

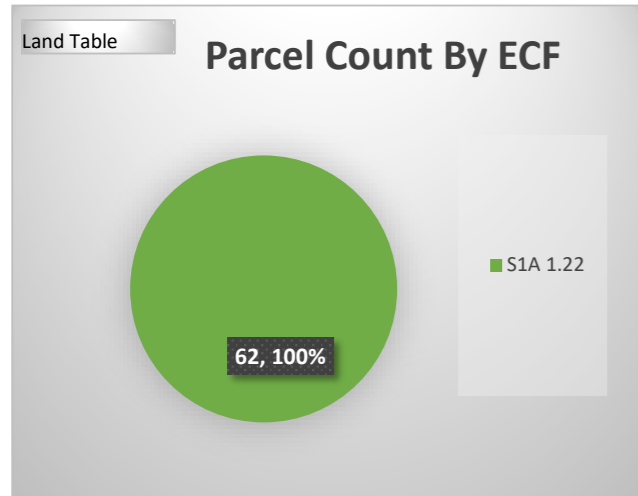
TOWNSHIP OF NOVI

S1A

BSA DATABASE		SALES DATA	
Parcel Count	62	# of Sales	3
ECF Nbhd	S1A	Sales Ratio	47.62%
Min ECF	1.220	(Land Resid.-Est. Land Value)/Est. LV	27.93%
Max ECF	1.220	% Change	5.00%
Land Table LtoB	27.32%	Projected Land Table LtoB	32.32%
CVT LtoB	27.32%	Sales Sample Size	4.84%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$114,019	\$145,868	\$119,720
MINIMUM	\$8,143	\$10,418	\$8,550
MAXIMUM	\$153,927	\$196,924	\$161,623

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
M -22-27-451-001	44253 CHEDWORTH DR	09/27/24	\$475,000				1.11	\$427,928		Land Table S1A	#DIV/0!
M -22-27-451-002	44211 CHEDWORTH DR	08/23/24	\$890,000	\$845,802	\$198,125	\$153,927	0.95	\$208,553		Land Table S1A	18.20%
M -22-27-326-006	44555 CHEDWORTH CT	09/20/23	\$915,000	\$873,204	\$195,723	\$153,927	0.94	\$208,216		Land Table S1A	17.63%