13-300-023	52409 HORSESHOE LN	10/22/24	\$325,000			1.0	1.44	\$225,694		Land Table KSA	#DIV/0!

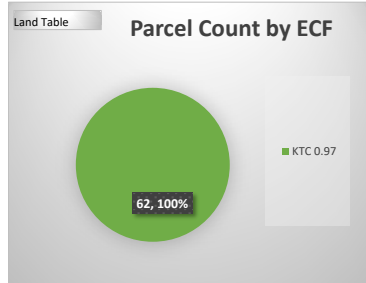
Township of Lyon

Land Table KTC

BSA DATABASE		SALES DATA	
Parcel Count	62	# of Sales	37
ECF Nbhd	KTC	Sales Ratio	50.27%
Min ECF	0.970	(Land Resid.-Est. Land Value)/Est. LV	-2.67%
Max ECF	0.970	% Change	0.00%
Land Table LtoB	20.21%	Projected Land Table LtoB	20.21%
CVT LtoB	16.80%	Sales Sample Size	59.68%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$110,000	\$107,066	\$110,000
MINIMUM	\$110,000	\$107,066	\$110,000
MAXIMUM	\$110,000	\$107,066	\$110,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-06-477-001	30164 TURTLE CREEK CIR	01/18/24	\$649,990	\$634,959	\$125,031	40.0	0.06	\$2,083,850		Land Table KTC	17.32%
K -21-06-477-002	30160 TURTLE CREEK CIR	05/01/24	\$607,925	\$642,469	\$75,456	40.0	0.06	\$1,257,600		Land Table KTC	17.12%
K -21-06-477-003	30156 TURTLE CREEK CIR	03/20/24	\$511,345	\$519,612	\$101,733	40.0	0.06	\$1,695,550		Land Table KTC	21.17%
K -21-06-477-004	30152 TURTLE CREEK CIR	02/27/24	\$600,201	\$606,059	\$104,142	40.0	0.06	\$1,735,700		Land Table KTC	18.15%
K -21-06-477-005	30148 TURTLE CREEK CIR	02/27/24	\$473,395	\$509,855	\$73,540	40.0	0.06	\$1,225,667		Land Table KTC	21.57%
K -21-06-477-006	30144 TURTLE CREEK CIR	04/19/24	\$495,520	\$527,167	\$78,353	40.0	0.06	\$1,305,883		Land Table KTC	20.87%
K -21-06-477-007	30140 TURTLE CREEK CIR	03/27/24	\$452,740	\$503,744	\$58,996	40.0	0.06	\$983,267		Land Table KTC	21.84%
K -21-06-477-008	30136 TURTLE CREEK CIR	12/28/23	\$521,495	\$523,205	\$108,290	40.0	0.06	\$1,804,833		Land Table KTC	21.02%
K -21-06-477-009	30132 TURTLE CREEK CIR	10/16/23	\$510,545	\$532,698	\$87,847	40.0	0.06	\$1,464,117		Land Table KTC	20.65%
K -21-06-477-010	30128 TURTLE CREEK CIR	12/22/23	\$575,230	\$602,388	\$82,842	40.0	0.06	\$1,380,700		Land Table KTC	18.26%
K -21-06-477-011	30124 TURTLE CREEK CIR	11/30/23	\$500,745	\$505,234	\$105,511	40.0	0.06	\$1,758,517		Land Table KTC	21.77%
K -21-06-477-012	30120 TURTLE CREEK CIR	10/17/23	\$516,495	\$541,252	\$85,243	40.0	0.06	\$1,420,717		Land Table KTC	20.32%
K -21-06-477-013	30116 TURTLE CREEK CIR	12/27/23	\$501,846	\$505,111	\$106,735	40.0	0.06	\$1,778,917		Land Table KTC	21.78%
K -21-06-477-014	30112 TURTLE CREEK CIR	12/27/23	\$492,840	\$506,955	\$95,885	40.0	0.06	\$1,598,083		Land Table KTC	21.70%
K -21-06-477-015	30108 TURTLE CREEK CIR	12/08/23	\$484,870	\$519,100	\$75,770	40.0	0.06	\$1,262,833		Land Table KTC	21.19%
K -21-06-477-016	30104 TURTLE CREEK CIR	12/29/23	\$526,526	\$535,450	\$101,076	40.0	0.06	\$1,684,600		Land Table KTC	20.54%
K -21-06-477-017	30100 TURTLE CREEK CIR	05/17/24	\$587,060	\$542,961	\$154,099	40.0	0.06	\$2,568,317		Land Table KTC	20.26%
K -21-06-477-018	30094 TURTLE CREEK CIR	03/28/24	\$631,200	\$612,010	\$129,190	40.0	0.06	\$2,153,167		Land Table KTC	17.97%
K -21-06-477-019	30090 TURTLE CREEK CIR	10/16/24	\$560,000	\$606,923	\$63,077	40.0	0.06	\$1,051,283		Land Table KTC	18.12%
K -21-06-477-020	30086 TURTLE CREEK CIR	06/29/24	\$529,990	\$519,633	\$120,357	40.0	0.06	\$2,005,950		Land Table KTC	21.17%
K -21-06-477-021	30082 TURTLE CREEK CIR	07/31/24	\$535,029	\$536,164	\$108,865	40.0	0.06	\$1,814,417		Land Table KTC	20.52%
K -21-06-477-022	30078 TURTLE CREEK CIR	07/26/24	\$602,915	\$609,683	\$103,232	40.0	0.06	\$1,720,533		Land Table KTC	18.04%
K -21-06-477-023	30074 TURTLE CREEK CIR	11/22/23	\$594,340	\$554,323	\$150,017	40.0	0.06	\$2,500,283		Land Table KTC	19.84%
K -21-06-477-024	30070 TURTLE CREEK CIR	09/26/23	\$558,910	\$524,317	\$144,593	40.0	0.06	\$2,409,883		Land Table KTC	20.98%
K -21-06-477-025	30066 TURTLE CREEK CIR	05/18/23	\$579,795	\$531,446	\$158,349	40.0	0.06	\$2,639,150		Land Table KTC	20.70%
K -21-06-477-026	30062 TURTLE CREEK CIR	05/19/23	\$655,895	\$522,678	\$243,217	40.0	0.06	\$4,053,617		Land Table KTC	21.05%
K -21-06-477-038	30014 TURTLE CREEK CT	01/19/23	\$539,990	\$549,409	\$100,581	40.0	0.06	\$1,676,350		Land Table KTC	20.02%
K -21-06-477-039	30010 TURTLE CREEK CT	03/29/23	\$519,990	\$581,188	\$48,802	40.0	0.06	\$813,367		Land Table KTC	18.93%
K -21-06-477-042	30007 TURTLE CREEK CT	05/08/23	\$628,345	\$629,213	\$109,132	40.0	0.06	\$1,818,867		Land Table KTC	17.48%
K -21-06-477-049	30137 TURTLE CREEK CIR	06/29/23	\$529,965	\$525,757	\$114,208	40.0	0.06	\$1,903,467		Land Table KTC	20.92%
K -21-06-477-050	30123 TURTLE CREEK CIR	05/25/23	\$607,015	\$522,604	\$194,411	40.0	0.06	\$3,240,183		Land Table KTC	21.05%
K -21-06-477-051	30115 TURTLE CREEK CIR	05/22/24	\$545,120	\$526,001	\$129,119	40.0	0.06	\$2,151,983		Land Table KTC	20.91%
K -21-06-477-052	30111 TURTLE CREEK CIR	03/21/24	\$488,415	\$518,368	\$80,047	40.0	0.06	\$1,334,117		Land Table KTC	21.22%
K -21-06-477-053	30087 TURTLE CREEK CIR	04/18/24	\$561,820	\$604,091	\$67,729	40.0	0.06	\$1,128,817		Land Table KTC	18.21%
K -21-06-477-054	30083 TURTLE CREEK CIR	05/24/24	\$494,520	\$528,521	\$75,999	40.0	0.06	\$1,266,650		Land Table KTC	20.81%
K -21-06-477-055	30079 TURTLE CREEK CIR	08/04/23	\$520,470	\$522,445	\$108,025	40.0	0.06	\$1,800,417		Land Table KTC	21.05%
K -21-06-477-056	30075 TURTLE CREEK CIR	06/15/23	\$475,365	\$493,428	\$91,937	40.0	0.06	\$1,532,283		Land Table KTC	22.29%

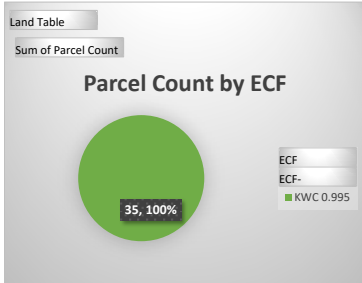
Township of Lyon

Land Table KWC

BSA DATABASE		SALES DATA	
Parcel Count	35	# of Sales	4
ECF Nbhd	KWC	Sales Ratio	48.13%
Min ECF	0.995	(Land Resid.-Est. Land Value)/Est. LV	27.06%
Max ECF	0.995	% Change	13.00%
Land Table LtoB	13.91%	Projected Land Table LtoB	15.72%
CVT LtoB	16.80%	Sales Sample Size	11.43%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$78,173	\$99,329	\$88,335
MINIMUM	\$70,074	\$89,039	\$79,184
MAXIMUM	\$86,258	\$109,603	\$97,472

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-31-426-006	11439 WINDING CREEK DR	04/07/23	\$545,000	\$543,665	\$71,409	0.0	0.70	\$102,013		Land Table KWC	12.89%
K -21-31-427-003	61221 BROOKWAY DR	10/16/24	\$565,000	\$515,696	\$135,562	1.0	1.26	\$107,589		Land Table KWC	16.73%
K -21-31-427-014	61555 BROOKWAY DR	04/15/24	\$537,500	\$575,180	\$37,802	1.0	0.75	\$50,403		Land Table KWC	13.12%
K -21-31-427-016	11511 WINDING CREEK DR	06/28/24	\$580,000	\$509,791	\$145,691	1.0	0.79	\$184,419		Land Table KWC	14.81%

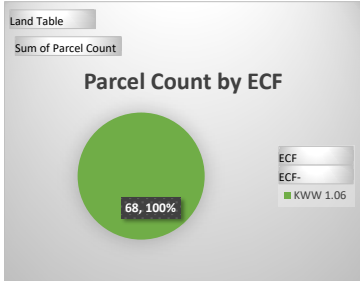
Township of Lyon

Land Table KWW

BSA DATABASE		SALES DATA	
Parcel Count	68	# of Sales	6
ECF Nbhd	KWW	Sales Ratio	47.01%
Min ECF	1.060	(Land Resid.-Est. Land Value)/Est. LV	39.85%
Max ECF	1.060	% Change	0.00%
Land Table LtoB	15.84%	Projected Land Table LtoB	15.84%
CVT LtoB	16.80%	Sales Sample Size	8.82%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$65,035	\$90,949	\$65,035
MINIMUM	\$61,206	\$85,594	\$61,206
MAXIMUM	\$68,864	\$96,303	\$68,864

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-23-476-018	24372 HEATHERWOOD DR	07/24/23	\$400,000	\$381,046	\$80,160	0.0	1.00	\$80,160		Land Table KWW	16.06%
K -21-23-476-037	24754 VALLEYWOOD DR	03/29/24	\$460,000	\$457,282	\$71,582	1.0	1.00	\$71,582		Land Table KWW	15.06%
K -21-23-476-048	24867 VALLEYWOOD DR	02/15/24	\$450,000	\$431,561	\$87,303	0.0	1.00	\$87,303		Land Table KWW	15.96%
K -21-23-476-058	24601 ROSEMONT DR	08/16/23	\$430,000	\$372,544	\$118,662	0.0	1.00	\$118,662		Land Table KWW	16.43%
K -21-23-476-059	24597 ROSEMONT DR	05/15/23	\$419,000	\$372,544	\$107,662	0.0	1.00	\$107,662		Land Table KWW	16.43%
K -21-23-476-066	24485 ROSEMONT DR	12/09/24	\$390,000	\$381,592	\$69,614	0.0	1.00	\$69,614		Land Table KWW	16.04%

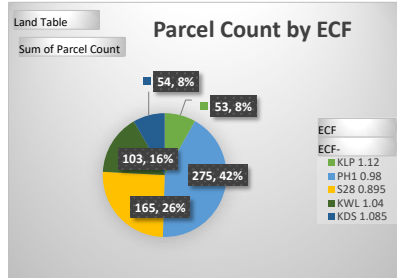
Township of Lyon

Land Table PH1

BSA DATABASE		SALES DATA	
Parcel Count	650	# of Sales	162
ECF Nbhd	PH1, S28, KLP, KWL, KDS	Sales Ratio	49.82%
Min ECF	0.895	(Land Resid.-Est. Land Value)/Est. LV	3.44%
Max ECF	1.120	% Change	0.00%
Land Table LtoB	11.98%	Projected Land Table LtoB	11.98%
CVT LtoB	16.80%	Sales Sample Size	24.92%

Color Key

- Vacant Sales
- Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$55,850	\$57,773	\$55,850
MINIMUM	\$31,700	\$32,792	\$31,700
MAXIMUM	\$80,000	\$82,755	\$80,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effic. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K-21-21-304-009	24408 PADSTONE DR	07/12/24	\$660,000	\$668,536	\$71,464	0.0	0.33	\$217,216		Land Table PH1	11.97%
K-21-21-304-010	24426 PADSTONE DR	03/22/24	\$615,900	\$557,411	\$138,489	0.0	0.27	\$516,750		Land Table PH1	14.35%
K-21-21-304-027	24618 PADSTONE DR	03/03/23	\$604,000	\$576,516	\$107,484	0.0	0.22	\$481,991		Land Table PH1	13.88%
K-21-21-304-030	24560 PADSTONE DR	08/04/23	\$660,000	\$618,281	\$121,719	0.0	0.23	\$526,922		Land Table PH1	12.94%
K-21-21-304-056	58680 BRIDGE HOUSE CT	07/17/23	\$610,000	\$613,443	\$76,557	0.0	0.31	\$248,562		Land Table PH1	13.04%
K-21-21-304-059	58677 BRIDGE HOUSE CT	08/01/23	\$699,500	\$661,767	\$117,733	0.0	0.29	\$400,452		Land Table PH1	12.09%
K-21-21-304-062	24563 PADSTONE DR	09/06/24	\$641,000	\$547,174	\$173,826	0.0	0.23	\$752,494		Land Table PH1	14.62%
K-21-21-304-066	24469 PADSTONE DR	09/19/24	\$600,000	\$618,793	\$61,207	0.0	0.31	\$200,023		Land Table PH1	12.93%
K-21-21-304-141	59256 BAVERNHAUS CT	08/06/24	\$615,000	\$642,169	\$52,831	0.0	0.30	\$173,786		Land Table PH1	12.46%
K-21-21-304-157	24878 PURLIN CT	04/05/24	\$685,000	\$647,558	\$117,442	0.0	0.31	\$383,797		Land Table PH1	12.35%
K-21-21-304-178	59024 PETERS BARN DR	12/06/23	\$590,000	\$589,593	\$80,407	0.0	0.26	\$309,258		Land Table PH1	13.57%
K-21-21-304-180	24790 PADSTONE DR	05/09/23	\$610,000	\$615,701	\$74,299	0.0	0.26	\$281,436		Land Table PH1	12.99%
K-21-21-304-194	58640 WINNOWER CIR N	08/19/24	\$670,000	\$646,099	\$103,901	0.0	0.21	\$499,524		Land Table PH1	12.38%
K-21-21-304-208	58931 WINNOWER CIR S	04/26/23	\$601,021	\$591,841	\$89,180	0.0	0.21	\$430,821		Land Table PH1	13.52%
K-21-21-304-233	58423 WINNOWER CIR N	10/05/23	\$642,000	\$672,111	\$49,889	0.0	0.26	\$188,973		Land Table PH1	11.90%
K-21-27-101-014	23599 UNDERWOOD DR	10/21/24	\$823,000	\$687,992	\$215,008	1.0	0.39	\$551,303		Land Table PH1	11.63%
K-21-27-101-028	56937 MILLWOOD EAST DR	07/22/24	\$800,000	\$682,492	\$197,508	1.0	0.35	\$564,309		Land Table PH1	11.72%
K-21-28-101-001	24065 LYON PRESERVE TRL	07/18/23	\$792,000	\$720,068	\$151,932	0.0	0.23	\$660,574		Land Table PH1	11.11%
K-21-28-101-002	24057 LYON PRESERVE TRL	11/09/23	\$574,267	\$667,430	(\$13,163)	0.0	0.24	(\$54,846)		Land Table PH1	11.99%
K-21-28-101-006	24007 LYON PRESERVE TRL	08/08/23	\$670,332	\$688,036	\$62,296	0.0	0.24	\$259,567		Land Table PH1	11.63%
K-21-28-101-008	23981 LYON PRESERVE TRL	02/28/23	\$699,000	\$698,893	\$80,107	0.0	0.24	\$333,779		Land Table PH1	11.45%
K-21-28-101-019	23980 LYON PRESERVE TRL	01/13/23	\$691,741	\$688,696	\$83,045	0.0	0.23	\$361,065		Land Table PH1	11.62%
K-21-28-101-021	23962 LYON PRESERVE TRL	06/08/23	\$606,862	\$636,725	\$50,137	0.0	0.23	\$217,987		Land Table PH1	12.56%
K-21-28-101-024	23930 LYON PRESERVE TRL	03/23/23	\$714,623	\$584,732	\$209,891	0.0	0.24	\$874,546		Land Table PH1	13.68%
K-21-28-101-029	23874 LYON PRESERVE TRL	03/14/23	\$645,094	\$590,304	\$134,790	0.0	0.24	\$561,625		Land Table PH1	13.55%
K-21-28-101-031	23897 LYON PRESERVE TRL	06/22/23	\$639,891	\$624,714	\$95,177	0.0	0.23	\$413,813		Land Table PH1	12.81%
K-21-28-101-033	23869 LYON PRESERVE TRL	01/26/23	\$806,864	\$701,776	\$185,088	0.0	0.24	\$771,200		Land Table PH1	11.40%
K-21-28-101-036	23845 LYON PRESERVE TRL	07/21/23	\$511,302	\$573,488	\$17,814	0.0	0.28	\$63,621		Land Table PH1	13.95%
K-21-28-101-037	57950 STONELEIGH DR	09/28/23	\$584,199	\$659,462	\$4,737	0.0	0.32	\$14,803		Land Table PH1	12.13%
K-21-28-101-039	57808 STONELEIGH DR	11/21/23	\$648,799	\$565,817	\$162,982	0.0	0.23	\$708,617		Land Table PH1	14.14%
K-21-28-101-040	58067 STONELEIGH DR	09/08/23	\$583,765	\$665,054	(\$1,289)	0.0	0.25	(\$5,156)		Land Table PH1	12.03%
K-21-28-101-041	58031 STONELEIGH DR	07/26/23	\$600,745	\$579,656	\$101,089	0.0	0.32	\$315,903		Land Table PH1	13.80%
K-21-28-101-043	57949 STONELEIGH DR	02/29/24	\$590,000	\$574,920	\$95,080	0.0	0.25	\$380,320		Land Table PH1	13.91%
K-21-28-101-045	57887 STONELEIGH DR	07/21/23	\$563,090	\$669,217	(\$26,127)	0.0	0.24	(\$108,863)		Land Table PH1	11.95%
K-21-28-101-049	57772 STONELEIGH DR	12/20/23	\$748,237	\$676,796	\$151,441	0.0	0.23	\$658,439		Land Table PH1	11.82%
K-21-28-101-052	57880 STONELEIGH DR	11/15/23	\$579,158	\$635,321	\$23,837	0.0	0.25	\$95,348		Land Table PH1	12.59%
K-21-28-101-053	57916 STONELEIGH DR	03/04/24	\$816,560	\$739,149	\$157,411	0.0	0.30	\$524,703		Land Table PH1	10.82%
K-21-28-201-001	57234 MEADOWCREEK CIR N	05/09/23	\$800,000	\$794,712	\$85,288	1.0	0.36	\$236,911		Land Table PH1	10.07%

Township of Lyon

Land Table PH1

K-21-28-201-031	23824 MILLWOOD	02/22/24	\$765,000	\$697,725	\$147,275	1.0	0.40	\$368,188	Land Table PH1	11.47%
K-21-28-201-039	23556 MILLWOOD	09/28/23	\$665,000	\$641,676	\$103,324	1.0	0.36	\$287,011	Land Table PH1	12.47%
K-21-28-201-041	23472 MILLWOOD	09/03/24	\$715,000	\$604,236	\$190,764	1.0	0.39	\$489,138	Land Table PH1	13.24%
K-21-28-201-045	23413 MILLWOOD	03/04/24	\$799,900	\$741,574	\$138,326	1.0	0.47	\$294,311	Land Table PH1	10.79%
K-21-28-201-052	23633 MILLWOOD	07/30/24	\$925,000	\$817,137	\$187,863	1.0	0.34	\$552,538	Land Table PH1	9.79%
K-21-28-201-060	23672 STONELEIGH DR	03/18/24	\$670,000	\$635,565	\$114,435	1.0	0.38	\$301,145	Land Table PH1	12.59%
K-21-28-203-047	23395 STONELEIGH CT	07/10/23	\$651,000	\$682,322	\$48,678	1.0	0.37	\$131,562	Land Table PH1	11.72%
K-21-28-301-001	58605 RACHEL DR	12/29/23	\$696,815	\$725,386	\$51,429	112.0	0.39	\$131,869	Land Table PH1	11.03%
K-21-28-301-002	58623 RACHEL DR	04/12/24	\$684,978	\$695,939	\$69,039	104.0	0.36	\$191,775	Land Table PH1	11.50%
K-21-28-301-003	58659 RACHEL DR	01/12/24	\$710,815	\$719,025	\$71,790	100.0	0.34	\$211,147	Land Table PH1	11.13%
K-21-28-301-004	58677 RACHEL DR	10/20/23	\$649,615	\$716,284	\$13,331	85.8	0.42	\$31,740	Land Table PH1	11.17%
K-21-28-301-005	58705 RACHEL DR	10/18/23	\$613,115	\$708,896	(\$15,781)	88.6	0.42	(\$37,574)	Land Table PH1	11.29%
K-21-28-301-006	22701 RACHEL DR	10/16/23	\$607,465	\$702,480	(\$15,015)	88.6	0.40	(\$37,538)	Land Table PH1	11.39%
K-21-28-301-007	22753 RACHEL DR	10/19/23	\$723,415	\$731,059	\$72,356	88.6	0.45	\$160,791	Land Table PH1	10.94%
K-21-28-301-008	22781 RACHEL DR	09/28/23	\$662,990	\$717,111	\$25,879	93.4	0.36	\$71,886	Land Table PH1	11.16%
K-21-28-301-009	22803 RACHEL DR	09/28/23	\$677,540	\$731,785	\$25,755	100.0	0.34	\$75,750	Land Table PH1	10.93%
K-21-28-301-010	22827 RACHEL DR	09/28/23	\$665,865	\$737,305	\$8,560	105.0	0.36	\$323,778	Land Table PH1	10.85%
K-21-28-301-011	22853 MARK CT	10/25/23	\$726,690	\$710,401	\$96,289	105.0	0.36	\$267,469	Land Table PH1	11.26%
K-21-28-301-012	22875 MARK CT	10/27/23	\$664,590	\$714,804	\$29,786	100.0	0.34	\$87,606	Land Table PH1	11.19%
K-21-28-301-013	22897 MARK CT	10/27/23	\$685,225	\$747,167	\$18,058	100.0	0.34	\$53,112	Land Table PH1	10.71%
K-21-28-301-014	22919 MARK CT	10/27/23	\$739,790	\$709,839	\$109,951	100.0	0.34	\$323,385	Land Table PH1	11.27%
K-21-28-301-015	22933 MARK CT	10/27/23	\$696,840	\$739,784	\$37,056	86.1	0.46	\$80,557	Land Table PH1	10.81%
K-21-28-301-016	22951 MARK CT	07/17/24	\$730,000	\$751,183	\$58,817	84.6	0.44	\$133,675	Land Table PH1	10.65%
K-21-28-301-017	22924 MARK CT	11/17/23	\$841,640	\$785,853	\$135,787	84.6	0.44	\$308,607	Land Table PH1	10.18%
K-21-28-301-018	22900 MARK CT	11/29/23	\$615,700	\$724,935	(\$29,235)	84.6	0.44	(\$66,443)	Land Table PH1	11.04%
K-21-28-301-019	22852 MARK CT	11/27/23	\$631,240	\$716,621	(\$5,381)	100.0	0.31	(\$17,358)	Land Table PH1	11.16%
K-21-28-301-020	22826 MARK CT	12/05/23	\$628,665	\$705,350	\$3,315	100.0	0.31	\$10,694	Land Table PH1	11.34%
K-21-28-301-021	22802 MARK CT	01/12/24	\$747,290	\$724,036	\$103,254	105.0	0.33	\$312,891	Land Table PH1	11.05%
K-21-28-301-022	22778 RACHEL DR	11/27/23	\$656,715	\$746,480	(\$9,765)	115.0	0.40	(\$24,413)	Land Table PH1	10.72%
K-21-28-301-023	22754 RACHEL DR	12/04/23	\$673,740	\$732,430	\$21,310	105.0	0.36	\$59,194	Land Table PH1	10.92%
K-21-28-301-024	22726 RACHEL DR	07/01/24	\$689,215	\$738,249	\$30,966	84.7	0.43	\$72,014	Land Table PH1	10.84%
K-21-28-301-025	58674 RACHEL DR	03/25/24	\$754,990	\$779,084	\$55,906	87.8	0.38	\$147,121	Land Table PH1	10.27%
K-21-28-301-026	58646 RACHEL DR	12/20/23	\$738,415	\$725,890	\$92,525	115.0	0.40	\$231,313	Land Table PH1	11.02%
K-21-28-301-027	22743 MARTIN RD	11/30/23	\$720,415	\$756,936	\$43,479	96.6	0.37	\$117,511	Land Table PH1	10.57%
K-21-28-301-028	22767 MARTIN RD	02/27/24	\$739,990	\$761,085	\$58,905	101.0	0.46	\$128,054	Land Table PH1	10.51%
K-21-28-301-029	22785 MARTIN RD	12/19/23	\$704,265	\$738,710	\$45,555	116.9	0.48	\$94,906	Land Table PH1	10.83%
K-21-28-301-030	58634 CARLI DR	03/29/24	\$672,115	\$732,605	\$19,510	92.0	0.32	\$60,969	Land Table PH1	10.92%
K-21-28-301-031	58610 CARLI DR	01/05/24	\$681,890	\$724,166	\$37,724	96.0	0.38	\$1,059,274	Land Table PH1	11.05%
K-21-28-301-032	58586 CARLI DR	04/09/24	\$688,640	\$734,861	\$33,779	92.5	0.44	\$76,770	Land Table PH1	10.89%
K-21-28-301-033	22825 MARTIN RD	05/28/24	\$736,865	\$728,842	\$88,023	100.5	0.32	\$275,072	Land Table PH1	10.98%
K-21-28-301-034	22843 MARTIN RD	06/07/24	\$828,076	\$785,817	\$122,259	100.7	0.33	\$370,482	Land Table PH1	10.18%
K-21-28-301-035	22844 MARTIN RD	07/17/24	\$727,615	\$763,291	\$44,324	94.1	0.32	\$138,513	Land Table PH1	10.48%
K-21-28-301-036	22820 MARTIN RD	03/29/24	\$716,990	\$746,325	\$50,665	111.2	0.33	\$153,530	Land Table PH1	10.72%
K-21-28-301-037	22782 MARTIN RD	08/02/24	\$627,715	\$712,375	(\$4,660)	111.2	0.34	(\$13,706)	Land Table PH1	11.23%
K-21-28-301-038	22766 MARTIN RD	08/21/24	\$687,315	\$748,071	\$19,244	111.2	0.34	\$56,600	Land Table PH1	10.69%
K-21-28-301-039	22748 MARTIN RD	05/24/24	\$716,915	\$736,613	\$60,302	107.2	0.36	\$167,506	Land Table PH1	10.86%
K-21-28-301-040	58642 RACHEL DR	04/08/24	\$836,765	\$758,363	\$158,402	105.0	0.36	\$440,006	Land Table PH1	10.55%
K-21-28-301-041	58598 RACHEL DR	06/24/24	\$672,040	\$750,686	\$1,354	121.5	0.35	\$3,869	Land Table PH1	10.66%
K-21-28-301-042	58560 STUART DR	10/17/24	\$708,790	\$696,860	\$91,930	86.2	0.37	\$248,459	Land Table PH1	11.48%
K-21-28-301-047	58503 STUART DR	12/16/24	\$862,115	\$759,069	\$183,046	0.0	0.38	\$481,700	Land Table PH1	10.54%
K-21-28-301-048	58487 STUART DR	12/04/24	\$801,465	\$785,168	\$96,297	0.0	0.41	\$234,871	Land Table PH1	10.19%
K-21-28-301-049	58479 STUART DR	09/27/24	\$765,365	\$730,067	\$115,298	0.0	0.35	\$329,423	Land Table PH1	10.96%
K-21-28-301-050	23229 RICHARD CT	11/20/24	\$851,215	\$797,942	\$133,273	0.0	0.44	\$302,893	Land Table PH1	10.03%
K-21-28-301-051	23217 RICHARD CT	12/02/24	\$892,115	\$795,660	\$176,455	0.0	0.45	\$392,122	Land Table PH1	10.05%
K-21-28-301-052	23195 RICHARD CT	12/09/24	\$817,740	\$763,737	\$134,003	0.0	0.45	\$297,784	Land Table PH1	10.47%
K-21-28-301-053	23183 RICHARD CT	12/12/24	\$911,865	\$803,165	\$188,700	0.0	0.40	\$471,750	Land Table PH1	9.96%
K-21-28-301-056	23137 JENS DR	09/26/24	\$764,515	\$813,836	\$30,679	0.0	0.34	\$90,232	Land Table PH1	9.83%
K-21-28-301-057	23125 JENS DR	11/25/24	\$748,890	\$742,191	\$86,699	0.0	0.34	\$254,997	Land Table PH1	10.78%
K-21-28-301-058	23103 JENS DR	10/28/24	\$785,990	\$782,887	\$83,103	0.0	0.34	\$244,421	Land Table PH1	10.22%
K-21-28-301-059	23091 JENS DR	10/04/24	\$709,515	\$726,393	\$63,122	0.0	0.34	\$185,653	Land Table PH1	11.01%
K-21-28-301-060	23079 JENS DR	10/14/24	\$761,365	\$729,826	\$111,539	0.0	0.34	\$328,056	Land Table PH1	10.96%
K-21-28-301-061	23067 JENS DR	10/21/24	\$664,240	\$637,032	\$107,208	0.0	0.34	\$315,318	Land Table PH1	12.56%
K-21-28-301-062	23045 JENS DR	11/06/24	\$757,885	\$739,389	\$98,496	0.0	0.34	\$289,694	Land Table PH1	10.82%
K-21-28-301-063	23033 JENS DR	11/22/24	\$771,190	\$753,422	\$97,768	0.0	0.34	\$287,553	Land Table PH1	10.62%
K-21-28-301-080	22833 RONWAY LN	11/20/24	\$766,390	\$734,758	\$111,632	0.0	0.34	\$328,329	Land Table PH1	10.89%
K-21-28-301-099	23026 JENS DR	10/04/24	\$759,095	\$726,092	\$113,003	0.0	0.34	\$332,362	Land Table PH1	11.02%
K-21-28-301-100	23048 JENS DR	09/26/24	\$732,365	\$721,986	\$90,379	0.0	0.34	\$265,821	Land Table PH1	11.08%

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Land Table PH1

K -21-28-301-101	23050 JENS DR	09/09/24	\$657,310	\$718,604	\$18,706	0.0	0.34	\$55,018	Land Table PH1	11.13%
K -21-28-301-102	23072 JENS DR	09/16/24	\$676,990	\$721,642	\$35,348	0.0	0.34	\$103,965	Land Table PH1	11.09%
K -21-28-301-103	23084 JENS DR	09/12/24	\$673,615	\$717,389	\$36,226	0.0	0.34	\$106,547	Land Table PH1	11.15%
K -21-36-401-001	20832 ABINGDON ST	03/20/24	\$1,065,000	\$879,784	\$265,216	126.1	0.33	\$803,685	Land Table PH1	9.09%
K -21-36-401-002	20854 ABINGDON ST	07/24/24	\$846,015	\$855,720	\$70,295	85.0	0.26	\$270,365	Land Table PH1	9.35%
K -21-36-401-003	20876 ABINGDON ST	05/30/23	\$796,165	\$816,911	\$59,254	85.0	0.26	\$227,900	Land Table PH1	9.79%
K -21-36-401-004	20894 ABINGDON ST	08/21/23	\$763,690	\$844,379	(\$689)	85.0	0.26	(\$2,650)	Land Table PH1	9.47%
K -21-36-401-006	20905 BARNSTAPLE CT	06/09/23	\$800,065	\$838,795	\$41,270	183.2	0.34	\$121,382	Land Table PH1	9.54%
K -21-36-401-007	20861 BARNSTAPLE CT	07/25/23	\$763,815	\$824,235	\$19,580	74.7	0.45	\$43,511	Land Table PH1	9.71%
K -21-36-401-008	20864 BARNSTAPLE CT	05/24/23	\$811,530	\$881,596	\$9,934	64.9	0.45	\$22,076	Land Table PH1	9.07%
K -21-36-401-009	20882 BARNSTAPLE CT	05/15/23	\$786,920	\$876,510	(\$9,590)	81.3	0.29	(\$33,069)	Land Table PH1	9.13%
K -21-36-401-010	20908 BARNSTAPLE CT	06/23/23	\$763,015	\$868,687	\$25,672	91.9	0.32	(\$80,225)	Land Table PH1	9.21%
K -21-36-401-011	20926 BARNSTAPLE CT	09/08/23	\$932,553	\$900,293	\$112,260	89.9	0.31	\$362,129	Land Table PH1	8.89%
K -21-36-401-012	20944 BARNSTAPLE CT	07/18/23	\$829,990	\$843,586	\$66,404	98.2	0.30	\$221,347	Land Table PH1	9.48%
K -21-36-401-013	51966 BARNSTAPLE DR	10/25/23	\$893,978	\$842,543	\$131,435	121.9	0.37	\$355,230	Land Table PH1	9.50%
K -21-36-401-014	51980 BARNSTAPLE DR	06/21/23	\$823,665	\$836,536	\$67,129	88.3	0.26	\$258,188	Land Table PH1	9.56%
K -21-36-401-015	52004 BARNSTAPLE DR	08/21/23	\$899,340	\$826,237	\$153,103	85.1	0.25	\$612,412	Land Table PH1	9.68%
K -21-36-401-016	52024 BARNSTAPLE DR	03/22/23	\$908,915	\$832,464	\$156,451	85.2	0.26	\$601,735	Land Table PH1	9.61%
K -21-36-401-017	52044 BARNSTAPLE DR	08/12/24	\$951,385	\$860,527	\$170,858	87.3	0.29	\$589,166	Land Table PH1	9.30%
K -21-36-401-018	51861 TORBAY DR	10/24/23	\$890,365	\$853,935	\$116,430	87.4	0.28	\$415,821	Land Table PH1	9.37%
K -21-36-401-019	51845 TORBAY DR	10/27/23	\$951,275	\$899,189	\$132,086	89.0	0.29	\$455,469	Land Table PH1	8.90%
K -21-36-401-020	51827 TORBAY CT	12/15/23	\$892,615	\$864,810	\$107,805	71.5	0.34	\$317,074	Land Table PH1	9.25%
K -21-36-401-021	51801 TORBAY CT	08/11/23	\$867,640	\$880,088	\$67,552	92.7	0.30	\$225,173	Land Table PH1	9.09%
K -21-36-401-022	51786 TORBAY CT	07/25/23	\$862,665	\$880,212	\$62,453	86.5	0.31	\$201,461	Land Table PH1	9.09%
K -21-36-401-023	51802 TORBAY CT	07/20/23	\$899,615	\$927,386	\$52,229	103.3	0.35	\$149,226	Land Table PH1	8.63%
K -21-36-401-024	51828 TORBAY DR	03/25/24	\$845,065	\$853,283	\$71,782	85.0	0.26	\$276,085	Land Table PH1	9.38%
K -21-36-401-025	51844 TORBAY DR	04/26/24	\$889,490	\$897,966	\$71,529	88.7	0.27	\$264,922	Land Table PH1	8.91%
K -21-36-401-026	51866 TORBAY DR	03/19/24	\$837,665	\$801,976	\$115,689	86.4	0.26	\$444,958	Land Table PH1	9.98%
K -21-36-401-027	51892 TORBAY DR	11/30/23	\$873,455	\$885,605	\$67,850	91.8	0.28	\$242,321	Land Table PH1	9.03%
K -21-36-401-028	51914 TORBAY DR	05/09/24	\$882,666	\$834,151	\$128,515	86.1	0.26	\$494,288	Land Table PH1	9.59%
K -21-36-401-029	21045 TORBAY DR	11/27/23	\$932,040	\$853,437	\$158,603	83.9	0.25	\$634,412	Land Table PH1	9.37%
K -21-36-401-030	21023 TORBAY DR	04/29/24	\$859,990	\$815,127	\$124,863	89.6	0.27	\$462,456	Land Table PH1	9.81%
K -21-36-401-031	21003 TORBAY DR	12/28/23	\$823,090	\$748,398	\$154,692	95.3	0.30	\$515,640	Land Table PH1	10.69%
K -21-36-401-032	20987 TORBAY DR	12/28/23	\$883,003	\$848,602	\$114,401	95.8	0.32	\$357,503	Land Table PH1	9.43%
K -21-36-401-033	20965 TORBAY DR	01/31/24	\$869,165	\$826,852	\$122,313	95.9	0.32	\$382,228	Land Table PH1	9.68%
K -21-36-401-034	20943 TORBAY DR	01/19/24	\$777,090	\$806,019	\$51,071	95.9	0.32	\$159,597	Land Table PH1	9.93%
K -21-36-401-035	20925 TORBAY DR	02/29/24	\$803,615	\$857,668	\$25,947	95.1	0.31	\$83,700	Land Table PH1	9.33%
K -21-36-401-036	20901 TORBAY DR	02/21/24	\$867,690	\$840,633	\$107,057	88.0	0.28	\$382,346	Land Table PH1	9.52%
K -21-36-401-037	20883 TORBAY DR	06/18/24	\$833,765	\$887,333	\$26,432	92.0	0.28	\$94,400	Land Table PH1	9.02%
K -21-36-401-038	20859 TORBAY DR	08/13/24	\$857,765	\$827,765	\$110,000	87.6	0.26	\$423,077	Land Table PH1	9.66%
K -21-36-401-039	20826 TORBAY DR	07/31/24	\$870,940	\$853,647	\$97,293	85.0	0.26	\$374,204	Land Table PH1	9.37%
K -21-36-401-040	20844 TORBAY DR	08/19/24	\$841,190	\$871,777	\$49,413	85.0	0.26	\$190,050	Land Table PH1	9.18%
K -21-36-401-041	20862 TORBAY DR	06/13/24	\$844,775	\$833,255	\$91,520	88.5	0.27	\$338,963	Land Table PH1	9.60%
K -21-36-401-042	20884 TORBAY DR	04/19/24	\$820,465	\$817,613	\$82,852	93.1	0.33	\$251,067	Land Table PH1	9.78%
K -21-36-401-043	20906 TORBAY DR	03/29/24	\$886,078	\$841,349	\$124,729	92.8	0.28	\$445,461	Land Table PH1	9.51%
K -21-36-401-044	20928 TORBAY DR	04/29/24	\$889,240	\$846,741	\$122,499	92.0	0.27	\$453,700	Land Table PH1	9.45%
K -21-36-401-045	20942 TORBAY DR	06/14/24	\$894,090	\$885,966	\$88,124	99.2	0.30	\$293,747	Land Table PH1	9.03%
K -21-36-401-046	20964 TORBAY DR	07/29/24	\$941,780	\$888,023	\$133,757	93.4	0.28	\$477,704	Land Table PH1	9.01%
K -21-36-401-047	20986 TORBAY DR	11/27/23	\$900,140	\$908,253	\$71,887	90.1	0.28	\$256,739	Land Table PH1	8.81%
K -21-36-401-048	21008 TORBAY DR	12/04/23	\$995,465	\$945,864	\$129,601	86.6	0.27	\$480,004	Land Table PH1	8.46%
K -21-36-401-049	20935 ABINGDON ST	08/25/23	\$830,415	\$841,196	\$69,219	103.7	0.30	\$230,730	Land Table PH1	9.51%
K -21-36-401-050	20913 ABINGDON ST	08/25/23	\$862,140	\$903,494	\$38,646	85.0	0.27	\$143,133	Land Table PH1	8.85%
K -21-36-401-051	20897 ABINGDON ST	06/27/23	\$896,930	\$782,809	\$194,121	85.0	0.27	\$718,967	Land Table PH1	10.22%
K -21-36-401-052	20875 ABINGDON ST	07/10/23	\$825,915	\$853,459	\$52,456	85.0	0.27	\$194,281	Land Table PH1	9.37%
K -21-36-401-053	20853 ABINGDON ST	07/07/23	\$775,140	\$827,506	\$27,634	92.9	0.30	\$92,113	Land Table PH1	9.67%
K -21-36-401-054	20841 ABINGDON ST	08/28/23	\$786,215	\$821,856	\$44,359	96.4	0.32	\$138,622	Land Table PH1	9.73%

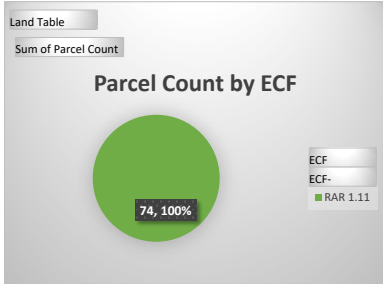
Township of Lyon

Land Table RAR

BSA DATABASE		SALES DATA	
Parcel Count	74	# of Sales	5
ECF Nbhd	RAR	Sales Ratio	47.68%
Min ECF	1.110	(Land Resid.-Est. Land Value)/Est. LV	25.73%
Max ECF	1.110	% Change	15.00%
Land Table LtoB	19.64%	Projected Land Table LtoB	22.58%
CVT LtoB	16.80%	Sales Sample Size	6.76%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$88,245	\$110,953	\$101,481
MINIMUM	\$81,186	\$102,078	\$93,364
MAXIMUM	\$95,303	\$119,828	\$109,598

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-09-451-010	28028 TREMONTE DR	10/08/23	\$417,000	\$343,326	\$154,860	1.0	1.00	\$154,860		Land Table RAR	23.65%
K -21-09-451-013	57468 WINDMILL POINTE	03/11/24	\$407,000	\$379,921	\$108,265	1.0	1.00	\$108,265		Land Table RAR	21.37%
K -21-09-451-038	57240 WINDMILL POINTE	08/31/23	\$490,000	\$505,775	\$65,411	1.0	1.00	\$65,411		Land Table RAR	16.05%
K -21-09-451-040	57249 WINDMILL POINTE	06/17/24	\$442,500	\$416,678	\$107,008	1.0	1.00	\$107,008		Land Table RAR	19.48%
K -21-09-451-049	57393 WINDMILL POINTE	06/02/23	\$490,000	\$496,338	\$74,848	1.0	1.00	\$74,848		Land Table RAR	16.36%

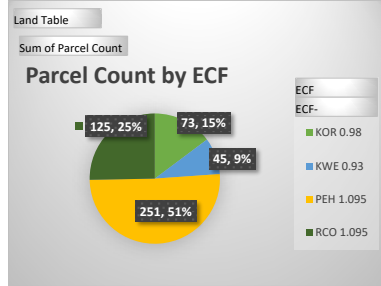
Township of Lyon

Land Table RCO

BSA DATABASE		SALES DATA	
Parcel Count	494	# of Sales	123
ECF Nbhd	RCO, KWE, KOR, PEH	Sales Ratio	48.05%
Min ECF	0.930	(Land Resid.-Est. Land Value)/Est. LV	26.02%
Max ECF	1.095	% Change	0.00%
Land Table LtoB	16.27%	Projected Land Table LtoB	16.27%
CVT LtoB	16.80%	Sales Sample Size	24.90%

Color Key

- Vacant Sales
- Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$85,696	\$107,995	\$85,696
MINIMUM	\$85,696	\$107,995	\$85,696
MAXIMUM	\$85,696	\$107,995	\$85,696

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-09-402-013	28462 COTTAGE LN	08/21/24	\$422,500	\$435,126	\$73,070	0.0	0.13	\$562,077		Land Table RCO	19.69%
K -21-09-402-026	28614 COTTAGE LN	08/29/24	\$500,000	\$454,483	\$131,213	0.0	0.11	\$1,192,845		Land Table RCO	18.86%
K -21-09-402-041	28469 COTTAGE LN	05/12/23	\$505,000	\$480,548	\$110,148	0.0	0.12	\$917,900		Land Table RCO	17.83%
K -21-09-402-045	28393 COTTAGE LN	07/28/23	\$417,500	\$431,774	\$71,422	0.0	0.11	\$649,291		Land Table RCO	19.85%
K -21-09-402-046	28385 COTTAGE LN	07/12/24	\$437,500	\$453,364	\$69,832	0.0	0.12	\$581,933		Land Table RCO	18.90%
K -21-09-402-052	28305 COTTAGE LN	08/21/24	\$407,000	\$380,075	\$112,621	0.0	0.10	\$1,126,210		Land Table RCO	22.55%
K -21-09-402-054	28285 COTTAGE LN	09/12/24	\$400,000	\$412,272	\$73,424	0.0	0.12	\$611,867		Land Table RCO	20.79%
K -21-09-404-030	28583 OAKMONTE CIR W	07/28/23	\$505,000	\$488,020	\$102,676	0.0	0.17	\$603,976		Land Table RCO	17.56%
K -21-09-404-031	28601 OAKMONTE CIR W	12/08/23	\$495,000	\$452,333	\$128,363	0.0	0.21	\$611,252		Land Table RCO	18.95%
K -21-09-404-036	28645 OAKMONTE CIR W	07/06/23	\$485,000	\$489,182	\$81,514	0.0	0.17	\$479,494		Land Table RCO	17.52%
K -21-09-404-054	28642 OAKMONTE CIR W	06/13/24	\$525,000	\$452,026	\$158,670	0.0	0.16	\$991,688		Land Table RCO	18.96%
K -21-09-404-056	28634 OAKMONTE CIR W	12/21/23	\$465,000	\$415,263	\$135,433	0.0	0.16	\$846,456		Land Table RCO	20.64%
K -21-23-401-002	53544 VALLEYWOOD DR	04/15/24	\$550,000	\$460,914	\$174,782	1.0	0.18	\$971,011		Land Table RCO	18.59%
K -21-23-401-011	53742 SPRINGWOOD DR	10/26/23	\$407,000	\$445,366	\$47,330	1.0	0.23	\$205,783		Land Table RCO	19.24%
K -21-23-401-030	53753 SPRINGWOOD DR	08/11/23	\$497,500	\$444,242	\$138,954	1.0	0.17	\$817,376		Land Table RCO	19.29%
K -21-23-401-035	53772 EDGEWOOD DR	05/07/24	\$552,000	\$488,667	\$149,029	1.0	0.18	\$827,939		Land Table RCO	17.54%
K -21-23-401-044	53643 VALLEYWOOD DR	07/30/24	\$560,000	\$507,590	\$138,106	1.0	0.27	\$511,504		Land Table RCO	16.88%
K -21-23-402-001	24240 OAK RIDGE BLVD	01/30/23	\$651,510	\$680,334	\$56,872	1.0	0.26	\$218,738		Land Table RCO	12.60%
K -21-23-402-033	24266 BAY LAUREL LN	05/22/24	\$831,000	\$721,961	\$194,735	1.0	0.23	\$846,674		Land Table RCO	11.87%
K -21-23-402-057	24304 OAK RIDGE BLVD	03/24/23	\$694,020	\$647,104	\$132,612	0.0	0.25	\$530,448		Land Table RCO	13.24%
K -21-23-402-058	24308 OAK RIDGE BLVD	01/27/23	\$631,680	\$689,891	\$27,485	0.0	0.25	\$109,940		Land Table RCO	12.42%
K -21-23-402-059	24312 OAK RIDGE BLVD	01/18/23	\$691,825	\$724,919	\$52,602	0.0	0.25	\$210,408		Land Table RCO	11.82%
K -21-23-402-060	24316 OAK RIDGE BLVD	01/12/23	\$699,505	\$724,595	\$60,606	0.0	0.25	\$242,424		Land Table RCO	11.83%
K -21-23-402-061	24320 OAK RIDGE BLVD	01/13/23	\$741,220	\$730,905	\$96,011	0.0	0.25	\$384,044		Land Table RCO	11.72%
K -21-23-402-062	24324 OAK RIDGE BLVD	04/20/23	\$657,000	\$692,335	\$50,361	0.0	0.26	\$193,696		Land Table RCO	12.38%
K -21-23-402-065	24336 OAK RIDGE BLVD	01/17/23	\$779,265	\$715,612	\$149,349	0.0	0.30	\$497,830		Land Table RCO	11.98%
K -21-23-402-066	53208 SILVER BIRCH CT	02/22/23	\$642,945	\$651,551	\$77,090	0.0	0.41	\$188,024		Land Table RCO	13.15%
K -21-23-402-067	53212 SILVER BIRCH CT	01/21/23	\$681,295	\$658,048	\$108,943	0.0	0.27	\$403,493		Land Table RCO	13.02%
K -21-23-402-068	53216 SILVER BIRCH CT	02/10/23	\$798,480	\$736,212	\$147,964	0.0	0.33	\$448,376		Land Table RCO	11.64%
K -21-23-402-069	53219 SILVER BIRCH CT	02/27/23	\$744,360	\$733,577	\$96,479	0.0	0.33	\$292,361		Land Table RCO	11.68%
K -21-23-402-070	53215 SILVER BIRCH CT	03/09/23	\$809,965	\$745,062	\$150,599	0.0	0.33	\$456,361		Land Table RCO	11.50%
K -21-23-402-071	53211 SILVER BIRCH CT	02/15/23	\$729,025	\$725,816	\$88,905	0.0	0.25	\$355,620		Land Table RCO	11.81%
K -21-23-402-072	53209 SILVER BIRCH CT	04/14/23	\$804,360	\$748,259	\$141,797	0.0	0.24	\$590,821		Land Table RCO	11.45%
K -21-23-402-073	53203 SILVER BIRCH CT	03/22/23	\$655,140	\$607,433	\$133,403	0.0	0.34	\$392,362		Land Table RCO	14.11%
K -21-33-152-002	58881 GREYSTONE DR	05/19/23	\$597,240	\$610,550	\$72,386	86.0	0.20	\$361,930		Land Table RCO	14.04%
K -21-33-152-004	58845 GREYSTONE DR	02/06/23	\$549,990	\$529,209	\$106,477	58.9	0.19	\$560,405		Land Table RCO	16.19%
K -21-33-152-006	58781 GREYSTONE DR	01/27/23	\$626,690	\$562,560	\$149,826	65.6	0.23	\$651,417		Land Table RCO	15.23%

Township of Lyon

Land Table RCO

K -21-33-152-024	58844 BLACKSTONE WAY	09/28/23	\$524,915	\$568,384	\$42,227	58.8	0.19	\$222,247	Land Table RCO	15.08%
K -21-33-152-025	58862 BLACKSTONE WAY	06/22/23	\$490,740	\$519,430	\$57,006	58.8	0.19	\$300,032	Land Table RCO	16.50%
K -21-33-152-034	58624 GREYSTONE DR	09/21/23	\$519,990	\$529,181	\$76,505	70.0	0.17	\$450,029	Land Table RCO	16.19%
K -21-33-152-036	58748 GREYSTONE DR	09/22/23	\$629,615	\$625,181	\$90,130	93.2	0.22	\$409,682	Land Table RCO	13.71%
K -21-33-152-037	58852 GREYSTONE DR	11/17/23	\$554,490	\$526,615	\$113,571	86.2	0.19	\$597,742	Land Table RCO	16.27%
K -21-33-352-002	58922 CALABRESE DR	02/27/23	\$533,010	\$592,667	\$26,039	1.0	0.14	\$185,993	Land Table RCO	14.46%
K -21-33-352-025	21484 NAVARRA DR	07/01/24	\$521,000	\$427,012	\$179,684	1.0	0.15	\$1,197,893	Land Table RCO	20.07%
K -21-33-352-028	21390 NAVARRA DR	09/19/23	\$525,000	\$482,675	\$128,021	1.0	0.15	\$853,473	Land Table RCO	17.75%
K -21-33-352-044	21213 NAVARRA DR	05/25/23	\$530,000	\$489,101	\$126,595	1.0	0.15	\$843,967	Land Table RCO	17.52%
K -21-33-352-045	21245 NAVARRA DR	08/29/24	\$605,000	\$539,907	\$150,789	1.0	0.15	\$1,005,260	Land Table RCO	15.87%
K -21-33-352-049	21393 NAVARRA DR	04/03/23	\$550,000	\$532,487	\$103,209	1.0	0.15	\$688,060	Land Table RCO	16.09%
K -21-33-352-068	21271 CALABRESE DR	08/05/24	\$690,000	\$632,565	\$143,131	1.0	0.14	\$1,022,364	Land Table RCO	13.55%
K -21-33-352-073	58725 CALABRESE DR	05/17/24	\$573,000	\$505,325	\$153,371	1.0	0.20	\$766,855	Land Table RCO	16.96%
K -21-33-353-001	20991 CALABRESE DR	06/15/23	\$585,925	\$547,294	\$124,327	50.0	0.14	\$900,920	Land Table RCO	15.66%
K -21-33-353-002	20987 CALABRESE DR	02/09/24	\$596,076	\$564,110	\$117,662	50.0	0.14	\$852,623	Land Table RCO	15.19%
K -21-33-353-003	20983 CALABRESE DR	07/21/23	\$599,135	\$583,645	\$101,186	56.0	0.15	\$657,052	Land Table RCO	14.68%
K -21-33-353-004	20979 CALABRESE DR	05/26/23	\$551,815	\$543,487	\$94,024	56.0	0.15	\$610,545	Land Table RCO	15.77%
K -21-33-353-005	20975 CALABRESE DR	06/05/24	\$608,705	\$562,746	\$131,655	50.0	0.14	\$954,022	Land Table RCO	15.23%
K -21-33-353-006	20971 CALABRESE DR	05/29/24	\$558,365	\$508,458	\$135,603	50.0	0.14	\$982,630	Land Table RCO	16.85%
K -21-33-353-007	20967 CALABRESE DR	05/19/23	\$524,447	\$523,641	\$86,502	50.0	0.14	\$626,826	Land Table RCO	16.37%
K -21-33-353-008	20963 CALABRESE DR	12/04/23	\$619,630	\$587,106	\$118,220	70.0	0.19	\$612,539	Land Table RCO	14.60%
K -21-33-353-009	58702 SELLA DR	11/15/23	\$544,405	\$522,025	\$108,076	56.0	0.15	\$701,792	Land Table RCO	16.42%
K -21-33-353-010	58714 SELLA DR	01/26/24	\$595,417	\$590,091	\$91,022	56.0	0.15	\$591,052	Land Table RCO	14.52%
K -21-33-353-011	58736 SELLA DR	04/14/23	\$620,955	\$585,475	\$121,176	56.0	0.15	\$786,857	Land Table RCO	14.64%
K -21-33-353-012	58758 SELLA DR	03/10/23	\$582,335	\$579,258	\$88,773	56.0	0.15	\$576,448	Land Table RCO	14.79%
K -21-33-353-013	58790 SELLA DR	03/01/23	\$523,224	\$469,603	\$139,317	50.0	0.14	\$1,009,543	Land Table RCO	18.25%
K -21-33-353-014	58822 SELLA DR	01/18/23	\$530,460	\$534,659	\$81,497	50.0	0.14	\$590,558	Land Table RCO	16.03%
K -21-33-353-015	20962 GIDRAN DR	07/19/24	\$560,071	\$540,142	\$105,625	70.1	0.19	\$547,280	Land Table RCO	15.87%
K -21-33-353-016	20982 GIDRAN DR	05/22/24	\$537,625	\$497,493	\$125,828	51.6	0.15	\$838,853	Land Table RCO	17.23%
K -21-33-353-017	20987 GIDRAN DR	10/18/23	\$556,370	\$573,383	\$68,683	78.5	0.19	\$359,597	Land Table RCO	14.95%
K -21-33-353-018	20965 GIDRAN DR	09/15/23	\$529,230	\$557,526	\$57,400	56.0	0.15	\$372,727	Land Table RCO	15.37%
K -21-33-353-019	20943 GIDRAN DR	01/13/23	\$515,720	\$543,750	\$57,666	56.0	0.15	\$374,455	Land Table RCO	15.76%
K -21-33-353-024	20843 GIDRAN DR	02/17/23	\$558,255	\$559,648	\$84,303	56.0	0.15	\$547,422	Land Table RCO	15.31%
K -21-33-353-029	20743 GIDRAN DR	08/25/23	\$525,000	\$494,175	\$116,521	56.0	0.15	\$731,662	Land Table RCO	17.34%
K -21-33-353-033	20816 GIDRAN DR	01/25/23	\$500,000	\$523,469	\$62,227	70.0	0.21	\$300,614	Land Table RCO	16.37%
K -21-33-353-040	58743 SELLA DR	01/20/23	\$546,040	\$510,984	\$120,752	57.1	0.16	\$769,121	Land Table RCO	16.77%
K -21-33-353-041	58725 SELLA DR	03/13/23	\$584,515	\$555,627	\$114,584	57.0	0.16	\$729,834	Land Table RCO	15.42%
K -21-33-353-042	58707 SELLA DR	05/03/23	\$589,005	\$565,310	\$109,391	57.0	0.13	\$835,046	Land Table RCO	15.16%
K -21-33-353-043	58699 SELLA DR	05/19/23	\$578,590	\$556,836	\$107,450	57.0	0.16	\$684,395	Land Table RCO	15.39%
K -21-33-353-044	20899 CALABRESE DR	10/23/23	\$563,190	\$527,305	\$121,581	70.0	0.19	\$639,900	Land Table RCO	16.25%
K -21-33-353-045	20881 CALABRESE DR	11/07/23	\$547,295	\$546,638	\$86,353	56.0	0.15	\$575,687	Land Table RCO	15.68%
K -21-33-353-046	20865 CALABRESE DR	11/08/23	\$543,730	\$551,080	\$78,346	56.0	0.15	\$522,307	Land Table RCO	15.55%
K -21-33-353-047	20847 CALABRESE DR	02/16/24	\$604,335	\$569,613	\$120,418	70.7	0.19	\$633,779	Land Table RCO	15.04%
K -21-33-353-048	58648 LOSINO DR	11/13/24	\$547,990	\$505,222	\$128,464	57.6	0.18	\$713,689	Land Table RCO	16.96%
K -21-33-353-050	58710 FALABELLA DR	11/15/24	\$534,770	\$521,300	\$99,166	57.0	0.21	\$472,219	Land Table RCO	16.44%
K -21-33-353-051	58784 FALABELLA DR	11/01/24	\$551,012	\$499,387	\$137,321	61.2	0.18	\$762,894	Land Table RCO	17.16%
K -21-33-353-052	58802 FALABELLA DR	10/11/24	\$522,120	\$486,694	\$121,122	57.7	0.16	\$757,013	Land Table RCO	17.61%
K -21-33-353-053	58814 FALABELLA DR	10/04/24	\$545,425	\$527,900	\$103,221	50.0	0.16	\$645,131	Land Table RCO	16.23%
K -21-33-353-054	58679 FALABELLA DR	04/03/24	\$549,740	\$557,067	\$78,369	56.0	0.18	\$435,383	Land Table RCO	15.38%
K -21-33-353-055	58675 FALABELLA DR	04/08/24	\$572,630	\$540,272	\$118,054	130.3	0.25	\$472,216	Land Table RCO	15.86%
K -21-33-353-056	20657 GIDRAN DR	04/24/24	\$556,615	\$520,026	\$122,285	107.2	0.21	\$582,310	Land Table RCO	16.48%
K -21-33-353-057	20633 GIDRAN DR	03/29/24	\$579,105	\$555,966	\$108,835	85.9	0.19	\$572,816	Land Table RCO	15.41%
K -21-33-353-058	20625 GIDRAN DR	06/07/24	\$575,830	\$542,771	\$118,755	95.7	0.19	\$625,026	Land Table RCO	15.79%
K -21-33-353-059	58748 GIDRAN DR	11/13/24	\$555,370	\$493,200	\$147,866	60.7	0.20	\$739,330	Land Table RCO	17.38%
K -21-33-353-060	58778 GIDRAN DR	08/07/24	\$635,000	\$593,509	\$127,187	60.7	0.21	\$605,652	Land Table RCO	14.44%
K -21-33-353-061	20722 GIDRAN DR	08/16/24	\$598,501	\$552,805	\$131,392	95.2	0.20	\$656,960	Land Table RCO	15.50%
K -21-33-353-062	20721 GIDRAN DR	10/16/23	\$510,555	\$535,448	\$60,803	44.5	0.15	\$405,353	Land Table RCO	16.00%
K -21-33-353-063	58885 GIDRAN DR	07/24/23	\$543,130	\$570,896	\$57,930	40.3	0.26	\$222,808	Land Table RCO	15.01%
K -21-33-353-064	58877 GIDRAN DR	08/14/24	\$530,535	\$534,369	\$81,862	40.3	0.23	\$355,922	Land Table RCO	16.04%
K -21-33-353-065	58869 GIDRAN DR	10/09/24	\$528,580	\$511,153	\$103,123	58.4	0.14	\$736,593	Land Table RCO	16.77%
K -21-33-353-066	58831 GIDRAN DR	10/31/23	\$539,500	\$551,375	\$73,821	56.0	0.15	\$492,140	Land Table RCO	15.54%
K -21-33-353-067	58803 GIDRAN DR	02/29/24	\$563,925	\$551,268	\$98,353	56.0	0.15	\$655,687	Land Table RCO	15.55%
K -21-33-353-068	58775 GIDRAN DR	10/27/23	\$540,390	\$545,169	\$80,917	56.0	0.15	\$539,447	Land Table RCO	15.72%
K -21-33-353-069	58747 GIDRAN DR	03/15/24	\$507,881	\$490,462	\$103,115	56.0	0.15	\$687,433	Land Table RCO	17.47%
K -21-33-353-070	58719 GIDRAN DR	11/17/23	\$549,960	\$545,804	\$89,852	56.0	0.15	\$599,013	Land Table RCO	15.70%
K -21-33-353-071	58691 GIDRAN DR	05/17/24	\$544,220	\$527,406	\$102,510	56.0	0.15	\$683,400	Land Table RCO	16.25%

Township of Lyon

Land Table RCO

K -21-33-353-072	58663 GIDRAN DR	04/17/24	\$545,535	\$520,162	\$111,069	45.4	0.19	\$584,574	Land Table RCO	16.47%
K -21-33-353-074	20624 GIDRAN DR	10/18/24	\$567,800	\$545,962	\$107,534	56.0	0.15	\$716,893	Land Table RCO	15.70%
K -21-33-353-075	20632 GIDRAN DR	06/21/24	\$547,520	\$496,631	\$136,585	56.0	0.15	\$910,567	Land Table RCO	17.26%
K -21-33-353-076	20656 GIDRAN DR	05/31/24	\$603,385	\$562,447	\$126,634	56.0	0.16	\$791,463	Land Table RCO	15.24%
K -21-33-353-077	58593 LOSINO DR	10/16/24	\$563,585	\$530,444	\$118,837	109.1	0.25	\$475,348	Land Table RCO	16.16%
K -21-33-353-078	58585 LOSINO DR	09/25/24	\$558,815	\$540,679	\$103,832	50.0	0.14	\$741,657	Land Table RCO	15.85%
K -21-33-353-079	58581 LOSINO DR	09/30/24	\$589,765	\$561,659	\$113,802	56.0	0.15	\$758,680	Land Table RCO	15.26%
K -21-33-353-080	58575 LOSINO DR	12/27/24	\$587,090	\$516,120	\$156,666	50.0	0.14	\$1,119,043	Land Table RCO	16.60%
K -21-33-353-082	20862 CALABRESE DR	08/02/24	\$624,006	\$587,100	\$122,602	56.0	0.15	\$817,347	Land Table RCO	14.60%
K -21-33-353-083	20884 CALABRESE DR	10/23/24	\$595,235	\$566,624	\$114,307	50.0	0.14	\$816,479	Land Table RCO	15.12%
K -21-33-353-084	20896 CALABRESE DR	09/13/24	\$545,165	\$523,242	\$107,619	50.0	0.14	\$768,707	Land Table RCO	16.38%
K -21-33-353-085	20932 CALABRESE DR	11/06/24	\$563,450	\$537,984	\$111,162	50.0	0.14	\$794,014	Land Table RCO	15.93%
K -21-33-353-086	20940 CALABRESE DR	10/28/24	\$572,600	\$556,025	\$102,271	50.0	0.14	\$730,507	Land Table RCO	15.41%
K -21-33-353-087	20966 CALABRESE DR	12/18/23	\$519,570	\$505,191	\$100,075	56.0	0.15	\$667,167	Land Table RCO	16.96%
K -21-33-353-088	20970 CALABRESE DR	10/20/23	\$521,960	\$539,083	\$68,573	70.0	0.19	\$360,911	Land Table RCO	15.90%
K -21-33-353-121	20984 CAMPOLINA DR	08/21/24	\$566,665	\$540,527	\$111,834	71.0	0.23	\$486,235	Land Table RCO	15.85%
K -21-33-353-122	20988 CAMPOLINA DR	11/08/24	\$570,480	\$508,040	\$148,136	57.2	0.17	\$871,388	Land Table RCO	16.87%
K -21-33-353-123	20992 CAMPOLINA DR	06/26/24	\$514,320	\$468,908	\$131,108	80.6	0.22	\$595,945	Land Table RCO	18.28%
K -21-33-353-124	20996 CAMPOLINA DR	12/16/24	\$524,320	\$452,652	\$157,364	80.5	0.22	\$715,291	Land Table RCO	18.93%
K -21-33-353-125	21000 CAMPOLINA DR	10/31/24	\$561,171	\$465,290	\$181,577	71.6	0.19	\$955,668	Land Table RCO	18.42%

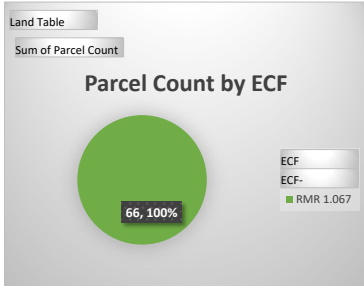
Township of Lyon

Land Table RMR

BSA DATABASE		SALES DATA	
Parcel Count	66	# of Sales	3
ECF Nbhd	RMR	Sales Ratio	46.71%
Min ECF	1.067	(Land Resid.-Est. Land Value)/Est. LV	35.54%
Max ECF	1.067	% Change	16.00%
Land Table LtoB	18.13%	Projected Land Table LtoB	21.03%
CVT LtoB	16.80%	Sales Sample Size	4.55%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$44,125	\$59,808	\$51,185
MINIMUM	\$44,125	\$59,808	\$51,185
MAXIMUM	\$44,125	\$59,808	\$51,185

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-09-401-013	28210 OAKMONTE CIR E	12/01/23	\$252,750	\$231,096	\$65,779	1.0	1.00	\$65,779		Land Table RMR	19.09%
K -21-09-401-019	28192 OAKMONTE CIR E	02/22/23	\$209,900	\$208,419	\$45,606	1.0	1.00	\$45,606		Land Table RMR	21.17%
K -21-09-401-060	28209 OAKMONTE CIR E	03/17/24	\$252,000	\$228,087	\$68,038	1.0	1.00	\$68,038		Land Table RMR	19.35%

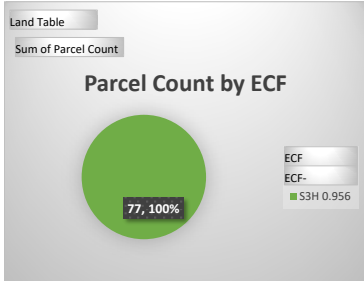
Township of Lyon

Land Table S3H

BSA DATABASE		SALES DATA	
Parcel Count	77	# of Sales	2
ECF Nbhd	S3H	Sales Ratio	49.45%
Min ECF	0.956	(Land Resid.-Est. Land Value)/Est. LV	7.05%
Max ECF	0.956	% Change	0.00%
Land Table LtoB	15.37%	Projected Land Table LtoB	15.37%
CVT LtoB	16.80%	Sales Sample Size	2.60%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$81,864	\$87,635	\$81,864
MINIMUM	\$81,864	\$87,635	\$81,864
MAXIMUM	\$81,864	\$87,635	\$81,864

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-17-477-069	26220 DARIA CIR W	04/29/24	\$545,000	\$512,516	\$114,348	0.0	0.50	\$228,696		Land Table S3H	15.97%
K -21-17-477-078	26173 DARIA CIR W	06/02/23	\$498,500	\$519,443	\$60,921	0.0	0.42	\$145,050		Land Table S3H	15.76%

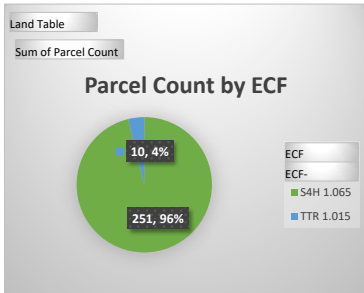
Township of Lyon

Land Table S4H

BSA DATABASE		SALES DATA	
Parcel Count	261	# of Sales	14
ECF Nbhd	TTR, S4H	Sales Ratio	50.06%
Min ECF	1.015	(Land Resid.-Est. Land Value)/Est. LV	-0.91%
Max ECF	1.065	% Change	0.00%
Land Table LtoB	15.04%	Projected Land Table LtoB	15.04%
CVT LtoB	16.80%	Sales Sample Size	5.36%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$84,913	\$84,144	\$84,913
MINIMUM	\$78,684	\$77,971	\$78,684
MAXIMUM	\$90,576	\$89,756	\$90,576

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-17-452-006	59810 MALLORY LN	07/11/23	\$670,000	\$645,633	\$114,943	1.0	0.66	\$174,156		Land Table S4H	14.03%
K -21-17-452-007	59760 MALLORY LN	10/25/24	\$595,000	\$596,220	\$83,693	1.0	0.44	\$190,211		Land Table S4H	14.24%
K -21-20-227-030	25871 CARRIAGE LN	10/06/23	\$520,000	\$559,221	\$39,463	1.0	0.28	\$140,939		Land Table S4H	14.07%
K -21-20-229-023	25840 MCCROY LN	10/21/24	\$550,000	\$486,348	\$142,336	1.0	0.30	\$474,453		Land Table S4H	16.18%
K -21-20-230-017	59213 CARRIAGE LN	09/15/23	\$539,000	\$516,912	\$100,772	1.0	0.38	\$265,189		Land Table S4H	15.22%
K -21-21-101-009	25931 HUNTERS LN	09/30/24	\$530,000	\$546,102	\$62,582	1.0	0.28	\$223,507		Land Table S4H	14.41%
K -21-21-101-010	25945 HUNTERS LN	05/21/24	\$522,000	\$487,761	\$112,923	1.0	0.36	\$313,675		Land Table S4H	16.13%
K -21-21-101-027	58774 COACH LN	12/23/24	\$530,000	\$538,938	\$69,746	1.0	0.37	\$188,503		Land Table S4H	14.60%
K -21-21-103-001	25801 COBBLERS LN	10/10/24	\$531,000	\$484,652	\$125,032	1.0	0.30	\$416,773		Land Table S4H	16.24%
K -21-21-103-005	25853 COBBLERS LN	09/20/23	\$483,750	\$453,634	\$108,800	1.0	0.28	\$388,571		Land Table S4H	17.35%
K -21-21-104-016	25855 HUNTERS LN	03/01/23	\$535,000	\$594,200	\$19,484	1.0	0.28	\$69,586		Land Table S4H	13.24%
K -21-21-301-003	58921 CARRIAGE LN	04/01/23	\$563,500	\$679,018	(\$36,834)	1.0	0.28	(\$131,550)		Land Table S4H	11.59%
K -21-21-301-017	58619 CARRIAGE LN	09/25/24	\$660,000	\$616,208	\$122,476	0.0	0.32	\$382,738		Land Table S4H	12.77%
K -21-21-301-019	58642 CASTLE CT	05/28/24	\$665,000	\$699,545	\$44,139	0.0	0.25	\$176,556		Land Table S4H	11.25%

Township of Lyon

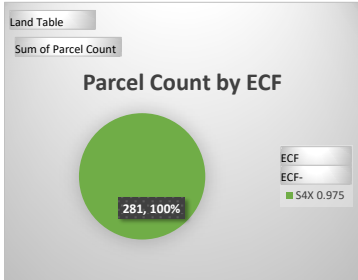
Land Table S4J

BSA DATABASE		SALES DATA	
Parcel Count	281	# of Sales	19
ECF Nbhd	S4X	Sales Ratio	48.21%
Min ECF	0.975	(Land Resid.-Est. Land Value)/Est. LV	27.47%
Max ECF	0.975	% Change	10.00%
Land Table LtoB	13.60%	Projected Land Table LtoB	14.96%
CVT LtoB	16.80%	Sales Sample Size	6.76%

Color Key

Vacant Sales

Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$76,771	\$97,862	\$84,448
MINIMUM	\$72,587	\$92,529	\$79,846
MAXIMUM	\$85,708	\$109,255	\$94,279

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-26-106-009	54909 S GRENELEFE CIR W	10/12/23	\$560,000	\$543,250	\$89,337	0.0	0.26	\$343,604		Land Table S4J	13.36%
K -21-26-106-014	54895 S GRENELEFE CIR W	04/13/23	\$730,500	\$641,832	\$161,255	0.0	0.27	\$597,241		Land Table S4J	11.31%
K -21-26-106-018	54884 S GRENELEFE CIR W	05/31/24	\$660,000	\$612,134	\$120,453	0.0	0.36	\$334,592		Land Table S4J	11.86%
K -21-26-176-013	23462 SPY GLASS HL N	08/07/24	\$625,000	\$572,420	\$161,461	0.0	0.43	\$374,619		Land Table S4J	19.02%
K -21-26-177-014	23550 SAINT GEORGE CIR	09/05/24	\$647,500	\$602,897	\$117,190	150.5	0.47	\$252,022		Land Table S4J	12.04%
K -21-26-177-020	54450 ROYAL TROON DR	04/05/24	\$615,000	\$592,508	\$95,079	94.0	0.32	\$293,454		Land Table S4J	12.25%
K -21-26-202-010	53324 SHINNECOCK DR	04/18/23	\$545,000	\$585,564	\$32,023	1.0	0.46	\$69,615		Land Table S4J	12.40%
K -21-26-202-017	23566 SHINNECOCK DR	05/15/23	\$680,000	\$691,983	\$96,898	1.0	0.40	\$242,245		Land Table S4J	15.73%
K -21-26-202-019	23422 SHINNECOCK DR	06/28/23	\$653,000	\$717,316	\$44,565	1.0	0.44	\$101,284		Land Table S4J	15.18%
K -21-26-203-012	23933 WINGED FOOT WAY	05/24/24	\$870,250	\$755,118	\$191,903	1.0	0.61	\$314,595		Land Table S4J	10.17%
K -21-26-251-007	23380 SPY GLASS HL N	05/18/23	\$600,000	\$636,373	\$72,508	97.3	0.38	\$191,314		Land Table S4J	17.11%
K -21-26-251-008	23400 SPY GLASS HL N	11/22/24	\$750,000	\$620,286	\$238,595	96.5	0.40	\$600,995		Land Table S4J	17.55%
K -21-26-254-003	22857 SAINT ANDREWS DR	03/30/23	\$812,500	\$846,069	\$75,312	105.4	0.44	\$169,622		Land Table S4J	12.87%
K -21-26-328-003	22670 INDIANWOOD DR	05/19/23	\$545,000	\$576,424	\$41,163	100.0	0.39	\$105,276		Land Table S4J	12.59%
K -21-26-328-005	22620 INDIANWOOD DR	05/17/23	\$605,000	\$649,187	\$32,584	0.0	0.61	\$53,416		Land Table S4J	11.83%
K -21-26-376-004	22541 INDIANWOOD DR	09/13/23	\$590,000	\$593,003	\$69,584	0.0	0.54	\$128,859		Land Table S4J	12.24%
K -21-26-402-001	54361 ROYAL TROON DR	10/30/24	\$695,000	\$611,671	\$155,916	100.0	0.34	\$453,244		Land Table S4J	11.87%
K -21-26-403-004	22685 SPY GLASS HILL DR	10/22/24	\$600,000	\$514,634	\$157,953	0.0	0.50	\$318,454		Land Table S4J	14.10%

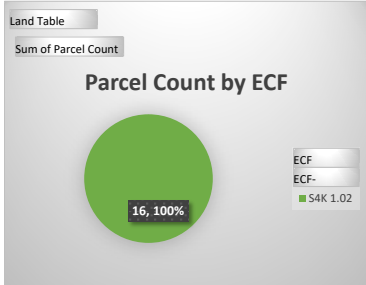
Township of Lyon

Land Table S4K

BSA DATABASE		SALES DATA	
Parcel Count	16	# of Sales	0
ECF Nbhd	S4K	Sales Ratio	#DIV/0!
Min ECF	1.020	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.020	% Change	0.00%
Land Table LtoB	12.61%	Projected Land Table LtoB	12.61%
CVT LtoB	16.80%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$150,142	#DIV/0!	\$150,142
MINIMUM	\$96,866	#DIV/0!	\$96,866
MAXIMUM	\$210,214	#DIV/0!	\$210,214

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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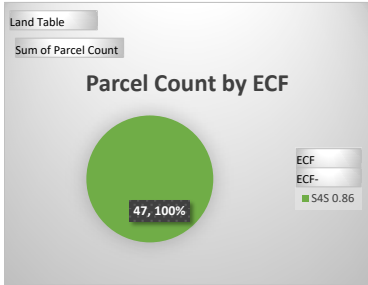
Township of Lyon

Land Table S4S

BSA DATABASE		SALES DATA	
Parcel Count	47	# of Sales	0
ECF Nbhd	S4S	Sales Ratio	#DIV/0!
Min ECF	0.860	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.860	% Change	10.00%
Land Table LtoB	13.14%	Projected Land Table LtoB	14.46%
CVT LtoB	16.80%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$53,435	#DIV/0!	\$58,779
MINIMUM	\$37,853	#DIV/0!	\$41,638
MAXIMUM	\$61,068	#DIV/0!	\$67,175

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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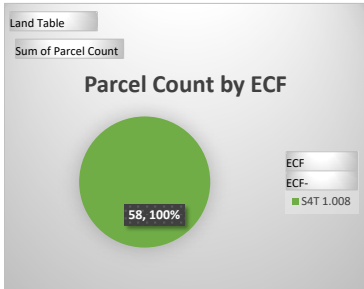
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Land Table S4T

BSA DATABASE		SALES DATA	
Parcel Count	58	# of Sales	5
ECF Nbhd	S4T	Sales Ratio	45.09%
Min ECF	1.008	(Land Resid.-Est. Land Value)/Est. LV	70.55%
Max ECF	1.008	% Change	7.00%
Land Table LtoB	14.90%	Projected Land Table LtoB	15.94%
CVT LtoB	16.80%	Sales Sample Size	8.62%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$70,224	\$119,767	\$75,140
MINIMUM	\$70,224	\$119,767	\$75,140
MAXIMUM	\$70,224	\$119,767	\$75,140

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-21-251-010	7287 HIDDEN TIMBERS D	07/12/24	\$455,000	\$478,355	\$46,869	110.0	0.48	\$97,239		Land Table S4T	14.68%
K -21-21-251-015	7347 HIDDEN TIMBERS D	11/20/24	\$565,000	\$428,428	\$206,796	111.7	0.56	\$372,605		Land Table S4T	16.39%
K -21-21-251-028	7503 HIDDEN TIMBERS D	12/20/24	\$473,000	\$459,141	\$84,083	112.0	0.53	\$159,854		Land Table S4T	15.29%
K -21-21-251-034	7574 HIDDEN TIMBERS D	11/07/24	\$482,000	\$490,705	\$61,519	110.0	0.48	\$128,432		Land Table S4T	14.31%
K -21-21-277-010	7697 HIDDEN TIMBERS D	11/26/24	\$549,000	\$419,654	\$199,570	119.5	0.52	\$387,515		Land Table S4T	16.73%

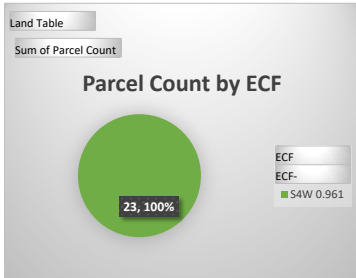
Township of Lyon

Land Table S4W

BSA DATABASE		SALES DATA	
Parcel Count	23	# of Sales	2
ECF Nbhd	S4W	Sales Ratio	49.11%
Min ECF	0.961	(Land Resid.-Est. Land Value)/Est. LV	14.02%
Max ECF	0.961	% Change	0.00%
Land Table LtoB	13.37%	Projected Land Table LtoB	13.37%
CVT LtoB	16.80%	Sales Sample Size	8.70%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$115,815	\$132,053	\$115,815
MINIMUM	\$105,297	\$120,060	\$105,297
MAXIMUM	\$134,606	\$153,479	\$134,606

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-26-151-003	23775 POINT O WOODS CT	08/09/24	\$975,000	\$955,698	\$156,188	1.0	0.48	\$325,392		Land Table S4W	14.32%
K -21-26-151-015	23754 POINT O WOODS CT	12/28/23	\$937,000	\$922,346	\$119,951	1.0	0.62	\$193,469		Land Table S4W	11.42%

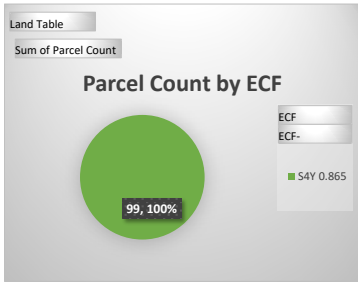
Township of Lyon

Land Table S4Y

BSA DATABASE		SALES DATA	
Parcel Count	99	# of Sales	10
ECF Nbhd	S4Y	Sales Ratio	48.00%
Min ECF	0.865	(Land Resid.-Est. Land Value)/Est. LV	34.15%
Max ECF	0.865	% Change	0.00%
Land Table LtoB	12.42%	Projected Land Table LtoB	12.42%
CVT LtoB	16.80%	Sales Sample Size	10.10%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$86,896	\$116,571	\$86,896
MINIMUM	\$81,935	\$109,915	\$81,935
MAXIMUM	\$96,829	\$129,896	\$96,829

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-26-405-012	23639 CROOKED TREE CT N	05/31/24	\$875,000	\$840,021	\$157,882	1.0	0.29	\$544,421		Land Table S4Y	14.63%
K -21-26-405-013	23657 CROOKED TREE CT N	01/16/24	\$825,000	\$814,049	\$133,854	1.0	0.28	\$478,050		Land Table S4Y	15.10%
K -21-26-405-017	53077 HIDDEN RIVER DR	04/01/24	\$755,000	\$697,843	\$139,092	1.0	0.33	\$421,491		Land Table S4Y	11.74%
K -21-26-405-021	23436 CROOKED TREE CT S	11/08/23	\$850,000	\$853,270	\$78,665	1.0	0.30	\$262,217		Land Table S4Y	9.60%
K -21-26-405-027	23305 CROOKED TREE CT S	03/11/24	\$810,000	\$807,257	\$84,678	1.0	0.29	\$291,993		Land Table S4Y	10.15%
K -21-26-405-044	22741 ARCADIA BLFS	05/09/23	\$750,000	\$821,787	\$51,116	1.0	0.29	\$176,262		Land Table S4Y	14.96%
K -21-26-405-048	22667 ARCADIA BLFS	12/04/23	\$975,000	\$906,340	\$191,563	1.0	0.32	\$598,634		Land Table S4Y	13.56%
K -21-26-405-064	22502 ARCADIA BLFS	10/08/24	\$853,000	\$733,715	\$201,220	1.0	0.37	\$543,838		Land Table S4Y	11.17%
K -21-26-405-086	22742 COUNTRY CLUB DR	04/03/24	\$895,000	\$797,703	\$179,232	1.0	0.29	\$618,041		Land Table S4Y	10.27%
K -21-26-405-097	22836 SHEPHERDS HOLLOW DR	05/15/23	\$790,000	\$770,249	\$101,686	1.0	0.31	\$328,019		Land Table S4Y	10.64%

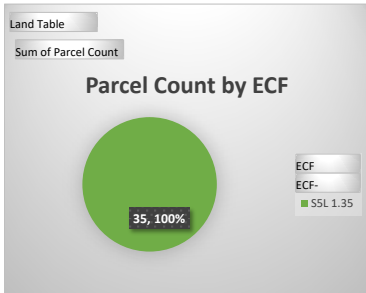
Township of Lyon

Land Table SSL

BSA DATABASE		SALES DATA	
Parcel Count	35	# of Sales	6
ECF Nbhd	SSL	Sales Ratio	47.01%
Min ECF	1.350	(Land Resid.-Est. Land Value)/Est. LV	25.11%
Max ECF	1.350	% Change	0.00%
Land Table LtoB	21.75%	Projected Land Table LtoB	21.75%
CVT LtoB	16.80%	Sales Sample Size	17.14%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$65,175	\$81,540	\$65,175
MINIMUM	\$47,676	\$59,647	\$47,676
MAXIMUM	\$104,644	\$130,920	\$104,644

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-19-327-018	151 WOODLAND DR	11/28/23	\$300,000	\$334,138	\$71,556	126.0	0.39	\$82,533	K -21-19-326-007	Land Table SSL	31.63%
K -21-19-328-002	652 WOODLAND DR	08/05/24	\$85,000			150.0	0.48	\$178,947		Land Table SSL	#DIV/0!
K -21-19-376-002	360 WOODLAND DR	03/10/23	\$390,000	\$396,842	\$82,105	275.6	0.87	\$94,591		Land Table SSL	22.41%
K -21-19-376-008	160 WOODLAND DR	10/05/23	\$295,000	\$265,058	\$89,195	100.0	0.31	\$284,061		Land Table SSL	22.35%
K -21-19-376-009	140 WOODLAND DR	01/12/24	\$265,000	\$210,682	\$113,571	99.0	0.31	\$365,180		Land Table SSL	28.12%
K -21-19-376-013	630 W LAKE ST	07/25/24	\$315,000	\$264,772	\$109,481	95.3	0.30	\$366,157		Land Table SSL	22.38%

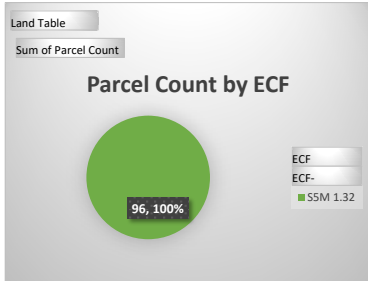
Township of Lyon

Land Table S5M

BSA DATABASE		SALES DATA	
Parcel Count	96	# of Sales	8
ECF Nbhd	S5M	Sales Ratio	45.58%
Min ECF	1.320	(Land Resid.-Est. Land Value)/Est. LV	33.03%
Max ECF	1.320	% Change	0.00%
Land Table LtoB	28.34%	Projected Land Table LtoB	28.34%
CVT LtoB	16.80%	Sales Sample Size	8.33%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$82,224	\$109,381	\$82,224
MINIMUM	\$74,427	\$99,009	\$74,427
MAXIMUM	\$98,669	\$131,258	\$98,669

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-29-303-019	22883 KAY ST	05/29/24	\$400,000	\$323,472	\$154,881	70.0	0.29	\$535,920		Land Table S5M	24.22%
K -21-29-304-007	60674 SUE ST	05/14/24	\$330,000	\$358,484	\$45,943	75.0	0.25	\$183,772		Land Table S5M	20.76%
K -21-29-306-003	22928 SANDRA ST	04/12/23	\$185,000	\$187,971	\$71,456	70.0	0.23	\$317,582		Land Table S5M	39.59%
K -21-29-306-009	60592 LILLIAN ST	08/01/23	\$263,000	\$237,899	\$99,528	75.0	0.24	\$412,979		Land Table S5M	31.29%
K -21-29-351-004	22750 KAY ST	11/01/24	\$272,000	\$215,557	\$134,796	98.0	0.28	\$474,634		Land Table S5M	36.35%
K -21-29-351-009	22633 SANDRA ST	12/02/24	\$300,000	\$282,493	\$91,934	75.0	0.24	\$381,469		Land Table S5M	26.35%
K -21-29-352-006	22659 VALERIE ST	08/27/24	\$310,000	\$289,909	\$94,518	73.6	0.24	\$397,134		Land Table S5M	25.67%
K -21-29-353-045	60815 LILLIAN ST	08/21/24	\$286,000	\$242,958	\$141,711	0.0	0.61	\$232,313		Land Table S5M	40.61%

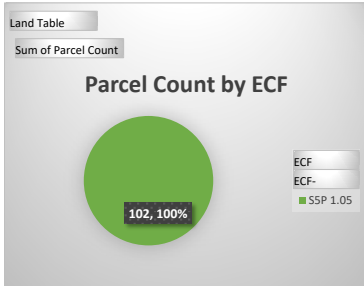
Township of Lyon

Land Table SSP

BSA DATABASE		SALES DATA	
Parcel Count	102	# of Sales	7
ECF Nbhd	SSP	Sales Ratio	47.25%
Min ECF	1.050	(Land Resid.-Est. Land Value)/Est. LV	38.20%
Max ECF	1.050	% Change	0.00%
Land Table LtoB	16.53%	Projected Land Table LtoB	16.53%
CVT LtoB	16.80%	Sales Sample Size	6.86%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$80,309	\$110,986	\$80,309
MINIMUM	\$76,495	\$105,715	\$76,495
MAXIMUM	\$88,613	\$122,461	\$88,613

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-32-326-010	21191 GREENBRIAR LN	08/23/24	\$530,000	\$509,823	\$96,672	1.0	0.48	\$201,400		Land Table SSP	15.00%
K -21-32-326-015	21111 GREENBRIAR LN	10/29/24	\$555,000	\$519,197	\$112,298	1.0	0.46	\$244,126		Land Table SSP	14.73%
K -21-32-326-021	21015 GREENBRIAR LN	09/27/23	\$519,900	\$502,414	\$93,981	1.0	0.53	\$177,323		Land Table SSP	15.23%
K -21-32-328-004	21106 GREENBRIAR LN	07/21/23	\$625,000	\$545,905	\$163,240	1.0	0.56	\$291,500		Land Table SSP	15.41%
K -21-32-402-009	20983 OAK TREE DR	01/19/24	\$545,000	\$549,561	\$71,934	1.0	0.45	\$159,853		Land Table SSP	13.92%
K -21-32-403-003	20908 OAK TREE DR	03/08/24	\$555,000	\$514,868	\$124,277	1.0	0.43	\$289,016		Land Table SSP	16.34%
K -21-32-403-005	20876 OAK TREE DR	10/26/23	\$550,000	\$524,828	\$109,317	1.0	0.41	\$266,627		Land Table SSP	16.03%

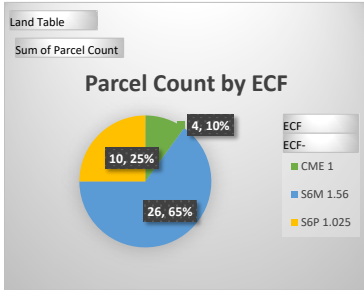
Township of Lyon

Land Table S6M

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	2
ECF Nbhd	S6M, CME, S6P	Sales Ratio	40.56%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	82.17%
Max ECF	1.560	% Change	0.00%
Land Table LtoB	31.16%	Projected Land Table LtoB	31.16%
CVT LtoB	16.80%	Sales Sample Size	5.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$67,929	\$123,748	\$67,929
MINIMUM	\$45,947	\$83,703	\$45,947
MAXIMUM	\$163,095	\$297,114	\$163,095

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-03-305-006	30000 SHEFFO ST	05/13/24	\$249,900	\$202,706	\$104,627	0.0	0.22	\$475,577		Land Table S6M	28.33%

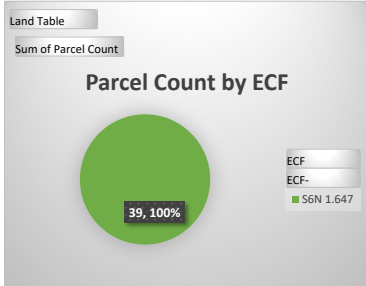
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Land Table S6N

BSA DATABASE		SALES DATA	
Parcel Count	39	# of Sales	4
ECF Nbhd	S6N	Sales Ratio	47.71%
Min ECF	1.647	(Land Resid.-Est. Land Value)/Est. LV	13.81%
Max ECF	1.647	% Change	0.00%
Land Table LtoB	21.14%	Projected Land Table LtoB	21.14%
CVT LtoB	16.80%	Sales Sample Size	10.26%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$59,702	\$67,945	\$59,702
MINIMUM	\$38,384	\$43,684	\$38,384
MAXIMUM	\$86,743	\$98,720	\$86,743

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-04-401-018	30065 RONDEAU	08/16/23	\$172,000	\$165,177	\$70,797	100.0	0.44	\$162,378		Land Table S6N	38.73%
K -21-04-427-021		05/31/23	\$46,500			100.0	0.27	\$170,330		Land Table S6N	#DIV/0!
K -21-04-428-011	30041 CHERRY LN	11/01/24	\$304,000	\$289,035	\$108,790	156.2	0.25	\$281,111	K -21-04-428-012	Land Table S6N	32.46%

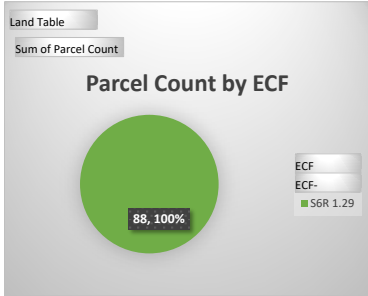
Township of Lyon

Land Table S6R

BSA DATABASE		SALES DATA	
Parcel Count	88	# of Sales	3
ECF Nbhd	S6R	Sales Ratio	48.47%
Min ECF	1.290	(Land Resid.-Est. Land Value)/Est. LV	14.78%
Max ECF	1.290	% Change	0.00%
Land Table LtoB	22.51%	Projected Land Table LtoB	22.51%
CVT LtoB	16.80%	Sales Sample Size	3.41%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$88,821	\$101,952	\$88,821
MINIMUM	\$72,064	\$82,718	\$72,064
MAXIMUM	\$134,758	\$154,681	\$134,758

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-05-426-003	30540 MARTINDALE RD	12/22/23	\$430,000	\$393,799	\$128,075	1.0	1.12	\$114,353		Land Table S6R	23.33%
K -21-05-426-031	29700 MARTINDALE RD	12/13/24	\$430,000	\$415,439	\$94,205	1.0	0.75	\$125,607		Land Table S6R	19.17%
K -21-05-426-036	59351 TRELAWNEY RD	02/07/24	\$412,500	\$424,322	\$80,052	1.0	1.51	\$53,015		Land Table S6R	21.65%

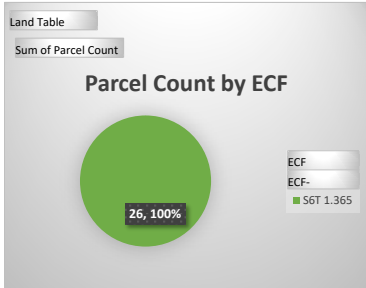
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Land Table S6T

BSA DATABASE		SALES DATA	
Parcel Count	26	# of Sales	1
ECF Nbhd	S6T	Sales Ratio	52.59%
Min ECF	1.365	(Land Resid.-Est. Land Value)/Est. LV	-24.10%
Max ECF	1.365	% Change	0.00%
Land Table LtoB	22.13%	Projected Land Table LtoB	22.13%
CVT LtoB	16.80%	Sales Sample Size	3.85%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$79,674	\$60,476	\$79,674
MINIMUM	\$73,049	\$55,447	\$73,049
MAXIMUM	\$86,318	\$65,519	\$86,318

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-04-255-001	57701 KELLY DR	02/01/24	\$339,700	\$357,302	\$55,447	110.3	0.36	\$153,593		Land Table S6T	20.44%

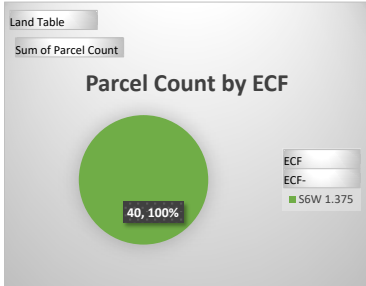
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Land Table S6W

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	2
ECF Nbhd	S6W	Sales Ratio	49.49%
Min ECF	1.375	(Land Resid.-Est. Land Value)/Est. LV	4.12%
Max ECF	1.375	% Change	0.00%
Land Table LtoB	25.90%	Projected Land Table LtoB	25.90%
CVT LtoB	16.80%	Sales Sample Size	5.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$95,587	\$99,526	\$95,587
MINIMUM	\$91,738	\$95,519	\$91,738
MAXIMUM	\$99,435	\$103,533	\$99,435

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-05-227-020	30984 BRAMLEY CIR	09/05/23	\$365,000	\$373,840	\$82,898	100.0	0.34	\$240,983		Land Table S6W	24.54%
K -21-05-228-011	30912 BRAMLEY CT	04/04/23	\$375,000	\$358,598	\$108,140	0.0	0.35	\$310,747		Land Table S6W	25.58%

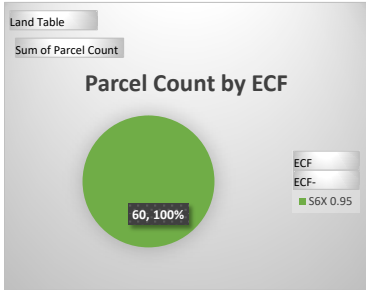
Township of Lyon

Land Table S6X

BSA DATABASE		SALES DATA	
Parcel Count	60	# of Sales	1
ECF Nbhd	S6X	Sales Ratio	47.08%
Min ECF	0.950	(Land Resid.-Est. Land Value)/Est. LV	39.94%
Max ECF	0.950	% Change	0.00%
Land Table LtoB	16.05%	Projected Land Table LtoB	16.05%
CVT LtoB	16.80%	Sales Sample Size	1.67%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$83,942	\$117,468	\$83,942
MINIMUM	\$78,702	\$110,135	\$78,702
MAXIMUM	\$89,182	\$124,801	\$89,182

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-04-301-075	29896 MAGNOLIA DR	06/15/23	\$610,000	\$574,381	\$124,801	0.0	0.43	\$290,235		Land Table S6X	15.53%

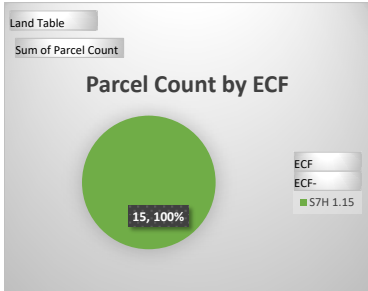
Township of Lyon

Land Table S7H

BSA DATABASE		SALES DATA	
Parcel Count	15	# of Sales	0
ECF Nbhd	S7H	Sales Ratio	#DIV/0!
Min ECF	1.150	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.150	% Change	20.00%
Land Table LtoB	13.76%	Projected Land Table LtoB	16.52%
CVT LtoB	16.80%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$77,363	#DIV/0!	\$92,836
MINIMUM	\$71,357	#DIV/0!	\$85,628
MAXIMUM	\$85,613	#DIV/0!	\$102,736

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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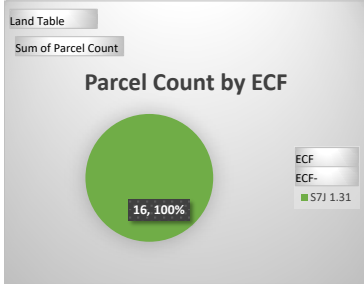
Township of Lyon

Land Table S7J

BSA DATABASE		SALES DATA	
Parcel Count	16	# of Sales	0
ECF Nbhd	S7J	Sales Ratio	#DIV/0!
Min ECF	1.310	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.310	% Change	15.00%
Land Table LtoB	19.56%	Projected Land Table LtoB	22.49%
CVT LtoB	16.80%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$73,065	#DIV/0!	\$84,025
MINIMUM	\$64,033	#DIV/0!	\$73,638
MAXIMUM	\$95,738	#DIV/0!	\$110,099

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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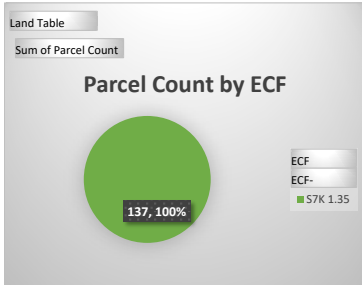
Township of Lyon

Land Table S7K

BSA DATABASE		SALES DATA	
Parcel Count	137	# of Sales	9
ECF Nbhd	S7K	Sales Ratio	47.88%
Min ECF	1.350	(Land Resid.-Est. Land Value)/Est. LV	19.09%
Max ECF	1.350	% Change	0.00%
Land Table LtoB	23.22%	Projected Land Table LtoB	23.22%
CVT LtoB	16.80%	Sales Sample Size	6.57%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$88,479	\$105,371	\$88,479
MINIMUM	\$77,522	\$92,323	\$77,522
MAXIMUM	\$122,035	\$145,334	\$122,035

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-05-301-014	60506 LAMPLIGHTER DR	08/29/24	\$345,000	\$345,709	\$76,813	90.0	0.38	\$204,290		Land Table S7K	22.42%
K -21-05-326-011	60450 TOWN SQUARE ST	03/26/24	\$370,000	\$311,323	\$136,199	90.0	0.35	\$388,031		Land Table S7K	24.90%
K -21-05-326-020	60542 TOWN SQUARE ST	08/04/23	\$375,000	\$377,721	\$76,599	105.0	0.41	\$186,827		Land Table S7K	21.00%
K -21-05-327-010	30098 COBBLESTONE LN	04/11/23	\$322,950	\$331,441	\$70,829	106.3	0.46	\$153,976		Land Table S7K	23.93%
K -21-05-327-013	60379 LAMPLIGHTER DR	08/17/23	\$349,000	\$323,748	\$104,572	105.0	0.43	\$240,949		Land Table S7K	24.50%
K -21-05-327-022	30051 LAMPLIGHTER CT	08/29/24	\$385,000	\$310,186	\$160,244	122.7	0.57	\$280,637		Land Table S7K	27.54%
K -21-05-328-002	60408 LAMPLIGHTER DR	03/06/24	\$365,000	\$360,018	\$82,504	90.0	0.38	\$218,265		Land Table S7K	21.53%
K -21-05-328-012	60464 LAMPLIGHTER DR	03/15/23	\$376,000	\$371,102	\$82,420	90.0	0.38	\$218,621		Land Table S7K	20.89%
K -21-05-328-014	60436 LAMPLIGHTER DR	01/09/24	\$314,900	\$335,856	\$56,566	90.0	0.38	\$149,646		Land Table S7K	23.08%

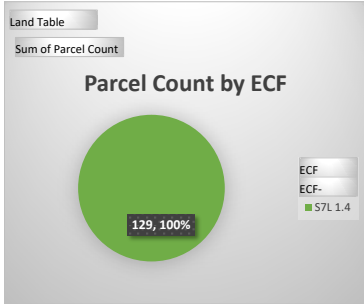
Township of Lyon

Land Table S7L

BSA DATABASE		SALES DATA	
Parcel Count	129	# of Sales	5
ECF Nbhd	S7L	Sales Ratio	46.62%
Min ECF	1.400	(Land Resid.-Est. Land Value)/Est. LV	22.94%
Max ECF	1.400	% Change	5.00%
Land Table LtoB	26.61%	Projected Land Table LtoB	27.94%
CVT LtoB	16.80%	Sales Sample Size	3.88%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$71,108	\$87,423	\$74,663
MINIMUM	\$28,726	\$35,317	\$30,162
MAXIMUM	\$87,508	\$107,586	\$91,883

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-07-401-002	61940 RICHFIELD ST	04/25/23	\$335,000	\$356,509	\$120,707	200.0	0.48	\$125,606	K -21-07-401-001	Land Table S7L	39.89%
K -21-07-401-004	61900 RICHFIELD ST	11/04/24	\$310,000	\$260,076	\$121,032	100.0	0.48	\$250,584		Land Table S7L	27.34%
K -21-07-403-019	61722 FAIRLAND DR	10/10/24	\$297,000	\$240,058	\$122,584	100.0	0.41	\$296,814		Land Table S7L	27.34%
K -21-07-404-010	61801 FAIRLAND DR	01/17/24	\$300,000	\$301,274	\$86,234	0.0	1.65	\$52,263		Land Table S7L	29.05%

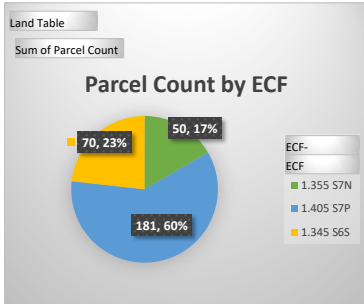
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Land Table S7P

BSA DATABASE		SALES DATA	
Parcel Count	301	# of Sales	15
ECF Nbhd	57N, S7P, S6S	Sales Ratio	49.00%
Min ECF	1.345	(Land Resid.-Est. Land Value)/Est. LV	9.06%
Max ECF	1.405	% Change	0.00%
Land Table LtoB	22.61%	Projected Land Table LtoB	22.61%
CVT LtoB	16.80%	Sales Sample Size	4.98%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$89,735	\$97,866	\$89,735
MINIMUM	\$78,650	\$85,777	\$78,650
MAXIMUM	\$111,108	\$121,176	\$111,108

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-07-279-003	61069 TOPSFIELD LN	07/17/24	\$405,000	\$367,739	\$123,903	155.0	0.79	\$157,637		Land Table S7P	23.56%
K -21-08-126-001	59764 BARKLEY DR	12/08/23	\$390,000	\$407,928	\$94,707	1.0	0.56	\$168,218		Land Table S7P	27.61%
K -21-08-177-012	29482 HAMPTON CT	05/25/23	\$345,000	\$353,453	\$70,197	90.3	0.34	\$204,656		Land Table S7P	22.25%
K -21-08-177-027	59644 STERLING DR	07/09/24	\$370,000	\$352,687	\$95,963	108.1	0.36	\$264,361		Land Table S7P	22.30%
K -21-08-178-009	59579 STERLING DR	08/29/23	\$349,900	\$321,416	\$107,134	90.1	0.34	\$312,344		Land Table S7P	24.47%
K -21-08-202-021	59584 BARKLEY DR	07/31/23	\$365,000	\$327,291	\$116,359	90.0	0.36	\$321,434		Land Table S7P	24.03%
K -21-08-202-030	29150 WILLOW LN	08/08/24	\$440,000	\$440,892	\$85,750	0.0	0.51	\$168,137		Land Table S7P	19.65%
K -21-08-227-014	59195 ALBERT LN	04/11/23	\$324,000	\$308,994	\$93,656	103.7	0.35	\$264,565		Land Table S7P	25.45%
K -21-08-227-018	59426 ANNAH DR	06/08/23	\$349,000	\$348,231	\$87,411	103.3	0.61	\$144,243		Land Table S7P	24.88%
K -21-08-251-007	59599 BARKLEY DR	03/28/24	\$420,000	\$387,255	\$111,395	90.0	0.35	\$317,365		Land Table S7P	20.31%
K -21-08-252-007	29398 TONESTER CIR	04/07/23	\$348,500	\$359,296	\$69,663	115.0	0.45	\$155,151		Land Table S7P	22.39%
K -21-08-252-014	59518 SUNRIDGE DR	10/11/23	\$430,000	\$467,188	\$49,454	0.0	0.58	\$84,827		Land Table S7P	18.55%
K -21-08-252-020	59525 SUNRIDGE DR	09/26/24	\$429,900	\$386,443	\$123,916	1.0	0.51	\$245,378		Land Table S7P	20.82%
K -21-08-253-001	29371 TONESTER CIR	11/01/24	\$391,000	\$356,865	\$114,594	120.0	0.47	\$244,859		Land Table S7P	22.55%
K -21-08-253-004	59521 TONESTER CIR	11/13/23	\$329,000	\$386,528	\$29,114	1.0	1.60	\$18,253		Land Table S7P	22.42%

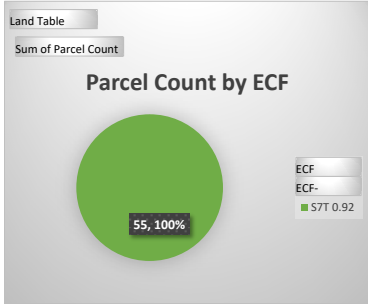
Township of Lyon

Land Table S7T

BSA DATABASE		SALES DATA	
Parcel Count	55	# of Sales	1
ECF Nbhd	S7T	Sales Ratio	48.73%
Min ECF	0.920	(Land Resid.-Est. Land Value)/Est. LV	17.02%
Max ECF	0.920	% Change	0.00%
Land Table LtoB	15.38%	Projected Land Table LtoB	15.38%
CVT LtoB	16.80%	Sales Sample Size	1.82%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$77,798	\$91,041	\$77,798
MINIMUM	\$72,592	\$84,949	\$72,592
MAXIMUM	\$82,974	\$97,098	\$82,974

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-02-177-010	54795 WALNUT DR	06/15/23	\$485,000	\$472,643	\$84,949	110.0	0.91	\$93,866		Land Table S7T	15.36%

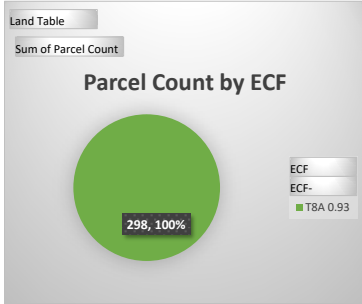
Township of Lyon

Land Table T8A

BSA DATABASE		SALES DATA	
Parcel Count	298	# of Sales	20
ECF Nbhd	T8A	Sales Ratio	49.08%
Min ECF	0.930	(Land Resid.-Est. Land Value)/Est. LV	15.25%
Max ECF	0.930	% Change	0.00%
Land Table LtoB	12.62%	Projected Land Table LtoB	12.62%
CVT LtoB	16.80%	Sales Sample Size	6.71%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$72,890	\$84,003	\$72,890
MINIMUM	\$72,890	\$84,003	\$72,890
MAXIMUM	\$72,890	\$84,003	\$72,890

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-18-226-003	61080 PALOMINO CT	06/17/24	\$720,000	\$693,831	\$99,059	0.0	0.35	\$283,026		Land Table T8A	10.51%
K -21-18-226-012	61161 PALOMINO CT	08/09/24	\$555,000	\$610,174	\$17,716	0.0	0.39	\$45,426		Land Table T8A	11.95%
K -21-18-226-016	61111 LADBROOKE DR	06/30/23	\$547,500	\$580,695	\$39,695	0.0	0.32	\$124,047		Land Table T8A	12.55%
K -21-18-226-034	26701 KENTUCKY CT	08/04/23	\$654,000	\$643,968	\$82,922	0.0	0.39	\$212,621		Land Table T8A	11.32%
K -21-18-226-041	61181 SADDLE CREEK DR	06/26/23	\$550,000	\$528,591	\$94,299	0.0	0.27	\$349,256		Land Table T8A	13.79%
K -21-18-226-042	61171 SADDLE CREEK DR	08/23/24	\$555,000	\$512,558	\$115,332	0.0	0.30	\$384,440		Land Table T8A	14.22%
K -21-18-226-043	61161 SADDLE CREEK DR	04/26/23	\$650,000	\$647,857	\$75,033	0.0	0.38	\$197,455		Land Table T8A	11.25%
K -21-18-226-090	61387 SADDLE CREEK DR	04/17/23	\$515,000	\$512,437	\$75,453	1.0	0.28	\$269,475		Land Table T8A	14.22%
K -21-18-226-099	26957 BLUEGRASS CT	09/19/23	\$660,000	\$595,783	\$137,107	1.0	0.37	\$370,559		Land Table T8A	12.23%
K -21-18-226-109	61082 SHAYA BLVD	05/15/23	\$539,900	\$537,144	\$75,646	0.0	0.31	\$244,019		Land Table T8A	13.57%
K -21-18-226-128	26604 DERBY CT	06/28/23	\$555,000	\$556,679	\$71,211	0.0	0.40	\$178,028		Land Table T8A	13.09%
K -21-18-226-142	61110 MUSTANG DR	04/28/23	\$646,100	\$674,544	\$44,446	0.0	0.29	\$153,262		Land Table T8A	10.81%
K -21-18-226-175	62249 KEENELAND CT	03/22/24	\$725,000	\$722,255	\$75,635	1.0	0.40	\$189,088		Land Table T8A	10.09%
K -21-18-226-179	26750 WINDCHASE DR	09/08/23	\$550,000	\$537,660	\$85,230	1.0	0.34	\$250,676		Land Table T8A	13.56%
K -21-18-226-192	26768 PHILLY CT	12/20/24	\$625,000	\$561,340	\$136,550	1.0	0.40	\$341,375		Land Table T8A	12.99%
K -21-18-226-208	61657 MUSTANG DR	08/21/23	\$575,000	\$556,098	\$91,792	1.0	0.28	\$327,829		Land Table T8A	13.11%
K -21-18-226-210	61723 MUSTANG DR	08/07/23	\$650,500	\$564,218	\$159,172	1.0	0.35	\$454,777		Land Table T8A	12.92%
K -21-18-226-250	62017 SAVANNAH DR	01/17/24	\$626,000	\$663,141	\$35,749	1.0	0.35	\$102,140		Land Table T8A	10.99%

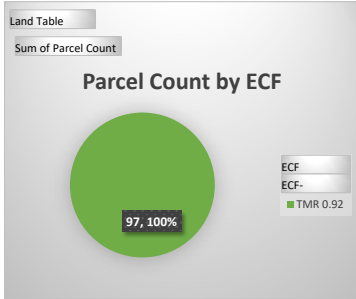
Township of Lyon

Land Table TMR

BSA DATABASE		SALES DATA	
Parcel Count	97	# of Sales	6
ECF Nbhd	TMR	Sales Ratio	46.80%
Min ECF	0.920	(Land Resid.-Est. Land Value)/Est. LV	42.61%
Max ECF	0.920	% Change	0.00%
Land Table LtoB	15.72%	Projected Land Table LtoB	15.72%
CVT LtoB	16.80%	Sales Sample Size	6.19%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$84,168	\$120,031	\$84,168
MINIMUM	\$84,168	\$120,031	\$84,168
MAXIMUM	\$84,168	\$120,031	\$84,168

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Effec. Front	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
K -21-09-452-033	57351 BLOSSOM VALLEY TRL	08/07/23	\$480,000	\$458,828	\$105,340	0.0	0.22	\$478,818		Land Table TMR	18.34%
K -21-09-452-045	57625 BLOSSOM VALLEY TRL	10/02/23	\$575,000	\$543,895	\$115,273	0.0	0.25	\$461,092		Land Table TMR	15.48%
K -21-09-452-056	58097 SUNFLOWER CIR S	05/18/23	\$588,000	\$566,215	\$105,953	0.0	0.23	\$460,665		Land Table TMR	14.87%
K -21-09-452-059	58163 SUNFLOWER CIR S	05/01/24	\$655,000	\$554,506	\$184,662	0.0	0.22	\$839,373		Land Table TMR	15.18%
K -21-09-452-076	57980 SUNFLOWER CIR N	08/14/24	\$555,000	\$538,400	\$100,768	0.0	0.23	\$438,122		Land Table TMR	15.63%
K -21-09-452-084	58096 SUNFLOWER CIR S	08/16/24	\$511,000	\$486,980	\$108,188	0.0	0.25	\$432,752		Land Table TMR	17.28%