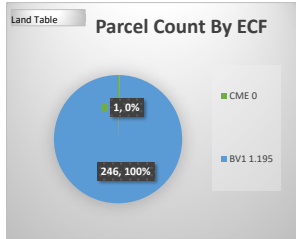


CITY OF SOUTH LYON

Land Table BV1

BSA DATABASE		SALES DATA	
Parcel Count	247	# of Sales	25
ECF Nbhhd	CME, BV1	Sales Ratio	46.57%
Min ECF	1.195	(Land Resid.-Est. Land Value)/Est. LV	44.36%
Max ECF	1.195	Projected % Change	30.00%
Land Table LtoB	16.85%	Projected Land Table LtoB	20.57%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$21,960	\$31,702	\$28,548
MINIMUM	\$21,960	\$31,702	\$28,548
MAXIMUM	\$21,960	\$31,702	\$28,548



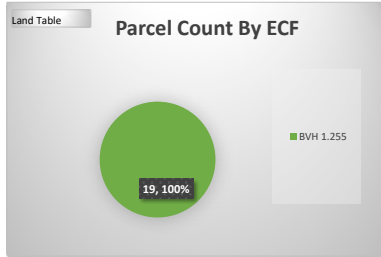
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-29-229-045	209 MAPLEWOOD CT	09/30/20	\$208,000	\$74,320	\$148,648	\$81,312	\$21,960	0.0	0.0	1.00	#DIV/0!	\$81,312	\$1.87		Land Table BV1	14.77%
80-21-29-229-141	220 OAKBROOKE DR	11/13/20	\$182,500	\$75,080	\$150,168	\$54,292	\$21,960	0.0	0.0	1.00	#DIV/0!	\$54,292	\$1.25		Land Table BV1	14.62%
80-21-29-229-085	229 BROOKWOOD DR	10/18/19	\$159,900	\$67,070	\$134,148	\$47,712	\$21,960	0.0	0.0	1.00	#DIV/0!	\$47,712	\$1.10		Land Table BV1	16.37%
80-21-29-229-159	228 BROOKWOOD DR	04/19/19	\$151,200	\$66,050	\$132,107	\$41,053	\$21,960	0.0	0.0	1.00	#DIV/0!	\$41,053	\$0.94		Land Table BV1	16.62%
80-21-29-229-028	205 MAPLEWOOD CT	12/02/19	\$165,000	\$73,610	\$147,212	\$39,748	\$21,960	0.0	0.0	1.00	#DIV/0!	\$39,748	\$0.91		Land Table BV1	14.92%
80-21-29-229-096	217 OAKBROOKE DR	08/28/19	\$150,000	\$67,220	\$134,435	\$37,525	\$21,960	0.0	0.0	1.00	#DIV/0!	\$37,525	\$0.86		Land Table BV1	16.34%
80-21-29-229-078	229 BROOKWOOD DR	09/24/20	\$145,000	\$65,330	\$130,650	\$36,310	\$21,960	0.0	0.0	1.00	#DIV/0!	\$36,310	\$0.83		Land Table BV1	16.81%
80-21-29-229-099	217 OAKBROOKE DR	12/28/20	\$148,900	\$67,220	\$134,435	\$36,425	\$21,960	0.0	0.0	1.00	#DIV/0!	\$36,425	\$0.84		Land Table BV1	16.34%
80-21-29-229-214	249 BROOKWOOD DR	09/04/19	\$149,000	\$67,460	\$134,928	\$36,032	\$21,960	1.0	1.0	1.00	\$36,032	\$36,032	\$0.83		Land Table BV1	16.28%
80-21-29-229-122	212 OAKBROOKE DR	10/18/19	\$143,800	\$65,330	\$130,650	\$35,110	\$21,960	0.0	0.0	1.00	#DIV/0!	\$35,110	\$0.81		Land Table BV1	16.81%
80-21-29-229-029	205 MAPLEWOOD CT	08/26/19	\$164,900	\$75,100	\$150,204	\$36,656	\$21,960	0.0	0.0	1.00	#DIV/0!	\$36,656	\$0.84		Land Table BV1	14.62%
80-21-29-229-126	212 OAKBROOKE DR	09/18/19	\$145,000	\$67,070	\$134,148	\$32,812	\$21,960	0.0	0.0	1.00	#DIV/0!	\$32,812	\$0.75		Land Table BV1	16.37%
80-21-29-229-088	221 OAKBROOKE DR	11/08/19	\$145,000	\$67,220	\$134,435	\$32,525	\$21,960	0.0	0.0	1.00	#DIV/0!	\$32,525	\$0.75		Land Table BV1	16.34%
80-21-29-229-069	225 BROOKWOOD DR	12/28/20	\$144,000	\$67,450	\$134,901	\$31,059	\$21,960	0.0	0.0	1.00	#DIV/0!	\$31,059	\$0.71		Land Table BV1	16.28%
80-21-29-229-036	204 MAPLEWOOD CT	05/30/19	\$155,000	\$73,610	\$147,212	\$29,748	\$21,960	0.0	0.0	1.00	#DIV/0!	\$29,748	\$0.68		Land Table BV1	14.92%
80-21-29-229-061	225 BROOKWOOD DR	11/11/20	\$142,000	\$67,500	\$135,003	\$28,957	\$21,960	0.0	0.0	1.00	#DIV/0!	\$28,957	\$0.66		Land Table BV1	16.27%
80-21-29-229-021	205 MAPLEWOOD CT	10/09/20	\$105,000	\$50,410	\$100,817	\$26,143	\$21,960	0.0	0.0	1.00	#DIV/0!	\$26,143	\$0.60		Land Table BV1	21.78%
80-21-29-229-042	209 MAPLEWOOD CT	07/24/20	\$105,000	\$50,410	\$100,817	\$26,143	\$21,960	0.0	0.0	1.00	#DIV/0!	\$26,143	\$0.60		Land Table BV1	21.78%
80-21-29-229-086	229 BROOKWOOD DR	06/18/19	\$137,500	\$67,070	\$134,148	\$25,312	\$21,960	0.0	0.0	1.00	#DIV/0!	\$25,312	\$0.58		Land Table BV1	16.37%
80-21-29-229-144	220 OAKBROOKE DR	01/10/20	\$144,000	\$74,620	\$149,248	\$16,712	\$21,960	0.0	0.0	1.00	#DIV/0!	\$16,712	\$0.38		Land Table BV1	14.71%
80-21-29-229-062	225 BROOKWOOD DR	12/16/19	\$124,500	\$64,580	\$129,165	\$17,295	\$21,960	0.0	0.0	1.00	#DIV/0!	\$17,295	\$0.40		Land Table BV1	17.00%
80-21-29-229-043	209 MAPLEWOOD CT	01/29/19	\$95,000	\$50,410	\$100,817	\$16,143	\$21,960	0.0	0.0	1.00	#DIV/0!	\$16,143	\$0.37		Land Table BV1	21.78%
80-21-29-229-044	209 MAPLEWOOD CT	06/14/19	\$163,000	\$86,700	\$173,398	\$11,562	\$21,960	0.0	0.0	1.00	#DIV/0!	\$11,562	\$0.27		Land Table BV1	12.66%
80-21-29-229-082	229 BROOKWOOD DR	04/24/20	\$90,000	\$50,610	\$101,228	\$10,732	\$21,960	0.0	0.0	1.00	#DIV/0!	\$10,732	\$0.25		Land Table BV1	21.69%
80-21-29-229-116	208 OAKBROOKE DR	10/21/19	\$84,500	\$50,610	\$101,228	\$5,232	\$21,960	0.0	0.0	1.00	#DIV/0!	\$5,232	\$0.12		Land Table BV1	21.69%

CITY OF SOUTH LYON

Land Table BVH

BSA DATABASE		SALES DATA	
Parcel Count	19	# of Sales	4
ECF Nbhd	BVH	Sales Ratio	49.44%
Min ECF	1.255	(Land Resid.-Est. Land Value)/Est. LV	10.00%
Max ECF	1.255	Projected % Change	0.00%
Land Table LtoB	11.19%	Projected Land Table LtoB	11.29%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$19,508	\$21,458	\$19,508
MINIMUM	\$16,065	\$17,671	\$16,065
MAXIMUM	\$22,950	\$25,244	\$22,950



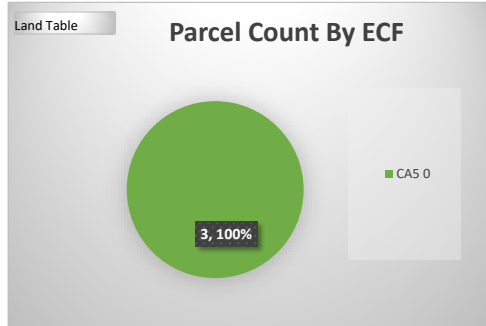
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-29-229-015	120 MAPLEWOOD CT	11/13/20	\$248,000	\$110,520	\$221,044	\$49,906	\$22,950	0.0	0.0	0.05	#DIV/0!	\$998,120	\$22.91		Land Table BVH	10.38%
80-21-29-229-014	124 BROOKWOOD DR	08/07/20	\$205,000	\$103,080	\$206,151	\$21,799	\$22,950	0.0	0.0	0.06	#DIV/0!	\$363,317	\$8.34		Land Table BVH	11.13%
80-21-29-229-016	116 MAPLEWOOD CT	04/30/20	\$185,000	\$95,850	\$191,701	\$16,249	\$22,950	0.0	0.0	0.06	#DIV/0!	\$270,817	\$6.22		Land Table BVH	11.97%
80-21-29-229-002	136 ASPEN WAY	02/06/20	\$184,000	\$96,960	\$193,927	\$13,023	\$22,950	0.0	0.0	0.06	#DIV/0!	\$217,050	\$4.98		Land Table BVH	11.83%

CITY OF SOUTH LYON

Land Table CA5

BSA DATABASE		SALES DATA	
Parcel Count	3	# of Sales	59
ECF Nbhd	CA5	Sales Ratio	50.27%
Min ECF	0.920	(Land Resid.-Est. Land Value)/Est. LV	-3.95%
Max ECF	0.920	Projected % Change	0.00%
Land Table LtoB	N/A	Projected Land Table LtoB	13.34%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$232,800	\$223,593	\$232,800
MINIMUM	\$16,150	\$15,511	\$16,150
MAXIMUM	\$7,558,200	\$7,259,275	\$7,558,200



Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	LtoB
80-21-19-201-011	25888-3 Lexington Dr.	11/24/2020	\$101,000	\$58,373	\$116,746	\$404	\$16,150	13.83%
80-21-19-201-011	25123 Heritage Court	11/13/2020	\$129,900	\$56,277	\$112,553	\$33,497	\$16,150	14.35%
80-21-19-201-011	25103 Hamilton Court	11/12/2020	\$132,000	\$55,579	\$111,157	\$36,993	\$16,150	14.53%
80-21-19-201-011	25888-1 Lexington Dr.	11/6/2020	\$116,000	\$55,927	\$111,853	\$20,297	\$16,150	14.44%
80-21-19-201-011	61961-1 Yorktown Drive	11/6/2020	\$116,000	\$57,963	\$115,926	\$16,224	\$16,150	13.93%
80-21-19-201-011	25107 Heritage Court	10/19/2020	\$116,000	\$55,206	\$110,411	\$21,739	\$16,150	14.63%
80-21-19-201-011	62330-2 Arlington Cir.	10/13/2020	\$133,000	\$63,481	\$126,962	\$22,188	\$16,150	12.72%
80-21-19-201-011	62512-5 Raleigh Court	10/6/2020	\$134,000	\$62,259	\$124,517	\$25,633	\$16,150	12.97%
80-21-19-201-011	62341-1 Arlington Cir.	10/2/2020	\$129,900	\$64,378	\$128,755	\$17,295	\$16,150	12.54%
80-21-19-201-011	62341-4 Arlington Cir.	9/24/2020	\$126,900	\$62,954	\$125,907	\$17,143	\$16,150	12.83%
80-21-19-201-011	25200-5 Jefferson Court	9/17/2020	\$132,000	\$67,267	\$134,534	\$13,616	\$16,150	12.00%
80-21-19-201-011	62178-1 Ticonderoga	9/17/2020	\$95,000	\$54,119	\$108,237	\$2,913	\$16,150	14.92%
80-21-19-201-011	61741-4 Williamsburg Dr.	9/11/2020	\$140,500	\$67,660	\$135,319	\$21,331	\$16,150	11.93%
80-21-19-201-011	61960-2 Arlington Cir.	9/11/2020	\$129,900	\$66,064	\$132,127	\$13,923	\$16,150	12.22%
80-21-19-201-011	62071-5 Yorktown Drive	9/10/2020	\$87,500	\$58,373	\$116,746	-\$13,096	\$16,150	13.83%
80-21-19-201-011	25134 Jefferson Court	8/14/2020	\$95,000	\$55,579	\$111,157	-\$7	\$16,150	14.53%
80-21-19-201-011	61702-5 Williamsburg Dr.	7/31/2020	\$126,500	\$65,387	\$130,774	\$11,876	\$16,150	12.35%
80-21-19-201-011	25162-5 Jefferson Court	7/29/2020	\$128,500	\$66,516	\$133,032	\$11,618	\$16,150	12.14%
80-21-19-201-011	61702-1 Williamsburg Dr.	7/21/2020	\$130,250	\$66,516	\$133,032	\$13,368	\$16,150	12.14%
80-21-19-201-011	25104 Jefferson Court	7/9/2020	\$109,900	\$55,085	\$110,169	\$15,881	\$16,150	14.66%
80-21-19-201-011	62351-3 Arlington Cir.	6/24/2020	\$125,000	\$64,042	\$128,083	\$13,067	\$16,150	12.61%
80-21-19-201-011	61711-2 Williamsburg Dr.	6/23/2020	\$134,500	\$66,934	\$133,868	\$16,782	\$16,150	12.06%
80-21-19-201-011	25715-4 Adams Court	6/19/2020	\$130,000	\$57,859	\$115,718	\$30,432	\$16,150	13.96%
80-21-19-201-011	61751-2 Alexandria Ct.	4/21/2020	\$129,900	\$65,802	\$131,604	\$14,446	\$16,150	12.27%
80-21-19-201-011	62320-6 Arlington Cir.	4/16/2020	\$135,000	\$57,610	\$115,220	\$35,930	\$16,150	14.02%
80-21-19-201-011	62330-4 Arlington Cir.	4/13/2020	\$125,000	\$65,454	\$130,907	\$10,243	\$16,150	12.34%
80-21-19-201-011	61745-3 Valley Forge	3/20/2020	\$115,500	\$65,038	\$130,076	\$1,574	\$16,150	12.42%
80-21-19-201-011	25664-6 Lexington Dr.	3/18/2020	\$129,500	\$57,883	\$115,766	\$29,884	\$16,150	13.95%
80-21-19-201-011	62401-1 Raleigh Court	2/28/2020	\$142,000	\$62,412	\$124,824	\$33,326	\$16,150	12.94%
80-21-19-201-011	25691-6 Lexington Dr.	1/29/2020	\$119,000	\$58,833	\$117,666	\$17,484	\$16,150	13.73%
80-21-19-201-011	25636-2 Lexington Dr.	1/22/2020	\$83,900	\$53,055	\$106,109	-\$6,059	\$16,150	15.22%

CITY OF SOUTH LYON

Land Table CA5

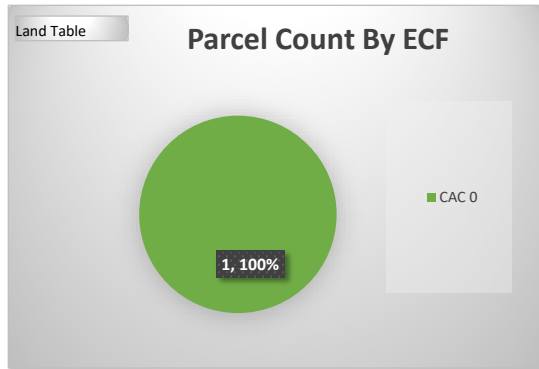
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	LtoB
80-21-19-201-011	25121 Jefferson Court	1/8/2020	\$112,000	\$55,872	\$111,744	\$16,406	\$16,150	14.45%
80-21-19-201-011	25721-3 Adams Court	12/4/2019	\$105,000	\$57,659	\$115,318	\$5,832	\$16,150	14.00%
80-21-19-201-011	62177-5 Ticonderoga	11/18/2019	\$125,000	\$57,534	\$115,067	\$26,083	\$16,150	14.04%
80-21-19-201-011	62177-1 Ticonderoga	9/25/2019	\$120,000	\$57,075	\$114,150	\$22,000	\$16,150	14.15%
80-21-19-201-011	61711-1 Williamsburg Dr.	9/6/2019	\$139,900	\$66,200	\$132,399	\$23,651	\$16,150	12.20%
80-21-19-201-011	25102 Heritage Court	9/4/2019	\$117,900	\$54,494	\$108,987	\$25,063	\$16,150	14.82%
80-21-19-201-011	25720-3 Lexington Dr.	8/21/2019	\$118,000	\$57,464	\$114,927	\$19,223	\$16,150	14.05%
80-21-19-201-011	62320-4 Arlington Cir.	8/12/2019	\$123,500	\$65,454	\$130,907	\$8,743	\$16,150	12.34%
80-21-19-201-011	25110 Hamilton Court	8/9/2019	\$100,000	\$52,256	\$104,512	\$11,638	\$16,150	15.45%
80-21-19-201-011	25118 Heritage Court	8/9/2019	\$105,000	\$55,579	\$111,157	\$9,993	\$16,150	14.53%
80-21-19-201-011	62181-1 Arlington Cir.	8/8/2019	\$124,000	\$65,091	\$130,182	\$9,968	\$16,150	12.41%
80-21-19-201-011	25162-3 Jefferson Court	8/6/2019	\$122,000	\$65,120	\$130,240	\$7,910	\$16,150	12.40%
80-21-19-201-011	25665-5 Lexington Dr.	7/19/2019	\$125,000	\$59,229	\$118,458	\$22,692	\$16,150	13.63%
80-21-19-201-011	62350-6 Arlington Cir.	7/12/2019	\$124,500	\$66,189	\$132,378	\$8,272	\$16,150	12.20%
80-21-19-201-011	61702-4 Williamsburg Dr.	7/8/2019	\$132,250	\$66,516	\$133,032	\$15,368	\$16,150	12.14%
80-21-19-201-011	62511-6 Raleigh Court	6/28/2019	\$127,690	\$66,189	\$132,378	\$11,462	\$16,150	12.20%
80-21-19-201-011	62402-5 Raleigh Court	6/24/2019	\$110,000	\$60,870	\$121,739	\$4,411	\$16,150	13.27%
80-21-19-201-011	62290-6 Arlington Cir.	6/7/2019	\$147,000	\$65,091	\$130,182	\$32,968	\$16,150	12.41%
80-21-19-201-011	62178-6 Ticonderoga	6/5/2019	\$128,000	\$50,773	\$101,545	\$42,605	\$16,150	15.90%
80-21-19-201-011	62292-6 Yorktown Dr.	6/3/2019	\$101,000	\$57,851	\$115,701	\$1,449	\$16,150	13.96%
80-21-19-201-011	25692-3 Lexington Dr.	5/20/2019	\$115,000	\$58,508	\$117,016	\$14,134	\$16,150	13.80%
80-21-19-201-011	25124 Jefferson Court	5/16/2019	\$109,000	\$55,579	\$111,157	\$13,993	\$16,150	14.53%
80-21-19-201-011	25123 Jefferson Court	5/10/2019	\$117,500	\$57,326	\$114,651	\$18,999	\$16,150	14.09%
80-21-19-201-011	25126 Jefferson Court	5/8/2019	\$113,000	\$55,085	\$110,169	\$18,981	\$16,150	14.66%
80-21-19-201-011	61957-5 Ticonderoga	5/7/2019	\$124,000	\$56,949	\$113,897	\$26,253	\$16,150	14.18%
80-21-19-201-011	62361-3 Arlington Cir.	4/30/2019	\$108,700	\$62,259	\$124,517	\$333	\$16,150	12.97%
80-21-19-201-011	61745-1 Valley Forge	4/12/2019	\$124,900	\$66,516	\$133,032	\$8,018	\$16,150	12.14%
80-21-19-201-011	62340-4 Arlington Cir.	4/1/2019	\$105,000	\$66,189	\$132,378	-\$11,228	\$16,150	12.20%

CITY OF SOUTH LYON

Land Table CAC

BSA DATABASE		SALES DATA	
Parcel Count	1	# of Sales	43
ECF Nbhd	CAC	Sales Ratio	48.83%
Min ECF	0.743	(Land Resid.-Est. Land Value)/Est. LV	18.06%
Max ECF	0.743	Projected % Change	0.00%
Land Table LtoB	N/A	Projected Land Table LtoB	13.25%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,808,575	\$2,135,208	\$1,808,575
MINIMUM	\$9,910	\$11,700	\$9,910
MAXIMUM	\$3,607,240	\$4,258,715	\$3,607,240



Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	LtoB
80-21-19-276-005	25447 Concord Lane	11/16/2020	\$127,000	\$41,735	\$83,470	\$53,440	\$9,910	11.87%
80-21-19-276-005	61043 Heritage Blvd.	11/02/20	\$72,000	\$29,574	\$59,147	\$22,763	\$9,910	16.75%
80-21-19-276-005	25376 Potomac Dr.	10/1/2020	\$55,000	\$40,102	\$80,203	-\$15,293	\$9,910	12.36%
80-21-19-276-005	25233 Potomac Dr.	9/23/2020	\$79,000	\$36,729	\$73,457	\$15,453	\$9,910	13.49%
80-21-19-276-005	25111 Franklin Terr.	09/22/20	\$55,000	\$33,379	\$66,758	-\$1,848	\$9,910	14.84%
80-21-19-276-005	25435 Concord Lane	9/15/2020	\$127,500	\$43,996	\$87,992	\$49,418	\$9,910	11.26%
80-21-19-276-005	25429 Concord Lane	9/8/2020	\$104,500	\$42,798	\$85,596	\$28,814	\$9,910	11.58%
80-21-19-276-005	25373 Potomac Dr.	8/28/2020	\$119,000	\$44,667	\$89,334	\$39,576	\$9,910	11.09%
80-21-19-276-005	25157 Franklin Terr.	08/17/20	\$57,500	\$33,552	\$67,104	\$306	\$9,910	14.77%
80-21-19-276-005	25176 Potomac Dr.	8/14/2020	\$59,995	\$33,432	\$66,864	\$3,041	\$9,910	14.82%
80-21-19-276-005	25211 Potomac Dr.	08/12/20	\$58,000	\$34,795	\$69,589	-\$1,679	\$9,910	14.24%
80-21-19-276-005	25332 Franklin Terr.	7/31/2020	\$73,000	\$34,009	\$68,018	\$14,892	\$9,910	14.57%
80-21-19-276-005	25379 Potomac Dr.	7/14/2020	\$115,000	\$43,549	\$87,098	\$37,812	\$9,910	11.38%
80-21-19-276-005	25242 Franklin Terr.	7/6/2020	\$67,000	\$33,884	\$67,767	\$9,143	\$9,910	14.62%
80-21-19-276-005	25283 Potomac Dr.	06/10/20	\$55,000	\$35,709	\$71,418	-\$6,508	\$9,910	13.88%
80-21-19-276-005	25372 Potomac Dr.	04/15/20	\$70,000	\$36,457	\$72,913	\$6,997	\$9,910	13.59%
80-21-19-276-005	61358 Heritage Blvd.	4/15/2020	\$80,000	\$34,427	\$68,853	\$21,057	\$9,910	14.39%
80-21-19-276-005	25114 Franklin Terr.	3/30/2020	\$87,900	\$36,909	\$73,818	\$23,992	\$9,910	13.42%
80-21-19-276-005	25154 Franklin Terr.	3/30/2020	\$87,900	\$34,845	\$69,690	\$28,120	\$9,910	14.22%
80-21-19-276-005	25258 Potomac Dr.	03/27/20	\$69,000	\$33,335	\$66,669	\$12,241	\$9,910	14.86%
80-21-19-276-005	25350 Potomac Dr.	03/13/20	\$51,000	\$34,942	\$69,884	-\$8,974	\$9,910	14.18%
80-21-19-276-005	25128 Potomac Dr.	3/2/2020	\$70,000	\$37,567	\$75,134	\$4,776	\$9,910	13.19%
80-21-19-276-005	25227 Franklin Terr.	2/21/2020	\$73,500	\$36,905	\$73,809	\$9,601	\$9,910	13.43%
80-21-19-276-005	25229 Franklin Terr.	2/21/2020	\$46,500	\$38,077	\$76,153	-\$19,743	\$9,910	13.01%
80-21-19-276-005	25142 Franklin Terr.	02/14/20	\$68,800	\$32,780	\$65,559	\$13,151	\$9,910	15.12%

CITY OF SOUTH LYON**Land Table CAC**

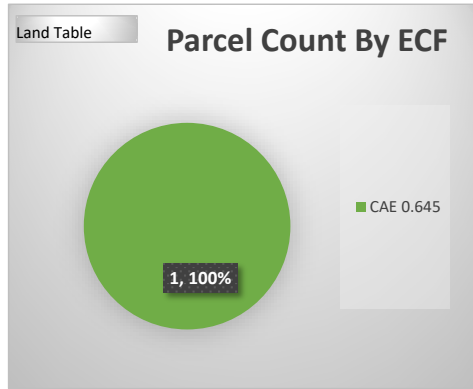
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	LtoB
80-21-19-276-005	25425 Concord Lane	2/11/2020	\$92,000	\$43,381	\$86,762	\$15,148	\$9,910	11.42%
80-21-19-276-005	25340 Franklin Terr.	1/22/2020	\$50,000	\$40,144	\$80,288	-\$20,378	\$9,910	12.34%
80-21-19-276-005	25323 Franklin Terr.	1/21/2020	\$75,000	\$39,683	\$79,366	\$5,544	\$9,910	12.49%
80-21-19-276-005	61115 Heritage Blvd.	12/20/19	\$49,000	\$33,465	\$66,930	-\$8,020	\$9,910	14.81%
80-21-19-276-005	25313 Franklin Terr.	11/19/2019	\$60,000	\$38,587	\$77,174	-\$7,264	\$9,910	12.84%
80-21-19-276-005	25209 Franklin Terr.	11/13/2019	\$79,900	\$37,833	\$75,666	\$14,144	\$9,910	13.10%
80-21-19-276-005	61323 Heritage Blvd.	10/28/2019	\$73,000	\$38,743	\$77,485	\$5,425	\$9,910	12.79%
80-21-19-276-005	25374 Potomac Dr.	10/18/2019	\$67,500	\$35,885	\$71,770	\$5,640	\$9,910	13.81%
80-21-19-276-005	61207 Heritage Blvd.	10/2/2019	\$55,000	\$32,980	\$65,960	-\$1,050	\$9,910	15.02%
80-21-19-276-005	61261 Heritage Blvd.	9/27/2019	\$62,500	\$33,382	\$66,764	\$5,646	\$9,910	14.84%
80-21-19-276-005	25249 Potomac Dr.	7/31/2019	\$76,000	\$38,243	\$76,486	\$9,424	\$9,910	12.96%
80-21-19-276-005	25413 Concord Lane	7/26/2019	\$93,500	\$42,755	\$85,510	\$17,900	\$9,910	11.59%
80-21-19-276-005	25156 Franklin Terr.	7/17/2019	\$84,500	\$37,050	\$74,099	\$20,311	\$9,910	13.37%
80-21-19-276-005	61378 Heritage Blvd.	7/12/2019	\$79,900	\$37,567	\$75,134	\$14,676	\$9,910	13.19%
80-21-19-276-005	25353 Potomac Dr.	7/2/2019	\$130,000	\$43,381	\$86,762	\$53,148	\$9,910	11.42%
80-21-19-276-005	25334 Franklin Terr.	5/28/2019	\$84,900	\$39,239	\$78,478	\$16,332	\$9,910	12.63%
80-21-19-276-005	25325 Franklin Terr.	5/3/2019	\$75,500	\$37,966	\$75,931	\$9,479	\$9,910	13.05%
80-21-19-276-005	61366 Heritage Blvd.	4/1/2019	\$75,000	\$39,237	\$78,473	\$6,437	\$9,910	12.63%

CITY OF SOUTH LYON

Land Table CAE

BSA DATABASE		SALES DATA	
Parcel Count	1	# of Sales	2
ECF Nbhd	CAE	Sales Ratio	45.50%
Min ECF	0.645	(Land Resid.-Est. Land Value)/Est. LV	87.03%
Max ECF	0.645	Projected % Change	0.00%
Land Table LtoB	12.00%	Projected Land Table LtoB	11.37%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$43,470	\$81,302	\$43,470
MINIMUM	\$6,210	\$11,615	\$6,210
MAXIMUM	\$80,730	\$150,989	\$80,730



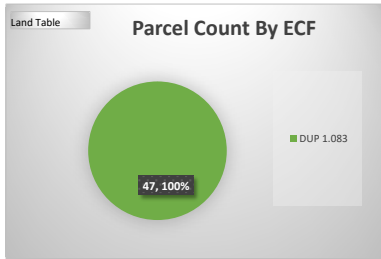
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	LtoB
80-21-19-226-006	61035 Eleven Mile Rd	09/10/20	\$50,000	\$26,601	\$53,201	\$3,009	\$6,210	11.67%
80-21-19-226-006	61035 Eleven Mile Rd	09/25/20	\$70,000	\$27,995	\$55,990	\$20,220	\$6,210	11.09%

CITY OF SOUTH LYON

Land Table DUP

BSA DATABASE		SALES DATA	
Parcel Count	47	# of Sales	5
ECF Nbrhd	DUP	Sales Ratio	47.60%
Min ECF	1.083	(Land Resid.-Est. Land Value)/Est. LV	45.87%
Max ECF	1.083	Projected % Change	40.00%
Land Table LtoB	14.18%	Projected Land Table LtoB	14.75%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$9,903	\$14,444	\$13,864
MINIMUM	\$255	\$372	\$357
MAXIMUM	\$40,836	\$59,566	\$57,170



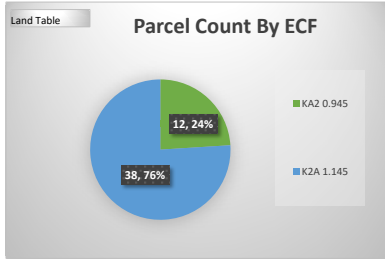
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-30-234-013	223 W MCHATTIE ST	03/13/20	\$360,000	\$161,140	\$322,270	\$67,235	\$29,505	57.9	103.7	0.16	\$1,162	\$428,248	\$9.83		Land Table DUP	9.16%
80-21-29-104-010	121 ELM PL	10/16/19	\$325,000	\$149,260	\$298,524	\$52,171	\$25,695	50.4	126.7	0.15	\$1,036	\$345,503	\$7.93		Land Table DUP	8.61%
80-21-29-129-018	453 SOUTH ST	02/28/19	\$155,000	\$78,120	\$156,243	\$18,052	\$19,295	0.0	0.0	0.15	#DIV/0!	\$120,347	\$2.76		Land Table DUP	12.35%
80-21-29-129-012	221 STRYKER ST	08/27/19	\$128,000	\$66,840	\$133,675	\$13,620	\$19,295	0.0	0.0	0.10	#DIV/0!	\$136,200	\$3.13		Land Table DUP	14.43%
80-21-29-129-013	225 STRYKER ST	08/05/20	\$112,000	\$58,710	\$117,421	\$13,874	\$19,295	0.0	0.0	0.10	#DIV/0!	\$138,740	\$3.19		Land Table DUP	16.43%

CITY OF SOUTH LYON

Land Table K2A

BSA DATABASE		SALES DATA	
Parcel Count	50	# of Sales	7
ECF Nbhhd	KA2, K2A	Sales Ratio	48.63%
Min ECF	0.945	(Land Resid.-Est. Land Value)/Est. LV	27.61%
Max ECF	1.145	Projected % Change	0.00%
Land Table LtoB	9.85%	Projected Land Table LtoB	10.23%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$28,370	\$36,202	\$28,370
MINIMUM	\$28,370	\$36,202	\$28,370
MAXIMUM	\$28,370	\$36,202	\$28,370



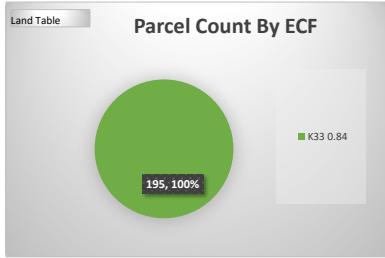
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-17-311-060	1045 PADDOCK DR	04/17/20	\$305,000	\$138,300	\$276,594	\$56,776	\$28,370	1.0	1.0	1.00	\$56,776	\$56,776	\$1.30		Land Table K2A	10.26%
80-21-17-311-055	1012 PADDOCK LN	08/18/20	\$253,000	\$115,380	\$230,754	\$50,616	\$28,370	1.0	1.0	1.00	\$50,616	\$50,616	\$1.16		Land Table K2A	12.29%
80-21-17-311-083	1142 PADDOCK CT	12/10/20	\$320,000	\$152,130	\$304,250	\$44,120	\$28,370	0.0	0.0	1.00	#DIV/0!	\$44,120	\$1.01		Land Table K2A	9.32%
80-21-17-311-001	1006 PADDOCK DR	08/23/19	\$300,000	\$147,390	\$294,786	\$33,584	\$28,370	1.0	1.0	1.00	\$33,584	\$33,584	\$0.77		Land Table K2A	9.62%
80-21-17-311-080	1092 PADDOCK DR	03/19/20	\$287,500	\$142,960	\$285,926	\$29,944	\$28,370	0.0	0.0	1.00	#DIV/0!	\$29,944	\$0.69		Land Table K2A	9.92%
80-21-17-311-004	1022 PADDOCK DR	07/30/20	\$265,000	\$137,050	\$274,107	\$19,263	\$28,370	1.0	1.0	1.00	\$19,263	\$19,263	\$0.44		Land Table K2A	10.35%
80-21-17-311-056	1008 PADDOCK LN	10/17/19	\$265,000	\$137,130	\$274,261	\$19,109	\$28,370	1.0	1.0	1.00	\$19,109	\$19,109	\$0.44		Land Table K2A	10.34%

CITY OF SOUTH LYON

Land Table K33

BSA DATABASE		SALES DATA	
Parcel Count	195	# of Sales	17
ECF Nbrhd	K33	Sales Ratio	47.11%
Min ECF	0.840	(Land Resid.-Est. Land Value)/Est. LV	64.99%
Max ECF	0.840	Projected % Change	10.00%
Land Table LtoB	9.42%	Projected Land Table LtoB	10.28%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$38,040	\$62,762	\$41,844
MINIMUM	\$38,040	\$62,762	\$41,844
MAXIMUM	\$38,040	\$62,762	\$41,844



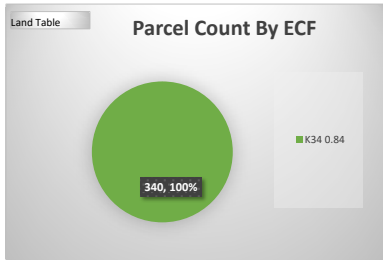
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-17-301-060	1254 COACH HOUSE LN	09/24/19	\$415,000	\$234,420	\$468,833	(\$15,793)	\$38,040	0.0	0.0	0.30	#DIV/0!	(\$52,643)	(\$1.21)		Land Table K33	8.11%
80-21-17-307-008	1020 CARRIAGE TRACE BLVD	09/17/19	\$375,000	\$195,060	\$390,114	\$22,926	\$38,040	0.0	0.0	0.43	#DIV/0!	\$53,316	\$1.22		Land Table K33	9.75%
80-21-17-305-022	1247 BUCKBOARD CIR	09/18/20	\$410,000	\$209,110	\$418,220	\$29,820	\$38,040	0.0	0.0	0.48	#DIV/0!	\$62,125	\$1.43		Land Table K33	9.10%
80-21-17-308-005	1335 COACH HOUSE LN	05/16/19	\$425,000	\$216,160	\$432,325	\$30,715	\$38,040	0.0	0.0	1.00	#DIV/0!	\$30,715	\$0.71		Land Table K33	8.80%
80-21-17-306-023	1153 GENTRY DR	05/10/19	\$470,500	\$228,420	\$456,834	\$51,706	\$38,040	0.0	0.0	0.53	#DIV/0!	\$97,558	\$2.24		Land Table K33	8.33%
80-21-17-305-007	1306 BUCKBOARD CIR	10/01/19	\$440,000	\$211,970	\$423,940	\$54,100	\$38,040	0.0	0.0	0.39	#DIV/0!	\$138,718	\$3.18		Land Table K33	8.97%
80-21-17-306-011	1122 GENTRY DR	07/10/19	\$434,000	\$207,360	\$414,717	\$57,323	\$38,040	0.0	0.0	1.00	#DIV/0!	\$57,323	\$1.32		Land Table K33	9.17%
80-21-17-308-010	1358 DRURY LN	06/17/19	\$450,000	\$214,380	\$428,768	\$59,272	\$38,040	0.0	0.0	1.00	#DIV/0!	\$59,272	\$1.36		Land Table K33	8.87%
80-21-17-306-025	1165 GENTRY DR	09/09/20	\$412,000	\$191,670	\$383,338	\$66,702	\$38,040	0.0	0.0	0.29	#DIV/0!	\$230,007	\$5.28		Land Table K33	9.92%
80-21-17-302-004	1021 CARRIAGE TRACE BLVD	01/10/20	\$440,000	\$205,050	\$410,099	\$67,941	\$38,040	0.0	0.0	0.58	#DIV/0!	\$117,140	\$2.69		Land Table K33	9.28%
80-21-17-306-019	1368 CHAISE CT	10/29/19	\$375,000	\$169,980	\$339,955	\$73,085	\$38,040	0.0	0.0	1.00	#DIV/0!	\$73,085	\$1.68		Land Table K33	11.19%
80-21-17-309-009	1367 DRURY LN	10/19/20	\$413,900	\$183,860	\$367,715	\$84,225	\$38,040	0.0	0.0	1.00	#DIV/0!	\$84,225	\$1.93		Land Table K33	10.34%
80-21-17-306-030	1195 GENTRY DR	08/19/19	\$471,400	\$211,950	\$423,899	\$85,541	\$38,040	0.0	0.0	0.29	#DIV/0!	\$294,969	\$6.77		Land Table K33	8.97%
80-21-17-305-028	1051 GENTRY DR	09/18/20	\$433,800	\$190,040	\$380,081	\$91,759	\$38,040	0.0	0.0	0.28	#DIV/0!	\$327,711	\$7.52		Land Table K33	10.01%
80-21-17-307-005	1038 GENTRY DR	08/04/20	\$425,000	\$185,020	\$370,046	\$92,994	\$38,040	0.0	0.0	0.40	#DIV/0!	\$232,485	\$5.34		Land Table K33	10.28%
80-21-17-304-002	1148 SURREY LN	07/29/20	\$449,900	\$196,660	\$393,316	\$94,624	\$38,040	0.0	0.0	0.30	#DIV/0!	\$315,413	\$7.24		Land Table K33	9.67%
80-21-17-303-006	1131 SURREY LN	09/17/20	\$475,000	\$195,280	\$390,558	\$126,286	\$41,844	0.0	0.0	0.79	#DIV/0!	\$159,856	\$3.67		Land Table K33	10.71%

CITY OF SOUTH LYON

Land Table K34

BSA DATABASE		SALES DATA	
Parcel Count	340	# of Sales	34
ECF Nbrhd	K34	Sales Ratio	49.13%
Min ECF	0.840	(Land Resid.-Est. Land Value)/Est. LV	14.84%
Max ECF	0.840	Projected % Change	0.00%
Land Table LtoB	11.85%	Projected Land Table LtoB	11.96%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$40,870	\$46,937	\$40,870
MINIMUM	\$40,870	\$46,937	\$40,870
MAXIMUM	\$40,870	\$46,937	\$40,870



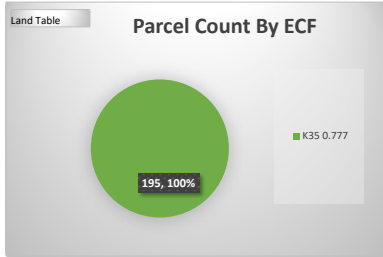
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-18-403-016	1107 SHETLAND DR	12/03/19	\$352,000	\$218,150	\$436,291	(\$43,421)	\$40,870	0.0	0.0	0.26	#DIV/0!	(\$167,004)	(\$3.83)		Land Table K34	9.37%
80-21-18-451-005	1143 EQUESTRIAN DR	12/06/19	\$345,000	\$201,240	\$402,474	(\$16,604)	\$40,870	0.0	0.0	0.23	#DIV/0!	(\$72,191)	(\$1.66)		Land Table K34	10.15%
80-21-18-404-013	1114 POLO DR	11/18/20	\$370,000	\$210,090	\$420,178	(\$9,308)	\$40,870	0.0	0.0	0.26	#DIV/0!	(\$35,800)	(\$0.82)		Land Table K34	9.73%
80-21-18-451-067	1104 CHESTNUT LN	03/20/20	\$342,500	\$192,630	\$385,254	(\$1,884)	\$40,870	0.0	0.0	0.29	#DIV/0!	(\$6,497)	(\$0.15)		Land Table K34	10.61%
80-21-18-477-025	1018 EQUESTRIAN DR	05/07/20	\$390,000	\$210,950	\$421,908	\$8,962	\$40,870	0.0	0.0	0.25	#DIV/0!	\$35,848	\$0.82		Land Table K34	9.69%
80-21-18-404-001	1042 POLO DR	08/02/19	\$290,000	\$159,810	\$319,628	\$11,242	\$40,870	0.0	0.0	0.23	#DIV/0!	\$48,878	\$1.12		Land Table K34	12.79%
80-21-18-401-014	1054 CANTOR LN	03/15/19	\$348,500	\$187,530	\$375,067	\$14,303	\$40,870	0.0	0.0	0.22	#DIV/0!	\$65,014	\$1.49		Land Table K34	10.90%
80-21-18-451-058	1101 CHESTNUT LN	10/29/20	\$353,000	\$182,900	\$365,806	\$28,064	\$40,870	0.0	0.0	0.28	#DIV/0!	\$100,229	\$2.30		Land Table K34	11.17%
80-21-18-451-010	1053 POLO DR	11/04/19	\$384,900	\$198,760	\$397,517	\$28,253	\$40,870	0.0	0.0	0.23	#DIV/0!	\$122,839	\$2.82		Land Table K34	10.28%
80-21-18-454-014	1053 CHESTNUT LN	03/17/20	\$338,000	\$173,020	\$346,044	\$32,826	\$40,870	0.0	0.0	0.34	#DIV/0!	\$96,547	\$2.22		Land Table K34	11.81%
80-21-18-405-001	1143 POLO DR	07/20/20	\$330,000	\$167,410	\$334,813	\$36,057	\$40,870	0.0	0.0	0.20	#DIV/0!	\$180,285	\$4.14		Land Table K34	12.21%
80-21-18-455-005	1129 COLT DR	05/22/19	\$331,396	\$167,620	\$335,237	\$37,029	\$40,870	0.0	0.0	0.21	#DIV/0!	\$176,329	\$4.05		Land Table K34	12.19%
80-21-18-452-017	1171 COLT DR	05/07/20	\$316,000	\$159,870	\$319,744	\$37,126	\$40,870	0.0	0.0	0.23	#DIV/0!	\$161,417	\$3.71		Land Table K34	12.78%
80-21-18-402-002	1156 HORSESHOE DR	05/27/20	\$359,900	\$180,920	\$361,847	\$38,923	\$40,870	0.0	0.0	0.21	#DIV/0!	\$185,348	\$4.25		Land Table K34	11.29%
80-21-18-452-008	1041 COLT LN	03/19/20	\$324,500	\$159,390	\$318,771	\$46,599	\$40,870	0.0	0.0	0.23	#DIV/0!	\$202,604	\$4.65		Land Table K34	12.82%
80-21-18-401-002	1126 CANTOR LN	05/24/19	\$296,348	\$144,200	\$288,392	\$48,826	\$40,870	0.0	0.0	0.22	#DIV/0!	\$221,936	\$5.09		Land Table K34	14.17%
80-21-18-477-022	1036 EQUESTRIAN DR	03/13/20	\$325,000	\$157,610	\$315,214	\$50,656	\$40,870	0.0	0.0	0.23	#DIV/0!	\$220,243	\$5.06		Land Table K34	12.97%
80-21-18-401-022	1174 EQUESTRIAN DR	02/07/20	\$365,000	\$175,330	\$350,665	\$55,205	\$40,870	0.0	0.0	0.23	#DIV/0!	\$240,022	\$5.51		Land Table K34	11.65%
80-21-18-476-002	1102 EQUESTRIAN DR	02/25/20	\$385,000	\$185,060	\$370,128	\$55,742	\$40,870	0.0	0.0	0.23	#DIV/0!	\$242,357	\$5.56		Land Table K34	11.04%
80-21-18-477-005	1090 GALLOP LN	08/30/19	\$355,000	\$167,410	\$334,821	\$61,049	\$40,870	0.0	0.0	0.25	#DIV/0!	\$244,196	\$5.61		Land Table K34	12.21%
80-21-18-455-015	1069 STABLE LN	11/24/20	\$344,900	\$162,190	\$324,382	\$61,388	\$40,870	0.0	0.0	0.24	#DIV/0!	\$255,783	\$5.87		Land Table K34	12.60%
80-21-18-477-002	1108 GALLOP LN	07/09/20	\$356,009	\$167,680	\$335,356	\$61,523	\$40,870	0.0	0.0	0.36	#DIV/0!	\$170,897	\$3.92		Land Table K34	12.19%
80-21-18-401-013	1060 CANTOR LN	03/27/19	\$382,900	\$180,580	\$361,156	\$62,614	\$40,870	0.0	0.0	0.22	#DIV/0!	\$284,609	\$6.53		Land Table K34	11.32%
80-21-18-477-017	1066 EQUESTRIAN DR	09/26/19	\$315,000	\$144,900	\$289,809	\$66,061	\$40,870	0.0	0.0	0.24	#DIV/0!	\$275,254	\$6.32		Land Table K34	14.10%
80-21-18-455-014	1075 STABLE LN	05/15/20	\$360,000	\$166,010	\$332,019	\$68,851	\$40,870	0.0	0.0	0.22	#DIV/0!	\$312,959	\$7.18		Land Table K34	12.31%
80-21-18-404-023	1225 HORSESHOE DR	11/06/20	\$375,000	\$170,170	\$340,340	\$75,530	\$40,870	0.0	0.0	0.26	#DIV/0!	\$290,500	\$6.67		Land Table K34	12.01%
80-21-18-477-003	1102 GALLOP LN	10/15/20	\$360,000	\$161,630	\$323,263	\$77,607	\$40,870	0.0	0.0	0.33	#DIV/0!	\$235,173	\$5.40		Land Table K34	12.64%
80-21-18-402-003	1162 HORSESHOE DR	07/28/20	\$320,000	\$140,670	\$281,336	\$79,534	\$40,870	0.0	0.0	0.24	#DIV/0!	\$331,392	\$7.61		Land Table K34	14.53%
80-21-18-451-034	1189 CORRAL LN	12/04/20	\$389,900	\$177,360	\$354,726	\$82,175	\$47,001	0.0	0.0	0.19	#DIV/0!	\$432,500	\$9.93		Land Table K34	13.25%
80-21-18-451-008	1161 EQUESTRIAN DR	08/17/20	\$319,000	\$137,700	\$275,409	\$84,461	\$40,870	0.0	0.0	0.23	#DIV/0!	\$367,222	\$8.43		Land Table K34	14.84%
80-21-18-453-016	1047 SHETLAND DR	07/02/20	\$375,000	\$164,720	\$329,432	\$86,438	\$40,870	0.0	0.0	0.24	#DIV/0!	\$360,158	\$8.27		Land Table K34	12.41%
80-21-18-452-013	1011 COLT LN	12/22/20	\$380,000	\$166,540	\$333,076	\$87,794	\$40,870	0.0	0.0	0.28	#DIV/0!	\$313,550	\$7.20		Land Table K34	12.27%
80-21-18-476-015	1108 APPALOOSA CT	08/06/20	\$375,000	\$160,790	\$321,571	\$94,299	\$40,870	0.0	0.0	0.44	#DIV/0!	\$214,316	\$4.92		Land Table K34	12.71%
80-21-18-478-001	1051 COLT DR	11/13/20	\$326,000	\$135,950	\$271,906	\$94,964	\$40,870	0.0	0.0	0.27	#DIV/0!	\$351,719	\$8.07		Land Table K34	15.03%

CITY OF SOUTH LYON

Land Table K35

BSA DATABASE		SALES DATA	
Parcel Count	195	# of Sales	14
ECF Nbrhd	K35	Sales Ratio	47.90%
Min ECF	0.777	(Land Resid.-Est. Land Value)/Est. LV	34.14%
Max ECF	0.777	Projected % Change	0.00%
Land Table LtoB	13.11%	Projected Land Table LtoB	12.82%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$55,000	\$73,775	\$55,000
MINIMUM	\$55,000	\$73,775	\$55,000
MAXIMUM	\$55,000	\$73,775	\$55,000



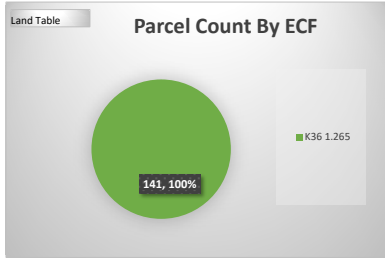
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-19-326-018	241 CUYAHOGA CT	07/27/20	\$458,000	\$197,930	\$395,857	\$117,143	\$55,000	0.0	0.0	0.25	#DIV/0!	\$468,572	\$10.76		land Table K35	13.89%
80-21-19-176-003	407 AMELIA CIR	12/06/19	\$427,000	\$190,420	\$380,848	\$101,152	\$55,000	0.0	0.0	0.22	#DIV/0!	\$459,782	\$10.56		land Table K35	14.44%
80-21-19-329-008	231 SINGH BLVD	03/04/19	\$475,400	\$216,720	\$433,447	\$96,953	\$55,000	0.0	0.0	0.20	#DIV/0!	\$484,765	\$11.13		land Table K35	12.69%
80-21-19-176-005	415 AMELIA CIR	05/03/19	\$430,000	\$199,490	\$398,988	\$86,012	\$55,000	0.0	0.0	0.22	#DIV/0!	\$390,964	\$8.98		land Table K35	13.78%
80-21-19-329-005	220 CUYAHOGA CT	06/25/20	\$490,530	\$228,310	\$456,627	\$88,903	\$55,000	0.0	0.0	0.24	#DIV/0!	\$370,429	\$8.50		land Table K35	12.04%
80-21-19-176-013	451 AMELIA CIR	08/05/20	\$424,306	\$198,700	\$397,392	\$81,914	\$55,000	0.0	0.0	0.24	#DIV/0!	\$341,308	\$7.84		land Table K35	13.84%
80-21-19-327-037	222 SINGH BLVD	07/24/20	\$417,000	\$195,630	\$391,259	\$80,741	\$55,000	0.0	0.0	0.20	#DIV/0!	\$403,705	\$9.27		land Table K35	14.06%
80-21-19-327-034	234 SINGH BLVD	05/23/19	\$439,900	\$207,520	\$415,035	\$79,865	\$55,000	0.0	0.0	0.20	#DIV/0!	\$399,325	\$9.17		land Table K35	13.25%
80-21-19-326-039	120 SHANNON PARTIN BLVD	01/21/20	\$427,300	\$206,810	\$413,625	\$68,675	\$55,000	0.0	0.0	0.27	#DIV/0!	\$254,352	\$5.84		land Table K35	13.30%
80-21-19-327-035	230 SINGH BLVD	01/23/19	\$489,900	\$242,320	\$484,636	\$60,264	\$55,000	0.0	0.0	0.20	#DIV/0!	\$301,320	\$6.92		land Table K35	11.35%
80-21-19-326-040	124 SHANNON PARTIN BLVD	08/16/19	\$444,164	\$221,460	\$442,920	\$56,244	\$55,000	0.0	0.0	0.23	#DIV/0!	\$244,539	\$5.61		land Table K35	12.42%
80-21-19-177-003	390 AMELIA CIR	05/24/19	\$455,998	\$235,680	\$471,360	\$39,638	\$55,000	0.0	0.0	0.25	#DIV/0!	\$158,552	\$3.64		land Table K35	11.67%
80-21-19-177-002	386 AMELIA CIR	07/15/19	\$441,104	\$228,560	\$457,122	\$38,982	\$55,000	0.0	0.0	0.24	#DIV/0!	\$162,425	\$3.73		land Table K35	12.03%
80-21-19-327-040	210 SINGH BLVD	08/23/19	\$449,555	\$234,100	\$468,195	\$36,360	\$55,000	0.0	0.0	0.20	#DIV/0!	\$181,800	\$4.17		land Table K35	11.75%

CITY OF SOUTH LYON

Land Table K36

BSA DATABASE		SALES DATA	
Parcel Count	141	# of Sales	16
ECF Nbrhd	K36	Sales Ratio	49.26%
Min ECF	1.265	(Land Resid.-Est. Land Value)/Est. LV	10.23%
Max ECF	1.265	Projected % Change	10.00%
Land Table LtoB	14.46%	Projected Land Table LtoB	15.99%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$38,137	\$42,038	\$41,951
MINIMUM	\$38,137	\$42,038	\$41,951
MAXIMUM	\$38,137	\$42,038	\$41,951



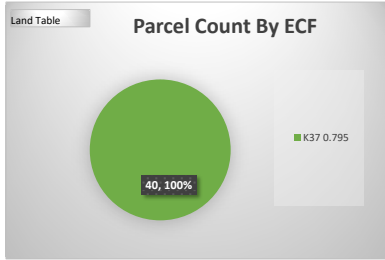
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-20-251-053	714 KESTREL CT	05/21/19	\$250,000	\$141,780	\$283,552	\$4,585	\$38,137	0.0	0.0	0.39	#DIV/0!	\$11,756	\$0.27		Land Table K36	13.45%
80-21-20-251-135	825 DEERFIELD CT	04/26/19	\$237,170	\$129,450	\$258,905	\$16,402	\$38,137	0.0	0.0	0.32	#DIV/0!	\$51,256	\$1.18		Land Table K36	14.73%
80-21-20-251-070	737 HEIGHTS CT	06/30/20	\$251,500	\$134,760	\$269,518	\$20,119	\$38,137	0.0	0.0	0.27	#DIV/0!	\$74,515	\$1.71		Land Table K36	14.15%
80-21-20-251-043	630 KESTREL RIDGE DR	04/19/19	\$238,000	\$125,590	\$251,179	\$24,958	\$38,137	0.0	0.0	0.21	#DIV/0!	\$118,848	\$2.73		Land Table K36	15.18%
80-21-20-251-133	841 STONEY DR	07/24/20	\$258,000	\$131,490	\$262,983	\$33,154	\$38,137	0.0	0.0	0.28	#DIV/0!	\$118,407	\$2.72		Land Table K36	14.50%
80-21-20-251-067	713 EAGLE HEIGHTS DR	11/30/20	\$267,500	\$134,280	\$268,559	\$37,078	\$38,137	0.0	0.0	0.21	#DIV/0!	\$176,562	\$4.05		Land Table K36	14.20%
80-21-20-251-027	750 PEPPER DR	07/02/20	\$245,500	\$121,910	\$243,817	\$39,820	\$38,137	0.0	0.0	0.21	#DIV/0!	\$189,619	\$4.35		Land Table K36	15.64%
80-21-20-251-029	740 EAGLE HEIGHTS DR	09/03/19	\$294,000	\$145,600	\$291,209	\$40,928	\$38,137	0.0	0.0	0.21	#DIV/0!	\$194,895	\$4.47		Land Table K36	13.10%
80-21-20-251-049	713 KESTREL CT	04/12/19	\$255,000	\$125,470	\$250,939	\$42,198	\$38,137	0.0	0.0	0.22	#DIV/0!	\$191,809	\$4.40		Land Table K36	15.20%
80-21-20-251-040	664 KESTREL RIDGE DR	08/21/20	\$245,000	\$118,610	\$237,220	\$45,917	\$38,137	0.0	0.0	0.32	#DIV/0!	\$143,491	\$3.29		Land Table K36	16.08%
80-21-20-251-048	705 KESTREL CT	06/16/20	\$276,000	\$132,950	\$265,909	\$48,228	\$38,137	0.0	0.0	0.19	#DIV/0!	\$253,832	\$5.83		Land Table K36	14.34%
80-21-20-251-050	721 KESTREL CT	06/17/20	\$265,000	\$124,280	\$248,561	\$54,576	\$38,137	0.0	0.0	0.24	#DIV/0!	\$227,400	\$5.22		Land Table K36	15.34%
80-21-20-251-054	607 KESTREL RIDGE DR	06/14/19	\$297,000	\$140,010	\$280,024	\$55,113	\$38,137	0.0	0.0	0.29	#DIV/0!	\$190,045	\$4.36		Land Table K36	13.62%
80-21-20-251-110	876 STONEY DR	04/03/20	\$275,000	\$125,420	\$250,844	\$62,293	\$38,137	0.0	0.0	0.30	#DIV/0!	\$207,643	\$4.77		Land Table K36	15.20%
80-21-20-251-046	594 KESTREL RIDGE DR	06/10/20	\$282,500	\$126,230	\$252,463	\$68,174	\$38,137	0.0	0.0	0.28	#DIV/0!	\$243,479	\$5.59		Land Table K36	15.11%
80-21-20-251-069	729 EAGLE HEIGHTS DR	06/24/19	\$262,000	\$110,540	\$221,080	\$79,057	\$38,137	0.0	0.0	0.46	#DIV/0!	\$171,863	\$3.95		Land Table K36	17.25%

CITY OF SOUTH LYON

Land Table K37

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	9
ECF Nbrhd	K37	Sales Ratio	49.07%
Min ECF	0.795	(Land Resid.-Est. Land Value)/Est. LV	16.34%
Max ECF	0.795	Projected % Change	0.00%
Land Table LtoB	11.01%	Projected Land Table LtoB	11.60%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$28,560	\$33,228	\$28,560
MINIMUM	\$28,560	\$33,228	\$28,560
MAXIMUM	\$28,560	\$33,228	\$28,560



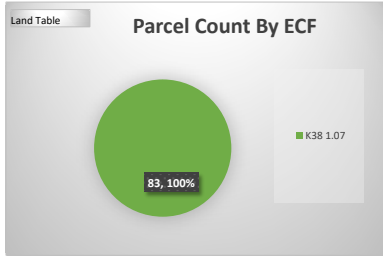
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-20-301-054	509 WILLOW DR	12/04/19	\$224,000	\$118,910	\$237,810	\$14,750	\$28,560	0.0	0.0	1.00	#DIV/0!	\$14,750	\$0.34		Land Table K37	12.01%
80-21-20-301-032	598 MAPLE DR	12/31/19	\$219,500	\$115,390	\$230,788	\$17,272	\$28,560	0.0	0.0	1.00	#DIV/0!	\$17,272	\$0.40		Land Table K37	12.37%
80-21-20-301-046	572 WILLOW DR	12/06/19	\$230,000	\$118,650	\$237,294	\$21,266	\$28,560	0.0	0.0	1.00	#DIV/0!	\$21,266	\$0.49		Land Table K37	12.04%
80-21-20-301-060	392 WALNUT DR	11/20/19	\$249,000	\$123,590	\$247,178	\$30,382	\$28,560	0.0	0.0	1.00	#DIV/0!	\$30,382	\$0.70		Land Table K37	11.55%
80-21-20-301-033	417 WALNUT DR	07/30/20	\$285,000	\$140,790	\$281,589	\$31,971	\$28,560	0.0	0.0	1.00	#DIV/0!	\$31,971	\$0.73		Land Table K37	10.14%
80-21-20-301-058	368 WALNUT DR	10/31/19	\$245,900	\$119,550	\$239,104	\$35,356	\$28,560	0.0	0.0	1.00	#DIV/0!	\$35,356	\$0.81		Land Table K37	11.94%
80-21-20-301-064	574 MAPLE DR	01/04/19	\$265,000	\$123,330	\$246,653	\$46,907	\$28,560	0.0	0.0	1.00	#DIV/0!	\$46,907	\$1.08		Land Table K37	11.58%
80-21-20-301-061	404 WALNUT DR	02/20/19	\$289,000	\$134,340	\$268,676	\$48,884	\$28,560	0.0	0.0	1.00	#DIV/0!	\$48,884	\$1.12		Land Table K37	10.63%
80-21-20-301-048	548 WILLOW DR	10/16/20	\$250,000	\$113,150	\$226,300	\$52,260	\$28,560	0.0	0.0	1.00	#DIV/0!	\$52,260	\$1.20		Land Table K37	12.62%

CITY OF SOUTH LYON

Land Table K38

BSA DATABASE		SALES DATA	
Parcel Count	83	# of Sales	8
ECF Nbhhd	K38	Sales Ratio	48.46%
Min ECF	1.070	(Land Resid.-Est. Land Value)/Est. LV	22.12%
Max ECF	1.070	Projected % Change	10.00%
Land Table LtoB	14.56%	Projected Land Table LtoB	15.54%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$39,059	\$47,698	\$42,965
MINIMUM	\$39,059	\$47,698	\$42,965
MAXIMUM	\$39,059	\$47,698	\$42,965



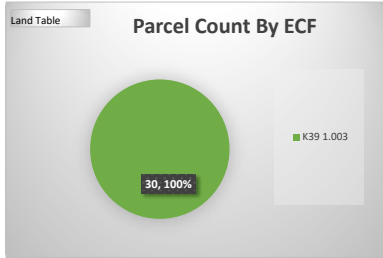
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-20-454-044	853 TALON CT	02/25/20	\$269,900	\$141,220	\$282,446	\$26,513	\$39,059	0.0	0.0	0.25	#DIV/0!	\$106,052	\$2.43		Land Table K38	13.83%
80-21-20-454-019	295 EAGLE WAY	04/23/20	\$260,000	\$135,220	\$270,432	\$28,627	\$39,059	0.0	0.0	0.19	#DIV/0!	\$150,668	\$3.46		Land Table K38	14.44%
80-21-20-454-057	836 DOWNY NEST	11/01/19	\$285,000	\$147,110	\$294,229	\$29,830	\$39,059	0.0	0.0	0.23	#DIV/0!	\$129,696	\$2.98		Land Table K38	13.28%
80-21-20-454-032	555 EAGLE WAY	10/25/19	\$309,900	\$156,070	\$312,134	\$36,825	\$39,059	0.0	0.0	0.21	#DIV/0!	\$175,357	\$4.03		Land Table K38	12.51%
80-21-20-454-050	810 TALON CT	03/12/19	\$260,000	\$120,120	\$240,234	\$58,825	\$39,059	0.0	0.0	0.21	#DIV/0!	\$280,119	\$6.43		Land Table K38	16.26%
80-21-20-454-027	455 EAGLE WAY	06/18/20	\$265,000	\$121,530	\$243,058	\$61,001	\$39,059	0.0	0.0	0.22	#DIV/0!	\$277,277	\$6.37		Land Table K38	16.07%
80-21-20-454-066	192 EAGLE CREST DR	10/09/20	\$300,000	\$135,500	\$271,009	\$68,050	\$39,059	0.0	0.0	0.20	#DIV/0!	\$340,250	\$7.81		Land Table K38	14.41%
80-21-20-454-021	335 EAGLE WAY	12/10/20	\$300,000	\$133,570	\$267,144	\$71,915	\$39,059	0.0	0.0	0.19	#DIV/0!	\$378,500	\$8.69		Land Table K38	14.62%

CITY OF SOUTH LYON

Land Table K39

BSA DATABASE		SALES DATA	
Parcel Count	30	# of Sales	3
ECF Nbhd	K39	Sales Ratio	42.22%
Min ECF	1.003	(Land Resid.-Est. Land Value)/Est. LV	158.24%
Max ECF	1.003	Projected % Change	50.00%
Land Table LtoB	11.83%	Projected Land Table LtoB	16.50%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$24,930	\$64,380	\$37,395
MINIMUM	\$24,930	\$64,380	\$37,395
MAXIMUM	\$24,930	\$64,380	\$37,395



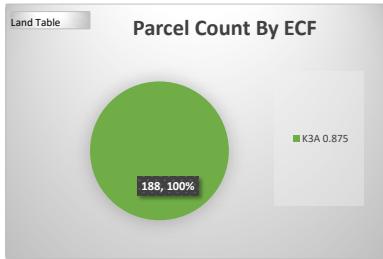
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-30-405-030	348 PRINCETON DR	09/09/20	\$240,000	\$98,620	\$197,244	\$67,686	\$24,930	0.0	0.0	0.15	#DIV/0!	\$451,240	\$10.36		Land Table K39	12.64%
80-21-30-452-009	365 PRINCETON DR	08/28/20	\$264,000	\$112,730	\$225,450	\$63,480	\$24,930	0.0	0.0	0.16	#DIV/0!	\$396,750	\$9.11		Land Table K39	11.06%
80-21-30-477-001	349 PRINCETON DR	06/01/20	\$257,000	\$109,980	\$219,957	\$61,973	\$24,930	0.0	0.0	0.17	#DIV/0!	\$364,547	\$8.37		Land Table K39	11.33%

CITY OF SOUTH LYON

Land Table K3A

BSA DATABASE		SALES DATA	
Parcel Count	188	# of Sales	28
ECF Nbrhd	K3A	Sales Ratio	48.34%
Min ECF	0.875	(Land Resid.-Est. Land Value)/Est. LV	20.90%
Max ECF	0.875	Projected % Change	0.00%
Land Table LtoB	16.31%	Projected Land Table LtoB	16.37%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$19,313	\$23,350	\$19,313
MINIMUM	\$19,313	\$23,350	\$19,313
MAXIMUM	\$19,313	\$23,350	\$19,313



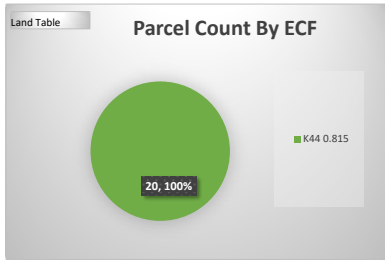
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-19-227-079	61262 GREENWOOD DR	08/23/19	\$131,000	\$58,670	\$117,348	\$32,965	\$19,313	0.0	0.0	1.00	#DIV/0!	\$32,965	\$0.76		Land Table K3A	16.46%
80-21-19-227-067	61240 GREENWOOD DR	08/23/19	\$129,000	\$57,840	\$115,681	\$32,632	\$19,313	0.0	0.0	1.00	#DIV/0!	\$32,632	\$0.75		Land Table K3A	16.70%
80-21-19-227-131	61129 GREENWOOD DR	06/28/19	\$129,000	\$57,840	\$115,681	\$32,632	\$19,313	0.0	0.0	1.00	#DIV/0!	\$32,632	\$0.75		Land Table K3A	16.70%
80-21-19-227-007	61118 GREENWOOD DR	07/03/19	\$128,000	\$57,880	\$115,760	\$31,553	\$19,313	0.0	0.0	1.00	#DIV/0!	\$31,553	\$0.72		Land Table K3A	16.68%
80-21-19-227-093	61288 GREENWOOD DR	10/09/20	\$127,000	\$57,840	\$115,681	\$30,632	\$19,313	0.0	0.0	1.00	#DIV/0!	\$30,632	\$0.70		Land Table K3A	16.70%
80-21-19-227-055	61208 GREENWOOD DR	12/20/19	\$126,900	\$57,840	\$115,681	\$30,532	\$19,313	0.0	0.0	1.00	#DIV/0!	\$30,532	\$0.70		Land Table K3A	16.70%
80-21-19-227-029	61156 GREENWOOD DR	12/13/19	\$125,000	\$57,840	\$115,689	\$28,624	\$19,313	0.0	0.0	1.00	#DIV/0!	\$28,624	\$0.66		Land Table K3A	16.69%
80-21-19-227-115	61161 GREENWOOD DR	02/28/20	\$125,000	\$57,840	\$115,681	\$28,632	\$19,313	0.0	0.0	1.00	#DIV/0!	\$28,632	\$0.66		Land Table K3A	16.70%
80-21-19-227-151	61075 GREENWOOD DR	10/17/19	\$125,000	\$57,840	\$115,681	\$28,632	\$19,313	0.0	0.0	1.00	#DIV/0!	\$28,632	\$0.66		Land Table K3A	16.70%
80-21-19-227-122	61149 GREENWOOD DR	11/24/20	\$130,000	\$60,450	\$120,905	\$28,408	\$19,313	0.0	0.0	1.00	#DIV/0!	\$28,408	\$0.65		Land Table K3A	15.97%
80-21-19-227-030	61154 GREENWOOD DR	10/30/20	\$129,000	\$60,160	\$120,329	\$27,984	\$19,313	0.0	0.0	1.00	#DIV/0!	\$27,984	\$0.64		Land Table K3A	16.05%
80-21-19-227-059	61224 GREENWOOD DR	02/07/20	\$124,000	\$57,840	\$115,681	\$27,632	\$19,313	0.0	0.0	1.00	#DIV/0!	\$27,632	\$0.63		Land Table K3A	16.70%
80-21-19-227-004	61112 GREENWOOD DR	02/18/20	\$130,000	\$60,830	\$121,661	\$27,652	\$19,313	0.0	0.0	1.00	#DIV/0!	\$27,652	\$0.63		Land Table K3A	15.87%
80-21-19-227-176	61029 GREENWOOD DR	08/04/20	\$129,000	\$60,450	\$120,905	\$27,408	\$19,313	0.0	0.0	1.00	#DIV/0!	\$27,408	\$0.63		Land Table K3A	15.97%
80-21-19-227-103	61179 GREENWOOD DR	10/29/20	\$122,000	\$57,450	\$114,904	\$26,409	\$19,313	0.0	0.0	1.00	#DIV/0!	\$26,409	\$0.61		Land Table K3A	16.81%
80-21-19-227-060	61226 GREENWOOD DR	04/23/20	\$127,000	\$60,460	\$120,920	\$25,393	\$19,313	0.0	0.0	1.00	#DIV/0!	\$25,393	\$0.58		Land Table K3A	15.97%
80-21-19-227-052	61218 GREENWOOD DR	09/30/20	\$125,500	\$60,450	\$120,905	\$23,908	\$19,313	0.0	0.0	1.00	#DIV/0!	\$23,908	\$0.55		Land Table K3A	15.97%
80-21-19-227-040	61178 GREENWOOD DR	09/06/19	\$124,000	\$60,140	\$120,277	\$23,036	\$19,313	0.0	0.0	1.00	#DIV/0!	\$23,036	\$0.53		Land Table K3A	16.06%
80-21-19-227-022	61130 GREENWOOD DR	12/04/20	\$130,000	\$64,600	\$129,203	\$20,110	\$19,313	0.0	0.0	1.00	#DIV/0!	\$20,110	\$0.46		Land Table K3A	14.95%
80-21-19-227-111	61155 GREENWOOD DR	02/11/19	\$115,000	\$57,840	\$115,681	\$18,632	\$19,313	0.0	0.0	1.00	#DIV/0!	\$18,632	\$0.43		Land Table K3A	16.70%
80-21-19-227-158	61055 GREENWOOD DR	05/31/19	\$120,000	\$60,450	\$120,905	\$18,408	\$19,313	0.0	0.0	1.00	#DIV/0!	\$18,408	\$0.42		Land Table K3A	15.97%
80-21-19-227-075	61256 GREENWOOD DR	02/10/20	\$112,500	\$56,830	\$113,660	\$18,153	\$19,313	0.0	0.0	1.00	#DIV/0!	\$18,153	\$0.42		Land Table K3A	16.99%
80-21-19-227-005	61116 GREENWOOD DR	03/22/19	\$114,000	\$57,840	\$115,681	\$17,632	\$19,313	0.0	0.0	1.00	#DIV/0!	\$17,632	\$0.40		Land Table K3A	16.70%
80-21-19-227-125	61121 GREENWOOD DR	02/11/19	\$110,500	\$57,840	\$115,681	\$14,132	\$19,313	0.0	0.0	1.00	#DIV/0!	\$14,132	\$0.32		Land Table K3A	16.70%
80-21-19-227-091	61296 GREENWOOD DR	01/25/19	\$109,999	\$57,840	\$115,681	\$13,631	\$19,313	0.0	0.0	1.00	#DIV/0!	\$13,631	\$0.31		Land Table K3A	16.70%
80-21-19-227-188	61015 GREENWOOD DR	07/01/19	\$113,000	\$60,450	\$120,905	\$11,408	\$19,313	0.0	0.0	1.00	#DIV/0!	\$11,408	\$0.26		Land Table K3A	15.97%
80-21-19-227-180	61031 GREENWOOD DR	03/04/19	\$110,000	\$60,450	\$120,905	\$8,408	\$19,313	0.0	0.0	1.00	#DIV/0!	\$8,408	\$0.19		Land Table K3A	15.97%
80-21-19-227-047	61192 GREENWOOD DR	06/28/19	\$95,000	\$57,840	\$115,681	(\$1,368)	\$19,313	0.0	0.0	1.00	#DIV/0!	(\$1,368)	(\$0.03)		Land Table K3A	16.70%

CITY OF SOUTH LYON

Land Table K44

BSA DATABASE		SALES DATA	
Parcel Count	20	# of Sales	3
ECF Nbhd	K44	Sales Ratio	49.53%
Min ECF	0.815	(Land Resid.-Est. Land Value)/Est. LV	7.96%
Max ECF	0.815	Projected % Change	0.00%
Land Table LtoB	11.12%	Projected Land Table LtoB	11.81%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$45,408	\$49,023	\$45,408
MINIMUM	\$45,408	\$49,023	\$45,408
MAXIMUM	\$45,408	\$49,023	\$45,408



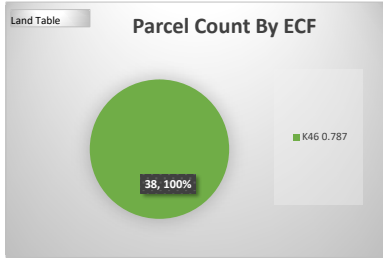
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-20-251-145	839 GLEN MEADOWS DR	06/25/20	\$389,000	\$184,900	\$369,806	\$64,602	\$45,408	0.0	0.0	0.23	#DIV/0!	\$280,878	\$6.45		Land Table K44	12.28%
80-21-20-251-160	832 GLEN MEADOWS DR	05/11/20	\$395,000	\$196,840	\$393,681	\$46,727	\$45,408	0.0	0.0	0.23	#DIV/0!	\$203,161	\$4.66		Land Table K44	11.53%
80-21-20-251-143	855 GLEN MEADOWS DR	10/09/19	\$380,000	\$194,830	\$389,668	\$35,740	\$45,408	0.0	0.0	0.23	#DIV/0!	\$155,391	\$3.57		Land Table K44	11.65%

CITY OF SOUTH LYON

Land Table K46

BSA DATABASE		SALES DATA	
Parcel Count	38	# of Sales	5
ECF Nbrhd	K46	Sales Ratio	49.32%
Min ECF	0.787	(Land Resid.-Est. Land Value)/Est. LV	9.61%
Max ECF	0.787	Projected % Change	0.00%
Land Table LtoB	14.76%	Projected Land Table LtoB	14.25%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$55,000	\$60,285	\$55,000
MINIMUM	\$55,000	\$60,285	\$55,000
MAXIMUM	\$55,000	\$60,285	\$55,000



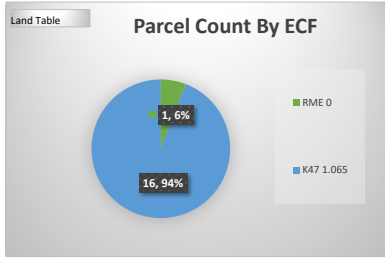
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-31-101-027	1041 BIRCHWAY CT	10/29/19	\$415,000	\$188,850	\$377,701	\$92,299	\$55,000	0.0	0.0	0.34	#DIV/0!	\$271,468	\$6.23		Land Table K46	14.56%
80-21-31-101-011	861 TIMBER TRAIL CT	06/25/20	\$390,000	\$179,190	\$358,389	\$86,611	\$55,000	0.0	0.0	0.26	#DIV/0!	\$333,119	\$7.65		Land Table K46	15.35%
80-21-31-101-023	1009 BIRCHWAY CT	06/04/19	\$395,000	\$195,660	\$391,314	\$58,686	\$55,000	0.0	0.0	0.28	#DIV/0!	\$209,593	\$4.81		Land Table K46	14.06%
80-21-31-101-026	1033 BIRCHWAY CT	09/10/19	\$362,500	\$188,730	\$377,450	\$40,050	\$55,000	0.0	0.0	0.27	#DIV/0!	\$148,333	\$3.41		Land Table K46	14.57%
80-21-31-101-032	1048 BIRCHWAY CT	06/26/20	\$394,000	\$212,610	\$425,219	\$23,781	\$55,000	0.0	0.0	0.30	#DIV/0!	\$79,270	\$1.82		Land Table K46	12.93%

CITY OF SOUTH LYON

Land Table K47

BSA DATABASE		SALES DATA	
Parcel Count	17	# of Sales	1
ECF Nbhd	K47, RME	Sales Ratio	53.02%
Min ECF	1.065	(Land Resid.-Est. Land Value)/Est. LV	-62.18%
Max ECF	1.065	Projected % Change	0.00%
Land Table LtoB	12.32%	Projected Land Table LtoB	9.16%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$36,720	\$13,888	\$36,720
MINIMUM	\$36,720	\$13,888	\$36,720
MAXIMUM	\$36,720	\$13,888	\$36,720



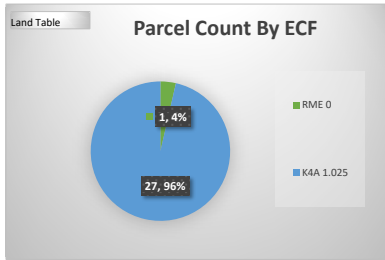
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-20-401-026	24579 MARTINDALE RD	10/23/19	\$378,000	\$200,420	\$400,832	\$13,888	\$36,720	0.0	0.0	0.36	#DIV/0!	\$38,578	\$0.89		Land Table K47	15.03%

CITY OF SOUTH LYON

Land Table K4A

BSA DATABASE		SALES DATA	
Parcel Count	28	# of Sales	6
ECF Nbhd	K4A, RME	Sales Ratio	49.12%
Min ECF	1.025	(Land Resid.-Est. Land Value)/Est. LV	10.29%
Max ECF	1.025	Projected % Change	0.00%
Land Table LtoB	17.43%	Projected Land Table LtoB	17.31%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$43,021	\$47,449	\$43,021
MINIMUM	\$43,021	\$47,449	\$43,021
MAXIMUM	\$43,021	\$47,449	\$43,021



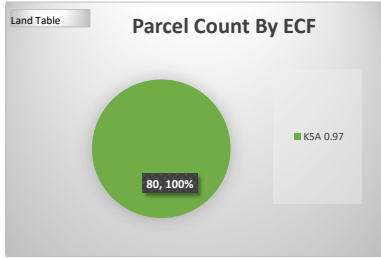
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-19-228-016	61022 EVERGREEN CT	11/19/19	\$279,900	\$125,870	\$251,743	\$71,178	\$43,021	0.0	0.0	1.00	#DIV/0!	\$71,178	\$1.63		Land Table K4A	17.09%
80-21-19-228-014	61018 EVERGREEN CT	12/20/19	\$260,000	\$125,240	\$250,481	\$52,540	\$43,021	0.0	0.0	1.00	#DIV/0!	\$52,540	\$1.21		Land Table K4A	17.18%
80-21-19-228-005	61010 EVERGREEN CT	02/10/20	\$245,000	\$118,330	\$236,659	\$51,362	\$43,021	0.0	0.0	1.00	#DIV/0!	\$51,362	\$1.18		Land Table K4A	18.18%
80-21-19-228-026	61027 EVERGREEN CT	02/03/20	\$245,500	\$125,440	\$250,874	\$37,647	\$43,021	0.0	0.0	1.00	#DIV/0!	\$37,647	\$0.86		Land Table K4A	17.15%
80-21-19-228-009	61007 EVERGREEN CT	05/31/19	\$245,000	\$125,870	\$251,749	\$36,272	\$43,021	0.0	0.0	1.00	#DIV/0!	\$36,272	\$0.83		Land Table K4A	17.09%
80-21-19-228-007	61003 EVERGREEN CT	07/22/20	\$242,000	\$124,660	\$249,327	\$35,694	\$43,021	0.0	0.0	1.00	#DIV/0!	\$35,694	\$0.82		Land Table K4A	17.25%

CITY OF SOUTH LYON

Land Table K5A

BSA DATABASE		SALES DATA	
Parcel Count	80	# of Sales	10
ECF Nhbhd	K5A	Sales Ratio	49.70%
Min ECF	0.970	(Land Resid.-Est. Land Value)/Est. LV	4.63%
Max ECF	0.970	Projected % Change	0.00%
Land Table LtoB	13.17%	Projected Land Table LtoB	13.18%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$29,205	\$30,558	\$29,205
MINIMUM	\$29,205	\$30,558	\$29,205
MAXIMUM	\$29,205	\$30,558	\$29,205



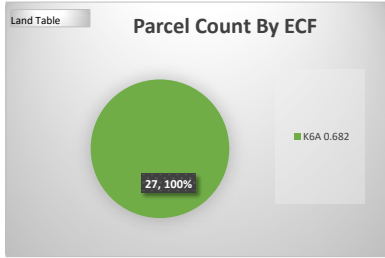
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-20-201-057	881 CHALLENGING TRL	08/13/19	\$240,000	\$107,750	\$215,500	\$53,705	\$29,205	0.0	0.0	1.00	#DIV/0!	\$53,705	\$1.23		Land Table K5A	13.55%
80-21-20-201-046	769 CHALLENGING TRL	10/16/20	\$245,000	\$111,980	\$223,964	\$50,241	\$29,205	0.0	0.0	1.00	#DIV/0!	\$50,241	\$1.15		Land Table K5A	13.04%
80-21-20-201-080	733 KNOLLWOOD CIR	08/01/19	\$240,000	\$110,720	\$221,447	\$47,758	\$29,205	0.0	0.0	1.00	#DIV/0!	\$47,758	\$1.10		Land Table K5A	13.19%
80-21-20-201-090	881 KNOLLWOOD CIR	10/10/19	\$227,500	\$107,000	\$214,009	\$42,696	\$29,205	0.0	0.0	1.00	#DIV/0!	\$42,696	\$0.98		Land Table K5A	13.65%
80-21-20-201-032	933 VILLAGE WAY	04/30/20	\$244,000	\$117,750	\$235,491	\$37,714	\$29,205	0.0	0.0	1.00	#DIV/0!	\$37,714	\$0.87		Land Table K5A	12.40%
80-21-20-201-063	857 CHALLENGING TRL	06/25/20	\$227,000	\$117,200	\$234,409	\$21,796	\$29,205	0.0	0.0	1.00	#DIV/0!	\$21,796	\$0.50		Land Table K5A	12.46%
80-21-20-201-042	893 VILLAGE WAY	06/20/19	\$190,000	\$98,660	\$197,323	\$21,882	\$29,205	0.0	0.0	1.00	#DIV/0!	\$21,882	\$0.50		Land Table K5A	14.80%
80-21-20-201-022	884 VILLAGE WAY	04/30/19	\$210,000	\$109,290	\$218,577	\$20,628	\$29,205	0.0	0.0	1.00	#DIV/0!	\$20,628	\$0.47		Land Table K5A	13.36%
80-21-20-201-060	869 CHALLENGING TRL	05/10/19	\$216,000	\$116,980	\$233,963	\$11,242	\$29,205	0.0	0.0	1.00	#DIV/0!	\$11,242	\$0.26		Land Table K5A	12.48%
80-21-20-201-027	908 VILLAGE WAY	02/26/19	\$190,000	\$110,640	\$221,286	(\$2,081)	\$29,205	0.0	0.0	1.00	#DIV/0!	(\$2,081)	(\$0.05)		Land Table K5A	13.20%

CITY OF SOUTH LYON

Land Table K6A

BSA DATABASE		SALES DATA	
Parcel Count	27	# of Sales	3
ECF Nbhd	K6A	Sales Ratio	49.61%
Min ECF	0.682	(Land Resid.-Est. Land Value)/Est. LV	4.62%
Max ECF	0.682	Projected % Change	0.00%
Land Table LtoB	19.80%	Projected Land Table LtoB	17.07%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$31,503	\$32,959	\$31,503
MINIMUM	\$31,503	\$32,959	\$31,503
MAXIMUM	\$31,503	\$32,959	\$31,503



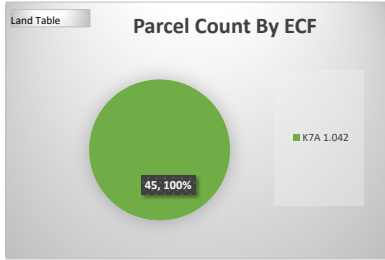
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-20-302-015	516 N REESE ST	08/15/19	\$195,000	\$89,890	\$179,783	\$46,720	\$31,503	0.0	0.0	1.00	#DIV/0!	\$46,720	\$1.07		Land Table K6A	17.52%
80-21-20-302-013	520 N REESE ST	12/20/19	\$183,000	\$91,180	\$182,354	\$32,149	\$31,503	0.0	0.0	1.00	#DIV/0!	\$32,149	\$0.74		Land Table K6A	17.28%
80-21-20-302-007	513 N REESE ST	01/29/20	\$180,000	\$95,750	\$191,494	\$20,009	\$31,503	0.0	0.0	1.00	#DIV/0!	\$20,009	\$0.46		Land Table K6A	16.45%

CITY OF SOUTH LYON

Land Table K7A

BSA DATABASE		SALES DATA	
Parcel Count	45	# of Sales	9
ECF Nbhhd	K7A	Sales Ratio	48.35%
Min ECF	1.042	(Land Resid.-Est. Land Value)/Est. LV	18.83%
Max ECF	1.042	Projected % Change	10.00%
Land Table LtoB	18.41%	Projected Land Table LtoB	19.56%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$25,458	\$30,253	\$28,004
MINIMUM	\$25,458	\$30,253	\$28,004
MAXIMUM	\$25,458	\$30,253	\$28,004



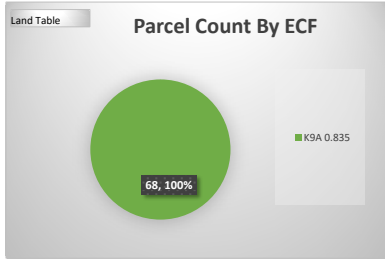
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-30-278-024	342 HAMPTON CT	03/06/20	\$157,000	\$71,880	\$143,768	\$38,690	\$25,458	0.0	0.0	1.00	#DIV/0!	\$38,690	\$0.89		Land Table K7A	17.71%
80-21-30-278-028	329 HAMPTON CT	11/04/20	\$154,000	\$70,870	\$141,736	\$37,722	\$25,458	0.0	0.0	1.00	#DIV/0!	\$37,722	\$0.87		Land Table K7A	17.96%
80-21-30-278-049	363 HAMPTON CT	03/08/19	\$158,100	\$73,160	\$146,314	\$37,244	\$25,458	0.0	0.0	1.00	#DIV/0!	\$37,244	\$0.86		Land Table K7A	17.40%
80-21-30-278-014	347 HAMPTON CT	10/29/20	\$145,000	\$68,200	\$136,390	\$34,068	\$25,458	0.0	0.0	1.00	#DIV/0!	\$34,068	\$0.78		Land Table K7A	18.67%
80-21-30-278-008	725 CAPE COD	12/18/20	\$142,000	\$68,010	\$136,024	\$31,434	\$25,458	0.0	0.0	1.00	#DIV/0!	\$31,434	\$0.72		Land Table K7A	18.72%
80-21-30-278-038	322 HAMPTON CT	12/13/19	\$144,500	\$69,930	\$139,868	\$30,090	\$25,458	0.0	0.0	1.00	#DIV/0!	\$30,090	\$0.69		Land Table K7A	18.20%
80-21-30-278-031	321 HAMPTON CT	10/30/20	\$143,500	\$70,450	\$140,892	\$28,066	\$25,458	0.0	0.0	1.00	#DIV/0!	\$28,066	\$0.64		Land Table K7A	18.07%
80-21-30-278-044	304 HAMPTON CT	04/24/19	\$139,450	\$70,270	\$140,549	\$24,359	\$25,458	0.0	0.0	1.00	#DIV/0!	\$24,359	\$0.56		Land Table K7A	18.11%
80-21-30-278-039	320 HAMPTON CT	07/30/19	\$125,000	\$69,930	\$139,856	\$10,602	\$25,458	0.0	0.0	1.00	#DIV/0!	\$10,602	\$0.24		Land Table K7A	18.20%

CITY OF SOUTH LYON

Land Table K9A

BSA DATABASE		SALES DATA	
Parcel Count	68	# of Sales	12
ECF Nbrhd	K9A	Sales Ratio	47.85%
Min ECF	0.835	(Land Resid.-Est. Land Value)/Est. LV	26.36%
Max ECF	0.835	Projected % Change	0.00%
Land Table LtoB	17.32%	Projected Land Table LtoB	17.02%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$32,756	\$41,389	\$32,756
MINIMUM	\$32,756	\$41,389	\$32,756
MAXIMUM	\$32,756	\$41,389	\$32,756



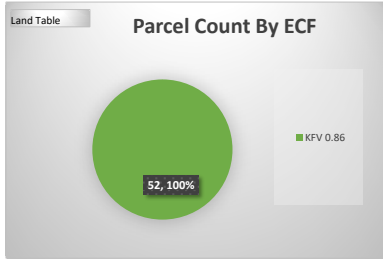
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-31-276-055	22185 QUAIL RUN CIR	10/19/20	\$218,000	\$90,710	\$181,420	\$69,336	\$32,756	0.0	0.0	1.00	#DIV/0!	\$69,336	\$1.59		Land Table K9A	18.06%
80-21-31-276-060	22205 QUAIL RUN CIR	05/05/20	\$224,900	\$101,530	\$203,055	\$54,601	\$32,756	0.0	0.0	1.00	#DIV/0!	\$54,601	\$1.25		Land Table K9A	16.13%
80-21-31-276-026	22270 QUAIL RUN CIR	01/21/20	\$215,000	\$99,070	\$198,149	\$49,607	\$32,756	0.0	0.0	1.00	#DIV/0!	\$49,607	\$1.14		Land Table K9A	16.53%
80-21-31-276-049	22210 QUAIL RUN CIR	01/23/20	\$210,000	\$98,280	\$196,560	\$46,196	\$32,756	0.0	0.0	1.00	#DIV/0!	\$46,196	\$1.06		Land Table K9A	16.66%
80-21-31-276-042	22220 QUAIL RUN CIR	07/31/20	\$212,500	\$100,100	\$200,205	\$45,051	\$32,756	0.0	0.0	1.00	#DIV/0!	\$45,051	\$1.03		Land Table K9A	16.36%
80-21-31-276-013	22190 QUAIL RUN CIR	07/02/19	\$204,900	\$98,280	\$196,560	\$41,096	\$32,756	0.0	0.0	1.00	#DIV/0!	\$41,096	\$0.94		Land Table K9A	16.66%
80-21-31-276-025	22270 QUAIL RUN CIR	11/09/20	\$188,000	\$90,740	\$181,488	\$39,268	\$32,756	0.0	0.0	1.00	#DIV/0!	\$39,268	\$0.90		Land Table K9A	18.05%
80-21-31-276-039	22230 QUAIL RUN CIR	08/14/20	\$185,000	\$90,740	\$181,488	\$36,268	\$32,756	0.0	0.0	1.00	#DIV/0!	\$36,268	\$0.83		Land Table K9A	18.05%
80-21-31-276-014	22180 QUAIL RUN CIR	09/30/19	\$197,000	\$97,930	\$195,867	\$33,889	\$32,756	0.0	0.0	1.00	#DIV/0!	\$33,889	\$0.78		Land Table K9A	16.72%
80-21-31-276-067	22195 QUAIL RUN CIR	05/09/19	\$180,000	\$90,900	\$181,799	\$30,957	\$32,756	0.0	0.0	1.00	#DIV/0!	\$30,957	\$0.71		Land Table K9A	18.02%
80-21-31-276-051	22200 QUAIL RUN CIR	12/10/20	\$192,500	\$99,840	\$199,683	\$25,573	\$32,756	0.0	0.0	1.00	#DIV/0!	\$25,573	\$0.59		Land Table K9A	16.40%
80-21-31-276-040	22230 QUAIL RUN CIR	06/27/19	\$185,000	\$96,460	\$192,929	\$24,827	\$32,756	0.0	0.0	1.00	#DIV/0!	\$24,827	\$0.57		Land Table K9A	16.98%

CITY OF SOUTH LYON

Land Table KFV

BSA DATABASE		SALES DATA	
Parcel Count	52	# of Sales	16
ECF Nbrhd	KFV	Sales Ratio	48.99%
Min ECF	0.860	(Land Resid.-Est. Land Value)/Est. LV	14.49%
Max ECF	0.860	Projected % Change	0.00%
Land Table LtoB	14.44%	Projected Land Table LtoB	14.21%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$24,019	\$27,500	\$24,019
MINIMUM	\$24,019	\$27,500	\$24,019
MAXIMUM	\$24,019	\$27,500	\$24,019



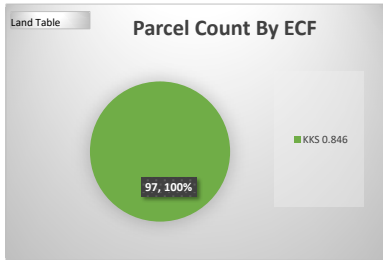
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-31-206-047	1033 FOUNTAIN VIEW CIR	10/05/20	\$175,000	\$76,260	\$152,524	\$46,495	\$24,019	0.0	0.0	0.10	#DIV/0!	\$464,950	\$10.67		Land Table KFV	15.75%
80-21-31-206-045	1045 FOUNTAIN VIEW CIR	07/02/20	\$175,000	\$77,990	\$155,971	\$43,048	\$24,019	0.0	0.0	0.10	#DIV/0!	\$430,480	\$9.88		Land Table KFV	15.40%
80-21-31-206-011	1106 FOUNTAIN VIEW CIR	01/30/20	\$172,000	\$78,240	\$156,485	\$39,534	\$24,019	0.0	0.0	0.10	#DIV/0!	\$395,340	\$9.08		Land Table KFV	15.35%
80-21-31-206-052	1003 FOUNTAIN VIEW CIR	07/26/19	\$171,000	\$78,120	\$156,235	\$38,784	\$24,019	0.0	0.0	0.10	#DIV/0!	\$387,840	\$8.90		Land Table KFV	15.37%
80-21-31-206-007	1040 FOUNTAIN VIEW CIR	11/22/19	\$188,900	\$87,820	\$175,638	\$37,281	\$24,019	0.0	0.0	0.10	#DIV/0!	\$372,810	\$8.56		Land Table KFV	13.68%
80-21-31-206-006	1034 FOUNTAIN VIEW CIR	02/14/20	\$165,000	\$79,140	\$158,281	\$30,738	\$24,019	0.0	0.0	0.10	#DIV/0!	\$307,380	\$7.06		Land Table KFV	15.17%
80-21-31-206-051	1009 FOUNTAIN VIEW CIR	12/15/20	\$182,000	\$87,820	\$175,638	\$30,381	\$24,019	0.0	0.0	0.10	#DIV/0!	\$303,810	\$6.97		Land Table KFV	13.68%
80-21-31-206-004	1022 FOUNTAIN VIEW CIR	09/23/19	\$180,000	\$87,820	\$175,638	\$28,381	\$24,019	0.0	0.0	0.10	#DIV/0!	\$283,810	\$6.52		Land Table KFV	13.68%
80-21-31-206-005	1028 FOUNTAIN VIEW CIR	12/19/19	\$180,000	\$87,820	\$175,638	\$28,381	\$24,019	0.0	0.0	0.10	#DIV/0!	\$283,810	\$6.52		Land Table KFV	13.68%
80-21-31-206-015	1130 FOUNTAIN VIEW CIR	08/05/19	\$178,000	\$88,730	\$177,466	\$24,553	\$24,019	0.0	0.0	0.10	#DIV/0!	\$245,530	\$5.64		Land Table KFV	13.53%
80-21-31-206-030	1177 FOUNTAIN VIEW CIR	07/16/19	\$175,000	\$88,730	\$177,466	\$21,553	\$24,019	0.0	0.0	0.10	#DIV/0!	\$215,530	\$4.95		Land Table KFV	13.53%
80-21-31-206-035	1147 FOUNTAIN VIEW CIR	10/23/19	\$174,000	\$88,300	\$176,600	\$21,419	\$24,019	0.0	0.0	0.10	#DIV/0!	\$214,190	\$4.92		Land Table KFV	13.60%
80-21-31-206-048	1027 FOUNTAIN VIEW CIR	07/26/19	\$175,000	\$88,970	\$177,949	\$21,070	\$24,019	0.0	0.0	0.10	#DIV/0!	\$210,700	\$4.84		Land Table KFV	13.50%
80-21-31-206-023	1178 FOUNTAIN VIEW CIR	06/20/19	\$171,000	\$89,650	\$179,291	\$15,728	\$24,019	0.0	0.0	0.10	#DIV/0!	\$157,280	\$3.61		Land Table KFV	13.40%
80-21-31-206-038	1129 FOUNTAIN VIEW CIR	01/07/20	\$167,500	\$88,730	\$177,466	\$14,053	\$24,019	0.0	0.0	0.10	#DIV/0!	\$140,530	\$3.23		Land Table KFV	13.53%
80-21-31-206-024	1184 FOUNTAIN VIEW CIR	05/13/19	\$130,000	\$77,710	\$155,414	(\$1,395)	\$24,019	0.0	0.0	1.00	#DIV/0!	(\$1,395)	(\$0.03)		Land Table KFV	15.45%

CITY OF SOUTH LYON

Land Table KKS

BSA DATABASE		SALES DATA	
Parcel Count	97	# of Sales	32
ECF Nbh	KKS	Sales Ratio	49.03%
Min ECF	0.846	(Land Resid.-Est. Land Value)/Est. LV	14.03%
Max ECF	0.846	Projected % Change	0.00%
Land Table LtoB	15.12%	Projected Land Table LtoB	14.13%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$81,287	\$92,690	\$81,287
MINIMUM	\$47,689	\$54,379	\$47,689
MAXIMUM	\$203,218	\$231,727	\$203,218



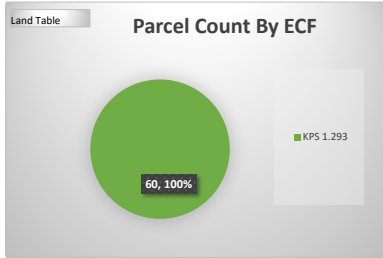
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-20-177-078	894 JENNIFER CT	11/15/19	\$397,305	\$170,070	\$340,130	\$116,786	\$59,611	0.0	0.0	0.31	#DIV/0!	\$376,729	\$8.65		Land Table KKS	17.53%
80-21-20-177-069	826 KESTREL CT	12/13/19	\$342,130	\$147,420	\$294,849	\$94,970	\$47,689	0.0	0.0	0.18	#DIV/0!	\$527,611	\$12.11		Land Table KKS	16.17%
80-21-20-177-094	852 N MILL ST	02/13/20	\$338,445	\$148,210	\$296,424	\$89,710	\$47,689	0.0	0.0	0.17	#DIV/0!	\$527,706	\$12.11		Land Table KKS	16.09%
80-21-20-177-015	746 KESTREL CT	12/18/20	\$350,000	\$153,880	\$307,759	\$98,871	\$56,630	0.0	0.0	0.24	#DIV/0!	\$411,963	\$9.46		Land Table KKS	18.40%
80-21-20-177-034	796 N MILL ST	11/20/19	\$336,195	\$150,800	\$301,602	\$82,282	\$47,689	0.0	0.0	0.17	#DIV/0!	\$484,012	\$11.11		Land Table KKS	15.81%
80-21-20-177-051	845 N MILL ST	12/22/20	\$348,305	\$160,810	\$321,621	\$74,373	\$47,689	0.0	0.0	0.17	#DIV/0!	\$437,488	\$10.04		Land Table KKS	14.83%
80-21-20-177-070	818 KESTREL CT	08/16/19	\$342,370	\$158,410	\$316,814	\$73,245	\$47,689	0.0	0.0	0.18	#DIV/0!	\$406,917	\$9.34		Land Table KKS	15.05%
80-21-20-177-075	897 JENNIFER CT	05/07/19	\$394,075	\$187,620	\$375,243	\$66,521	\$47,689	0.0	0.0	0.18	#DIV/0!	\$369,561	\$8.48		Land Table KKS	12.71%
80-21-20-177-079	886 JENNIFER CT	08/21/20	\$384,320	\$183,870	\$367,737	\$76,194	\$59,611	0.0	0.0	0.29	#DIV/0!	\$262,738	\$6.03		Land Table KKS	16.21%
80-21-20-177-077	913 JENNIFER CT	06/28/19	\$411,310	\$198,630	\$397,263	\$70,677	\$56,630	0.0	0.0	0.27	#DIV/0!	\$261,767	\$6.01		Land Table KKS	14.26%
80-21-20-177-030	846 JENNIFER LN	07/01/19	\$381,440	\$184,550	\$369,091	\$60,038	\$47,689	0.0	0.0	0.18	#DIV/0!	\$333,544	\$7.66		Land Table KKS	12.92%
80-21-20-177-064	959 N MILL ST	11/05/19	\$326,345	\$158,200	\$316,409	\$62,095	\$52,159	0.0	0.0	0.20	#DIV/0!	\$310,475	\$7.13		Land Table KKS	16.48%
80-21-20-177-083	817 KESTREL CT	08/23/19	\$364,615	\$177,350	\$354,705	\$57,599	\$47,689	0.0	0.0	0.17	#DIV/0!	\$338,818	\$7.78		Land Table KKS	13.44%
80-21-20-177-040	748 N MILL ST	07/15/19	\$315,775	\$154,660	\$309,321	\$54,143	\$47,689	0.0	0.0	0.17	#DIV/0!	\$318,488	\$7.31		Land Table KKS	15.42%
80-21-20-177-085	833 KESTREL CT	12/18/20	\$360,190	\$178,400	\$356,795	\$51,084	\$47,689	0.0	0.0	0.17	#DIV/0!	\$300,494	\$6.90		Land Table KKS	13.37%
80-21-20-177-089	892 N MILL ST	05/01/20	\$375,000	\$186,350	\$372,708	\$49,981	\$47,689	0.0	0.0	0.19	#DIV/0!	\$263,058	\$6.04		Land Table KKS	12.80%
80-21-20-177-024	836 N MILL ST	04/30/20	\$354,570	\$176,600	\$353,196	\$53,533	\$52,159	0.0	0.0	0.23	#DIV/0!	\$232,752	\$5.34		Land Table KKS	14.77%
80-21-20-177-071	810 KESTREL CT	10/10/19	\$376,300	\$187,940	\$375,880	\$48,109	\$47,689	0.0	0.0	0.18	#DIV/0!	\$267,272	\$6.14		Land Table KKS	12.69%
80-21-20-177-093	860 N MILL ST	09/11/20	\$381,076	\$190,930	\$381,861	\$46,904	\$47,689	0.0	0.0	0.18	#DIV/0!	\$260,578	\$5.98		Land Table KKS	12.49%
80-21-20-177-006	765 N MILL ST	09/11/20	\$380,000	\$191,280	\$382,554	\$45,135	\$47,689	0.0	0.0	0.18	#DIV/0!	\$250,750	\$5.76		Land Table KKS	12.47%
80-21-20-177-067	948 N MILL ST	08/28/20	\$385,945	\$194,500	\$388,993	\$53,582	\$56,630	0.0	0.0	0.25	#DIV/0!	\$214,328	\$4.92		Land Table KKS	14.56%
80-21-20-177-005	757 N MILL ST	03/12/19	\$384,900	\$194,930	\$389,854	\$42,735	\$47,689	0.0	0.0	0.19	#DIV/0!	\$224,921	\$5.16		Land Table KKS	12.23%
80-21-20-177-042	732 N MILL ST	07/17/20	\$385,000	\$195,050	\$390,095	\$42,594	\$47,689	0.0	0.0	0.17	#DIV/0!	\$250,553	\$5.75		Land Table KKS	12.22%
80-21-20-177-029	854 JENNIFER LN	08/09/19	\$359,000	\$181,940	\$363,888	\$42,801	\$47,689	0.0	0.0	0.19	#DIV/0!	\$225,268	\$5.17		Land Table KKS	13.11%
80-21-20-177-063	951 N MILL ST	07/24/20	\$350,000	\$177,690	\$355,386	\$46,773	\$52,159	0.0	0.0	0.20	#DIV/0!	\$233,865	\$5.37		Land Table KKS	14.68%
80-21-20-177-054	869 N MILL ST	07/06/20	\$384,900	\$195,950	\$391,891	\$40,698	\$47,689	0.0	0.0	0.18	#DIV/0!	\$226,100	\$5.19		Land Table KKS	12.17%
80-21-20-177-066	956 N MILL ST	12/06/19	\$391,880	\$199,960	\$399,914	\$48,596	\$56,630	0.0	0.0	0.25	#DIV/0!	\$194,384	\$4.46		Land Table KKS	14.16%
80-21-20-177-086	916 N MILL ST	06/12/20	\$354,735	\$182,310	\$364,614	\$42,280	\$52,159	0.0	0.0	0.23	#DIV/0!	\$183,826	\$4.22		Land Table KKS	14.31%
80-21-20-177-090	884 N MILL ST	09/27/19	\$359,140	\$186,100	\$372,203	\$34,626	\$47,689	0.0	0.0	0.19	#DIV/0!	\$182,242	\$4.18		Land Table KKS	12.81%
80-21-20-177-081	801 KESTREL CT	08/30/19	\$345,120	\$179,970	\$359,936	\$32,873	\$47,689	0.0	0.0	0.17	#DIV/0!	\$193,371	\$4.44		Land Table KKS	13.25%
80-21-20-177-095	844 N MILL ST	05/17/19	\$327,268	\$178,500	\$356,990	\$17,967	\$47,689	0.0	0.0	0.17	#DIV/0!	\$105,688	\$2.43		Land Table KKS	13.36%
80-21-20-177-001	701 N MILL ST	11/13/20	\$354,280	\$195,000	\$389,999	\$20,911	\$56,630	0.0	0.0	0.25	#DIV/0!	\$83,644	\$1.92		Land Table KKS	14.52%

CITY OF SOUTH LYON

Land Table KPS

BSA DATABASE		SALES DATA	
Parcel Count	60	# of Sales	8
ECF Nbhhd	KPS	Sales Ratio	43.04%
Min ECF	1.293	(Land Resid.-Est. Land Value)/Est. LV	64.19%
Max ECF	1.293	Projected % Change	50.00%
Land Table LtoB	25.76%	Projected Land Table LtoB	33.58%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$18,265	\$29,989	\$27,398
MINIMUM	\$18,265	\$29,989	\$27,398
MAXIMUM	\$18,265	\$29,989	\$27,398



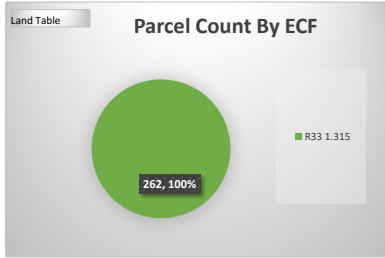
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-30-478-039	184 PRINCETON DR	09/30/20	\$91,000	\$36,050	\$72,108	\$37,157	\$18,265	0.0	0.0	1.00	#DIV/0!	\$37,157	\$0.85		Land Table KPS	25.33%
80-21-30-478-045	200 PRINCETON DR	02/07/20	\$85,000	\$35,380	\$70,753	\$32,512	\$18,265	0.0	0.0	1.00	#DIV/0!	\$32,512	\$0.75		Land Table KPS	25.82%
80-21-30-478-018	132 PRINCETON DR	10/15/20	\$87,500	\$36,810	\$73,621	\$32,144	\$18,265	0.0	0.0	1.00	#DIV/0!	\$32,144	\$0.74		Land Table KPS	24.81%
80-21-30-478-044	174 PRINCETON DR	08/10/20	\$86,000	\$36,630	\$73,259	\$31,006	\$18,265	0.0	0.0	1.00	#DIV/0!	\$31,006	\$0.71		Land Table KPS	24.93%
80-21-30-478-022	150 PRINCETON DR	08/21/20	\$85,000	\$36,810	\$73,621	\$29,644	\$18,265	0.0	0.0	1.00	#DIV/0!	\$29,644	\$0.68		Land Table KPS	24.81%
80-21-30-478-032	172 PRINCETON DR	09/09/20	\$80,000	\$35,320	\$70,638	\$27,627	\$18,265	0.0	0.0	1.00	#DIV/0!	\$27,627	\$0.63		Land Table KPS	25.86%
80-21-30-478-048	204 PRINCETON DR	05/06/19	\$85,000	\$37,530	\$75,068	\$28,197	\$18,265	0.0	0.0	1.00	#DIV/0!	\$28,197	\$0.65		Land Table KPS	24.33%
80-21-30-478-010	148 PRINCETON DR	04/24/20	\$74,000	\$35,320	\$70,638	\$21,627	\$18,265	0.0	0.0	1.00	#DIV/0!	\$21,627	\$0.50		Land Table KPS	25.86%

CITY OF SOUTH LYON

Land Table R33

BSA DATABASE		SALES DATA	
Parcel Count	262	# of Sales	21
ECF Nbrhd	R33	Sales Ratio	47.19%
Min ECF	1.315	(Land Resid.-Est. Land Value)/Est. LV	34.00%
Max ECF	1.315	Projected % Change	30.00%
Land Table LtoB	17.38%	Projected Land Table LtoB	21.61%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$415	\$555	\$539
MINIMUM	\$276	\$370	\$359
MAXIMUM	\$553	\$741	\$719



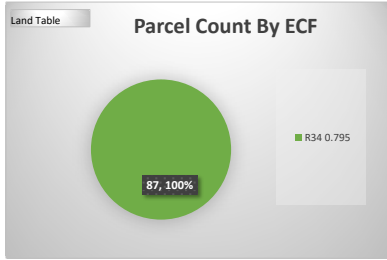
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-20-377-031	130 LYON BLVD	09/02/20	\$190,000	\$75,480	\$150,968	\$73,379	\$34,347	64.1	111.1	0.18	\$1,144	\$414,571	\$9.52		Land Table R33	22.75%
80-21-20-377-028	214 LYON BLVD	05/26/20	\$212,500	\$88,000	\$175,999	\$71,717	\$35,216	66.2	115.3	0.19	\$1,084	\$385,575	\$8.85		Land Table R33	20.01%
80-21-20-330-022	621 MAYFAIR	06/26/20	\$235,000	\$101,060	\$202,111	\$68,887	\$35,998	66.4	125.2	0.19	\$1,037	\$355,088	\$8.15		Land Table R33	17.81%
80-21-20-405-017	913 HEARTHSIDE ST	12/17/20	\$238,000	\$103,640	\$207,276	\$66,288	\$35,564	68.6	111.0	0.19	\$967	\$350,730	\$8.05		Land Table R33	17.16%
80-21-20-328-011	557 LYON BLVD	06/08/20	\$222,000	\$97,350	\$194,707	\$63,982	\$36,689	66.3	139.7	0.21	\$964	\$312,107	\$7.16		Land Table R33	18.84%
80-21-20-329-007	727 NORCHESTER ST	11/24/20	\$244,000	\$107,860	\$215,717	\$61,606	\$33,323	60.3	118.9	0.17	\$1,022	\$358,174	\$8.22		Land Table R33	15.45%
80-21-20-452-009	301 WINCHESTER ST	11/01/19	\$192,000	\$85,420	\$170,838	\$53,682	\$32,520	58.8	124.9	0.17	\$913	\$312,105	\$7.16		Land Table R33	19.04%
80-21-20-377-025	256 LYON BLVD	10/26/20	\$205,000	\$91,990	\$183,976	\$54,877	\$33,853	61.2	141.5	0.19	\$896	\$287,314	\$6.60		Land Table R33	18.40%
80-21-20-377-021	324 LYON BLVD	11/04/19	\$205,000	\$92,810	\$185,629	\$53,419	\$34,048	61.6	136.9	0.19	\$868	\$282,640	\$6.49		Land Table R33	18.34%
80-21-20-330-011	649 COVINGTON ST	09/08/20	\$248,000	\$115,090	\$230,172	\$58,593	\$40,765	82.4	130.3	0.25	\$711	\$238,183	\$5.47		Land Table R33	17.71%
80-21-20-328-006	619 LYON BLVD	02/15/19	\$215,000	\$100,590	\$201,182	\$50,507	\$36,689	66.3	139.7	0.21	\$761	\$246,376	\$5.66		Land Table R33	18.24%
80-21-20-404-009	555 WELLINGTON DR	05/14/19	\$185,000	\$86,750	\$173,508	\$44,029	\$32,537	58.8	125.0	0.17	\$748	\$255,983	\$5.88		Land Table R33	18.75%
80-21-20-403-011	984 HEARTHSIDE ST	12/04/20	\$229,000	\$108,740	\$217,483	\$43,038	\$31,521	57.0	133.3	0.17	\$755	\$250,221	\$5.74		Land Table R33	14.49%
80-21-20-405-009	834 NORCHESTER ST	02/24/20	\$250,000	\$121,200	\$242,405	\$40,131	\$32,536	58.8	125.0	0.17	\$682	\$233,320	\$5.36		Land Table R33	13.42%
80-21-20-376-013	391 LYON BLVD	01/10/20	\$222,000	\$108,050	\$216,098	\$54,805	\$48,903	115.1	117.8	0.33	\$476	\$167,599	\$3.85		Land Table R33	22.63%
80-21-20-451-022	157 WELLINGTON DR	08/26/20	\$211,000	\$105,170	\$210,346	\$33,190	\$32,536	58.8	125.0	0.17	\$564	\$192,965	\$4.43		Land Table R33	15.47%
80-21-20-451-011	301 WELLINGTON DR	10/18/19	\$218,000	\$114,240	\$228,475	\$22,061	\$32,536	58.8	125.0	0.17	\$375	\$128,262	\$2.94		Land Table R33	14.24%
80-21-20-405-016	985 HEARTHSIDE ST	12/16/19	\$236,500	\$124,270	\$248,535	\$32,842	\$44,877	106.8	95.1	0.27	\$307	\$120,300	\$2.76		Land Table R33	18.06%
80-21-20-453-013	312 WINCHESTER ST	11/01/19	\$195,000	\$102,750	\$205,501	\$22,035	\$32,536	58.8	125.0	0.17	\$375	\$128,110	\$2.94		Land Table R33	15.83%
80-21-20-453-020	256 WINCHESTER ST	07/20/20	\$200,000	\$109,960	\$219,929	\$15,907	\$35,836	64.8	136.7	0.20	\$245	\$80,338	\$1.84		Land Table R33	16.29%
80-21-20-329-005	701 NORCHESTER ST	09/03/20	\$167,000	\$92,730	\$185,453	\$14,968	\$33,421	60.4	119.6	0.17	\$248	\$86,520	\$1.99		Land Table R33	18.02%

CITY OF SOUTH LYON

Land Table R34

BSA DATABASE		SALES DATA	
Parcel Count	87	# of Sales	7
ECF Nbhhd	R34	Sales Ratio	47.14%
Min ECF	0.795	(Land Resid.-Est. Land Value)/Est. LV	40.51%
Max ECF	0.795	Projected % Change	10.00%
Land Table LtoB	14.56%	Projected Land Table LtoB	16.20%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$428	\$601	\$471
MINIMUM	\$285	\$400	\$314
MAXIMUM	\$571	\$802	\$628



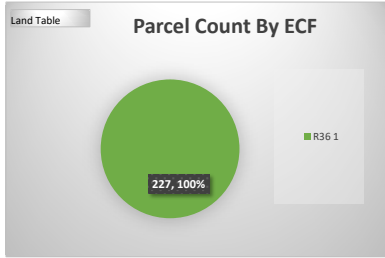
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-29-227-080	123 EASTON DR	12/28/20	\$375,000	\$158,140	\$316,279	\$122,124	\$63,403	138.3	302.7	0.64	\$883	\$190,224	\$4.37		Land Table R34	20.05%
80-21-29-227-072	826 FAIRHAVEN DR	08/14/20	\$360,000	\$162,770	\$325,530	\$82,141	\$47,671	98.2	203.5	0.37	\$836	\$219,628	\$5.04		Land Table R34	14.64%
80-21-29-227-009	142 EASTON DR	12/08/20	\$360,000	\$164,590	\$329,180	\$81,682	\$50,862	89.1	170.1	0.31	\$917	\$263,490	\$6.05		Land Table R34	15.45%
80-21-29-227-048	197 COLUMBIA DR	04/03/20	\$359,000	\$166,280	\$332,559	\$71,962	\$45,521	79.7	134.1	0.25	\$903	\$292,528	\$6.72		Land Table R34	13.69%
80-21-29-227-085	836 TOWNSEND DR	08/17/20	\$475,000	\$231,180	\$462,359	\$69,188	\$56,547	116.5	286.3	0.53	\$594	\$131,536	\$3.02		Land Table R34	12.23%
80-21-29-227-010	146 EASTON DR	11/22/19	\$325,000	\$162,330	\$324,669	\$48,775	\$48,444	87.8	141.3	0.28	\$555	\$174,821	\$4.01		Land Table R34	14.92%
80-21-29-227-063	827 TOWNSEND DR	03/15/19	\$342,000	\$178,590	\$357,179	\$38,315	\$53,494	109.2	129.2	0.33	\$351	\$115,755	\$2.66		Land Table R34	14.98%

CITY OF SOUTH LYON

Land Table R36

BSA DATABASE		SALES DATA	
Parcel Count	227	# of Sales	29
ECF Nbrhd	R36	Sales Ratio	48.64%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	15.30%
Max ECF	1.000	Projected % Change	0.00%
Land Table LtoB	18.04%	Projected Land Table LtoB	18.25%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$550	\$634	\$550
MINIMUM	\$366	\$422	\$366
MAXIMUM	\$733	\$845	\$733



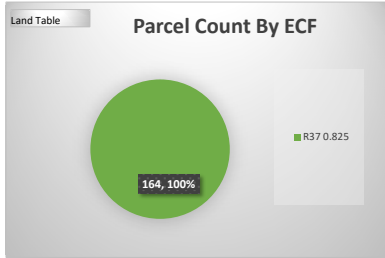
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-29-378-002	978 WESTBROOK DR	08/25/20	\$330,000	\$140,350	\$280,700	\$100,245	\$50,945	69.5	162.9	0.23	\$1,442	\$432,091	\$9.92		Land Table R36	18.15%
80-21-29-453-001	960 S PARKWOOD DR	08/16/19	\$277,000	\$118,580	\$237,155	\$88,470	\$48,625	66.3	119.0	0.19	\$1,334	\$468,095	\$10.75		Land Table R36	20.50%
80-21-29-380-024	934 WESTBROOK DR	11/16/20	\$312,000	\$134,450	\$268,901	\$100,349	\$57,250	78.1	168.3	0.27	\$1,285	\$378,675	\$8.69		Land Table R36	21.29%
80-21-29-327-002	854 WESTBROOK DR	07/02/20	\$309,900	\$137,060	\$274,112	\$95,201	\$59,413	93.4	125.5	0.27	\$1,020	\$347,449	\$7.98		Land Table R36	21.67%
80-21-29-380-025	938 WESTBROOK DR	06/28/19	\$279,900	\$128,200	\$256,391	\$72,075	\$48,566	66.3	148.5	0.21	\$1,088	\$341,588	\$7.84		Land Table R36	18.94%
80-21-29-455-014	968 OAK CREEK DR	05/21/19	\$268,000	\$123,910	\$247,828	\$78,815	\$58,643	82.8	158.2	0.27	\$952	\$288,700	\$6.63		Land Table R36	23.66%
80-21-29-455-012	960 OAK CREEK DR	12/20/19	\$282,500	\$131,180	\$262,368	\$67,523	\$47,391	64.7	118.0	0.18	\$1,044	\$366,973	\$8.42		Land Table R36	18.06%
80-21-29-452-004	971 S PARKWOOD DR	06/30/20	\$340,000	\$158,100	\$316,200	\$80,725	\$56,925	77.7	160.0	0.26	\$1,039	\$314,105	\$7.21		Land Table R36	18.00%
80-21-29-453-018	948 S PARKWOOD DR	04/15/19	\$276,500	\$129,330	\$258,664	\$66,461	\$48,625	66.3	119.0	0.19	\$1,002	\$351,646	\$8.07		Land Table R36	18.80%
80-21-29-378-006	956 STRATFORD DR	04/28/20	\$286,000	\$134,590	\$269,187	\$74,300	\$57,487	82.2	147.9	0.26	\$904	\$283,588	\$6.51		Land Table R36	21.36%
80-21-29-453-021	983 OAK CREEK DR	11/12/19	\$275,000	\$129,690	\$259,378	\$64,704	\$49,082	67.0	137.8	0.21	\$966	\$314,097	\$7.21		Land Table R36	18.92%
80-21-29-453-026	963 OAK CREEK DR	07/06/20	\$340,000	\$161,000	\$322,001	\$67,425	\$49,426	67.6	120.0	0.19	\$997	\$347,552	\$7.98		Land Table R36	15.35%
80-21-29-377-043	927 WESTBROOK DR	06/18/19	\$302,500	\$144,080	\$288,161	\$63,634	\$49,295	67.3	120.0	0.19	\$946	\$329,710	\$7.57		Land Table R36	17.11%
80-21-29-427-011	915 FAIRFIELD CT	08/22/19	\$280,000	\$134,930	\$269,869	\$71,628	\$61,497	92.1	152.3	0.30	\$778	\$241,172	\$5.54		Land Table R36	22.79%
80-21-29-453-023	975 OAK CREEK DR	03/24/20	\$270,000	\$130,650	\$261,298	\$61,198	\$52,496	72.5	132.8	0.22	\$844	\$279,443	\$6.42		Land Table R36	20.09%
80-21-29-428-006	915 OAK CREEK DR	06/21/19	\$267,521	\$129,820	\$259,644	\$62,329	\$54,452	83.6	112.1	0.23	\$745	\$268,659	\$6.17		Land Table R36	20.97%
80-21-29-455-015	972 OAK CREEK DR	03/08/19	\$279,000	\$137,060	\$274,118	\$59,986	\$55,104	76.7	144.1	0.24	\$782	\$248,905	\$5.71		Land Table R36	20.10%
80-21-29-326-023	819 WESTBROOK DR	03/08/19	\$289,000	\$142,160	\$284,317	\$53,980	\$49,297	67.3	120.0	0.19	\$803	\$279,689	\$6.42		Land Table R36	17.34%
80-21-29-453-010	995 OAK CREEK DR	08/16/19	\$235,000	\$115,810	\$231,617	\$60,863	\$57,480	79.6	158.3	0.26	\$765	\$232,302	\$5.33		Land Table R36	24.82%
80-21-29-377-035	895 ETON DR	10/30/20	\$343,000	\$169,520	\$339,045	\$58,760	\$54,805	88.0	205.3	0.33	\$668	\$178,061	\$4.09		Land Table R36	16.16%
80-21-29-326-031	787 WESTBROOK DR	11/27/19	\$320,500	\$158,430	\$316,852	\$53,493	\$49,845	72.3	107.7	0.20	\$740	\$272,923	\$6.27		Land Table R36	15.73%
80-21-29-453-011	991 OAK CREEK DR	04/15/19	\$280,000	\$138,560	\$277,114	\$51,991	\$49,105	67.0	125.1	0.20	\$776	\$265,260	\$6.09		Land Table R36	17.72%
80-21-31-251-010	22086 BROOKFIELD CT	07/09/20	\$335,000	\$172,850	\$345,701	\$50,437	\$61,138	98.1	255.5	0.41	\$514	\$122,718	\$2.82		Land Table R36	17.69%
80-21-29-455-008	944 OAK CREEK DR	03/26/19	\$316,900	\$164,160	\$328,325	\$36,383	\$47,808	65.2	115.8	0.18	\$558	\$197,734	\$4.54		Land Table R36	14.56%
80-21-31-251-001	22145 BROOKFIELD CT	07/12/19	\$322,000	\$166,830	\$333,660	\$43,132	\$54,792	86.6	105.0	0.23	\$498	\$185,914	\$4.27		Land Table R36	16.42%
80-21-29-453-024	971 OAK CREEK DR	02/15/19	\$310,000	\$165,430	\$330,865	\$30,787	\$51,652	71.8	126.9	0.21	\$429	\$145,222	\$3.33		Land Table R36	15.61%
80-21-29-326-028	799 WESTBROOK DR	08/03/20	\$329,900	\$177,980	\$355,967	\$23,241	\$49,308	67.8	118.0	0.19	\$343	\$120,420	\$2.76		Land Table R36	13.85%
80-21-29-451-023	912 OAK CREEK DR	09/17/20	\$311,500	\$171,830	\$343,667	\$19,143	\$51,310	70.0	130.0	0.21	\$273	\$91,593	\$2.10		Land Table R36	14.93%
80-21-29-379-008	947 WESTBROOK DR	07/31/19	\$265,000	\$153,040	\$306,085	\$9,845	\$50,930	70.5	124.4	0.21	\$140	\$47,791	\$1.10		Land Table R36	16.64%

CITY OF SOUTH LYON

Land Table R37

BSA DATABASE		SALES DATA	
Parcel Count	164	# of Sales	14
ECF Nbrhd	R37	Sales Ratio	48.08%
Min ECF	0.825	(Land Resid.-Est. Land Value)/Est. LV	26.95%
Max ECF	0.825	Projected % Change	10.00%
Land Table LtoB	14.74%	Projected Land Table LtoB	16.08%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$477	\$606	\$525
MINIMUM	\$318	\$404	\$350
MAXIMUM	\$636	\$807	\$700



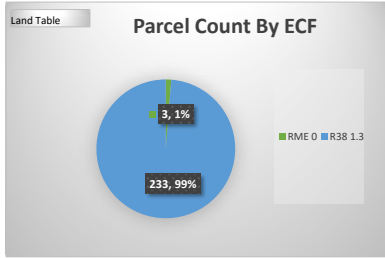
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-30-327-016	728 HUNTINGTON DR	12/08/20	\$343,500	\$140,770	\$281,549	\$106,469	\$44,518	70.0	125.0	0.20	\$1,521	\$529,697	\$12.16		Land Table R37	15.81%
80-21-30-376-022	714 WESTHILLS DR	10/21/20	\$361,000	\$164,100	\$328,198	\$83,633	\$50,831	92.5	115.8	0.26	\$904	\$327,973	\$7.53		Land Table R37	15.49%
80-21-30-351-033	801 WESTHILLS DR	10/28/20	\$370,000	\$169,990	\$339,989	\$80,448	\$50,437	83.7	143.1	0.26	\$961	\$313,027	\$7.19		Land Table R37	14.83%
80-21-30-376-029	833 HUNTINGTON DR	09/16/19	\$326,000	\$151,650	\$303,300	\$70,813	\$48,113	75.6	146.0	0.24	\$936	\$301,332	\$6.92		Land Table R37	15.86%
80-21-30-376-015	756 WESTHILLS DR	06/02/20	\$342,900	\$162,630	\$325,258	\$66,069	\$48,427	76.7	145.8	0.24	\$862	\$277,601	\$6.37		Land Table R37	14.89%
80-21-30-376-008	798 WESTHILLS DR	12/17/20	\$360,000	\$170,900	\$341,798	\$67,357	\$49,155	82.3	133.1	0.24	\$818	\$276,053	\$6.34		Land Table R37	14.38%
80-21-30-327-013	746 HUNTINGTON DR	08/23/19	\$345,000	\$163,900	\$327,797	\$62,155	\$44,952	70.7	127.4	0.21	\$879	\$303,195	\$6.96		Land Table R37	13.71%
80-21-30-376-044	923 HIDDEN CREEK DR	05/07/19	\$346,100	\$166,060	\$332,125	\$66,282	\$52,307	92.5	132.1	0.27	\$716	\$242,791	\$5.57		Land Table R37	15.75%
80-21-30-376-043	917 HIDDEN CREEK DR	01/29/19	\$315,000	\$156,230	\$312,461	\$54,371	\$51,832	85.2	154.4	0.27	\$638	\$199,893	\$4.59		Land Table R37	16.59%
80-21-30-351-015	909 WESTHILLS DR	01/15/20	\$349,900	\$175,790	\$351,579	\$49,313	\$50,992	85.6	142.4	0.26	\$576	\$188,218	\$4.32		Land Table R37	14.50%
80-21-30-377-019	880 WOOD RUN	09/27/19	\$360,000	\$180,890	\$361,779	\$53,154	\$54,933	115.6	170.0	0.39	\$460	\$137,349	\$3.15		Land Table R37	15.18%
80-21-30-376-038	887 HUNTINGTON DR	07/17/20	\$365,000	\$183,730	\$367,454	\$45,381	\$47,835	77.2	136.8	0.23	\$588	\$195,608	\$4.49		Land Table R37	13.02%
80-21-30-351-036	783 WESTHILLS DR	07/13/20	\$359,900	\$182,740	\$365,474	\$46,892	\$52,466	107.8	170.3	0.36	\$435	\$129,895	\$2.98		Land Table R37	14.36%
80-21-30-377-006	802 HIDDEN CREEK DR	05/22/19	\$315,000	\$166,880	\$333,757	\$27,510	\$46,267	72.7	135.0	0.22	\$378	\$126,774	\$2.91		Land Table R37	13.86%

CITY OF SOUTH LYON

Land Table R38

BSA DATABASE		SALES DATA	
Parcel Count	236	# of Sales	26
ECF Nbrhd	R38, RME	Sales Ratio	49.20%
Min ECF	1.300	(Land Resid.-Est. Land Value)/Est. LV	8.61%
Max ECF	1.300	Projected % Change	10.00%
Land Table LtoB	19.07%	Projected Land Table LtoB	20.51%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$510	\$554	\$561
MINIMUM	\$340	\$369	\$374
MAXIMUM	\$680	\$739	\$748



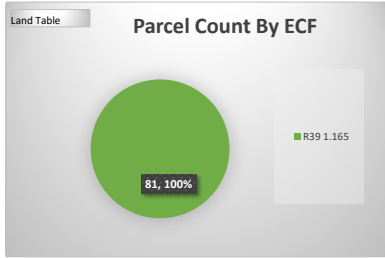
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-30-428-026	160 HARVARD AVE	09/30/20	\$215,000	\$89,730	\$179,463	\$75,545	\$40,008	58.8	125.0	0.17	\$1,284	\$439,215	\$10.08		Land Table R38	22.29%
80-21-30-426-003	318 HARVARD AVE	09/16/20	\$230,000	\$99,300	\$198,597	\$74,078	\$42,675	66.7	125.0	0.20	\$1,111	\$379,887	\$8.72		Land Table R38	21.49%
80-21-30-428-019	254 HARVARD AVE	12/05/19	\$195,000	\$84,420	\$168,848	\$66,160	\$40,008	58.8	125.0	0.17	\$1,125	\$384,651	\$8.83		Land Table R38	23.69%
80-21-30-431-002	215 UNIVERSITY AVE	01/09/20	\$199,000	\$89,760	\$179,526	\$59,482	\$40,008	58.8	125.0	0.17	\$1,011	\$345,826	\$7.94		Land Table R38	22.29%
80-21-30-429-012	123 HARVARD AVE	08/06/20	\$190,000	\$86,250	\$172,504	\$57,504	\$40,008	58.8	125.0	0.17	\$977	\$334,326	\$7.68		Land Table R38	23.19%
80-21-30-403-012	411 CAMBRIDGE AVE	05/26/20	\$240,000	\$110,230	\$220,462	\$59,546	\$40,008	58.8	125.0	0.17	\$1,012	\$346,198	\$7.95		Land Table R38	18.15%
80-21-30-403-020	942 OXFORD AVE	01/29/20	\$194,900	\$90,220	\$180,437	\$54,471	\$40,008	58.8	125.0	0.17	\$926	\$316,692	\$7.27		Land Table R38	22.17%
80-21-30-426-007	323 STANFORD AVE	07/24/20	\$242,000	\$112,710	\$225,428	\$56,580	\$40,008	58.8	125.0	0.17	\$962	\$328,953	\$7.55		Land Table R38	17.75%
80-21-30-403-006	465 CAMBRIDGE AVE	10/18/19	\$200,000	\$93,800	\$187,595	\$53,651	\$41,246	60.7	132.9	0.18	\$885	\$293,175	\$6.73		Land Table R38	21.99%
80-21-30-403-013	401 CAMBRIDGE AVE	05/29/20	\$185,000	\$88,300	\$176,600	\$48,408	\$40,008	58.8	125.0	0.17	\$823	\$281,442	\$6.46		Land Table R38	22.65%
80-21-30-403-038	322 STANFORD AVE	09/18/19	\$218,000	\$104,330	\$208,664	\$49,344	\$40,008	58.8	125.0	0.17	\$839	\$286,884	\$6.59		Land Table R38	19.17%
80-21-30-428-004	344 CAMBRIDGE AVE	03/10/20	\$230,000	\$110,830	\$221,659	\$52,287	\$43,946	64.6	150.8	0.21	\$809	\$251,380	\$5.77		Land Table R38	19.83%
80-21-30-407-007	367 HARVARD AVE	07/02/19	\$215,000	\$104,140	\$208,277	\$46,732	\$40,009	58.8	125.0	0.17	\$794	\$271,698	\$6.24		Land Table R38	19.21%
80-21-30-427-005	323 HARVARD AVE	11/06/20	\$247,000	\$119,840	\$239,671	\$47,337	\$40,008	58.8	125.0	0.17	\$805	\$275,215	\$6.32		Land Table R38	16.69%
80-21-30-406-013	351 STANFORD AVE	09/04/20	\$235,000	\$114,250	\$228,502	\$46,506	\$40,008	58.8	125.0	0.17	\$790	\$270,384	\$6.21		Land Table R38	17.51%
80-21-30-428-005	332 CAMBRIDGE AVE	06/19/19	\$215,000	\$105,040	\$210,071	\$48,861	\$43,932	65.1	148.3	0.21	\$750	\$234,909	\$5.39		Land Table R38	20.91%
80-21-30-408-014	564 CLARKS CT	11/06/20	\$380,000	\$189,660	\$379,314	\$61,489	\$60,803	101.9	214.0	0.39	\$604	\$157,664	\$3.62		Land Table R38	16.03%
80-21-30-408-022	485 PRINCETON DR	08/06/19	\$324,000	\$161,900	\$323,805	\$58,234	\$58,039	95.1	206.3	0.36	\$612	\$162,665	\$3.73		Land Table R38	17.92%
80-21-30-408-027	455 PRINCETON DR	05/21/19	\$303,888	\$153,760	\$307,529	\$45,317	\$48,958	80.8	144.2	0.25	\$561	\$178,413	\$4.10		Land Table R38	15.92%
80-21-30-403-011	419 CAMBRIDGE AVE	01/31/19	\$205,000	\$104,270	\$208,539	\$36,469	\$40,008	58.8	125.0	0.17	\$620	\$212,029	\$4.87		Land Table R38	19.18%
80-21-30-408-005	442 PRINCETON DR	07/02/20	\$315,000	\$161,270	\$322,545	\$38,825	\$46,370	73.4	143.1	0.23	\$529	\$168,804	\$3.88		Land Table R38	14.38%
80-21-30-408-026	461 PRINCETON DR	05/07/19	\$329,000	\$169,150	\$338,302	\$42,734	\$52,036	86.8	158.3	0.29	\$492	\$149,420	\$3.43		Land Table R38	15.38%
80-21-30-403-031	372 STANFORD AVE	04/05/19	\$205,000	\$108,890	\$217,773	\$27,278	\$40,051	58.9	125.3	0.17	\$463	\$157,676	\$3.62		Land Table R38	18.39%
80-21-30-406-019	366 HARVARD AVE	09/28/20	\$175,000	\$95,910	\$191,824	\$29,833	\$46,657	107.2	66.3	0.23	\$278	\$130,275	\$2.99		Land Table R38	24.32%
80-21-30-427-002	320 UNIVERSITY AVE	06/04/20	\$180,000	\$99,520	\$199,038	\$23,637	\$42,675	66.7	125.0	0.20	\$354	\$121,215	\$2.78		Land Table R38	21.44%
80-21-30-428-008	901 OXFORD AVE	10/30/20	\$205,000	\$140,050	\$280,094	(\$27,204)	\$47,890	93.9	162.8	0.31	(\$290)	(\$86,914)	(\$2.00)		Land Table R38	17.10%

CITY OF SOUTH LYON

Land Table R39

BSA DATABASE		SALES DATA	
Parcel Count	81	# of Sales	12
ECF Nbrhd	R39	Sales Ratio	47.19%
Min ECF	1.165	(Land Resid.-Est. Land Value)/Est. LV	26.68%
Max ECF	1.165	Projected % Change	5.00%
Land Table LtoB	21.79%	Projected Land Table LtoB	23.16%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$526	\$666	\$552
MINIMUM	\$350	\$443	\$368
MAXIMUM	\$701	\$888	\$736



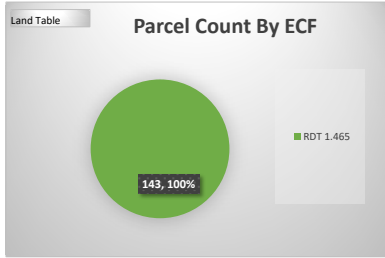
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-31-201-023	61409 ROARING BROOK DR	11/06/20	\$273,900	\$118,230	\$236,460	\$88,729	\$51,289	74.5	126.3	0.21	\$1,191	\$420,517	\$9.65		Land Table R39	21.69%
80-21-31-204-002	22350 BROOKFIELD DR	06/18/20	\$267,000	\$121,700	\$243,390	\$83,657	\$60,047	115.3	157.0	0.36	\$725	\$230,460	\$5.29		Land Table R39	24.67%
80-21-31-201-029	61337 ROARING BROOK DR	08/25/20	\$274,000	\$125,130	\$250,250	\$80,801	\$57,051	94.7	113.8	0.25	\$854	\$318,114	\$7.30		Land Table R39	22.80%
80-21-31-204-009	22272 BROOKFIELD DR	07/19/19	\$265,000	\$121,100	\$242,198	\$71,870	\$49,068	70.0	120.0	0.19	\$1,027	\$372,383	\$8.55		Land Table R39	20.26%
80-21-31-204-013	22216 BROOKFIELD DR	10/21/19	\$227,000	\$103,960	\$207,911	\$70,793	\$51,704	74.4	131.0	0.21	\$952	\$330,808	\$7.59		Land Table R39	24.87%
80-21-31-201-004	61423 DEAN DR	08/09/19	\$235,000	\$108,050	\$216,096	\$69,286	\$50,382	73.0	122.6	0.20	\$949	\$341,310	\$7.84		Land Table R39	23.31%
80-21-31-201-034	61364 CREEKVIEW DR	07/31/19	\$230,000	\$107,020	\$214,038	\$66,210	\$50,248	74.1	117.6	0.20	\$894	\$327,772	\$7.52		Land Table R39	23.48%
80-21-31-201-038	22269 BROOKFIELD DR	01/18/19	\$263,000	\$125,720	\$251,449	\$60,621	\$49,070	70.0	120.0	0.19	\$866	\$314,098	\$7.21		Land Table R39	19.51%
80-21-31-203-002	22352 DEAN CT	08/09/19	\$254,900	\$124,970	\$249,943	\$56,319	\$51,362	77.7	116.2	0.21	\$725	\$266,915	\$6.13		Land Table R39	20.55%
80-21-31-204-017	22160 BROOKFIELD DR	06/19/20	\$252,000	\$126,590	\$253,171	\$59,479	\$60,650	120.5	138.5	0.36	\$494	\$166,608	\$3.82		Land Table R39	23.96%
80-21-31-202-007	22357 DEAN CT	09/06/19	\$256,000	\$129,410	\$258,814	\$50,935	\$53,749	78.9	119.7	0.22	\$645	\$234,724	\$5.39		Land Table R39	20.77%
80-21-31-201-039	22255 BROOKFIELD DR	11/12/19	\$240,000	\$121,720	\$243,441	\$51,421	\$54,862	86.7	119.3	0.24	\$593	\$216,055	\$4.96		Land Table R39	22.54%

CITY OF SOUTH LYON

Land Table RDT

BSA DATABASE		SALES DATA	
Parcel Count	143	# of Sales	6
ECF Nbhhd	RDT	Sales Ratio	48.26%
Min ECF	1.465	(Land Resid.-Est. Land Value)/Est. LV	15.93%
Max ECF	1.465	Projected % Change	0.00%
Land Table LtoB	23.10%	Projected Land Table LtoB	22.61%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$14,450	\$16,753	\$14,450
MINIMUM	\$370	\$429	\$370
MAXIMUM	\$119,155	\$138,142	\$119,155



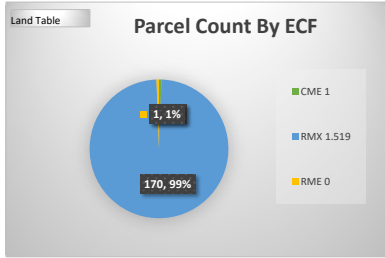
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-20-361-003	214 DETROIT ST	08/07/20	\$180,000	\$80,900	\$161,809	\$45,070	\$26,879	36.3	86.0	0.09	\$1,241	\$506,404	\$11.63		Land Table RDT	16.61%
80-21-29-103-008	323 E LIBERTY ST	10/15/19	\$270,000	\$123,900	\$247,791	\$77,376	\$55,167	82.8	133.1	0.25	\$934	\$307,048	\$7.05		Land Table RDT	22.26%
80-21-29-102-003	222 E LAKE ST	07/31/20	\$315,000	\$146,900	\$293,794	\$70,326	\$49,120	66.4	133.5	0.20	\$1,059	\$348,149	\$7.99		Land Table RDT	16.72%
80-21-20-361-017	131 N REESE ST	10/30/19	\$180,000	\$90,080	\$180,164	\$60,318	\$60,482	88.5	170.1	0.31	\$681	\$197,764	\$4.54		Land Table RDT	33.57%
80-21-30-204-006	425 W LIBERTY ST	10/11/19	\$215,000	\$109,260	\$218,526	\$51,407	\$54,933	82.5	131.9	0.25	\$623	\$205,628	\$4.72		Land Table RDT	25.14%
80-21-30-202-012	450 W LIBERTY ST	06/27/19	\$197,000	\$103,860	\$207,727	\$38,830	\$49,557	80.4	87.0	0.20	\$483	\$196,111	\$4.50		Land Table RDT	23.86%

CITY OF SOUTH LYON

Land Table RMX

BSA DATABASE		SALES DATA	
Parcel Count	172	# of Sales	14
ECF Nbhhd	RMX, CME, RME	Sales Ratio	49.29%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	11.52%
Max ECF	1.519	Projected % Change	30.00%
Land Table LtoB	14.63%	Projected Land Table LtoB	15.69%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$44,058	\$49,133	\$57,275
MINIMUM	\$73	\$81	\$95
MAXIMUM	\$170,379	\$190,008	\$221,493



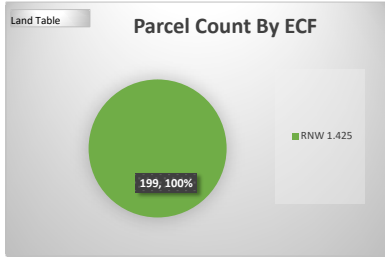
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-30-201-009		12/04/20	\$56,000					75.0	189.1	0.29	\$747	\$193,103	\$4.43		Land Table RMX	#DIV/0!
80-21-20-356-010	322 DONOVAN ST	07/15/20	\$110,000					181.4	190.5	0.70	\$606	\$156,250	\$3.59		Land Table RMX	#DIV/0!
80-21-20-353-003	432 N REESE ST	09/24/20	\$207,000	\$73,230	\$146,453	\$82,444	\$21,897	47.6	136.0	0.16	\$1,732	\$528,487	\$12.13		Land Table RMX	14.95%
80-21-29-151-020	316 STRYKER ST	01/22/19	\$158,164	\$62,830	\$125,651	\$57,739	\$25,226	60.8	131.2	0.20	\$950	\$294,587	\$6.76		Land Table RMX	20.08%
80-21-29-103-010	331 E LIBERTY ST	04/15/20	\$203,075	\$83,260	\$166,529	\$59,179	\$22,633	62.0	132.4	0.20	\$954	\$294,423	\$6.76		Land Table RMX	13.59%
80-21-30-252-011	560 MCMUNN ST	11/03/20	\$197,000	\$84,880	\$169,759	\$51,349	\$24,108	66.0	150.2	0.23	\$777	\$225,215	\$5.17		Land Table RMX	14.20%
80-21-20-327-017	515 E LAKE ST	04/26/19	\$316,400	\$141,130	\$282,262	\$74,221	\$40,083	135.0	131.8	0.44	\$550	\$170,232	\$3.91		Land Table RMX	14.20%
80-21-30-253-010	424 DOROTHY ST	07/31/20	\$218,000	\$100,660	\$201,327	\$52,844	\$36,171	123.9	132.1	0.40	\$427	\$132,110	\$3.03		Land Table RMX	17.97%
80-21-30-254-005	423 DOROTHY ST	09/19/19	\$235,000	\$118,790	\$237,589	\$20,172	\$22,761	62.4	133.9	0.20	\$323	\$99,369	\$2.28		Land Table RMX	9.58%
80-21-30-253-005	415 ADA ST	05/22/19	\$259,000	\$139,600	\$279,203	\$2,522	\$22,725	62.3	133.5	0.20	\$41	\$12,485	\$0.29		Land Table RMX	8.14%
80-21-20-352-007	407 N REESE ST	10/21/19	\$175,000	\$99,220	\$198,434	\$427	\$23,861	51.9	161.4	0.19	\$8	\$2,308	\$0.05		Land Table RMX	12.02%
80-21-29-226-037	59709 10 MILE RD	04/11/19	\$227,000	\$129,420	\$258,833	\$13,204	\$45,037	180.2	300.7	1.24	\$73	\$10,614	\$0.24		Land Table RMX	17.40%
80-21-30-254-004	429 DOROTHY ST	08/05/20	\$195,000	\$114,160	\$228,323	(\$10,578)	\$22,745	62.3	133.7	0.20	(\$170)	(\$52,108)	(\$1.20)		Land Table RMX	9.96%
80-21-30-253-011	420 DOROTHY ST	12/23/19	\$280,000	\$169,140	\$338,283	(\$35,751)	\$22,532	61.7	131.2	0.20	(\$579)	(\$179,653)	(\$4.12)		Land Table RMX	6.66%

CITY OF SOUTH LYON

Land Table RNW

BSA DATABASE		SALES DATA	
Parcel Count	199	# of Sales	20
ECF Nbhhd	RNW	Sales Ratio	48.78%
Min ECF	1.425	(Land Resid.-Est. Land Value)/Est. LV	19.62%
Max ECF	1.425	Projected % Change	30.00%
Land Table LtoB	14.23%	Projected Land Table LtoB	15.97%
CVT LtoB	14.95%	CVT Sales LtoB	14.68%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$384	\$459	\$499
MINIMUM	\$173	\$207	\$225
MAXIMUM	\$70,937	\$84,858	\$92,218



Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
80-21-19-455-024	412 WHIPPLE ST	02/18/20	\$132,000	\$43,420	\$86,832	\$69,602	\$24,434	69.2	132.0	0.20	\$1,006	\$348,010	\$7.99		Land Table RNW	28.14%
80-21-19-455-035	302 WHIPPLE ST	05/19/20	\$165,000	\$58,760	\$117,518	\$74,008	\$26,526	54.2	147.1	0.17	\$1,364	\$448,533	\$10.30		Land Table RNW	22.57%
80-21-19-455-031	308 WHIPPLE ST	09/04/20	\$175,000	\$64,070	\$128,147	\$68,601	\$21,748	56.6	132.0	0.16	\$1,211	\$418,299	\$9.60		Land Table RNW	16.97%
80-21-19-403-009	641 N HAGADORN ST	10/13/20	\$170,000	\$66,550	\$133,109	\$59,785	\$22,894	75.1	105.6	0.19	\$796	\$308,170	\$7.07		Land Table RNW	17.20%
80-21-19-455-011	335 2ND ST	03/25/20	\$215,000	\$84,710	\$169,421	\$70,759	\$25,180	71.3	132.1	0.21	\$992	\$343,490	\$7.89		Land Table RNW	14.86%
80-21-19-404-007	456 ORCHARD RIDGE RD	06/17/19	\$216,000	\$87,190	\$174,381	\$64,087	\$22,468	112.3	86.8	0.26	\$570	\$243,677	\$5.59		Land Table RNW	12.88%
80-21-19-454-003	440 2ND ST	04/17/20	\$182,000	\$74,940	\$149,889	\$57,286	\$25,175	71.3	132.0	0.21	\$803	\$278,087	\$6.38		Land Table RNW	16.80%
80-21-19-454-011	380 2ND ST	05/14/19	\$239,900	\$101,480	\$202,953	\$62,123	\$25,176	71.3	132.0	0.21	\$871	\$301,568	\$6.92		Land Table RNW	12.40%
80-21-19-455-009	401 2ND ST	06/22/20	\$235,000	\$101,750	\$203,500	\$56,680	\$25,180	71.3	132.1	0.21	\$795	\$275,146	\$6.32		Land Table RNW	12.37%
80-21-19-455-029	320 WHIPPLE ST	08/14/20	\$238,000	\$103,440	\$206,887	\$55,547	\$24,434	69.2	132.0	0.20	\$802	\$277,735	\$6.38		Land Table RNW	11.81%
80-21-19-401-007	625 W CREST LN	06/26/20	\$256,000	\$111,370	\$222,746	\$69,089	\$35,835	141.6	107.0	0.37	\$488	\$187,742	\$4.31		Land Table RNW	16.09%
80-21-19-455-026	370 WHIPPLE ST	06/20/19	\$230,000	\$106,910	\$213,812	\$40,622	\$24,434	69.2	132.0	0.20	\$587	\$203,110	\$4.66		Land Table RNW	11.43%
80-21-19-455-004	435 2ND ST	08/26/20	\$260,000	\$133,100	\$266,190	\$18,990	\$25,180	71.3	132.1	0.21	\$266	\$92,184	\$2.12		Land Table RNW	9.46%
80-21-19-328-008	660 WOODLAND DR	08/26/19	\$300,000	\$164,830	\$329,665	\$6,788	\$36,453	182.3	143.7	0.55	\$37	\$12,342	\$0.28		Land Table RNW	11.06%
80-21-19-408-004	380 N HAGADORN ST	11/30/20	\$221,450	\$124,770	\$249,534	\$5,749	\$33,833	133.7	132.0	0.39	\$43	\$14,894	\$0.34		Land Table RNW	13.56%
80-21-19-406-009	540 CHESTER ST	07/07/20	\$287,000	\$162,360	\$324,727	\$848	\$38,575	126.5	191.9	0.44	\$7	\$1,923	\$0.04		Land Table RNW	11.88%
80-21-19-454-010	400 2ND ST	04/22/19	\$268,900	\$157,530	\$315,060	(\$20,985)	\$25,175	71.3	132.0	0.21	(\$294)	(\$101,869)	(\$2.34)		Land Table RNW	7.99%
80-21-19-401-006	637 W CREST LN	10/29/19	\$281,000	\$172,070	\$344,141	(\$38,536)	\$24,605	97.3	107.0	0.25	(\$396)	(\$152,316)	(\$3.50)		Land Table RNW	7.15%
80-21-19-452-014	343 N HAGADORN ST	06/19/20	\$200,000	\$126,650	\$253,298	(\$18,949)	\$34,349	171.7	103.4	0.44	(\$110)	(\$43,164)	(\$0.99)		Land Table RNW	13.56%
80-21-19-454-007	418 2ND ST	09/18/19	\$123,000	\$98,060	\$196,126	(\$47,951)	\$25,175	71.3	132.0	0.21	(\$672)	(\$232,772)	(\$5.34)		Land Table RNW	12.84%