

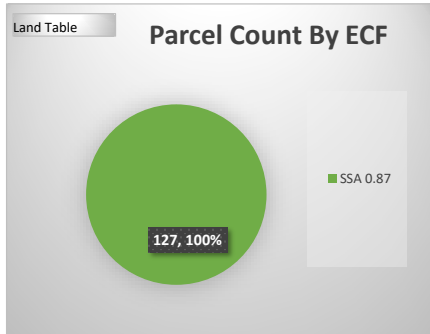
Township of Royal Oak

Land Table SSA

BSA DATABASE		SALES DATA	
Parcel Count	127	# of Sales	10
ECF Nbhd	SSA	Sales Ratio	30.83%
Min ECF	0.870	(Land Resid.-Est. Land Value)/Est. LV	476.08%
Max ECF	0.870	% Change	30.00%
Land Table LtoB	14.31%	Projected Land Table LtoB	18.60%
CVT LtoB	14.24%	Sales Sample Size	7.87%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$231	\$1,331	\$300
MINIMUM	\$154	\$887	\$200
MAXIMUM	\$308	\$1,774	\$400

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Land Table	Land to Building
S -25-32-401-012	21471 SCOTIA LN	07/24/23	\$120,000	\$110,659	\$33,948	0.30	\$113,160	Land Table SSA	22.24%
S -25-32-401-019	10732 N OAK DR	09/12/23	\$260,000	\$163,323	\$113,689	0.17	\$676,720	Land Table SSA	10.42%
S -25-32-401-037	10428 N OAK DR	07/03/24	\$250,000	\$162,942	\$104,159	0.17	\$623,707	Land Table SSA	10.50%
S -25-32-402-001	10731 N OAK DR	08/29/23	\$210,000	\$163,448	\$65,047	0.18	\$363,391	Land Table SSA	11.32%
S -25-32-402-006	10641 N OAK DR	06/06/24	\$250,000	\$138,983	\$127,292	0.15	\$837,447	Land Table SSA	11.71%
S -25-32-402-010	10563 N OAK DR	07/02/24	\$250,000	\$117,795	\$148,480	0.15	\$976,842	Land Table SSA	13.82%
S -25-32-426-013	10371 N OAK DR	05/17/24	\$260,000	\$129,344	\$149,757	0.19	\$784,068	Land Table SSA	14.77%

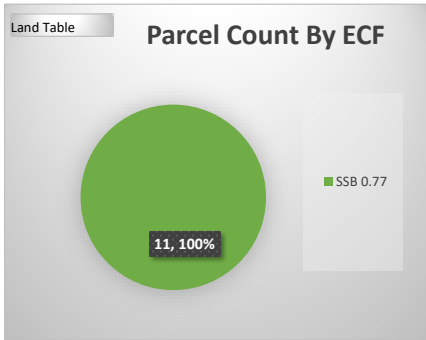
Township of Royal Oak

Land Table SSB

BSA DATABASE		SALES DATA	
Parcel Count	11	# of Sales	1
ECF Nbhd	SSB	Sales Ratio	28.85%
Min ECF	0.770	(Land Resid.-Est. Land Value)/Est. LV	851.42%
Max ECF	0.770	% Change	26.50%
Land Table LtoB	13.06%	Projected Land Table LtoB	16.52%
CVT LtoB	14.24%	Sales Sample Size	9.09%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$277	\$2,635	\$350
MINIMUM	\$277	\$2,635	\$350
MAXIMUM	\$277	\$2,635	\$350

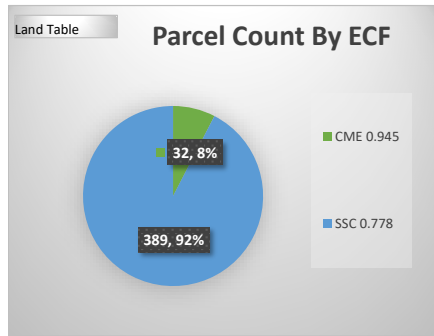
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Land Table	Land to Building
S -25-32-451-012	20817 MENDOTA AVE	07/18/24	\$223,000	\$128,663	\$105,417	0.11	\$985,206	Land Table SSB	8.61%

Township of Royal Oak

Land Table SSC

BSA DATABASE		SALES DATA	
Parcel Count	421	# of Sales	34
ECF Nbhd	CME, SSC	Sales Ratio	34.71%
Min ECF	0.778	(Land Resid.-Est. Land Value)/Est. LV	330.92%
Max ECF	0.945	% Change	19.00%
Land Table LtoB	14.13%	Projected Land Table LtoB	16.81%
CVT LtoB	14.24%	Sales Sample Size	8.08%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$189	\$812	\$225
MINIMUM	\$125	\$539	\$149
MAXIMUM	\$252	\$1,086	\$300

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Land Table	Land to Building
S -25-33-301-006	21415 WOODSIDE AVE	03/22/24	\$90,000	\$54,980	\$46,360	0.11	441,524	Land Table SSC	20.63%
S -25-33-301-020	21355 WOODSIDE AVE	03/14/24	\$175,000	\$161,823	\$30,777	0.21	145,863	Land Table SSC	10.88%
S -25-33-303-025	21395 GARDEN LN	12/13/24	\$123,000	\$81,335	\$53,005	0.11	504,810	Land Table SSC	13.94%
S -25-33-303-031	21341 GARDEN LN	04/29/24	\$185,000	\$117,118	\$90,562	0.11	431,248	Land Table SSC	19.37%
S -25-33-303-043	21340 GLEN LODGE RD	03/06/23	\$195,000	\$141,302	\$68,798	0.16	419,500	Land Table SSC	10.69%
S -25-33-304-016	21340 GARDEN LN	11/30/23	\$48,000	\$31,167	\$28,173	0.11	268,314	Land Table SSC	36.38%
S -25-33-304-031	21341 PARKSIDE BLVD	02/22/23	\$224,900	\$127,989	\$108,251	0.11	1,030,962	Land Table SSC	8.86%
S -25-33-327-003	21414 WESTVIEW AVE	09/22/23	\$170,000	\$66,495	\$114,838	0.12	973,203	Land Table SSC	17.04%
S -25-33-327-017	21244 WESTVIEW AVE	04/23/24	\$255,000	\$169,773	\$107,473	0.11	471,373	Land Table SSC	13.10%
S -25-33-351-009	21063 WOODSIDE AVE	12/12/24	\$221,000	\$150,243	\$82,097	0.11	781,876	Land Table SSC	7.55%
S -25-33-352-016	21034 WOODSIDE AVE	12/05/24	\$171,600	\$142,428	\$40,512	0.11	385,829	Land Table SSC	7.96%
S -25-33-352-036	21121 GLEN LODGE RD	09/01/23	\$192,000	\$129,380	\$77,720	0.16	473,902	Land Table SSC	11.67%
S -25-33-353-010	21012 GLEN LODGE RD	10/24/23	\$12,900			0.11	60,000	Land Table SSC	#DIV/0!
S -25-33-353-018	21031 GARDEN LN	08/28/23	\$180,000	\$133,604	\$57,736	0.11	549,867	Land Table SSC	8.49%
S -25-33-355-017	21004 PARKSIDE BLVD	06/20/24	\$65,000	\$64,937	\$11,907	0.11	108,245	Land Table SSC	18.24%
S -25-33-355-027	21067 WESTVIEW AVE	08/08/24	\$165,000	\$70,861	\$106,308	0.12	878,579	Land Table SSC	17.17%
S -25-33-358-022	20853 GARDEN LN	01/03/24	\$135,000	\$90,902	\$55,690	0.11	515,648	Land Table SSC	12.75%
S -25-33-358-029	20773 GARDEN LN	07/17/24	\$223,000	\$145,287	\$89,305	0.11	826,898	Land Table SSC	7.98%
S -25-33-359-023	20843 PARKSIDE BLVD	11/16/23	\$139,900	\$83,124	\$68,368	0.11	633,037	Land Table SSC	13.95%
S -25-33-359-025	20825 PARKSIDE BLVD	02/08/24	\$195,000	\$130,226	\$76,366	0.11	707,093	Land Table SSC	8.90%
S -25-33-376-010	21036 WESTVIEW AVE	12/01/23	\$175,000	\$99,402	\$87,254	0.13	698,032	Land Table SSC	11.73%
S -25-33-377-007	8211 GROVEVIEW AVE	03/14/24	\$135,000	\$66,394	\$80,830	0.14	585,725	Land Table SSC	18.41%
S -25-33-378-011	21060 BETHLAWN BLVD	09/15/23	\$84,000	\$57,255	\$39,886	0.16	257,329	Land Table SSC	22.95%
S -25-33-378-016	21020 BETHLAWN BLVD	06/27/24	\$84,000	\$74,392	\$22,749	0.16	146,768	Land Table SSC	17.66%
S -25-33-381-028	20805 BETHLAWN BLVD	02/16/24	\$177,000	\$99,909	\$89,911	0.15	591,520	Land Table SSC	12.83%
S -25-33-382-010	20806 BETHLAWN BLVD	11/17/23	\$12,000			0.30	39,604	Land Table SSC	#DIV/0!

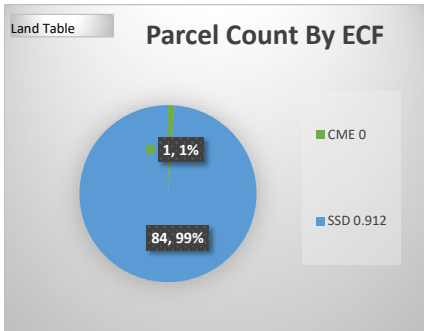
Township of Royal Oak

Land Table SSD

BSA DATABASE		SALES DATA	
Parcel Count	85	# of Sales	7
ECF Nbhd	SSD, CME	Sales Ratio	32.42%
Min ECF	0.912	(Land Resid.-Est. Land Value)/Est. LV	371.29%
Max ECF	0.912	% Change	16.50%
Land Table LtoB	14.65%	Projected Land Table LtoB	17.07%
CVT LtoB	14.24%	Sales Sample Size	8.24%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$242	\$1,138	\$282
MINIMUM	\$161	\$759	\$188
MAXIMUM	\$322	\$1,518	\$375

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Land Table	Land to Building
S -25-33-330-004	21406 MITCHELLEDALE AVE	07/09/24	\$191,000	\$111,727	\$91,631	0.12	\$776,534	Land Table SSD	11.06%
S -25-33-330-011	21344 MITCHELLEDALE AVE	05/30/24	\$173,000	\$90,975	\$97,717	0.18	\$533,973	Land Table SSD	17.25%
S -25-33-330-014	8040 CLOVERDALE AVE	04/18/23	\$215,000	\$108,417	\$119,463	0.13	\$926,070	Land Table SSD	11.88%