

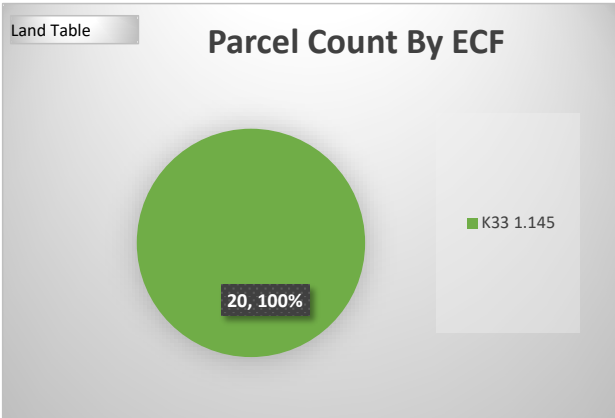
**BINGHAM FARMS / FRANKLIN / BEVERLY HILLS**

**Land Table K33**

BSA DATABASE		SALES DATA	
Parcel Count	20	# of Sales	4
ECF Nbhd	K33	Sales Ratio	46.01%
Min ECF	1.145	(Land Resid.-Est. Land Value)/Est. LV	32.27%
Max ECF	1.145	% Change	7.50%
Land Table LtoB	27.54%	Projected Land Table LtoB	29.61%
CVT LtoB	30.21%	Sales Sample Size	20.00%

**Color Key**

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$208,251	\$275,445	\$223,870
MINIMUM	\$190,824	\$252,395	\$205,136
MAXIMUM	\$225,677	\$298,494	\$242,603

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
TH-24-10-102-026	18 RIVERBANK DR	06/07/23	\$712,000	\$705,704	\$197,120	\$190,824	0.12	\$1,629,091		K33	27.04%
TH-24-10-102-030	10 RIVERBANK DR	03/01/23	\$925,000	\$835,306	\$315,361	\$225,667	0.11	\$2,866,918		K33	27.02%
TH-24-10-102-035	3 RIVERBANK DR	03/01/24	\$999,000	\$846,363	\$378,304	\$225,667	0.16	\$2,349,714		K33	26.66%
TH-24-10-102-039	11 RIVERBANK DR	04/30/24	\$875,000	\$843,615	\$257,052	\$225,667	0.13	\$2,056,416		K33	26.75%

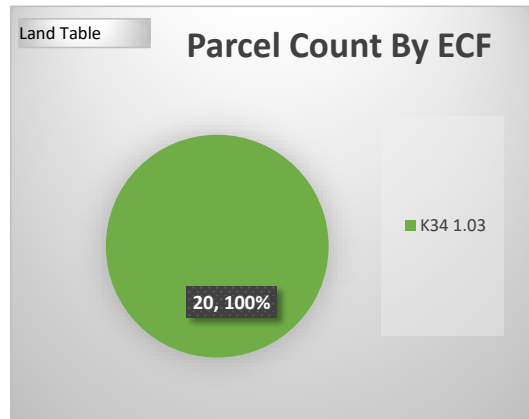
# BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

## Land Table K34

BSA DATABASE		SALES DATA	
Parcel Count	20	# of Sales	1
ECF Nbhd	K34	Sales Ratio	41.82%
Min ECF	1.030	(Land Resid.-Est. Land Value)/Est. LV	105.04%
Max ECF	1.030	% Change	10.00%
Land Table LtoB	20.79%	Projected Land Table LtoB	22.87%
CVT LtoB	30.21%	Sales Sample Size	5.00%

**Color Key**

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$97,923	\$200,778	\$107,715
MINIMUM	\$91,092	\$186,773	\$100,201
MAXIMUM	\$104,753	\$214,783	\$115,228

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TH-24-01-477-046	100 CHARRINGTON CT	07/09/24	\$585,000	\$489,319	\$186,773	\$91,092	1.00	\$186,773.00		K34	18.62%

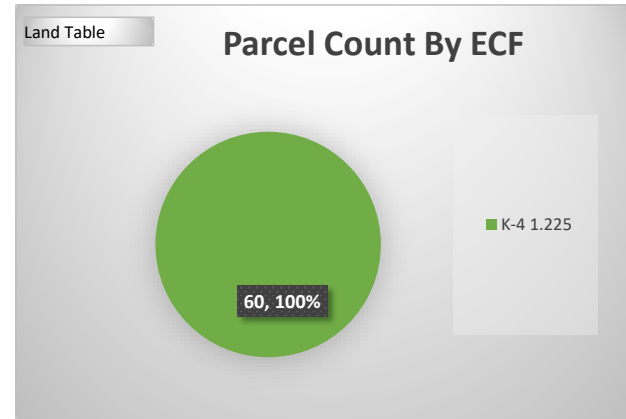
# BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

## Land Table K-4

BSA DATABASE		SALES DATA	
Parcel Count	60	# of Sales	5
ECF Nbhd	K-4	Sales Ratio	48.04%
Min ECF	1.225	(Land Resid.-Est. Land Value)/Est. LV	40.34%
Max ECF	1.225	% Change	5.00%
Land Table LtoB	20.29%	Projected Land Table LtoB	21.30%
CVT LtoB	30.21%	Sales Sample Size	8.33%

**Color Key**

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$68,425	\$96,025	\$71,846
MINIMUM	\$56,849	\$79,781	\$59,691
MAXIMUM	\$80,000	\$112,270	\$84,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TH-24-02-353-025	19710 W 13 MILE RD	04/07/23	\$325,000	\$272,001	\$109,848	\$56,849	0.10	\$1,098,480.00		K-4	20.90%
TH-24-02-353-028	19710 W 13 MILE RD	03/15/23	\$300,000	\$269,945	\$86,904	\$56,849	0.10	\$869,040.00		K-4	21.06%
TH-24-02-353-038	19710 W 13 MILE RD	06/04/24	\$343,000	\$308,127	\$91,722	\$56,849	0.10	\$917,220.00		K-4	18.45%
TH-24-02-456-019	18674 W 13 MILE RD	09/22/23	\$295,000	\$321,201	\$30,648	\$56,849	0.10	\$306,480.00		K-4	17.70%

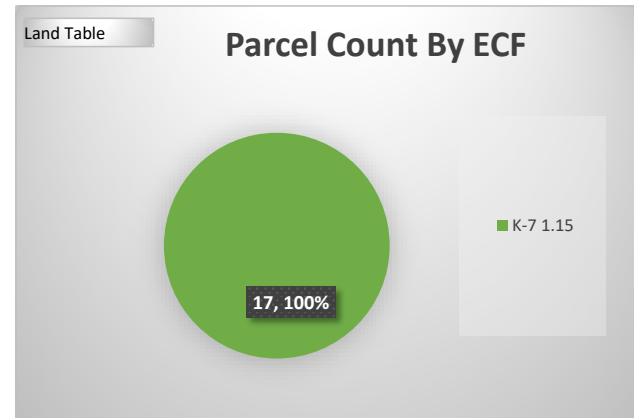
# BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

## Land Table K-7

BSA DATABASE		SALES DATA	
Parcel Count	17	# of Sales	1
ECF Nbhd	K-7	Sales Ratio	49.17%
Min ECF	1.150	(Land Resid.-Est. Land Value)/Est. LV	7.55%
Max ECF	1.150	% Change	10.00%
Land Table LtoB	24.44%	Projected Land Table LtoB	26.88%
CVT LtoB	30.21%	Sales Sample Size	5.88%

### Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$234,874	\$252,618	\$258,362
MINIMUM	\$222,512	\$239,322	\$244,763
MAXIMUM	\$247,236	\$265,914	\$271,960

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
TH-24-03-152-041	200 TURNBERRY CT	12/01/23	\$1,131,000	\$1,112,322	\$265,914	\$247,236	0.52	\$511,373.00		K-7	22.23%

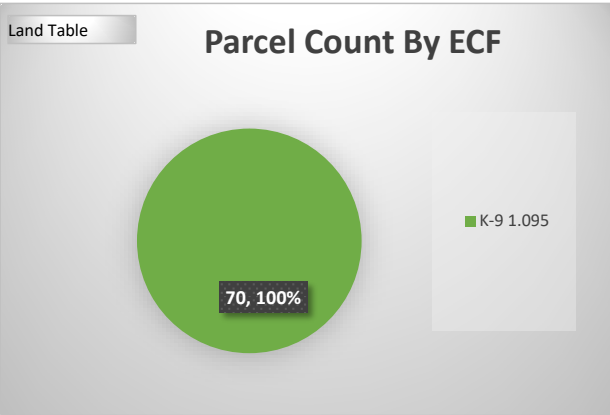
**BINGHAM FARMS / FRANKLIN / BEVERLY HILLS**

**Land Table K-9**

BSA DATABASE		SALES DATA	
Parcel Count	70	# of Sales	8
ECF Nbhd	K-9	Sales Ratio	47.10%
Min ECF	1.095	(Land Resid.-Est. Land Value)/Est. LV	24.90%
Max ECF	1.095	% Change	15.24%
Land Table LtoB	23.57%	Projected Land Table LtoB	27.16%
CVT LtoB	30.21%	Sales Sample Size	11.43%

**Color Key**

- Vacant Sales
- Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$120,060	\$149,954	\$139,500
<b>MINIMUM</b>	\$89,700	\$112,034	\$100,000
<b>MAXIMUM</b>	\$150,420	\$187,873	\$179,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TH-24-03-101-026	21845 DOVER CT	02/24/23	\$498,000	\$509,546	\$78,154	\$89,700	0.42	\$187,870.00		K-9	17.60%
TH-24-04-276-030	22205 VILLAGE PINES DR	04/04/23	\$425,000	\$510,510	\$64,910	\$150,420	0.33	\$196,697.00		K-9	29.46%
TH-24-04-276-033	22218 VILLAGE PINES DR	08/31/23	\$555,000	\$551,490	\$153,930	\$150,420	0.33	\$466,455.00		K-9	27.28%
TH-24-04-276-036	32400 PINES DR	12/04/24	\$805,000	\$633,522	\$321,898	\$150,420	0.33	\$975,448.00		K-9	23.74%
TH-24-04-276-056	32288 SPRUCE LN	02/13/23	\$715,000	\$661,182	\$204,238	\$150,420	0.33	\$618,903.00		K-9	22.75%
TH-24-04-276-057	32326 SPRUCE LN	03/07/24	\$719,000	\$602,212	\$267,208	\$150,420	0.33	\$809,721.00		K-9	24.98%
TH-24-04-276-071	22145 ORCHARD WAY	10/11/24	\$615,000	\$547,912	\$217,508	\$150,420	0.33	\$659,115.00		K-9	27.45%
TH-24-04-276-075	22025 ORCHARD WAY	07/22/24	\$570,000	\$601,119	\$119,301	\$150,420	0.33	\$361,518.00		K-9	25.02%

**BINGHAM FARMS / FRANKLIN / BEVERLY HILLS**

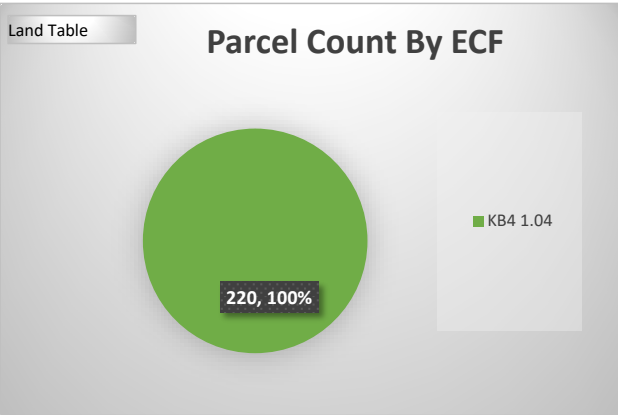
**Land Table KB4**

BSA DATABASE		SALES DATA	
Parcel Count	220	# of Sales	21
ECF Nbhd	KB4	Sales Ratio	46.11%
Min ECF	1.040	(Land Resid.-Est. Land Value)/Est. LV	38.71%
Max ECF	1.040	% Change	20.00%
Land Table LtoB	21.79%	Projected Land Table LtoB	26.15%
CVT LtoB	30.21%	Sales Sample Size	9.55%

**Color Key**

Vacant Sales

Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$95,000	\$131,770	\$114,000
MINIMUM	\$95,000	\$131,770	\$114,000
MAXIMUM	\$95,000	\$131,770	\$114,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TB-24-05-476-020	24030 BINGHAM POINTE DR	02/27/23	\$387,500	\$386,825	\$95,675	\$95,000	0.41	\$233,354.00		KB4	24.56%
TB-24-05-476-021	24034 BINGHAM POINTE DR	06/20/23	\$438,000	\$428,772	\$104,228	\$95,000	0.41	\$254,215.00		KB4	22.16%
TB-24-09-101-008	30985 TIMBERBROOK LN	11/07/24	\$583,000	\$394,892	\$283,108	\$95,000	0.39	\$725,918.00		KB4	24.06%
TB-24-09-101-014	30915 TIMBERBROOK LN	10/30/24	\$436,500	\$396,329	\$135,171	\$95,000	0.39	\$346,592.00		KB4	23.97%
TB-24-09-101-023	30765 TIMBERBROOK LN	08/02/24	\$409,000	\$351,117	\$152,883	\$95,000	0.39	\$392,008.00		KB4	27.06%
TB-24-09-101-028	30735 TIMBERBROOK LN	04/28/23	\$515,000	\$460,158	\$149,842	\$95,000	0.39	\$384,210.00		KB4	20.65%
TB-24-09-101-032	30525 TIMBERBROOK LN	05/14/24	\$497,500	\$559,741	\$32,759	\$95,000	0.39	\$83,997.00		KB4	16.97%
TB-24-09-101-037	30715 RIVER CROSSING ST	05/12/23	\$365,000	\$435,280	\$24,720	\$95,000	0.39	\$63,385.00		KB4	21.83%
TB-24-09-101-042	30765 RIVER CROSSING ST	09/26/23	\$475,000	\$416,068	\$153,932	\$95,000	0.39	\$394,697.00		KB4	22.83%
TB-24-09-101-054	30790 RIVER CROSSING ST	10/19/23	\$424,000	\$424,019	\$94,981	\$95,000	0.39	\$243,541.00		KB4	22.40%
TB-24-09-101-064	30765 IVY GLEN CT	06/07/24	\$634,500	\$502,097	\$227,403	\$95,000	0.39	\$583,085.00		KB4	18.92%
TB-24-09-101-073	30735 OAKVIEW WAY	07/22/24	\$550,000	\$400,540	\$244,460	\$95,000	0.39	\$626,821.00		KB4	23.72%
TB-24-09-101-077	30720 IVY GLEN CT	12/31/24	\$430,000	\$441,542	\$83,458	\$95,000	0.39	\$213,995.00		KB4	21.52%
TB-24-09-101-137	23935 GREENGLEN CT	10/12/23	\$425,000	\$468,973	\$51,027	\$95,000	0.39	\$130,838.00		KB4	20.26%
TB-24-09-101-163	23740 OVERLOOK CIR	11/01/23	\$515,000	\$461,159	\$148,841	\$95,000	0.39	\$381,644.00		KB4	20.60%
TB-24-09-101-192	30315 OAKVIEW WAY	08/29/24	\$404,000	\$403,107	\$95,893	\$95,000	0.39	\$245,879.00		KB4	23.57%

**BINGHAM FARMS / FRANKLIN / BEVERLY HILLS****Land Table KB4**

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
TB-24-09-101-197	30260 OAKVIEW WAY	04/30/24	\$678,500	\$550,813	\$222,687	\$95,000	0.39	\$570,992.00		KB4	17.25%
TB-24-09-101-199	30375 OAKVIEW WAY	09/27/24	\$405,000	\$402,051	\$97,949	\$95,000	0.39	\$251,151.00		KB4	23.63%
TB-24-09-101-213	30910 RIVER CROSSING ST	04/18/23	\$360,000	\$434,624	\$20,376	\$95,000	0.39	\$52,246.00		KB4	21.86%
TB-24-09-101-214	30920 RIVER CROSSING ST	07/31/23	\$330,000	\$364,479	\$60,521	\$95,000	0.39	\$155,182.00		KB4	26.06%
TB-24-09-101-215	30930 RIVER CROSSING ST	05/08/24	\$675,000	\$482,744	\$287,256	\$95,000	0.39	\$736,554.00		KB4	19.68%

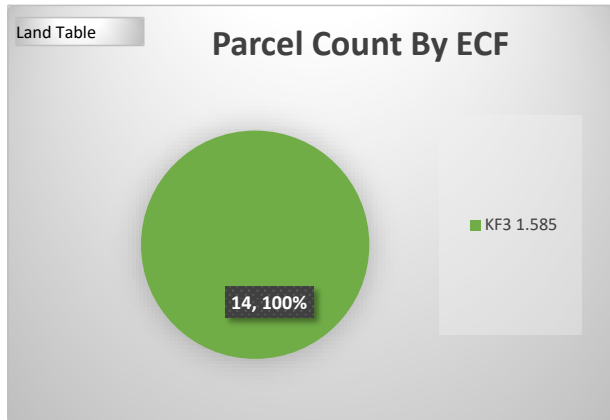
# BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

## Land Table KF3

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	1
ECF Nbhd	KF3	Sales Ratio	34.34%
Min ECF	1.585	(Land Resid.-Est. Land Value)/Est. LV	166.37%
Max ECF	1.585	% Change	45.00%
Land Table LtoB	28.92%	Projected Land Table LtoB	41.93%
CVT LtoB	30.21%	Sales Sample Size	7.14%

**Color Key**

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$205,559	\$547,557	\$298,061
MINIMUM	\$205,559	\$547,557	\$298,061
MAXIMUM	\$205,559	\$547,557	\$298,061

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
TF-24-06-226-030	32696 RAVINE DR	10/14/24	\$1,092,000	\$750,002	\$547,557	\$205,559	0.18	\$3,041,983.00		KF3	27.41%

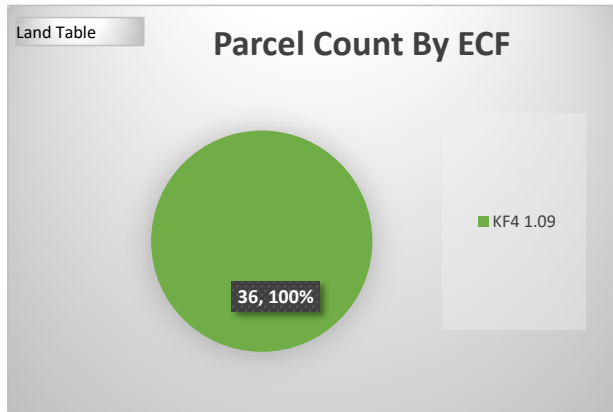
# BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

## Land Table KF4

BSA DATABASE		SALES DATA	
Parcel Count	36	# of Sales	0
ECF Nbhd	KF4	Sales Ratio	#DIV/0!
Min ECF	1.090	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.090	% Change	10.00%
Land Table LtoB	19.69%	Projected Land Table LtoB	21.66%
CVT LtoB	30.21%	Sales Sample Size	0.00%

**Color Key**

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$239,670	#DIV/0!	\$263,637
MINIMUM	\$159,781	#DIV/0!	\$175,759
MAXIMUM	\$319,559	#DIV/0!	\$351,515

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
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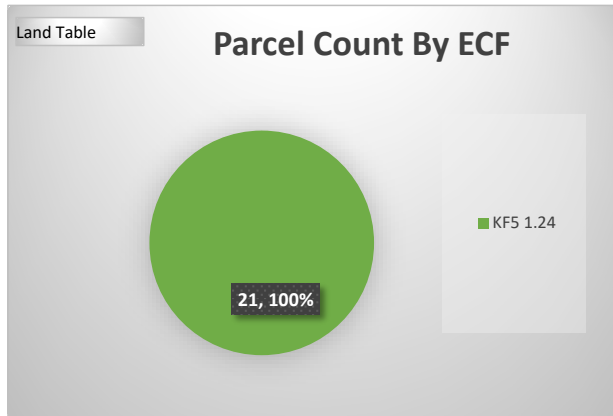
# BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

## Land Table KF5

BSA DATABASE		SALES DATA	
Parcel Count	21	# of Sales	1
ECF Nbhd	KF5	Sales Ratio	49.91%
Min ECF	1.240	(Land Resid.-Est. Land Value)/Est. LV	0.57%
Max ECF	1.240	% Change	5.00%
Land Table LtoB	30.89%	Projected Land Table LtoB	32.44%
CVT LtoB	30.21%	Sales Sample Size	4.76%

**Color Key**

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$424,505	\$426,937	\$445,730
MINIMUM	\$390,991	\$393,231	\$410,541
MAXIMUM	\$460,810	\$463,450	\$483,851

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TF-24-06-227-035	32527 WOODCREEK CT	10/30/24	\$1,525,000	\$1,522,360	\$463,450	\$460,810	0.37	\$1,252,568.00		KF5	30.27%

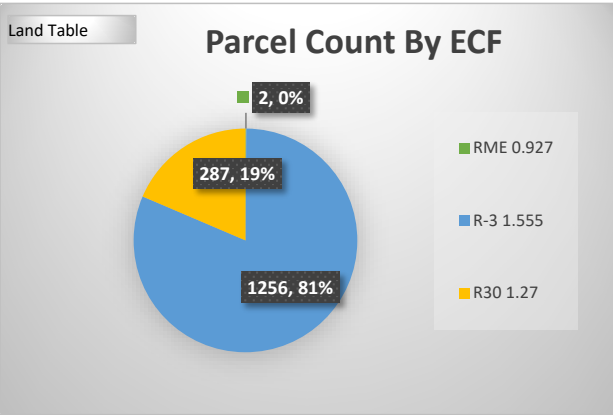
**BINGHAM FARMS / FRANKLIN / BEVERLY HILLS**

**Land Table R-3**

BSA DATABASE		SALES DATA	
Parcel Count	1545	# of Sales	117
ECF Nbhd	R30, R-3, RME	Sales Ratio	47.35%
Min ECF	0.927	(Land Resid.-Est. Land Value)/Est. LV	15.58%
Max ECF	1.555	% Change	10.00%
Land Table LtoB	38.69%	Projected Land Table LtoB	42.56%
CVT LtoB	30.21%	Sales Sample Size	7.57%

**Color Key**

- Vacant Sales
- Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$170,464	\$197,024	\$187,510
MINIMUM	\$23,676	\$27,365	\$26,044
MAXIMUM	\$307,783	\$355,738	\$338,561

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
TH-24-01-103-016	17820 BIRWOOD AVE	06/21/23	\$419,000	\$383,078	\$173,240	\$137,318	0.16	\$1,076,025.00		R-3	35.85%
TH-24-01-107-005	17869 BUCKINGHAM AVE	06/09/23	\$600,000	\$482,495	\$321,115	\$203,610	0.31	\$1,039,207.00		R-3	42.20%
TH-24-01-128-002	17211 KIRKSHIRE AVE	12/11/24	\$425,000	\$429,580	\$165,884	\$170,464	0.25	\$668,887.00		R-3	39.68%
TH-24-01-128-008	17109 KIRKSHIRE AVE	07/08/24	\$485,000	\$428,614	\$226,850	\$170,464	0.22	\$1,017,265.00		R-3	39.77%
TH-24-01-128-013	17160 BIRWOOD AVE	08/13/24	\$315,000	\$340,203	\$145,261	\$170,464	0.25	\$585,730.00		R-3	50.11%
TH-24-01-129-005	16945 KIRKSHIRE AVE	09/06/24	\$390,000	\$334,109	\$193,209	\$137,318	0.19	\$1,038,758.00		R-3	41.10%
TH-24-01-130-007	17123 BIRWOOD AVE	06/05/23	\$385,000	\$395,766	\$159,698	\$170,464	0.22	\$716,135.00		R-3	43.07%
TH-24-01-130-016	17132 BUCKINGHAM AVE	10/04/23	\$670,000	\$506,575	\$336,257	\$172,832	0.19	\$1,355,875.00	TH-24-01-130-015	R-3	34.12%
TH-24-01-130-017	17124 BUCKINGHAM AVE	12/29/23	\$390,000	\$400,744	\$159,720	\$170,464	0.22	\$716,233.00		R-3	42.54%
TH-24-01-131-004	16961 BIRWOOD AVE	05/24/24	\$327,000	\$310,131	\$154,187	\$137,318	0.19	\$828,962.00		R-3	44.28%
TH-24-01-131-014	16950 BUCKINGHAM AVE	12/04/23	\$437,500	\$402,290	\$172,528	\$137,318	0.19	\$927,570.00		R-3	34.13%
TH-24-01-132-012	17094 DUNBLAINE AVE	03/29/24	\$445,000	\$373,791	\$241,673	\$170,464	0.22	\$1,088,617.00		R-3	45.60%
TH-24-01-132-015	17040 DUNBLAINE AVE	07/26/24	\$480,000	\$435,786	\$214,678	\$170,464	0.24	\$905,814.00		R-3	39.12%
TH-24-01-151-003	17989 DUNBLAINE AVE	05/10/24	\$412,300	\$436,616	\$179,294	\$203,610	0.36	\$500,821.00		R-3	46.63%
TH-24-01-151-009	17928 KINROSS AVE	05/15/24	\$490,000	\$381,472	\$278,992	\$170,464	0.22	\$1,251,085.00		R-3	44.69%
TH-24-01-152-010	17416 KINROSS AVE	03/28/24	\$500,000	\$467,951	\$235,659	\$203,610	0.32	\$731,860.00		R-3	43.51%

**BINGHAM FARMS / FRANKLIN / BEVERLY HILLS**

**Land Table R-3**

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
TH-24-01-154-007	17426 LOCHERBIE AVE	01/05/23	\$610,000	\$686,470	\$127,140	\$203,610	0.30	\$420,993.00		R-3	29.66%
TH-24-01-154-009	17380 LOCHERBIE AVE	10/30/23	\$425,000	\$444,407	\$151,057	\$170,464	0.25	\$614,053.00		R-3	38.36%
TH-24-01-155-004	17861 LOCHERBIE AVE	05/24/23	\$450,000	\$392,262	\$228,202	\$170,464	0.22	\$1,042,018.00		R-3	43.46%
TH-24-01-155-012	17810 BEECHWOOD AVE	08/06/24	\$323,000	\$373,351	\$86,967	\$137,318	0.19	\$460,143.00		R-3	36.78%
TH-24-01-157-014	17880 BEVERLY RD	10/06/23	\$440,000	\$363,200	\$221,694	\$144,894	0.25	\$901,195.00		R-3	39.89%
TH-24-01-157-016	17850 BEVERLY RD	07/31/24	\$468,000	\$369,523	\$215,197	\$116,720	0.19	\$1,156,973.00		R-3	31.59%
TH-24-01-158-008	17430 BEVERLY RD	04/20/23	\$335,000	\$381,642	\$98,252	\$144,894	0.23	\$423,500.00		R-3	37.97%
TH-24-01-158-016	17320 BEVERLY RD	01/05/24	\$383,000	\$420,242	\$107,652	\$144,894	0.21	\$522,583.00		R-3	34.48%
TH-24-01-179-007	16986 LOCHERBIE AVE	12/02/24	\$583,500	\$485,522	\$235,296	\$137,318	0.18	\$1,329,356.00		R-3	28.28%
TH-24-01-180-004	17211 LOCHERBIE AVE	01/25/24	\$310,000	\$382,039	\$98,425	\$170,464	0.27	\$360,531.00		R-3	44.62%
TH-24-01-180-005	17181 LOCHERBIE AVE	07/25/23	\$300,000	\$371,417	\$99,047	\$170,464	0.27	\$361,485.00		R-3	45.90%
TH-24-01-181-010	16964 BEECHWOOD AVE	09/06/24	\$520,000	\$498,790	\$191,674	\$170,464	0.25	\$772,879.00		R-3	34.18%
TH-24-01-182-001	17231 BEECHWOOD AVE	06/30/23	\$570,000	\$584,206	\$189,404	\$203,610	0.39	\$485,651.00		R-3	34.85%
TH-24-01-183-008	16976 BEVERLY RD	05/29/24	\$445,000	\$418,955	\$170,939	\$144,894	0.24	\$715,226.00		R-3	34.58%
TH-24-01-201-038	16300 KIRKSHIRE AVE	07/31/24	\$275,000	\$244,469	\$147,251	\$116,720	0.12	\$1,237,403.00		R-3	47.74%
TH-24-01-201-049	16212 KIRKSHIRE AVE	10/27/23	\$210,000	\$241,994	\$84,726	\$116,720	0.19	\$450,670.00		R-3	48.23%
TH-24-01-202-018	16261 KIRKSHIRE AVE	03/18/24	\$740,000	\$756,677	\$120,641	\$137,318	0.11	\$1,096,736.00		R-3	18.15%
TH-24-01-202-035	16228 BIRWOOD AVE	07/26/23	\$300,000	\$293,602	\$143,716	\$137,318	0.11	\$1,330,704.00		R-3	46.77%
TH-24-01-203-011	16321 BIRWOOD AVE	08/02/23	\$430,000	\$422,366	\$144,952	\$137,318	0.13	\$1,098,121.00		R-3	32.51%
TH-24-01-206-014	16048 BIRWOOD AVE	09/30/24	\$540,000	\$475,510	\$201,808	\$137,318	0.17	\$1,180,164.00		R-3	28.88%
TH-24-01-208-003	16083 BUCKINGHAM AVE	12/15/23	\$417,000	\$384,129	\$203,335	\$170,464	0.24	\$861,589.00		R-3	44.38%
TH-24-01-226-015	15711 W 14 MILE RD	09/10/24	\$236,900	\$232,347	\$121,273	\$116,720	0.15	\$813,913.00		R-3	50.24%
TH-24-01-226-016	15691 W 14 MILE RD	05/03/23	\$208,000	\$234,586	\$90,134	\$116,720	0.15	\$604,926.00		R-3	49.76%
TH-24-01-226-022	15535 W 14 MILE RD	08/11/23	\$292,500	\$330,329	\$78,891	\$116,720	0.15	\$529,470.00		R-3	35.33%
TH-24-01-227-021	15529 KIRKSHIRE AVE	03/01/24	\$288,000	\$262,808	\$162,510	\$137,318	0.16	\$1,035,096.00		R-3	52.25%
TH-24-01-227-024	15836 BIRWOOD AVE	05/22/23	\$272,500	\$311,344	\$131,620	\$170,464	0.22	\$587,589.00		R-3	54.75%
TH-24-01-228-004	15811 BIRWOOD AVE	06/25/24	\$456,000	\$394,972	\$198,346	\$137,318	0.18	\$1,108,078.00		R-3	34.77%
TH-24-01-228-017	15575 BIRWOOD AVE	06/13/24	\$400,000	\$339,254	\$198,064	\$137,318	0.18	\$1,106,503.00		R-3	40.48%
TH-24-01-228-018	15559 BIRWOOD AVE	06/18/24	\$310,000	\$311,391	\$135,927	\$137,318	0.18	\$759,369.00		R-3	44.10%
TH-24-01-228-021	15509 BIRWOOD AVE	03/20/24	\$269,900	\$268,129	\$118,491	\$116,720	0.19	\$633,642.00		R-3	43.53%
TH-24-01-228-033	15656 BUCKINGHAM AVE	04/11/23	\$309,000	\$307,877	\$138,441	\$137,318	0.17	\$800,237.00		R-3	44.60%
TH-24-01-228-038	15574 BUCKINGHAM AVE	06/23/23	\$385,000	\$368,983	\$153,335	\$137,318	0.17	\$886,329.00		R-3	37.22%
TH-24-01-228-041	15526 BUCKINGHAM AVE	12/20/24	\$301,000	\$291,759	\$146,559	\$137,318	0.17	\$852,087.00		R-3	47.07%
TH-24-01-229-004	15807 BUCKINGHAM AVE	10/16/23	\$525,000	\$424,409	\$237,909	\$137,318	0.19	\$1,279,081.00		R-3	32.36%
TH-24-01-229-012	15669 BUCKINGHAM AVE	08/30/24	\$345,000	\$323,551	\$158,767	\$137,318	0.15	\$1,037,693.00		R-3	42.44%
TH-24-01-229-018	15573 BUCKINGHAM AVE	02/17/23	\$350,000	\$393,596	\$93,722	\$137,318	0.17	\$538,632.00		R-3	34.89%
TH-24-01-229-023	15980 DUNBLAINE AVE	05/29/24	\$700,000	\$702,553	\$260,246	\$262,799	0.43	\$605,223.00		R-3	37.41%
TH-24-01-229-025	15948 DUNBLAINE AVE	08/04/23	\$553,100	\$436,777	\$286,787	\$170,464	0.22	\$1,333,893.00		R-3	39.03%
TH-24-01-252-011	16070 KINROSS AVE	12/16/24	\$378,000	\$423,089	\$125,375	\$170,464	0.26	\$485,950.00		R-3	40.29%
TH-24-01-252-021	32455 MADISON ST	05/06/24	\$442,325	\$450,184	\$129,459	\$137,318	0.14	\$924,707.00		R-3	30.50%
TH-24-01-253-005	16065 KINROSS AVE	05/28/24	\$431,200	\$419,444	\$182,220	\$170,464	0.22	\$839,724.00		R-3	40.64%
TH-24-01-254-012	16177 LOCHERBIE AVE	04/29/24	\$660,000	\$547,139	\$283,325	\$170,464	0.26	\$1,077,281.00		R-3	31.16%
TH-24-01-255-013	16161 BEECHWOOD AVE	10/06/23	\$500,000	\$402,788	\$234,530	\$137,318	0.18	\$1,281,585.00		R-3	34.09%
TH-24-01-255-021	16170 BEVERLY RD	10/31/23	\$435,000	\$342,332	\$209,388	\$116,720	0.20	\$1,073,785.00		R-3	34.10%

# BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

## Land Table R-3

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
TH-24-01-255-026	32011 SHERIDAN DR	06/28/24	\$517,000	\$486,958	\$174,936	\$144,894	0.27	\$652,746.00		R-3	29.75%
TH-24-01-276-003	32428 MADISON ST	11/13/24	\$450,000	\$412,433	\$174,885	\$137,318	0.15	\$1,150,559.00		R-3	33.29%
TH-24-01-277-001	32400 SHERIDAN DR	01/08/24	\$500,000	\$495,357	\$141,961	\$137,318	0.15	\$972,336.00		R-3	27.72%
TH-24-01-277-014	32470 SHERIDAN DR	08/20/24	\$560,000	\$550,518	\$146,800	\$137,318	0.13	\$1,112,121.00		R-3	24.94%
TH-24-01-278-020	32261 AUBURN DR	10/18/23	\$620,000	\$520,736	\$236,582	\$137,318	0.15	\$1,609,401.00		R-3	26.37%
TH-24-01-279-010	32286 AUBURN DR	06/24/24	\$505,000	\$418,224	\$224,094	\$137,318	0.13	\$1,750,734.00		R-3	32.83%
TH-24-01-279-015	32261 VERONA CIR	09/27/24	\$455,000	\$377,337	\$214,981	\$137,318	0.14	\$1,503,364.00		R-3	36.39%
TH-24-01-281-011	32101 AUBURN DR	03/08/23	\$455,000	\$406,162	\$186,156	\$137,318	0.14	\$1,310,958.00		R-3	33.81%
TH-24-01-283-005	32200 VERONA CIR	02/15/23	\$360,000	\$345,358	\$151,960	\$137,318	0.15	\$999,737.00		R-3	39.76%
TH-24-01-283-013	32055 BEVERLY CT	02/28/23	\$459,000	\$497,286	\$165,324	\$203,610	0.31	\$536,766.00		R-3	40.94%
TH-24-01-326-006	16974 WETHERBY ST	01/11/23	\$585,000	\$549,673	\$172,645	\$137,318	0.19	\$918,324.00		R-3	24.98%
TH-24-01-376-003	31327 W RUTLAND ST	10/31/23	\$361,000	\$342,907	\$155,411	\$137,318	0.19	\$805,238.00		R-3	40.05%
TH-24-01-376-022	31387 W RUTLAND ST	09/20/23	\$334,000	\$291,661	\$179,657	\$137,318	0.18	\$976,397.00		R-3	47.08%
TH-24-01-376-039	16996 MARGUERITE ST	11/20/24	\$440,000	\$324,379	\$252,939	\$137,318	0.19	\$1,367,238.00		R-3	42.33%
TH-24-01-376-043	16942 MARGUERITE ST	04/10/24	\$450,000	\$348,617	\$238,701	\$137,318	0.19	\$1,290,276.00		R-3	39.39%
TH-24-01-377-001	31374 W RUTLAND ST	08/01/24	\$480,000	\$365,104	\$252,214	\$137,318	0.17	\$1,466,360.00		R-3	37.61%
TH-24-01-377-017	31062 W RUTLAND ST	08/26/24	\$335,000	\$333,376	\$172,088	\$170,464	0.21	\$807,925.00		R-3	51.13%
TH-24-01-377-023	31199 E RUTLAND ST	01/06/23	\$449,900	\$381,714	\$205,504	\$137,318	0.20	\$1,037,899.00		R-3	35.97%
TH-24-01-377-026	31139 E RUTLAND ST	09/29/23	\$402,000	\$329,936	\$209,382	\$137,318	0.20	\$1,057,485.00		R-3	41.62%
TH-24-01-377-029	31079 E RUTLAND ST	12/22/23	\$393,000	\$341,098	\$189,220	\$137,318	0.20	\$955,657.00		R-3	40.26%
TH-24-01-378-001	31280 E RUTLAND ST	01/19/23	\$450,000	\$367,801	\$219,517	\$137,318	0.19	\$1,173,888.00		R-3	37.33%
TH-24-01-378-007	16997 MARGUERITE ST	06/01/23	\$355,000	\$340,353	\$151,965	\$137,318	0.19	\$821,432.00		R-3	40.35%
TH-24-01-378-008	16979 MARGUERITE ST	12/27/24	\$297,500	\$300,233	\$134,585	\$137,318	0.19	\$727,486.00		R-3	45.74%
TH-24-01-378-010	16951 MARGUERITE ST	06/04/24	\$397,500	\$323,915	\$210,903	\$137,318	0.19	\$1,140,016.00		R-3	42.39%
TH-24-01-378-017	16968 ELIZABETH ST	11/19/24	\$365,000	\$320,145	\$182,173	\$137,318	0.19	\$984,719.00		R-3	42.89%
TH-24-01-378-018	16950 ELIZABETH ST	06/27/24	\$368,750	\$333,679	\$172,389	\$137,318	0.19	\$931,832.00		R-3	41.15%
TH-24-01-401-003	16261 BEVERLY RD	03/29/24	\$433,000	\$391,265	\$158,455	\$116,720	0.19	\$821,010.00		R-3	29.83%
TH-24-01-401-013	16230 WETHERBY ST	12/29/23	\$400,000	\$414,214	\$123,104	\$137,318	0.18	\$687,732.00		R-3	33.15%
TH-24-01-403-009	16167 REEDMERE AVE	11/22/24	\$625,000	\$465,320	\$330,144	\$170,464	0.21	\$1,594,899.00		R-3	36.63%
TH-24-01-403-023	16114 LAUDERDALE AVE	09/06/23	\$613,800	\$522,616	\$261,648	\$170,464	0.25	\$1,030,110.00		R-3	32.62%
TH-24-01-404-001	16275 LAUDERDALE AVE	08/21/23	\$486,000	\$457,389	\$173,505	\$144,894	0.25	\$685,791.00		R-3	31.68%
TH-24-01-404-006	16211 LAUDERDALE AVE	09/20/23	\$455,000	\$393,245	\$199,073	\$137,318	0.17	\$1,157,401.00		R-3	34.92%
TH-24-01-405-001	31844 SHERIDAN DR	04/19/24	\$645,000	\$493,508	\$296,386	\$144,894	0.22	\$1,365,834.00		R-3	29.36%
TH-24-01-405-005	31746 SHERIDAN DR	10/12/23	\$378,000	\$403,882	\$144,582	\$170,464	0.21	\$678,789.00		R-3	42.21%
TH-24-01-406-007	16026 LAUDERDALE AVE	11/07/23	\$460,000	\$428,388	\$168,930	\$137,318	0.17	\$1,017,651.00		R-3	32.05%
TH-24-01-407-018	15942 AMHERST AVE	07/13/23	\$425,000	\$448,343	\$147,121	\$170,464	0.22	\$684,284.00		R-3	38.02%
TH-24-01-408-002	16041 AMHERST AVE	10/30/24	\$482,500	\$438,235	\$181,583	\$137,318	0.16	\$1,114,006.00		R-3	31.33%
TH-24-01-408-003	16029 AMHERST AVE	06/15/23	\$468,000	\$444,545	\$160,773	\$137,318	0.18	\$883,368.00		R-3	30.89%
TH-24-01-429-006	31850 VERONA CIR	08/21/23	\$655,000	\$648,562	\$151,332	\$144,894	0.26	\$588,840.00		R-3	22.34%
TH-24-01-429-012	31718 VERONA CIR	06/02/23	\$435,000	\$525,754	\$54,140	\$144,894	0.26	\$211,484.00		R-3	27.56%
TH-24-01-431-008	31613 AUBURN DR	04/13/23	\$410,000	\$525,505	\$159,131	\$274,636	0.16	\$483,681.00	TH-24-01-431-009	R-3	52.26%
TH-24-01-451-009	16201 AMHERST AVE	07/31/24	\$310,000	\$345,557	\$101,761	\$137,318	0.12	\$884,878.00		R-3	39.74%
TH-24-01-452-001	31250 PIERCE ST	02/01/24	\$434,900	\$330,200	\$249,594	\$144,894	0.21	\$1,171,803.00		R-3	43.88%
TH-24-01-452-004	16255 MARGUERITE ST	06/20/23	\$790,000	\$843,260	\$150,350	\$203,610	0.35	\$430,802.00		R-3	24.15%

**BINGHAM FARMS / FRANKLIN / BEVERLY HILLS**

**Land Table R-3**

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
TH-24-01-452-019	31245 SHERIDAN DR	07/28/23	\$385,000	\$431,820	\$192,303	\$239,123	0.23	\$541,699.00	TH-24-01-452-021	R-3	55.38%
TH-24-01-453-014	16220 MADOLINE ST	09/25/24	\$392,500	\$462,214	\$193,085	\$262,799	0.42	\$464,147.00		R-3	56.86%
TH-24-01-454-007	16195 MADOLINE ST	10/18/23	\$362,500	\$471,086	\$154,213	\$262,799	0.49	\$317,311.00		R-3	55.79%
TH-24-01-455-007	16008 HUMMEL DR	11/11/24	\$420,000	\$351,327	\$239,137	\$170,464	0.21	\$1,155,251.00		R-3	48.52%
TH-24-01-457-002	31140 SHERIDAN DR	02/01/24	\$458,000	\$396,521	\$231,943	\$170,464	0.27	\$871,966.00		R-3	42.99%
TH-24-01-457-010	16016 MADOLINE ST	02/13/24	\$364,900	\$373,204	\$162,160	\$170,464	0.23	\$705,043.00		R-3	45.68%
TH-24-01-458-003	16007 MADOLINE ST	03/08/24	\$316,100	\$342,933	\$143,631	\$170,464	0.25	\$579,157.00		R-3	49.71%
TH-24-01-458-005	16046 W 13 MILE RD	05/10/23	\$300,000	\$285,444	\$159,450	\$144,894	0.20	\$789,356.00		R-3	50.76%
TH-24-01-458-009	16010 W 13 MILE RD	03/28/24	\$265,000	\$272,087	\$137,807	\$144,894	0.25	\$544,692.00		R-3	53.25%
TH-24-01-476-013	31167 FAIRFAX AVE	02/10/23	\$415,000	\$430,502	\$246,114	\$261,616	1.00	\$245,868.00		R-3	60.77%

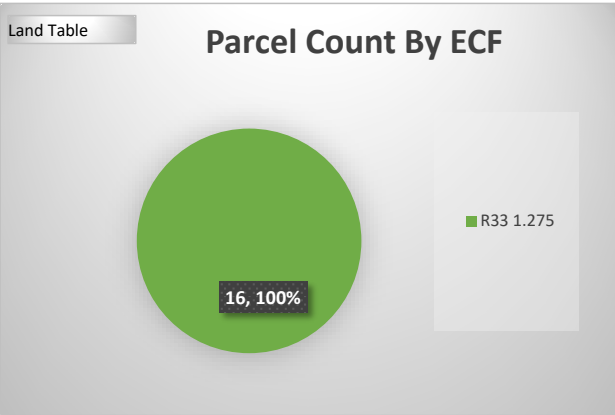
**BINGHAM FARMS / FRANKLIN / BEVERLY HILLS**

**Land Table R33**

BSA DATABASE		SALES DATA	
Parcel Count	16	# of Sales	5
ECF Nbhd	R33	Sales Ratio	46.89%
Min ECF	1.275	(Land Resid.-Est. Land Value)/Est. LV	96.15%
Max ECF	1.275	% Change	20.00%
Land Table LtoB	30.37%	Projected Land Table LtoB	36.44%
CVT LtoB	30.21%	Sales Sample Size	31.25%

**Color Key**

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$250,627	\$491,603	\$300,753
MINIMUM	\$225,129	\$441,589	\$270,155
MAXIMUM	\$276,125	\$541,617	\$331,350

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TH-24-03-276-012	20060 VILLAGE DR	10/17/23	\$905,000	\$735,383	\$394,746	\$225,129	0.39	\$1,020,016		R33	30.61%
TH-24-03-276-019	20130 VILLAGE DR	09/27/24	\$1,150,000	\$886,697	\$488,432	\$225,129	0.41	\$1,191,298		R33	25.39%

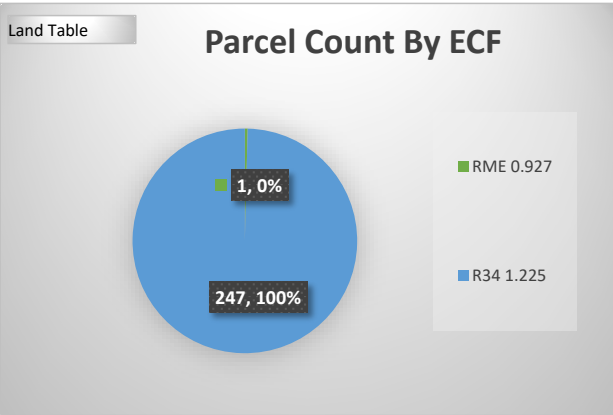
**BINGHAM FARMS / FRANKLIN / BEVERLY HILLS**

**Land Table R34**

BSA DATABASE		SALES DATA	
Parcel Count	248	# of Sales	18
ECF Nbhd	R34, RME	Sales Ratio	43.98%
Min ECF	0.927	(Land Resid.-Est. Land Value)/Est. LV	61.25%
Max ECF	1.225	% Change	10.00%
Land Table LtoB	27.98%	Projected Land Table LtoB	30.78%
CVT LtoB	30.21%	Sales Sample Size	7.26%

**Color Key**

- Vacant Sales
- Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,331	\$2,146	\$1,465
MINIMUM	\$616	\$993	\$678
MAXIMUM	\$2,661	\$4,291	\$2,927

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
TH-24-03-451-005	31355 KENNOWAY CT	08/06/24	\$1,250,000	\$1,119,705	\$339,345	\$209,050	0.93	\$364,104.00		R34	18.67%
TH-24-03-452-011	20719 KENNOWAY CIR	06/10/24	\$440,000	\$403,900	\$205,050	\$168,950	1.09	\$187,947.00		R34	41.83%
TH-24-10-127-002	30820 VERNON DR	02/07/24	\$515,000	\$445,707	\$228,243	\$158,950	1.05	\$217,374.00		R34	35.66%
TH-24-10-153-009	21700 NORMANDALE ST	09/19/24	\$725,000	\$655,566	\$186,474	\$117,040	0.59	\$318,759.00		R34	17.85%
TH-24-10-153-011	21560 NORMANDALE ST	01/02/24	\$477,000	\$484,898	\$158,902	\$166,800	0.94	\$168,865.00		R34	34.40%
TH-24-10-179-017	30155 WOODHAVEN LN	11/06/24	\$510,000	\$440,384	\$236,416	\$166,800	1.01	\$233,152.00		R34	37.88%
TH-24-10-179-018	30105 WOODHAVEN LN	08/06/24	\$862,500	\$634,508	\$406,857	\$178,865	1.21	\$336,802.00		R34	28.19%
TH-24-10-201-005	20675 W 13 MILE RD	05/24/24	\$570,000	\$417,817	\$250,996	\$98,813	0.86	\$291,517.00		R34	23.65%
TH-24-10-227-012	20100 ELWOOD ST	06/30/23	\$415,000	\$388,083	\$193,717	\$166,800	1.07	\$180,370.00		R34	42.98%
TH-24-10-228-007	20230 PLANTATION LN	07/07/23	\$725,000	\$577,926	\$292,046	\$144,972	0.79	\$372,033.00		R34	25.08%
TH-24-10-229-001	20135 ELWOOD ST	08/18/23	\$500,000	\$539,187	\$89,357	\$128,544	0.51	\$176,945.00		R34	23.84%
TH-24-10-251-001	30550 STELLAMAR ST	08/22/24	\$665,000	\$427,548	\$368,685	\$131,233	0.77	\$477,571.00		R34	30.69%
TH-24-10-251-006	30316 STELLAMAR ST	05/03/24	\$705,000	\$604,056	\$224,944	\$124,000	0.66	\$340,309.00		R34	20.53%
TH-24-10-251-020	30155 LEEMOOR ST	10/26/23	\$575,000	\$424,771	\$266,479	\$116,250	0.56	\$477,561.00		R34	27.37%
TH-24-10-276-005	20265 PLANTATION LN	11/27/24	\$447,500	\$390,826	\$195,989	\$139,315	0.64	\$306,233.00		R34	35.65%
TH-24-10-277-001	30386 EMBASSY ST	06/11/24	\$740,000	\$719,846	\$166,842	\$146,688	0.96	\$173,975.00		R34	20.38%

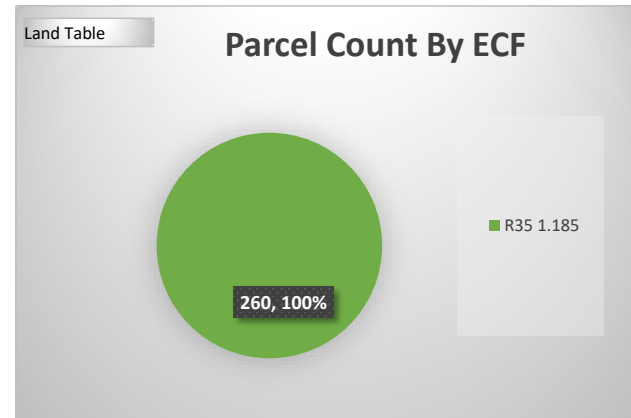
# BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

## Land Table R35

BSA DATABASE		SALES DATA	
Parcel Count	260	# of Sales	14
ECF Nbhd	R35	Sales Ratio	47.30%
Min ECF	1.185	(Land Resid.-Est. Land Value)/Est. LV	10.83%
Max ECF	1.185	% Change	5.00%
Land Table LtoB	31.10%	Projected Land Table LtoB	32.65%
CVT LtoB	30.21%	Sales Sample Size	5.38%

### Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,971	\$2,184	\$2,070
MINIMUM	\$1,167	\$1,293	\$1,225
MAXIMUM	\$363,546	\$402,918	\$381,723

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
TH-24-04-201-001	32881 ROBINHOOD DR	04/12/23	\$615,000	\$714,522	\$113,837	\$213,359	0.88	\$129,655.00		R35	29.86%
TH-24-04-204-013	32870 ROBINHOOD DR	07/12/23	\$580,000	\$639,059	\$139,474	\$198,533	0.37	\$372,925.00		R35	31.07%
TH-24-04-204-020	32724 FRIAR TUCK LN	10/02/23	\$786,000	\$739,385	\$272,997	\$226,382	0.56	\$489,242.00		R35	30.62%
TH-24-04-204-024	22596 KING RICHARD CT	11/13/24	\$650,000	\$702,592	\$165,761	\$218,353	0.46	\$363,511.00		R35	31.08%
TH-24-04-228-001	22140 W VALLEY WOODS DR	02/21/23	\$600,000	\$530,305	\$260,964	\$191,269	0.38	\$692,212.00		R35	36.07%
TH-24-04-251-022	22474 N NOTTINGHAM DR	10/09/24	\$635,000	\$654,040	\$208,240	\$227,280	0.48	\$432,033.00		R35	34.75%
TH-24-04-252-004	32206 CROSS BOW	05/16/24	\$625,000	\$628,093	\$186,307	\$189,400	0.38	\$491,575.00		R35	30.15%
TH-24-04-252-005	32060 CROSS BOW	07/12/23	\$925,000	\$817,673	\$306,197	\$198,870	0.40	\$769,339.00		R35	24.32%
TH-24-04-253-017	22615 N NOTTINGHAM DR	10/28/24	\$700,000	\$683,201	\$214,510	\$197,711	0.43	\$494,263.00		R35	28.94%
TH-24-04-403-002	31968 CROSS BOW	04/30/24	\$645,000	\$616,544	\$216,484	\$188,028	0.37	\$581,946.00		R35	30.50%
TH-24-04-403-009	31961 ROBINHOOD DR	10/23/23	\$766,000	\$617,935	\$356,405	\$208,340	0.39	\$906,883.00		R35	33.72%
TH-24-04-403-011	31921 ROBINHOOD DR	05/07/24	\$900,000	\$750,562	\$359,358	\$209,920	0.43	\$845,548.00		R35	27.97%
TH-24-04-404-004	31630 ROBINHOOD DR	01/31/24	\$513,000	\$557,325	\$154,545	\$198,870	0.39	\$400,376.00		R35	35.68%

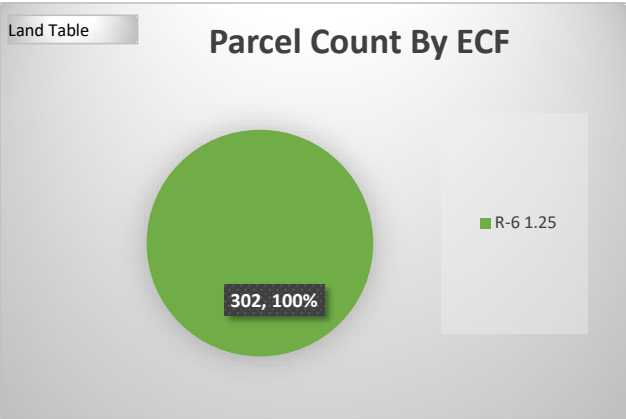
**BINGHAM FARMS / FRANKLIN / BEVERLY HILLS**

**Land Table R36**

BSA DATABASE		SALES DATA	
Parcel Count	302	# of Sales	22
ECF Nbhd	R-6	Sales Ratio	49.64%
Min ECF	1.250	(Land Resid.-Est. Land Value)/Est. LV	10.75%
Max ECF	1.250	% Change	5.00%
Land Table LtoB	30.83%	Projected Land Table LtoB	32.37%
CVT LtoB	30.21%	Sales Sample Size	7.28%

**Color Key**

- Vacant Sales
- Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,621	\$1,795	\$1,702
MINIMUM	\$737	\$816	\$774
MAXIMUM	\$180,436	\$199,829	\$189,458

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
TH-24-04-404-013	31493 LOST HOLLOW RD	06/20/23	\$810,000	\$756,798	\$226,643	\$173,441	0.37	\$610,898.00		R36	22.92%
TH-24-04-453-017	31419 SLEEPY HOLLOW LN	07/17/24	\$560,000	\$571,954	\$181,846	\$193,800	0.40	\$454,615.00		R36	33.88%
TH-24-04-476-024	22146 METAMORA DR	03/15/23	\$895,000	\$672,422	\$393,054	\$170,476	0.34	\$1,149,281.00		R36	25.35%
TH-24-04-477-018	31319 FOXBORO WAY	11/29/23	\$675,000	\$720,583	\$139,341	\$184,924	0.37	\$372,570.00		R36	25.66%
TH-24-09-201-002	30865 W LINCOLNSHIRE ST	09/12/24	\$610,000	\$566,722	\$181,063	\$137,785	0.39	\$469,075.00		R36	24.31%
TH-24-09-202-001	30655 PEBBLESTONE CT	09/01/23	\$595,000	\$581,329	\$199,006	\$185,335	0.39	\$511,584.00		R36	31.88%
TH-24-09-202-002	30637 PEBBLESTONE CT	09/25/23	\$595,000	\$549,591	\$242,152	\$196,743	0.50	\$481,416.00		R36	35.80%
TH-24-09-202-010	22868 SHAGBARK DR	07/24/23	\$525,000	\$521,708	\$181,879	\$178,587	0.37	\$492,897.00		R36	34.23%
TH-24-09-204-005	30564 GEORGETOWN DR	03/24/23	\$610,000	\$651,601	\$144,376	\$185,977	0.40	\$360,940.00		R36	28.54%
TH-24-09-204-006	30550 GEORGETOWN DR	04/20/23	\$627,000	\$629,509	\$159,192	\$161,701	0.37	\$436,142.00		R36	25.69%
TH-24-09-204-011	30875 E LINCOLNSHIRE ST	05/26/23	\$706,546	\$699,896	\$183,450	\$176,800	0.37	\$499,864.00		R36	25.26%
TH-24-09-205-011	30576 E LINCOLNSHIRE ST	01/05/24	\$536,000	\$539,605	\$146,675	\$150,280	0.37	\$399,659.00		R36	27.85%
TH-24-09-251-002	30305 FOX RUN DR	05/23/24	\$670,000	\$546,325	\$300,475	\$176,800	0.37	\$818,733.00		R36	32.36%
TH-24-09-251-009	30055 FOX RUN DR	09/29/23	\$665,000	\$608,023	\$233,777	\$176,800	0.37	\$636,995.00		R36	29.08%
TH-24-09-252-034	30163 E LINCOLNSHIRE ST	07/02/24	\$545,000	\$549,330	\$172,470	\$176,800	0.37	\$469,946.00		R36	32.18%
TH-24-09-253-019	22665 HIGHBANK DR	05/15/24	\$770,000	\$599,841	\$346,959	\$176,800	0.37	\$945,392.00		R36	29.47%

**BINGHAM FARMS / FRANKLIN / BEVERLY HILLS**

**Land Table R36**

TH-24-10-151-007	21840 RIVERVIEW DR	05/04/23	\$725,000	\$773,924	\$130,476	\$179,400	0.38	\$344,264.00	R36	23.18%
TH-24-10-151-014	21515 MEADOW LN	09/25/24	\$575,000	\$657,070	\$107,230	\$189,300	0.42	\$255,310.00	R36	28.81%
TH-24-10-152-001	21993 RIVERVIEW DR	08/06/24	\$435,000	\$461,609	\$113,151	\$139,760	0.53	\$214,708.00	R36	30.28%
TH-24-10-152-017	21730 MEADOW LN	07/23/24	\$561,600	\$658,394	\$80,006	\$176,800	0.37	\$215,650.00	R36	26.85%

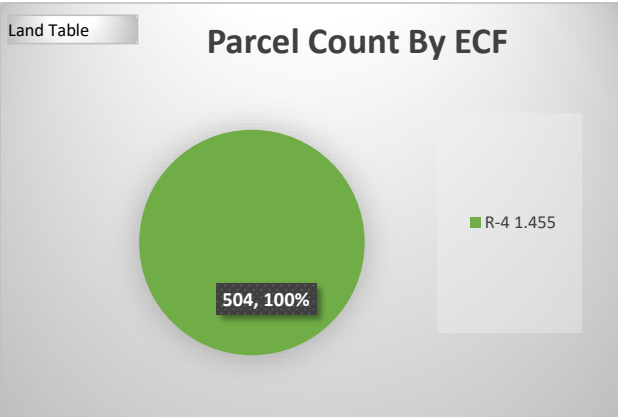
**BINGHAM FARMS / FRANKLIN / BEVERLY HILLS**

**Land Table R-4**

BSA DATABASE		SALES DATA	
Parcel Count	504	# of Sales	30
ECF Nbhd	R-4	Sales Ratio	47.74%
Min ECF	1.455	(Land Resid.-Est. Land Value)/Est. LV	17.22%
Max ECF	1.455	% Change	30.00%
Land Table LtoB	32.92%	Projected Land Table LtoB	42.80%
CVT LtoB	30.21%	Sales Sample Size	5.95%

**Color Key**

- Vacant Sales
- Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$192,149	\$225,229	\$249,794
MINIMUM	\$59,254	\$69,455	\$77,030
MAXIMUM	\$331,815	\$388,940	\$431,360

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
TH-24-02-127-006	19037 SAXON DR	03/15/23	\$375,000				0.31			R-4	
TH-24-02-127-008	19180 RIVERSIDE DR	04/02/24	\$650,000	\$521,916	\$339,701	\$211,617	0.36	\$943,614		R-4	40.55%
TH-24-02-127-009	19138 RIVERSIDE DR	05/12/23	\$650,000				0.54			R-4	
TH-24-02-129-004	19101 HILLCREST BLVD	06/28/23	\$595,000	\$548,222	\$258,395	\$211,617	0.34	\$757,757		R-4	38.60%
TH-24-02-152-003	32096 ROSEVEAR DR	05/11/23	\$635,000	\$557,816	\$261,715	\$184,531	0.24	\$1,072,602		R-4	33.08%
TH-24-02-154-007	19660 WARWICK DR	04/24/24	\$739,000	\$888,316	\$62,301	\$211,617	0.32	\$194,691		R-4	23.82%
TH-24-02-178-005	32340 INGLEWOOD DR	12/27/23	\$435,000	\$505,040	\$141,577	\$211,617	0.32	\$446,615		R-4	41.90%
TH-24-02-181-006	19340 DEVONSHIRE DR	11/06/23	\$961,500	\$913,370	\$259,747	\$211,617	0.30	\$857,251		R-4	23.17%
TH-24-02-183-004	19321 DEVONSHIRE DR	06/28/23	\$475,000				0.47			R-4	
TH-24-02-201-007	32865 WENTWORTH AVE	04/18/24	\$648,000	\$529,190	\$288,612	\$169,802	0.28	\$1,049,498		R-4	32.09%
TH-24-02-201-008	32851 WENTWORTH AVE	08/28/23	\$437,500	\$424,160	\$437,500	\$225,160	0.37	\$1,172,922		R-4	53.08%
TH-24-02-201-013	18870 RIVERSIDE DR	02/23/23	\$1,100,000	\$1,335,328	(\$10,168)	\$225,160	0.39	(\$25,939)		R-4	16.86%
TH-24-02-203-008	18569 RIVERSIDE DR	11/18/24	\$575,000	\$510,914	\$248,617	\$184,531	0.25	\$1,002,488		R-4	36.12%
TH-24-02-203-013	18910 HILLCREST BLVD	10/24/24	\$605,000	\$597,476	\$219,141	\$211,617	0.28	\$777,096		R-4	35.42%
TH-24-02-227-006	18189 SAXON DR	05/28/24	\$665,000	\$497,643	\$302,622	\$135,265	0.18	\$1,662,758		R-4	27.18%
TH-24-02-228-010	18455 RIVERSIDE DR	02/07/24	\$489,900	\$540,362	\$161,155	\$211,617	0.33	\$488,348		R-4	39.16%

**BINGHAM FARMS / FRANKLIN / BEVERLY HILLS**

**Land Table R-4**

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
TH-24-02-228-016	18301 RIVERSIDE DR	04/03/23	\$585,000	\$636,711	\$159,906	\$211,617	0.31	\$522,569		R-4	33.24%
TH-24-02-229-011	18181 KIRKSHIRE AVE	06/23/23	\$650,000	\$509,550	\$352,067	\$211,617	0.33	\$1,079,960		R-4	41.53%
TH-24-02-230-013	18234 BUCKINGHAM AVE	02/20/24	\$865,000	\$679,859	\$369,672	\$184,531	0.24	\$1,573,072		R-4	27.14%
TH-24-02-230-015	18208 BUCKINGHAM AVE	01/10/24	\$636,400	\$638,370	\$197,797	\$199,767	0.26	\$772,645		R-4	31.29%
TH-24-02-230-017	18184 BUCKINGHAM AVE	11/27/23	\$555,000	\$551,685	\$214,932	\$211,617	0.33	\$659,301		R-4	38.36%
TH-24-02-230-020	18105 BIRWOOD AVE	08/08/23	\$520,000	\$486,331	\$213,543	\$179,874	0.29	\$736,355		R-4	36.99%
TH-24-02-231-003	18245 BUCKINGHAM AVE	11/01/23	\$634,350	\$596,617	\$262,893	\$225,160	0.37	\$706,702		R-4	37.74%
TH-24-02-231-022	18220 DUNBLAINE AVE	10/31/24	\$928,780	\$848,437	\$451,095	\$370,752	0.31	\$949,674	TH-24-02-231-015	R-4	43.70%
TH-24-02-254-001	18438 BEDFORD RD	11/22/24	\$521,500	\$398,516	\$307,515	\$184,531	0.24	\$1,275,996		R-4	46.30%
TH-24-02-256-005	18851 DEVONSHIRE DR	04/07/23	\$502,000	\$461,255	\$225,276	\$184,531	0.22	\$1,005,696		R-4	40.01%
TH-24-02-276-011	18184 KINROSS AVE	03/06/23	\$797,500	\$844,058	\$165,059	\$211,617	0.34	\$484,044		R-4	25.07%
TH-24-02-280-047	18103 RIVERSIDE DR	02/15/24	\$668,000	\$644,140	\$215,246	\$191,386	0.40	\$543,551		R-4	29.71%
TH-24-03-230-005	32630 EVERGREEN RD	03/20/24	\$482,000	\$473,138	\$200,248	\$191,386	0.46	\$439,140		R-4	40.45%
TH-24-03-230-011	19900 RIVERSIDE DR	07/26/23	\$480,000	\$465,567	\$205,819	\$191,386	0.48	\$433,303		R-4	41.11%

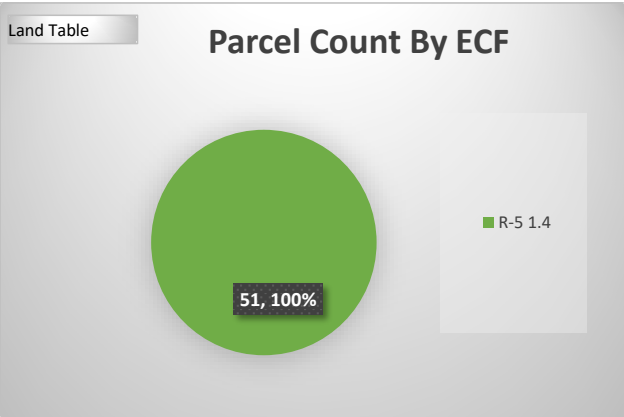
**BINGHAM FARMS / FRANKLIN / BEVERLY HILLS**

**Land Table R-5**

BSA DATABASE		SALES DATA	
Parcel Count	51	# of Sales	0
ECF Nbhd	R-5	Sales Ratio	#DIV/0!
Min ECF	1.400	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.400	% Change	5.00%
Land Table LtoB	34.94%	Projected Land Table LtoB	36.69%
CVT LtoB	30.21%	Sales Sample Size	0.00%

**Color Key**

- Vacant Sales
- Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$3,120	#DIV/0!	\$3,276
MINIMUM	\$2,336	#DIV/0!	\$2,453
MAXIMUM	\$8,476	#DIV/0!	\$8,900

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
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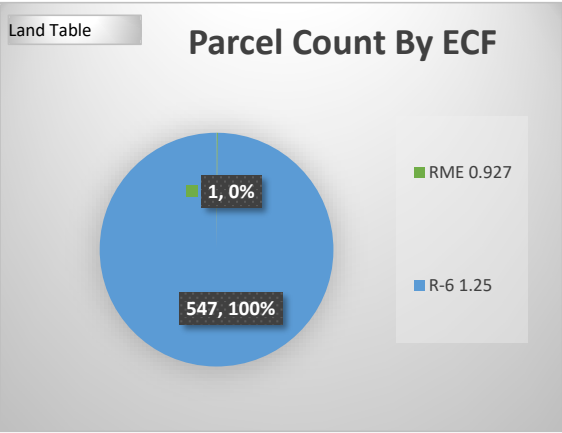
# BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

## Land Table R-6

BSA DATABASE		SALES DATA	
Parcel Count	548	# of Sales	44
ECF Nbhd	R-6, RME	Sales Ratio	47.11%
Min ECF	0.927	(Land Resid.-Est. Land Value)/Est. LV	18.78%
Max ECF	1.250	% Change	5.00%
Land Table LtoB	32.73%	Projected Land Table LtoB	34.36%
CVT LtoB	30.21%	Sales Sample Size	8.03%

**Color Key**

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$1,972	\$2,342	\$2,070
<b>MINIMUM</b>	\$1,120	\$1,330	\$1,176
<b>MAXIMUM</b>	\$3,179	\$3,776	\$3,338

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
TH-24-02-184-012	19100 BEVERLY RD	09/28/23	\$525,000	\$371,151	\$283,434	\$129,585	0.20	\$1,396,227.00		R-6	34.91%
TH-24-02-280-023	18474 BEVERLY RD	02/09/23	\$280,000	\$304,061	\$96,330	\$120,391	0.17	\$556,821.00		R-6	39.59%
TH-24-02-280-032	18316 BEVERLY RD	01/26/23	\$300,000	\$288,954	\$131,437	\$120,391	0.17	\$759,751.00		R-6	41.66%
TH-24-02-280-038	18210 BEVERLY RD	06/09/23	\$320,000	\$284,673	\$163,150	\$127,823	0.22	\$748,394.00		R-6	44.90%
TH-24-02-280-041	18180 BEVERLY RD	05/24/24	\$485,000	\$351,603	\$259,877	\$126,480	0.20	\$1,332,703.00		R-6	35.97%
TH-24-02-302-008	19950 WILSHIRE BLVD	07/15/24	\$623,000	\$502,253	\$299,519	\$178,772	0.55	\$548,570.00		R-6	35.59%
TH-24-02-303-012	31444 WALTHAM RD	07/31/23	\$592,000	\$598,930	\$181,370	\$188,300	0.37	\$492,853.00		R-6	31.44%
TH-24-02-326-008	31605 MAYFAIR LN	06/17/23	\$565,000	\$442,434	\$321,354	\$198,788	0.41	\$776,217.00		R-6	44.93%
TH-24-02-330-002	31610 MAYFAIR LN	10/17/23	\$665,000	\$508,281	\$368,354	\$211,635	0.50	\$744,149.00		R-6	41.64%
TH-24-02-330-015	31685 SOUTHVIEW RD	04/13/23	\$475,000	\$487,960	\$174,705	\$187,665	0.39	\$444,542.00		R-6	38.46%
TH-24-02-331-003	31714 SOUTHVIEW RD	10/16/23	\$473,000	\$456,868	\$211,832	\$195,700	0.37	\$572,519.00		R-6	42.84%
TH-24-02-332-003	31940 MAYFAIR LN	02/09/23	\$320,000	\$401,097	\$105,320	\$186,417	0.38	\$278,624.00		R-6	46.48%
TH-24-02-332-012	31614 NIXON RD	07/31/24	\$600,000	\$492,060	\$272,740	\$164,800	0.25	\$1,099,758.00		R-6	33.49%
TH-24-02-351-009	31423 SUNSET DR	05/19/23	\$590,000	\$563,471	\$214,829	\$188,300	0.40	\$538,419.00		R-6	33.42%

# BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

## Land Table R-6

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
TH-24-02-351-014	19938 S WALTHAM RD	07/31/23	\$535,000	\$552,045	\$168,713	\$185,758	0.41	\$413,512.00		R-6	33.65%
TH-24-02-352-004	31472 SUNSET DR	08/27/24	\$596,000	\$502,395	\$281,905	\$188,300	0.31	\$900,655.00		R-6	37.48%
TH-24-02-352-007	31404 SUNSET DR	03/07/23	\$675,000	\$582,053	\$281,247	\$188,300	0.31	\$898,553.00		R-6	32.35%
TH-24-02-352-017	19541 WILSHIRE BLVD	06/20/23	\$520,000	\$537,964	\$167,736	\$185,700	0.37	\$454,569.00		R-6	34.52%
TH-24-02-352-019	19501 WILSHIRE BLVD	08/25/23	\$610,500	\$596,437	\$213,117	\$199,054	0.47	\$451,519.00		R-6	33.37%
TH-24-02-353-003	19921 S WALTHAM RD	05/05/23	\$628,000	\$652,859	\$217,047	\$241,906	0.58	\$373,575.00		R-6	37.05%
TH-24-02-353-011	19711 S WALTHAM RD	11/18/24	\$625,000	\$569,779	\$243,879	\$188,658	0.31	\$776,685.00		R-6	33.11%
TH-24-02-377-011	31112 W CHELTON DR	08/15/24	\$560,000	\$556,555	\$180,835	\$177,390	0.33	\$543,048.00		R-6	31.87%
TH-24-02-378-021	31133 PICKWICK LN	11/22/23	\$392,000	\$395,519	\$169,567	\$173,086	0.30	\$569,017.00		R-6	43.76%
TH-24-02-402-003	31820 ALLERTON DR	08/18/23	\$445,000	\$480,818	\$87,887	\$123,705	0.19	\$453,026.00		R-6	25.73%
TH-24-02-402-012	31676 ALLERTON DR	06/23/23	\$400,000	\$465,473	\$69,354	\$134,827	0.23	\$301,539.00		R-6	28.97%
TH-24-02-455-001	31330 CLINE DR	08/08/23	\$596,000	\$658,706	\$124,223	\$186,929	0.31	\$395,615.00		R-6	28.38%
TH-24-02-456-010	18585 WALMER LN	03/12/24	\$655,000	\$583,554	\$214,076	\$142,630	0.28	\$775,638.00		R-6	24.44%
TH-24-02-476-001	31263 HEATH CT	04/30/24	\$465,000	\$453,236	\$161,764	\$150,000	0.30	\$537,422.00		R-6	33.10%
TH-24-02-476-003	31215 HUNTLEY CT	01/03/24	\$415,000	\$424,446	\$130,686	\$140,132	0.30	\$434,173.00		R-6	33.02%
TH-24-02-477-003	31127 BELMONT CT	05/30/24	\$550,000	\$572,671	\$127,329	\$150,000	0.30	\$423,020.00		R-6	26.19%
TH-24-03-226-001	32855 OLD POST RD	12/21/23	\$432,500	\$457,602	\$131,791	\$156,893	0.40	\$327,838.00		R-6	34.29%
TH-24-03-226-010	32545 OLD POST RD	10/04/23	\$687,222	\$786,473	\$81,079	\$180,330	0.37	\$218,542.00		R-6	22.93%
TH-24-03-227-002	20023 W 14 MILE RD	09/19/24	\$770,000	\$622,450	\$321,790	\$174,240	0.37	\$876,812.00		R-6	27.99%
TH-24-03-228-003	32810 OLD POST RD	05/08/24	\$630,000	\$565,576	\$252,724	\$188,300	0.37	\$688,621.00		R-6	33.29%
TH-24-03-228-006	20095 CARRIAGE LN	06/14/23	\$655,000	\$557,478	\$237,772	\$140,250	0.37	\$640,895.00		R-6	25.16%
TH-24-03-228-009	20053 CARRIAGE LN	12/19/23	\$750,000	\$594,407	\$338,093	\$182,500	0.38	\$896,798.00		R-6	30.70%
TH-24-03-228-013	20232 OLD COACH RD	04/14/23	\$456,000	\$506,023	\$124,974	\$174,997	0.37	\$336,857.00		R-6	34.58%
TH-24-03-229-010	20159 COBBLESTONE CT	08/14/23	\$640,000	\$566,071	\$249,010	\$175,081	0.37	\$673,000.00		R-6	30.93%
TH-24-03-276-004	20231 WELLESLEY ST	06/26/24	\$715,000	\$608,174	\$288,050	\$181,224	0.37	\$774,328.00		R-6	29.80%
TH-24-03-377-013	31084 RIVERS EDGE CT	04/11/24	\$584,000	\$607,733	\$144,901	\$168,634	0.41	\$352,557.00		R-6	27.75%
TH-24-03-428-001	20410 RONSDALE DR	06/22/23	\$560,000	\$519,986	\$241,524	\$201,510	0.42	\$579,194.00		R-6	38.75%
TH-24-03-428-012	20070 RONSDALE DR	01/06/23	\$790,000	\$833,076	\$165,814	\$208,890	0.64	\$259,084.00		R-6	25.07%
TH-24-03-430-016	20137 EVANS CT	08/07/24	\$735,000	\$626,646	\$305,169	\$196,815	0.45	\$679,664.00		R-6	31.41%
TH-24-03-430-021	20025 RONSDALE DR	09/15/23	\$790,000	\$757,772	\$220,528	\$188,300	0.37	\$600,894.00		R-6	24.85%

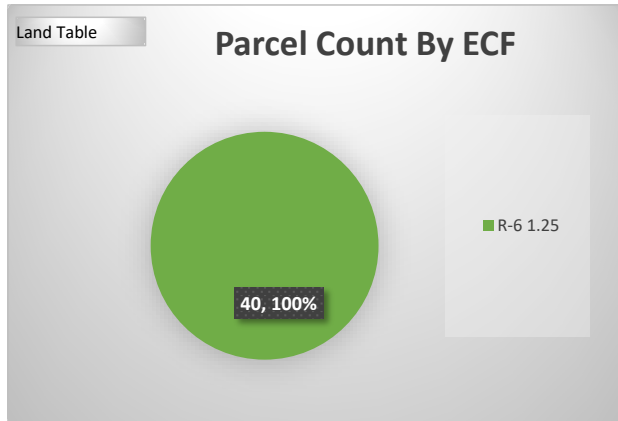
# BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

## Land Table R-7

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	4
ECF Nbhd	R-6	Sales Ratio	49.34%
Min ECF	1.250	(Land Resid.-Est. Land Value)/Est. LV	4.28%
Max ECF	1.250	% Change	5.00%
Land Table LtoB	29.70%	Projected Land Table LtoB	31.18%
CVT LtoB	30.21%	Sales Sample Size	10.00%

### Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,437	\$1,498	\$1,509
MINIMUM	\$970	\$1,012	\$1,019
MAXIMUM	\$1,901	\$1,982	\$1,996

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
TH-24-03-101-015	21930 E VALLEY WOODS DR	07/24/24	\$595,000	\$563,234	\$181,339	\$149,573	0.50	\$365,603		R-7	26.56%
TH-24-03-126-004	32349 MCKENZIE CT	07/10/23	\$559,000	\$578,122	\$159,710	\$178,832	0.39	\$408,465		R-7	30.93%
TH-24-03-151-006	21634 E VALLEY WOODS DR	10/06/23	\$675,000	\$617,592	\$220,208	\$162,800	0.39	\$566,087		R-7	26.36%
TH-24-03-176-001	21525 CORSAUT LN	02/27/23	590000	\$628,043	\$218,663	\$256,706	0.96	\$228,966		R-7	40.87%

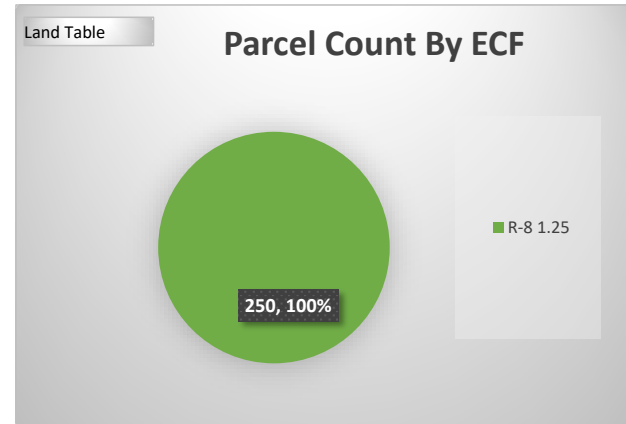
# BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

## Land Table R-8

BSA DATABASE		SALES DATA	
Parcel Count	250	# of Sales	12
ECF Nbhd	R-8	Sales Ratio	46.49%
Min ECF	1.250	(Land Resid.-Est. Land Value)/Est. LV	22.90%
Max ECF	1.250	% Change	20.00%
Land Table LtoB	32.53%	Projected Land Table LtoB	39.04%
CVT LtoB	30.21%	Sales Sample Size	4.80%

### Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,776	\$2,183	\$2,131
MINIMUM	\$864	\$1,062	\$1,037
MAXIMUM	\$439,577	\$540,221	\$527,492

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
TH-24-03-177-003	32510 BELL VINE TRL	12/05/24	\$589,000	\$572,418	\$228,982	\$212,400	0.84	\$271,306.00		R-8	37.11%
TH-24-03-178-015	32355 WESTLADY DR	03/25/24	\$890,000	\$702,331	\$400,069	\$212,400	0.85	\$468,465.00		R-8	30.24%
TH-24-03-178-018	32165 WESTLADY DR	11/08/24	\$870,000	\$756,588	\$332,892	\$219,480	0.91	\$364,214.00		R-8	29.01%
TH-24-03-178-020	32055 WESTLADY DR	08/15/23	\$450,000	\$503,547	\$216,470	\$270,017	1.21	\$179,197.00		R-8	53.62%
TH-24-03-251-001	32600 WESTLADY DR	12/15/23	\$520,000				0.96	\$541,667.00		R-8	
TH-24-03-253-001	32050 EASTLADY DR	08/13/24	\$760,000	\$667,621	\$360,881	\$268,502	1.59	\$226,969.00		R-8	40.22%
TH-24-03-301-005	21794 HAMPTON ST	10/01/24	\$740,000	\$850,997	\$126,753	\$237,750	0.94	\$134,987.00		R-8	27.94%
TH-24-03-302-008	21850 HAMPSTEAD ST	05/31/24	\$1,600,000	\$1,187,187	\$679,213	\$266,400	1.12	\$609,160.00		R-8	22.44%
TH-24-03-302-010	21669 HAMPTON ST	01/29/24	\$737,000	\$674,378	\$289,182	\$226,560	0.85	\$342,227.00		R-8	33.60%
TH-24-03-302-012	21600 HAMPSTEAD ST	09/21/23	\$542,500	\$632,295	\$136,765	\$226,560	0.85	\$161,852.00		R-8	35.83%
TH-24-03-327-021	31637 BELL VINE CT	05/30/24	\$500,000	\$512,849	\$130,586	\$143,435	0.50	\$260,651.00		R-8	27.97%
TH-24-03-403-007	31650 EASTLADY DR	08/09/23	\$601,000	\$637,675	\$220,091	\$256,766	0.87	\$253,854.00		R-8	40.27%

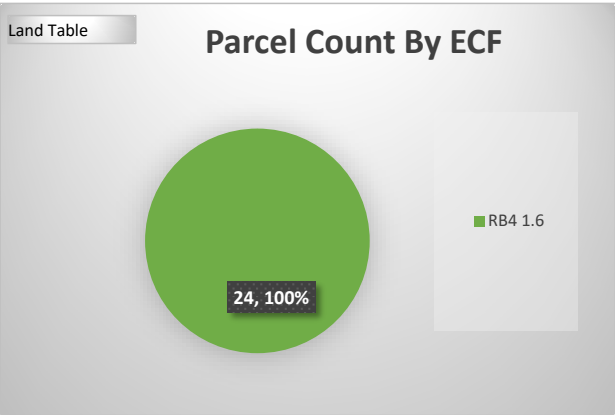
**BINGHAM FARMS / FRANKLIN / BEVERLY HILLS**

**Land Table RB4**

BSA DATABASE		SALES DATA	
Parcel Count	24	# of Sales	2
ECF Nbhd	RB4	Sales Ratio	43.53%
Min ECF	1.600	(Land Resid.-Est. Land Value)/Est. LV	61.60%
Max ECF	1.600	% Change	29.80%
Land Table LtoB	24.43%	Projected Land Table LtoB	31.71%
CVT LtoB	30.21%	Sales Sample Size	8.33%

**Color Key**

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$192,862	\$311,657	\$250,335
MINIMUM	\$192,862	\$311,657	\$250,335
MAXIMUM	\$192,862	\$311,657	\$250,335

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
TB-24-04-126-029	32816 OUTLAND TRL	07/19/24	\$852,000	\$785,401	\$259,461	\$192,862	0.32	\$810,816		RB4	24.56%
TB-24-04-127-006	32863 OUTLAND TRL	08/20/24	984000	\$813,009	\$363,853	\$192,862	0.27	\$1,347,604		RB4	23.72%

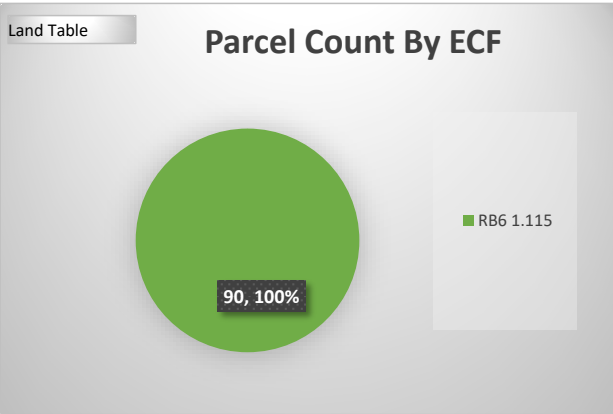
**BINGHAM FARMS / FRANKLIN / BEVERLY HILLS**

**Land Table RB6**

BSA DATABASE		SALES DATA	
Parcel Count	90	# of Sales	5
ECF Nbhd	RB6	Sales Ratio	44.33%
Min ECF	1.115	(Land Resid.-Est. Land Value)/Est. LV	33.52%
Max ECF	1.115	% Change	3.75%
Land Table LtoB	29.08%	Projected Land Table LtoB	30.17%
CVT LtoB	30.21%	Sales Sample Size	5.56%

**Color Key**

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$305,478	\$407,881	\$324,574
MINIMUM	\$134,182	\$179,163	\$134,182
MAXIMUM	\$418,633	\$558,968	\$418,633

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
TB-24-04-176-001	23171 HICKORY HOLLOW DR	05/15/23	\$660,000	\$547,377	\$329,047	\$216,424	0.85	\$387,114		RB6	39.54%
TB-24-04-177-004	23700 OLD ORCHARD TRL	10/03/23	\$800,000	\$791,413	\$312,031	\$303,444	1.24	\$251,638		RB6	38.34%
TB-24-04-178-014	23059 OLD ORCHARD TRL	03/13/23	\$375,000				1.68			RB6	
TB-24-04-377-006	31170 FROMM CT	11/21/24	\$400,000	\$347,527	\$189,966	\$137,493	0.54	\$351,789		RB6	39.56%
TB-24-04-377-012	23050 W 13 MILE RD	12/27/24	\$480,000	\$388,341	\$225,841	\$134,182	0.62	\$364,260		RB6	34.55%

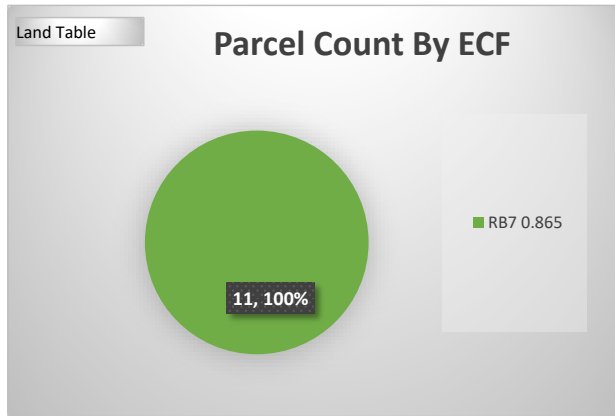
# BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

## Land Table RB7

BSA DATABASE		SALES DATA	
Parcel Count	11	# of Sales	2
ECF Nbhd	RB7	Sales Ratio	53.58%
Min ECF	0.865	(Land Resid.-Est. Land Value)/Est. LV	-36.77%
Max ECF	0.865	% Change	5.00%
Land Table LtoB	27.43%	Projected Land Table LtoB	28.80%
CVT LtoB	30.21%	Sales Sample Size	18.18%

**Color Key**

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$734,766	\$464,558	\$771,504
MINIMUM	\$358,790	\$226,846	\$376,730
MAXIMUM	\$1,076,357	\$680,529	\$1,130,175

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
TB-24-04-327-023	23675 WOODLYNNE DR	07/26/24	\$2,500,000	\$2,679,011	\$307,766	\$486,777	1.43	\$215,221		RB7	18.17%
TB-24-04-327-024		08/30/23	\$580,000				1.43	\$405,594		RB7	

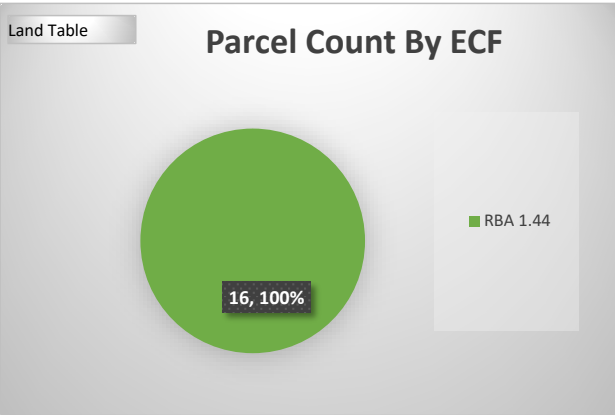
**BINGHAM FARMS / FRANKLIN / BEVERLY HILLS**

**Land Table RB8**

BSA DATABASE		SALES DATA	
Parcel Count	16	# of Sales	10
ECF Nbhd	RBA	Sales Ratio	39.23%
Min ECF	1.440	(Land Resid.-Est. Land Value)/Est. LV	82.68%
Max ECF	1.440	% Change	20.00%
Land Table LtoB	25.00%	Projected Land Table LtoB	30.00%
CVT LtoB	30.21%	Sales Sample Size	62.50%

**Color Key**

- Vacant Sales
- Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$504,860	\$922,288	\$605,832
MINIMUM	\$232,529	\$424,789	\$279,035
MAXIMUM	\$2,356,015	\$4,304,015	\$2,827,218

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
TB-24-04-101-010	32627 BINGHAM LN	08/16/24	\$3,700,000	\$2,485,615	\$1,554,334	\$339,949	1.79	\$868,343		RBB	13.68%
TB-24-04-101-014	32721 BINGHAM LN	08/31/23	\$1,999,000	\$1,965,563	\$410,603	\$377,166	2.21	\$185,793		RBB	19.19%
TB-24-04-126-002	32944 BINGHAM LN	08/19/24	\$2,086,000	\$1,630,178	\$808,225	\$352,403	1.88	\$429,907		RBB	21.62%
TB-24-04-126-008	32848 BINGHAM LN	10/13/23	\$1,000,000	\$680,042	\$1,000,000	\$670,042	5.92	\$168,919		RBB	98.53%
TB-24-04-126-016	32700 BINGHAM LN	05/25/23	\$3,200,000	\$2,193,800	\$1,478,349	\$472,149	3.13	\$472,316		RBB	21.52%
TB-24-04-351-008	31010 BINGHAM RD	07/28/23	\$1,775,000	\$2,098,223	(\$57,086)	\$266,137	1.59	(\$35,903)		RBB	12.68%
TB-24-04-351-019	31360 BINGHAM RD	09/14/23	\$1,255,000	\$1,267,958	\$321,991	\$334,949	1.46	\$220,542		RBB	26.42%
TB-24-05-426-012	24265 BINGHAM CT	05/08/23	\$1,050,000	\$997,836	\$338,145	\$285,981	1.35	\$250,478		RBB	28.66%
TB-24-05-426-018	24035 BINGHAM CT	04/24/23	\$1,760,000	\$1,679,101	\$412,960	\$332,061	1.38	\$299,246		RBB	19.78%

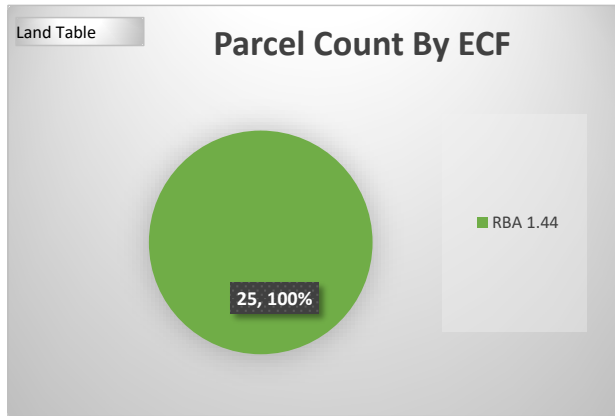
# BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

## Land Table RBA

BSA DATABASE		SALES DATA	
Parcel Count	25	# of Sales	0
ECF Nbhd	RBA	Sales Ratio	#DIV/0!
Min ECF	1.440	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.440	% Change	10.00%
Land Table LtoB	34.11%	Projected Land Table LtoB	37.52%
CVT LtoB	30.21%	Sales Sample Size	0.00%

**Color Key**

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$513,732	#DIV/0!	\$565,106
MINIMUM	\$224,703	#DIV/0!	\$247,173
MAXIMUM	\$1,227,357	#DIV/0!	\$1,350,093

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
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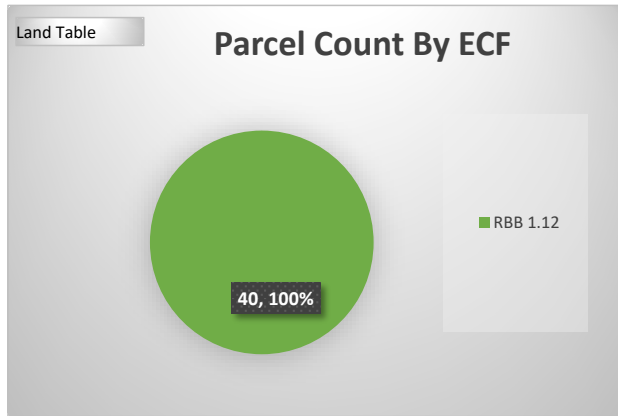
# BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

## Land Table RBB

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	0
ECF Nbhd	RBB	Sales Ratio	#DIV/0!
Min ECF	1.120	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.120	% Change	10.00%
Land Table LtoB	28.81%	Projected Land Table LtoB	31.69%
CVT LtoB	30.21%	Sales Sample Size	0.00%

**Color Key**

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$388,431	#DIV/0!	\$427,274
MINIMUM	\$253,693	#DIV/0!	\$279,062
MAXIMUM	\$735,590	#DIV/0!	\$809,149

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
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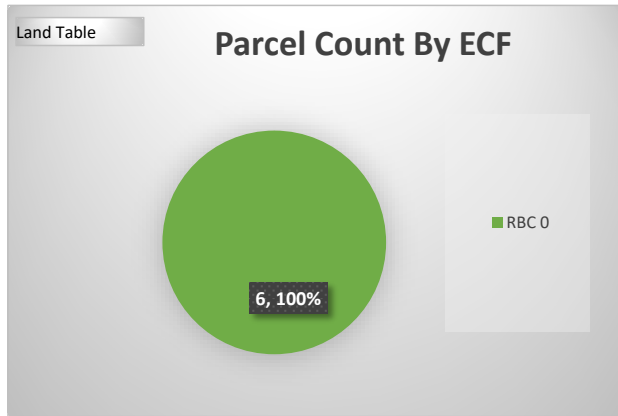
# BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

## Land Table RBC

BSA DATABASE		SALES DATA	
Parcel Count	6	# of Sales	0
ECF Nbhd	RBC	Sales Ratio	#DIV/0!
Min ECF	0.000	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.000	% Change	10.00%
Land Table LtoB	0.00%	Projected Land Table LtoB	0.00%
CVT LtoB	30.21%	Sales Sample Size	0.00%

**Color Key**

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$140,061	#DIV/0!	\$154,067
MINIMUM	\$115,606	#DIV/0!	\$127,167
MAXIMUM	\$155,623	#DIV/0!	\$171,185

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
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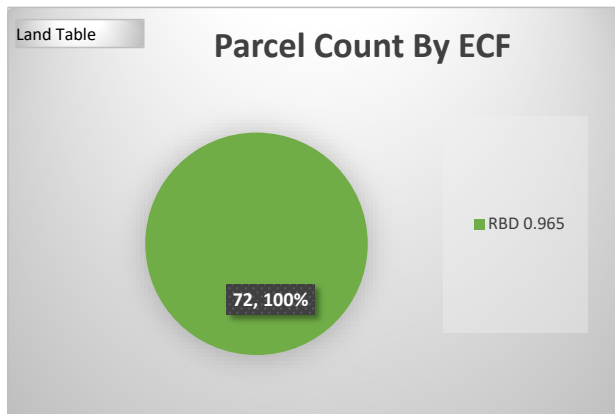
# BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

## Land Table RBD

BSA DATABASE		SALES DATA	
Parcel Count	72	# of Sales	1
ECF Nbhd	RBD	Sales Ratio	32.17%
Min ECF	0.965	(Land Resid.-Est. Land Value)/Est. LV	234.74%
Max ECF	0.965	% Change	10.00%
Land Table LtoB	25.18%	Projected Land Table LtoB	27.70%
CVT LtoB	30.21%	Sales Sample Size	1.39%

**Color Key**

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$185,328	\$620,369	\$203,861
MINIMUM	\$74,389	\$249,011	\$81,828
MAXIMUM	\$474,903	\$1,589,696	\$522,393

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
TB-24-09-128-003	23061 BRITNER CT	05/24/24	\$515,000	\$331,315	\$261,935	\$78,250	0.76	\$344,651		RBD	23.62%

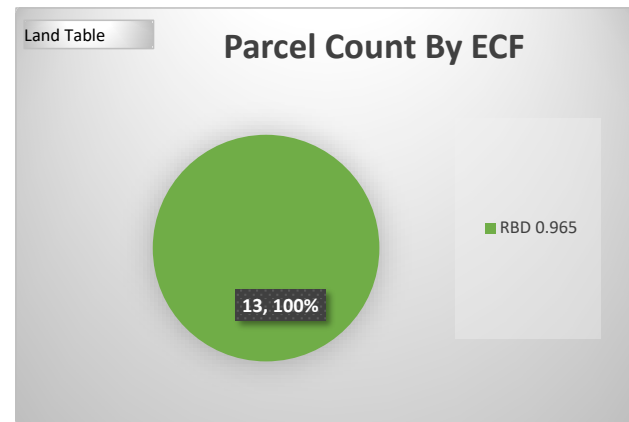
# BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

## Land Table RBE

BSA DATABASE		SALES DATA	
Parcel Count	13	# of Sales	0
ECF Nbhd	RBD	Sales Ratio	#DIV/0!
Min ECF	0.965	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.965	% Change	10.00%
Land Table LtoB	28.39%	Projected Land Table LtoB	31.23%
CVT LtoB	30.21%	Sales Sample Size	0.00%

**Color Key**

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$138,600	#DIV/0!	\$152,460
MINIMUM	\$46,200	#DIV/0!	\$50,820
MAXIMUM	\$232,100	#DIV/0!	\$255,310

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
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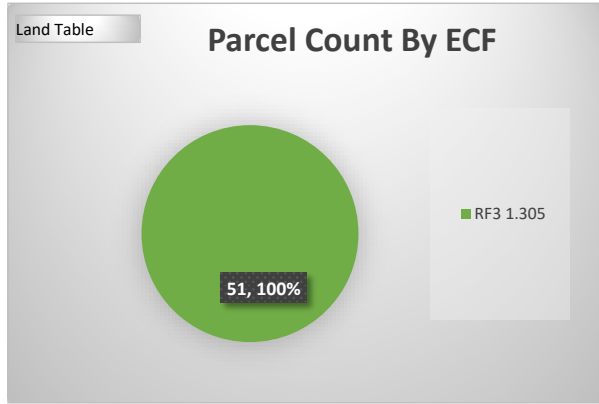
# BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

## Land Table RF3

BSA DATABASE		SALES DATA	
Parcel Count	51	# of Sales	5
ECF Nbhd	RF3	Sales Ratio	42.99%
Min ECF	1.305	(Land Resid.-Est. Land Value)/Est. LV	19.67%
Max ECF	1.305	% Change	15.00%
Land Table LtoB	27.32%	Projected Land Table LtoB	31.41%
CVT LtoB	30.21%	Sales Sample Size	9.80%

**Color Key**

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$131,458	\$157,311	\$151,176
MINIMUM	\$33,030	\$39,526	\$37,985
MAXIMUM	\$179,281	\$214,540	\$206,173

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
TF-24-06-102-013	32620 INKSTER RD	07/19/24	\$300,000	\$317,281	\$106,979	\$124,260	0.39	\$274,305		RF3	39.16%
TF-24-06-105-001	27331 GARDENWAY RD	08/15/23	\$435,000	\$438,926	\$175,355	\$179,281	0.79	\$221,968		RF3	40.85%
TF-24-06-106-001	32720 COLONY HILL DR	06/18/24	\$760,000	\$649,568	\$260,569	\$150,137	0.52	\$501,094		RF3	23.11%

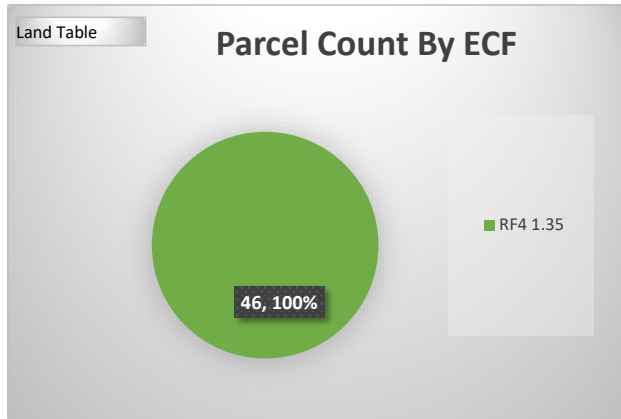
# BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

## Land Table RF4

BSA DATABASE		SALES DATA	
Parcel Count	46	# of Sales	2
ECF Nbhd	RF4	Sales Ratio	46.17%
Min ECF	1.350	(Land Resid.-Est. Land Value)/Est. LV	28.15%
Max ECF	1.350	% Change	10.00%
Land Table LtoB	21.63%	Projected Land Table LtoB	23.79%
CVT LtoB	30.21%	Sales Sample Size	4.35%

### Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$226,825	\$290,668	\$249,507
MINIMUM	\$2,008	\$2,573	\$2,209
MAXIMUM	\$427,334	\$547,614	\$470,067

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
T-24-06-101-001	27360 W 14 MILE RD	10/31/24	\$1,025,000	\$814,766	\$509,368	\$299,134	3.39	\$150,345		RF4	36.71%
TF-24-06-151-021	32361 SCENIC LN	05/10/24	\$800,000	\$870,581	\$126,446	\$197,027	0.70	\$180,637		RF4	22.63%

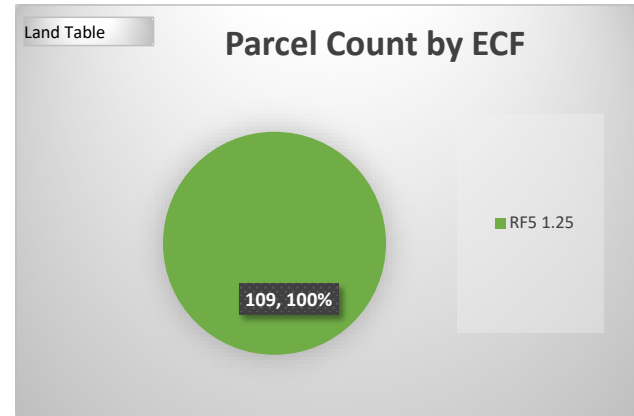
# BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

## Land Table RF5

BSA DATABASE		SALES DATA	
Parcel Count	109	# of Sales	7
ECF Nbhd	RF5	Sales Ratio	46.30%
Min ECF	1.250	(Land Resid.-Est. Land Value)/Est. LV	29.49%
Max ECF	1.250	% Change	10.00%
Land Table LtoB	28.57%	Projected Land Table LtoB	31.43%
CVT LtoB	30.21%	Sales Sample Size	6.42%

**Color Key**

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$309,575	\$400,857	\$340,532
MINIMUM	\$120,577	\$156,131	\$132,635
MAXIMUM	\$559,206	\$724,095	\$615,127

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
TF-24-06-129-001	26851 CAPTAINS LN	01/03/23	\$1,900,000	\$1,872,090	\$416,698	\$388,788	1.34	\$310,969		RF5	20.77%
TF-24-06-180-001	26662 SCENIC HWY	05/22/23	\$2,490,000	\$2,601,453	\$447,753	\$559,206	2.32	\$192,997		RF5	21.50%
TF-24-06-201-002	32870 BRANDINGHAM RD	08/09/23	\$680,000	\$594,361	\$321,995	\$236,356	0.58	\$555,164		RF5	39.77%
TF-24-06-201-010	26420 NORMANDY RD	11/27/24	\$1,100,000	\$883,957	\$498,643	\$282,600	0.80	\$623,304		RF5	31.97%
TF-24-06-203-004	26291 EVELYN CT	06/28/24	\$577,000	\$533,286	\$336,591	\$292,877	0.29	\$673,182	TF-24-06-203-005	RF5	54.92%
TF-24-06-205-002	26320 NORMANDY RD	07/01/24	\$1,644,900	\$1,267,192	\$592,655	\$214,947	0.44	\$1,346,943		RF5	16.96%
TF-24-06-256-004	26426 SCENIC HWY	02/28/23	\$744,900	\$718,844	\$308,656	\$282,600	0.84	\$367,448		RF5	39.31%

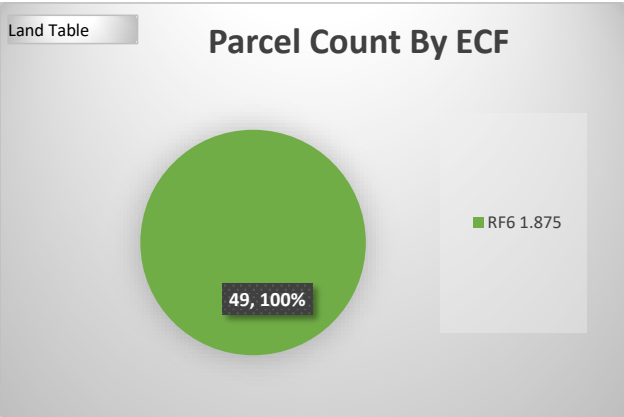
**BINGHAM FARMS / FRANKLIN / BEVERLY HILLS**

**Land Table RF6**

BSA DATABASE		SALES DATA	
Parcel Count	49	# of Sales	5
ECF Nbhd	RF6	Sales Ratio	47.18%
Min ECF	1.875	(Land Resid.-Est. Land Value)/Est. LV	45.08%
Max ECF	1.875	% Change	22.50%
Land Table LtoB	22.78%	Projected Land Table LtoB	27.90%
CVT LtoB	30.21%	Sales Sample Size	10.20%

**Color Key**

- Vacant Sales
- Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$141,529	\$205,324	\$173,373
MINIMUM	\$3,694	\$5,359	\$4,525
MAXIMUM	\$389,455	\$565,004	\$477,082

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
TF-24-06-202-005	26285 W 14 MILE RD	10/17/23	\$400,000	\$352,782	\$169,274	\$122,056	0.23	\$735,974		RF6	34.60%
TF-24-06-202-015	26265 W 14 MILE RD	04/23/24	\$550,000	\$474,552	\$197,504	\$122,056	0.28	\$705,371		RF6	25.72%
TF-24-06-277-008	26070 CAROL AVE	07/26/24	\$364,000	\$321,614	\$164,442	\$122,056	0.22	\$747,464		RF6	37.95%

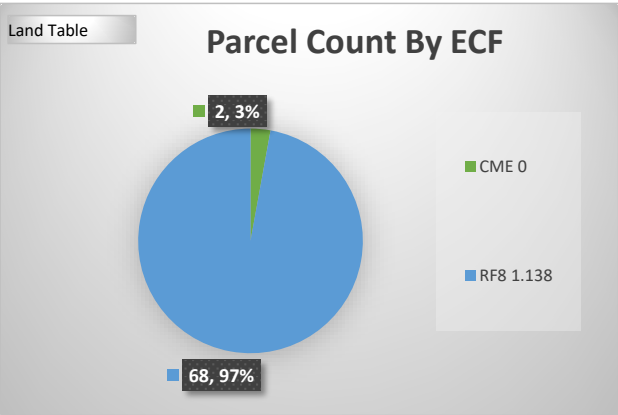
**BINGHAM FARMS / FRANKLIN / BEVERLY HILLS**

**Land Table RF8**

BSA DATABASE		SALES DATA	
Parcel Count	70	# of Sales	10
ECF Nbhd	RF8, CME	Sales Ratio	49.96%
Min ECF	1.138	(Land Resid.-Est. Land Value)/Est. LV	17.43%
Max ECF	1.138	% Change	15.00%
Land Table LtoB	22.60%	Projected Land Table LtoB	25.99%
CVT LtoB	30.21%	Sales Sample Size	14.29%

**Color Key**

- Vacant Sales
- Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$389,137	\$456,945	\$447,508
MINIMUM	\$1,395	\$1,638	\$1,604
MAXIMUM	\$1,380,922	\$1,621,549	\$1,588,060

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
TF-24-05-301-002	25700 FRANKLIN PARK DR	07/21/23	\$1,325,000	\$1,131,892	\$602,059	\$408,951	2.59	\$232,455		RF8	36.13%
TF-24-05-301-005	25450 FRANKLIN PARK DR	06/14/23	\$1,825,000	\$1,887,421	\$326,716	\$389,137	2.40	\$136,132		RF8	20.62%
TF-24-05-303-003	31600 NOTTINGHAM DR	05/03/24	\$1,645,000	\$1,668,436	\$385,515	\$408,951	2.55	\$151,182		RF8	24.51%
TF-24-05-304-007	25430 CANTERBURY RD	04/30/24	\$800,000				2.19	\$365,297		RF8	97.30%
TF-24-05-351-002	31425 NOTTINGHAM DR	07/17/23	\$2,440,000	\$2,502,256	\$297,557	\$359,813	2.19	\$135,871		RF8	14.38%
TF-24-06-280-012	25900 ROMANY WAY	05/03/23	\$990,000	\$1,047,882	\$227,433	\$285,315	0.74	\$133,784	TF-24-06-280-011	RF8	27.23%
TF-24-06-428-003	26075 WOODLORE RD	03/08/24	\$705,000	\$693,546	\$337,981	\$326,527	1.51	\$223,828		RF8	47.08%
TF-24-06-428-004	26025 WOODLORE RD	04/03/23	\$1,865,000	\$1,362,545	\$843,247	\$340,792	1.98	\$425,882		RF8	25.01%
TF-24-06-428-015	26125 WOODLORE RD	07/31/23	\$905,000	\$910,101	\$321,426	\$326,527	1.61	\$199,643		RF8	35.88%

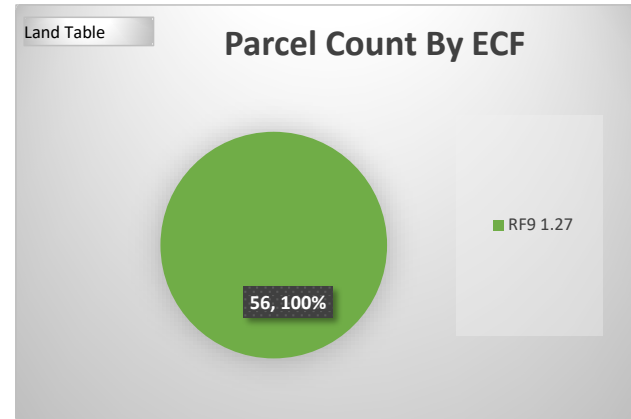
# BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

## Land Table RF9

BSA DATABASE		SALES DATA	
Parcel Count	56	# of Sales	2
ECF Nbhd	RF9	Sales Ratio	51.17%
Min ECF	1.270	(Land Resid.-Est. Land Value)/Est. LV	40.11%
Max ECF	1.270	% Change	20.00%
Land Table LtoB	25.89%	Projected Land Table LtoB	31.07%
CVT LtoB	30.21%	Sales Sample Size	3.57%

### Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$420,864	\$589,685	\$505,037
MINIMUM	\$29,677	\$41,581	\$35,612
MAXIMUM	\$1,165,292	\$1,632,726	\$1,398,350

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TF-24-05-151-004	25635 RIVER DR	06/27/24	\$940,000	\$805,087	\$471,245	\$336,332	1.53	\$308,003		RF9	41.78%

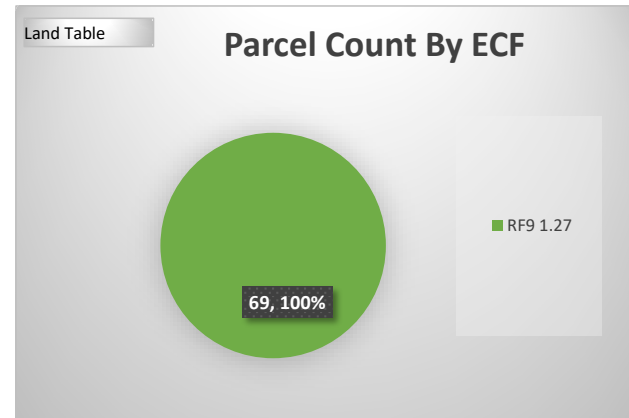
# BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

## Land Table RFA

BSA DATABASE		SALES DATA	
Parcel Count	69	# of Sales	6
ECF Nbhd	RF9	Sales Ratio	46.50%
Min ECF	1.270	(Land Resid.-Est. Land Value)/Est. LV	30.18%
Max ECF	1.270	% Change	10.00%
Land Table LtoB	27.03%	Projected Land Table LtoB	29.73%
CVT LtoB	30.21%	Sales Sample Size	8.70%

**Color Key**

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$259,603	\$337,954	\$285,563
MINIMUM	\$170,791	\$222,338	\$187,870
MAXIMUM	\$346,136	\$450,604	\$380,750

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	LtoB
TF-24-05-104-005	25425 DENNISON RD	11/01/24	\$655,000	\$754,348	\$136,654	\$236,002	1.25	\$109,323		RFA	31.29%
TF-24-05-105-005	32575 ROMSEY RD	05/02/24	\$2,500,000	\$2,193,521	\$566,082	\$259,603	1.47	\$385,090		RFA	11.83%
TF-24-05-127-004		07/05/23	\$365,000				3.01	\$121,262		RFA	
TF-24-05-176-003	32380 WING LAKE RD	10/18/24	\$525,000	\$468,518	\$275,923	\$219,441	0.94	\$293,535		RFA	46.84%
TF-24-05-176-005	32555 SUSANNE DR	02/22/24	\$611,000	\$612,289	\$234,713	\$236,002	1.16	\$202,339		RFA	38.54%
TF-24-05-176-007	32377 SUSANNE DR	05/03/24	\$758,005	\$667,063	\$310,383	\$219,441	0.98	\$316,717		RFA	32.90%

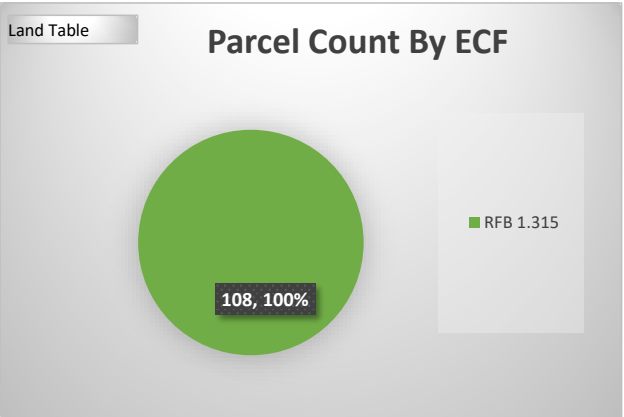
**BINGHAM FARMS / FRANKLIN / BEVERLY HILLS**

**Land Table RFB**

BSA DATABASE		SALES DATA	
Parcel Count	108	# of Sales	8
ECF Nbhd	RFB	Sales Ratio	44.90%
Min ECF	1.315	(Land Resid.-Est. Land Value)/Est. LV	33.89%
Max ECF	1.315	% Change	5.00%
Land Table LtoB	32.83%	Projected Land Table LtoB	34.47%
CVT LtoB	30.21%	Sales Sample Size	7.41%

**Color Key**

- Vacant Sales
- Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$160,257	\$214,567	\$168,270
MINIMUM	\$112,099	\$150,088	\$117,704
MAXIMUM	\$216,192	\$289,458	\$227,002

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
TF-24-05-201-007	32517 W HAVERFORD DR	11/26/24	\$724,500	\$596,498	\$258,405	\$130,403	0.57	\$453,342		RFB	21.86%
TF-24-05-201-017	24420 BLOOMINGTON DR	08/15/24	\$365,000	\$378,720	\$137,959	\$151,679	0.61	\$226,162		RFB	40.05%
TF-24-05-204-004	32720 W HAVERFORD DR	01/29/24	\$450,000	\$390,593	\$211,086	\$151,679	0.65	\$324,748		RFB	38.83%
TF-24-05-204-006	32620 W HAVERFORD DR	06/02/23	\$615,000	\$551,870	\$231,965	\$168,835	0.73	\$317,760		RFB	30.59%
TF-24-05-204-010	32951 HAVERFORD DR	02/13/24	\$412,000	\$390,241	\$190,594	\$168,835	0.74	\$257,559		RFB	43.26%
TF-24-05-204-013	32773 HAVERFORD DR	12/09/24	\$455,000	\$439,980	\$183,855	\$168,835	0.78	\$235,712		RFB	38.37%
TF-24-05-252-006	24505 N CROMWELL DR	10/28/24	\$685,000	\$577,904	\$258,775	\$151,679	0.67	\$386,231		RFB	26.25%
TF-24-05-253-004	24605 TUDOR LN	06/27/23	\$425,000	\$384,241	\$192,438	\$151,679	0.67	\$287,221		RFB	39.47%

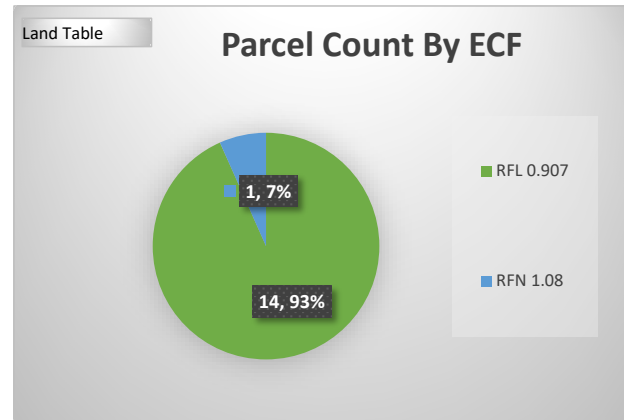
# BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

## Land Table RFC

BSA DATABASE		SALES DATA	
Parcel Count	15	# of Sales	1
ECF Nbhd	RFL, RFN	Sales Ratio	43.81%
Min ECF	0.907	(Land Resid.-Est. Land Value)/Est. LV	55.02%
Max ECF	1.080	% Change	14.55%
Land Table LtoB	25.92%	Projected Land Table LtoB	29.69%
CVT LtoB	30.21%	Sales Sample Size	6.67%

### Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$228,918	\$354,860	\$246,756
MINIMUM	\$66,384	\$102,906	\$76,342
MAXIMUM	\$674,995	\$1,046,353	\$776,244

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
TF-24-08-177-037	30795 BRUCE LN	05/24/24	\$982,900	\$861,228	\$342,828	\$221,156	0.57	\$300,726	TF-24-08-177-038	RFC	25.68%

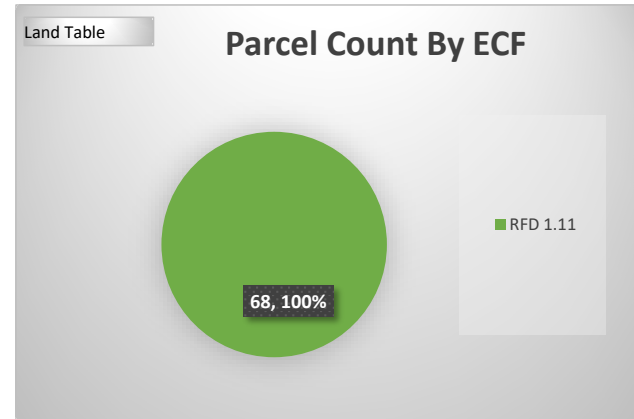
# BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

## Land Table RFD

BSA DATABASE		SALES DATA	
Parcel Count	68	# of Sales	2
ECF Nbhd	RFD	Sales Ratio	48.16%
Min ECF	1.110	(Land Resid.-Est. Land Value)/Est. LV	18.33%
Max ECF	1.110	% Change	5.00%
Land Table LtoB	22.03%	Projected Land Table LtoB	23.13%
CVT LtoB	30.21%	Sales Sample Size	2.94%

**Color Key**

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$227,154	\$268,796	\$238,512
MINIMUM	\$193,081	\$228,477	\$202,735
MAXIMUM	\$333,421	\$394,545	\$350,092

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
TF-24-05-377-002	25265 CANTERBURY RD	04/05/23	\$2,224,900	\$2,020,042	\$538,279	\$333,421	1.58	\$340,683		RFD	16.51%
TF-24-05-378-002	25045 FRANKLIN PARK DR	03/04/24	\$560,000	\$662,092	\$125,062	\$227,154	0.66	\$189,488		RFD	34.31%

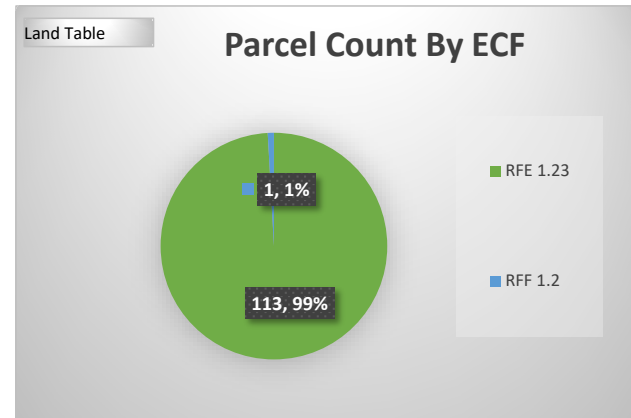
# BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

## Land Table RFE

BSA DATABASE		SALES DATA	
Parcel Count	114	# of Sales	6
ECF Nbhd	RFE, RFF	Sales Ratio	45.42%
Min ECF	1.200	(Land Resid.-Est. Land Value)/Est. LV	50.76%
Max ECF	1.230	% Change	15.00%
Land Table LtoB	25.09%	Projected Land Table LtoB	28.86%
CVT LtoB	30.21%	Sales Sample Size	5.26%

### Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$500,907	\$755,179	\$576,043
MINIMUM	\$302,668	\$456,309	\$348,068
MAXIMUM	\$932,784	\$1,406,287	\$1,072,702

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
TF-24-06-301-003	27245 SCENIC HWY	06/09/23	\$1,410,000	\$1,395,805	\$413,681	\$399,486	1.71	\$241,919		RFE	28.62%
TF-24-06-327-010	26840 CRESTWOOD DR	12/04/23	\$3,177,500	\$2,592,629	\$971,967	\$387,096	1.61	\$603,706		RFE	14.93%
TF-24-06-352-002	27135 CRESTWOOD DR	03/29/23	\$1,250,000	\$1,175,636	\$604,078	\$529,714	2.68	\$225,402		RFE	45.06%
TF-24-06-352-009	31235 WOODSIDE DR	06/05/23	\$2,750,000	\$2,357,147	\$779,949	\$387,096	1.61	\$484,440		RFE	16.42%
TF-24-06-352-010	31145 WOODSIDE DR	05/30/24	\$2,750,000	\$2,459,616	\$638,363	\$347,979	1.32	\$483,608		RFE	14.15%
TF-24-06-451-003	31280 RAMBLE RD	06/13/24	\$1,999,999	\$2,135,825	\$217,817	\$353,643	1.36	\$160,160		RFE	16.56%

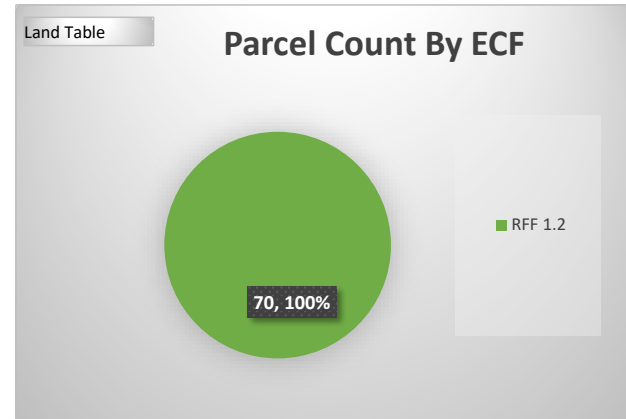
# BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

## Land Table RFF

BSA DATABASE		SALES DATA	
Parcel Count	70	# of Sales	4
ECF Nbhd	RFF	Sales Ratio	43.01%
Min ECF	1.200	(Land Resid.-Est. Land Value)/Est. LV	55.53%
Max ECF	1.200	% Change	10.00%
Land Table LtoB	26.29%	Projected Land Table LtoB	28.92%
CVT LtoB	30.21%	Sales Sample Size	5.71%

### Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$367,191	\$571,103	\$403,910
MINIMUM	\$205,280	\$319,278	\$225,808
MAXIMUM	\$448,770	\$697,985	\$493,647

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
TF-24-07-127-012	30360 KINCARDINE RD	08/15/24	\$785,000	\$665,663	\$382,015	\$262,678	1.44	\$265,288		RFF	39.46%
TF-24-07-176-016	30795 WOODSIDE DR	11/18/24	\$975,000	\$829,548	\$382,040	\$236,588	1.24	\$308,097		RFF	28.52%
TF-24-07-176-027	30290 WOODSIDE CT	08/22/23	\$1,449,000	\$1,072,730	\$614,163	\$237,893	1.25	\$491,330		RFF	22.18%
TF-24-07-201-005	26515 W 13 MILE RD	02/15/24	\$645,000	\$747,039	\$131,435	\$233,474	1.53	\$85,905		RFF	31.25%

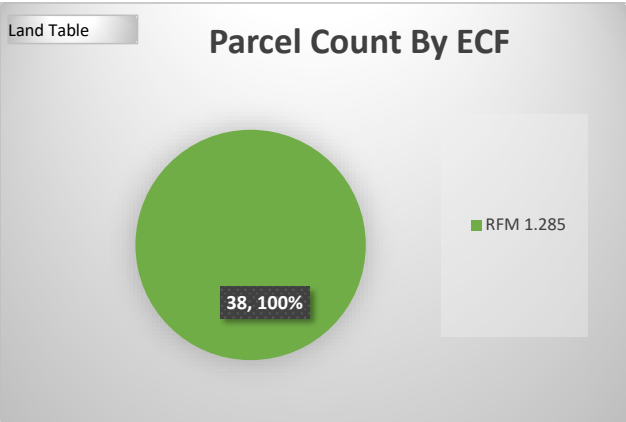
**BINGHAM FARMS / FRANKLIN / BEVERLY HILLS**

**Land Table RFG**

BSA DATABASE		SALES DATA	
Parcel Count	38	# of Sales	6
ECF Nbhd	RFM	Sales Ratio	42.84%
Min ECF	1.285	(Land Resid.-Est. Land Value)/Est. LV	53.63%
Max ECF	1.285	% Change	25.00%
Land Table LtoB	28.66%	Projected Land Table LtoB	35.83%
CVT LtoB	30.21%	Sales Sample Size	15.79%

**Color Key**

- Vacant Sales
- Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$210,840	\$323,918	\$263,550
MINIMUM	\$164,247	\$252,336	\$205,309
MAXIMUM	\$281,122	\$431,894	\$351,403

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
TF-24-06-428-010	26010 HERSHEYVALE DR	08/01/24	\$862,500	\$716,922	\$356,418	\$210,840	0.78	\$456,946		RFG	29.41%
TF-24-06-428-011	25958 HERSHEYVALE DR	08/19/24	\$1,005,000	\$791,222	\$424,618	\$210,840	0.82	\$517,827		RFG	26.65%
TF-24-06-428-014	25886 HERSHEYVALE DR	08/24/23	\$650,000	\$704,267	\$180,002	\$234,269	1.01	\$178,220		RFG	33.26%
TF-24-06-476-007		04/04/24	\$325,000				0.90	\$361,111		RFG	
TF-24-06-476-010	25838 HERSHEYVALE DR	08/25/23	\$996,000	\$813,283	\$416,986	\$234,269	1.14	\$365,777		RFG	28.81%
TF-24-06-476-011	25862 HERSHEYVALE DR	10/30/24	\$700,000	\$584,718	\$349,551	\$234,269	1.10	\$317,774		RFG	40.07%

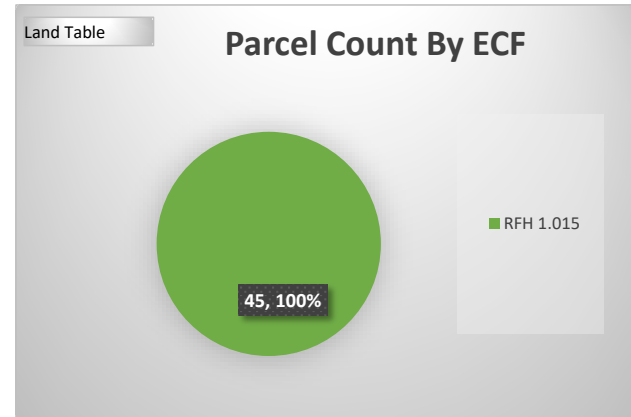
# BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

## Land Table RFH

BSA DATABASE		SALES DATA	
Parcel Count	45	# of Sales	2
ECF Nbhd	RFH	Sales Ratio	43.86%
Min ECF	1.015	(Land Resid.-Est. Land Value)/Est. LV	71.62%
Max ECF	1.015	% Change	5.00%
Land Table LtoB	20.73%	Projected Land Table LtoB	21.77%
CVT LtoB	30.21%	Sales Sample Size	4.44%

### Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$245,875	\$421,977	\$258,169
MINIMUM	\$141,586	\$242,994	\$148,665
MAXIMUM	\$362,214	\$621,642	\$380,325

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
TF-24-07-151-023	30135 ROSEMOND CT	03/22/23	\$380,000	\$378,066	\$165,611	\$163,677	1.28	\$129,384		RFH	43.29%
TF-24-07-176-036	30888 ROSEMOND LN	06/25/24	\$1,295,000	\$1,091,106	\$327,595	\$123,701	1.05	\$311,995		RFH	11.34%

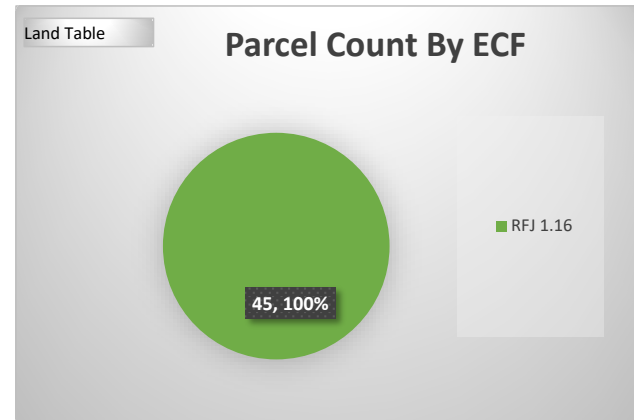
# BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

## Land Table RFJ

BSA DATABASE		SALES DATA	
Parcel Count	45	# of Sales	2
ECF Nbhd	RFJ	Sales Ratio	55.61%
Min ECF	1.160	(Land Resid.-Est. Land Value)/Est. LV	-22.11%
Max ECF	1.160	% Change	0.00%
Land Table LtoB	26.91%	Projected Land Table LtoB	26.91%
CVT LtoB	30.21%	Sales Sample Size	4.44%

**Color Key**

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$186,951	\$145,615	\$186,951
MINIMUM	\$138,210	\$107,651	\$138,210
MAXIMUM	\$267,074	\$208,022	\$267,074

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
TF-24-07-202-017	30540 N GREENBRIAR RD	12/16/24	\$515,000	\$541,011	\$218,806	\$244,817	1.58	\$138,485		RFJ	45.25%

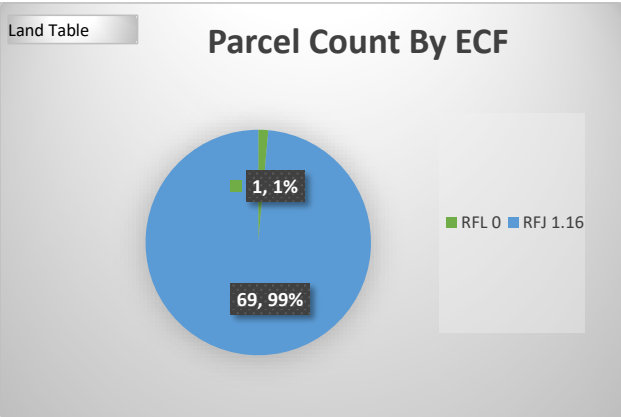
**BINGHAM FARMS / FRANKLIN / BEVERLY HILLS**

**Land Table RFK**

BSA DATABASE		SALES DATA	
Parcel Count	70	# of Sales	5
ECF Nbhd	RFJ, RFL	Sales Ratio	47.43%
Min ECF	1.160	(Land Resid.-Est. Land Value)/Est. LV	17.63%
Max ECF	1.160	% Change	20.00%
Land Table LtoB	27.69%	Projected Land Table LtoB	33.23%
CVT LtoB	30.21%	Sales Sample Size	7.14%

**Color Key**

- Vacant Sales
- Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$314,710	\$370,184	\$377,652
MINIMUM	\$131,751	\$154,975	\$158,101
MAXIMUM	\$475,909	\$559,798	\$571,091

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
TF-24-07-226-017	30477 OAKLEAF LN	03/10/23	\$650,000				2.91	-\$83,240		RFK	
TF-24-07-277-008	30200 OAKLEAF LN	04/01/24	\$680,000	\$765,187	\$102,265	\$187,452	0.93	\$109,962		RFK	24.50%
TF-24-07-277-014	30600 OAKLEAF LN	04/10/23	\$750,000	\$693,048	\$254,482	\$197,530	0.98	\$259,676		RFK	28.50%
TF-24-07-277-018	30666 OAKLEAF LN	04/30/24	\$905,000	\$842,058	\$381,799	\$318,857	2.02	\$189,009		RFK	37.87%
TF-24-08-177-004	30822 HICKORY LN	08/26/24	\$784,000	\$658,136	\$332,962	\$207,098	1.05	\$317,107		RFK	31.47%

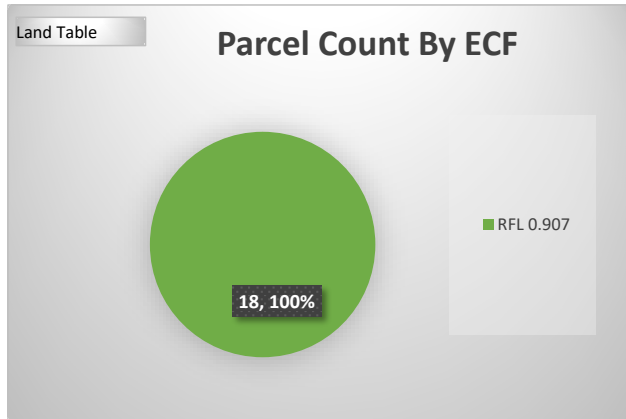
# BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

## Land Table RFL

BSA DATABASE		SALES DATA	
Parcel Count	18	# of Sales	1
ECF Nbhd	RFL	Sales Ratio	55.83%
Min ECF	0.907	(Land Resid.-Est. Land Value)/Est. LV	-43.13%
Max ECF	0.907	% Change	0.00%
Land Table LtoB	21.57%	Projected Land Table LtoB	21.57%
CVT LtoB	30.21%	Sales Sample Size	5.56%

### Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$239,345	\$136,126	\$239,345
MINIMUM	\$198,856	\$113,098	\$198,856
MAXIMUM	\$326,091	\$185,462	\$326,091

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
TF-24-07-252-015	30445 STONEGATE DR	09/17/24	\$930,000	\$1,038,352	\$142,895	\$251,247	0.81	\$176,414		RFL	24.20%

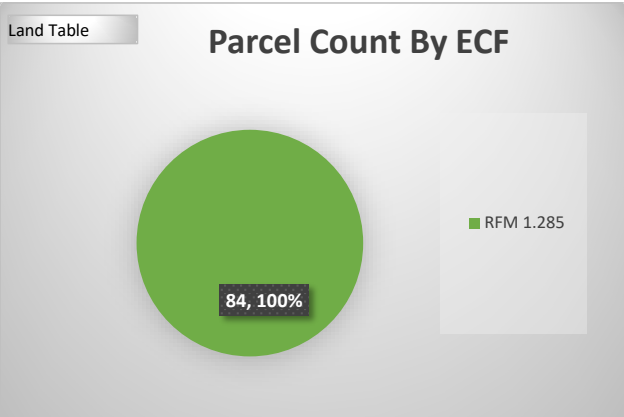
**BINGHAM FARMS / FRANKLIN / BEVERLY HILLS**

**Land Table RFM**

BSA DATABASE		SALES DATA	
Parcel Count	84	# of Sales	4
ECF Nbhd	RFM	Sales Ratio	46.78%
Min ECF	1.285	(Land Resid.-Est. Land Value)/Est. LV	22.75%
Max ECF	1.285	% Change	10.00%
Land Table LtoB	28.97%	Projected Land Table LtoB	31.87%
CVT LtoB	30.21%	Sales Sample Size	4.76%

**Color Key**

- Vacant Sales
- Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$215,998	\$265,139	\$237,598
MINIMUM	\$183,598	\$225,368	\$201,958
MAXIMUM	\$291,939	\$358,358	\$321,133

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
TF-24-08-101-003	30777 CHEVIOT HILLS DR	12/11/24	\$810,000	\$681,632	\$344,366	\$215,998	0.69	\$499,081		RFM	31.69%
TF-24-08-102-006	30951 ROBERTS DR	06/22/23	\$889,900	\$777,475	\$296,023	\$183,598	0.73	\$405,511		RFM	23.61%
TF-24-08-151-011	30151 CHEVIOT HILLS DR	08/15/23	\$560,000	\$625,160	\$150,838	\$215,998	0.73	\$206,627		RFM	34.55%
TF-24-08-152-001	30325 PONDSVIEW DR	04/26/24	\$680,000	\$666,439	\$229,559	\$215,998	0.70	\$327,941		RFM	32.41%

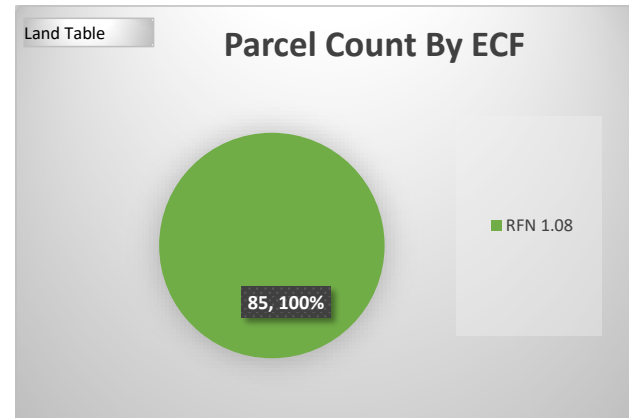
# BINGHAM FARMS / FRANKLIN / BEVERLY HILLS

## Land Table RFN

BSA DATABASE		SALES DATA	
Parcel Count	85	# of Sales	7
ECF Nbhd	RFN	Sales Ratio	47.71%
Min ECF	1.080	(Land Resid.-Est. Land Value)/Est. LV	26.84%
Max ECF	1.080	% Change	10.00%
Land Table LtoB	21.56%	Projected Land Table LtoB	23.72%
CVT LtoB	30.21%	Sales Sample Size	8.24%

**Color Key**

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$135,349	\$171,671	\$148,884
MINIMUM	\$108,096	\$137,105	\$118,906
MAXIMUM	\$305,108	\$386,987	\$335,619

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
TF-24-08-201-008	30715 HELMANDALE DR	07/27/23	\$1,103,000	\$1,032,667	\$205,453	\$135,120	0.74	\$277,639		RFN	13.08%
TF-24-08-202-005	30790 BIRCHWAY DR	08/18/23	\$400,000	\$316,860	\$218,260	\$135,120	0.63	\$346,444		RFN	42.64%
TF-24-08-203-012	30400 HELMANDALE DR	07/16/24	\$930,000	\$776,230	\$288,890	\$135,120	0.61	\$473,590		RFN	17.41%
TF-24-08-204-002	30540 RUSHMORE CIR	10/18/24	\$409,500	\$414,236	\$130,384	\$135,120	0.55	\$237,062		RFN	32.62%
TF-24-08-251-003	30525 HELMANDALE DR	05/11/24	\$1,045,000	\$1,023,295	\$169,927	\$148,222	0.98	\$173,395		RFN	14.48%
TF-24-08-251-004	30485 HELMANDALE DR	12/12/23	\$679,250	\$708,406	\$130,346	\$159,502	1.27	\$102,635		RFN	22.52%
TF-24-08-252-006	30120 HELMANDALE DR	09/10/24	\$1,030,000	\$1,068,423	\$69,673	\$108,096	0.60	\$116,122		RFN	10.12%

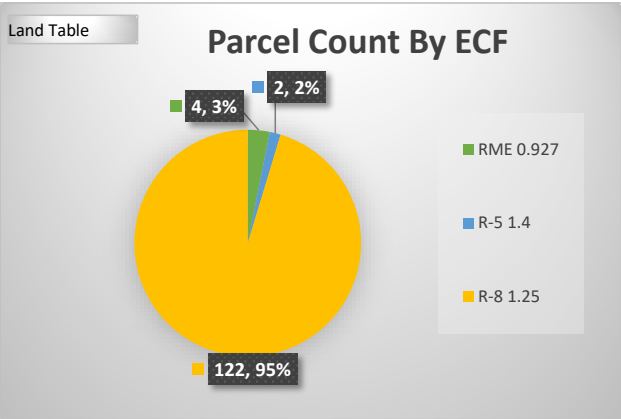
**BINGHAM FARMS / FRANKLIN / BEVERLY HILLS**

**Land Table RLP**

BSA DATABASE		SALES DATA	
Parcel Count	128	# of Sales	10
ECF Nbhd	R-8, R-5, RME	Sales Ratio	40.86%
Min ECF	0.927	(Land Resid.-Est. Land Value)/Est. LV	89.75%
Max ECF	1.400	% Change	10.00%
Land Table LtoB	33.02%	Projected Land Table LtoB	36.33%
CVT LtoB	30.21%	Sales Sample Size	7.81%

**Color Key**

- Vacant Sales
- Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$354,218	\$672,141	\$389,639
MINIMUM	\$177,109	\$336,071	\$194,820
MAXIMUM	\$700,075	\$1,328,419	\$770,083

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
TH-24-02-301-003	19822 BEVERLY RD	12/07/23	\$450,000	\$517,453	\$115,727	\$183,180	0.78	\$148,368		RLP	35.40%
TH-24-02-426-011	18201 BEVERLY RD	07/10/23	\$641,300	\$511,297	\$219,245	\$89,242	0.38	\$576,961		RLP	17.45%
TH-24-03-101-002	32915 BLOSSOM CT	09/20/23	\$420,000	\$475,690	\$110,910	\$166,600	0.49	\$226,347		RLP	35.02%
TH-24-03-101-003	21805 W 14 MILE RD	03/16/23	\$712,875	\$681,446	\$113,625	\$82,196	0.35	\$324,643		RLP	12.06%
TH-24-03-101-033	32800 CRIMSON CROSSING CT	04/22/24	\$1,235,000	\$1,165,965	\$321,426	\$252,391	0.87	\$369,455		RLP	21.65%
TH-24-03-101-036	32815 CRIMSON CROSSING CT	05/31/24	\$1,475,000	\$1,225,214	\$504,945	\$255,159	1.23	\$410,524		RLP	20.83%
TH-24-03-377-003	21200 W 13 MILE RD	11/27/24	\$809,500	\$830,771	\$273,656	\$294,927	1.94	\$141,060		RLP	35.50%
TH-24-03-426-013	20060 PEMBERLY CT	02/22/23	\$2,550,000	\$1,608,131	\$1,372,597	\$430,728	2.97	\$462,154		RLP	26.78%
TH-24-03-426-015	20024 PEMBERLY CT	03/20/23	\$565,000				0.80			RLP	
TH-24-04-478-014	31325 LAHSER RD	06/25/24	\$1,475,000	\$967,424	\$742,242	\$234,666	1.43	\$519,050		RLP	24.26%

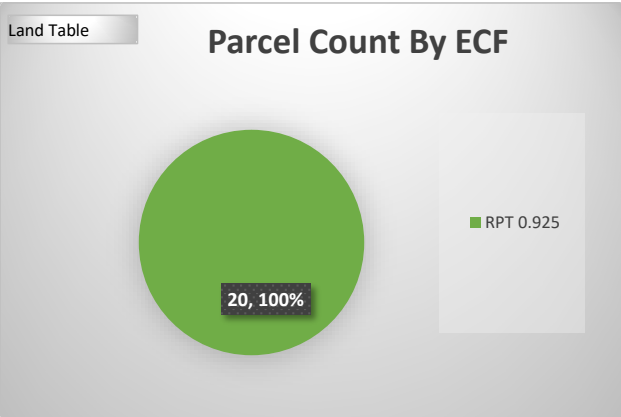
**BINGHAM FARMS / FRANKLIN / BEVERLY HILLS**

**Land Table RPT**

BSA DATABASE		SALES DATA	
Parcel Count	20	# of Sales	3
ECF Nbhd	RPT	Sales Ratio	44.29%
Min ECF	0.925	(Land Resid.-Est. Land Value)/Est. LV	70.10%
Max ECF	0.925	% Change	10.00%
Land Table LtoB	18.11%	Projected Land Table LtoB	19.92%
CVT LtoB	30.21%	Sales Sample Size	15.00%

**Color Key**

- Vacant Sales
- Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$107,816	\$183,397	\$118,598
MINIMUM	\$107,816	\$183,397	\$118,598
MAXIMUM	\$107,816	\$183,397	\$118,598

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
TH-24-02-354-013	31080 TREMONT LN	05/21/24	\$749,000	\$633,388	\$223,428	\$107,816	0.12	\$1,861,900		RPT	17.02%
TH-24-02-354-014	31070 TREMONT LN	04/03/23	\$570,000	\$559,687	\$118,129	\$107,816	0.12	\$984,408		RPT	19.26%
TH-24-02-354-017	31040 TREMONT LN	06/14/24	\$665,000	\$564,182	\$208,634	\$107,816	0.13	\$1,604,877		RPT	19.11%