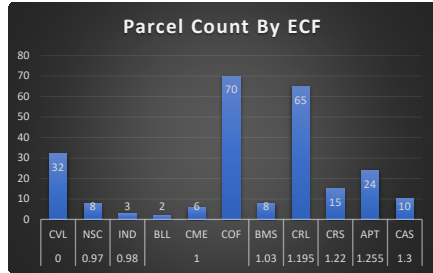


MILFORD TWP & VLG

LAND FOR 2022: COM

BSA DATABASE		SALES DATA	
Parcel Count	243	# of Sales	17
ECF Nbhd	COF, CVL, CME, APT, BMS, CRL, BLL, CRS, IND, NSC, CAS	Sales Ratio	46.11%
Min ECF	0.970	(Land Resid.-Est. Land Value)/Est. LV	40.78%
Max ECF	1.300	Projected % Change	14.24%
Land Table LtoB	22.33%	Current Land Table LtoB	20.69%
CVT LtoB	37.05%	Projected Land Table LtoB	24.19%

RATE	OLD RATE	CALC'D RATE	USED RATE	SITE VAL	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$7.05	\$9.92	\$8.05	AVERAGE	\$60,652	\$85,386	\$69,290
MEDIAN	\$4.66	\$6.56	\$5.33	MEDIAN	\$53,488	\$75,300	\$61,105
MINIMUM	\$0.05	\$0.07	\$0.06	MINIMUM	\$45,211	\$63,648	\$51,650
MAXIMUM	\$22.51	\$31.69	\$25.73	MAXIMUM	\$90,422	\$127,296	\$103,300



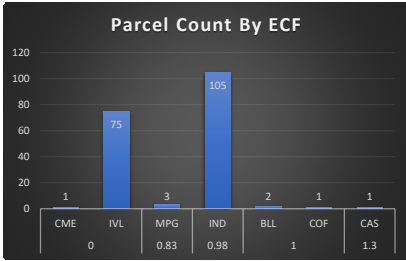
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Land Value	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	LTOB
LM-16-10-431-004	213 W HURON ST	04/10/18	\$350,000	\$187,550	\$375,094	\$41,117	\$66,211	0.40	\$102,793	\$2.36	COF		Land Table COM	17.65%
LM-16-11-155-015	210 N MAIN ST	04/17/18	\$630,000	\$320,790	\$641,583	\$358,175	\$369,758	0.58	\$614,365	\$14.10	CRS		Land Table COM	57.63%
L-16-03-100-027	1501 N MILFORD RD	07/18/18	\$950,000	\$552,380	\$1,104,764	(\$40,933)	\$113,831	1.88	(\$21,773)	(\$0.50)	COF		Land Table COM	10.30%
LM-16-10-253-013	246 PETERS	07/30/18	\$700,000	\$251,420	\$502,831	\$361,268	\$164,099	1.36	\$265,638	\$6.10	APT		Land Table COM	32.64%
LM-16-11-301-005	211 S MAIN ST	10/05/18	\$675,000	\$500,100	\$1,000,197	(\$172,835)	\$152,362	0.34	(\$514,390)	(\$11.81)	CAS		Land Table COM	15.23%
L-16-03-205-008	1550 N MILFORD RD	11/12/18	\$185,000	\$104,160	\$208,311	\$25,616	\$48,927	0.27	\$94,874	\$2.18	COF		Land Table COM	23.49%
LM-16-11-204-027	1304 E COMMERCE ST	11/14/18	\$250,000	\$139,590	\$279,176	\$125,000	\$154,176	0.34	\$367,647	\$8.44	CAS		Land Table COM	55.23%
LM-16-11-304-009	119 E WASHINGTON ST	11/27/18	\$330,000	\$90,340	\$180,683	\$182,423	\$33,106	0.20	\$912,115	\$20.94	CRL		Land Table COM	18.32%
LM-16-10-428-006	234 CLINTON ST	02/05/19	\$300,000	\$151,800	\$303,597	\$94,587	\$98,184	0.20	\$472,935	\$10.86	APT		Land Table COM	32.34%
LM-16-10-426-010	120 S MAIN ST	03/05/19	\$750,000	\$387,330	\$774,672	\$167,907	\$192,579	0.77	\$218,914	\$5.03	CMD	LM-16-10-429-003	Land Table COM	24.86%
L-16-22-102-058	1050 CORPORATE OFFICE DR	04/24/19	\$2,000,000	\$862,160	\$1,724,316	\$366,106	\$90,422	0.47	\$774,008	\$17.77	COF		Land Table COM	5.24%
LM-16-11-159-008	118 CANAL ST	04/30/19	\$475,000	\$193,880	\$387,768	\$165,300	\$78,068	2.06	\$80,243	\$1.84	APT		Land Table COM	20.13%
LM-16-10-278-023	339 N MAIN ST	10/24/19	\$775,000	\$235,500	\$471,000	\$393,699	\$89,699	0.11	\$3,579,082	\$82.16	CRL		Land Table COM	19.04%
L-16-16-276-003	1225 GENERAL MOTORS RD	12/31/19	\$220,000	\$134,170	\$268,344	\$22,458	\$70,802	1.89	\$11,883	\$0.27	BMS		Land Table COM	26.38%
LM-16-11-107-023	435 UNION ST	02/03/20	\$320,000	\$107,400	\$214,805	\$147,054	\$41,859	0.04	\$3,342,136	\$76.72	COF		Land Table COM	19.49%
LM-16-10-254-021	200 PETERS	05/20/20	\$380,000					11.78	\$32,258	\$0.74	APT		Land Table COM	100.00%
LM-16-10-278-043	359 N MAIN ST	08/04/20	\$550,000	\$143,420	\$286,840	\$303,932	\$40,772	0.05	\$6,078,640	\$139.55	CRL		Land Table COM	14.21%

MILFORD TWP & VLG

LAND FOR 2022: IND

BSA DATABASE		SALES DATA	
Parcel Count	188	# of Sales	14
ECF Nbhd	IND, IVL, MPG, BLL, COF, CAS, CME	Sales Ratio	48.60%
Min ECF	0.830	(Land Resid.-Est. Land Value)/Est. LV	8.90%
Max ECF	1.300	Projected % Change	0.00%
Land Table LtoB	13.58%	Current Land Table LtoB	32.31%
CVT LtoB	37.05%	Projected Land Table LtoB	35.16%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$1.61	\$1.76	\$1.61
MEDIAN	\$0.78	\$0.84	\$0.78
MINIMUM	\$0.07	\$0.08	\$0.07
MAXIMUM	\$7.10	\$7.73	\$7.10



Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Land Value	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	LT0B
E -17-13-400-006	4205 MARTIN RD	03/09/18	\$850,000	\$697,640	\$1,395,273	(\$259,380)	\$285,893	2.93	(\$88,526)	(\$2.03)	INL		Land Table IND	20.49%
E -17-13-400-029	4400 HAGGERTY RD	05/25/18	\$450,000	\$196,500	\$392,996	\$188,729	\$131,725	0.70	\$269,613	\$6.19	INL		Land Table IND	33.52%
E -17-24-226-005	3141 RULER DR	10/07/19	\$325,000	\$171,640	\$343,278	\$97,348	\$115,626	0.79	\$123,225	\$2.83	INL		Land Table IND	33.68%
E -17-24-228-001	3170 OAKLEY PARK RD	11/05/20	\$640,000	\$269,310	\$538,622	\$272,621	\$171,243	0.91	\$299,584	\$6.88	INL	E -17-24-228-002	Land Table IND	31.79%
G -02-33-102-001	16140 DIXIE HWY	08/14/20	\$497,500	\$233,170	\$466,348	\$173,319	\$142,167	2.15	\$80,613	\$1.85	INL		Land Table IND	30.49%
L -16-22-300-002	2265 S MILFORD RD	01/01/18	\$314,490	\$100,000				3.51	\$89,598	\$2.06	IVL		Land Table IND	100.00%
L -16-25-100-048		06/14/18	\$100,000					2.66	\$37,594	\$0.86	IVL		Land Table IND	100.00%
L -16-25-100-061	2180 FYKE DR	11/27/19	\$800,000	\$273,010	\$546,028	\$403,614	\$149,642	3.47	\$116,315	\$2.67	IND		Land Table IND	27.41%
L -16-25-100-063	3144 YEW	03/17/20	\$434,600	\$115,380	\$230,760	\$314,670	\$110,830	2.57	\$122,440	\$2.81	IND		Land Table IND	48.03%
L -16-25-100-064		02/20/18	\$85,000					2.48	\$34,274	\$0.79	IVL		Land Table IND	100.00%
L -16-25-401-030		01/14/19	\$110,000					5.67	\$19,400	\$0.45	IVL		Land Table IND	100.00%
L -16-36-351-003	52972 PONTIAC TRL	09/13/18	\$150,000	\$90,690	\$181,388	\$121,490	\$152,878	4.28	\$28,386	\$0.65	IND		Land Table IND	84.28%
U -07-03-326-002	10555 ENTERPRISE DR	12/20/18	\$490,000	\$204,170	\$408,343	\$213,208	\$131,551	1.51	\$141,197	\$3.24	INL		Land Table IND	32.22%
U -07-03-327-001	10590 ENTERPRISE DR	05/18/18	\$400,000	\$196,590	\$393,181	\$197,350	\$190,531	2.43	\$81,214	\$1.86	INL		Land Table IND	48.46%