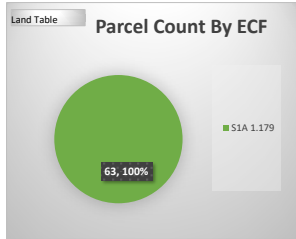


**NOVI TWP**

**S1A**

BSA DATABASE		SALES DATA	
Parcel Count	63	# of Sales	6
ECF Nbhd	S1A	Sales Ratio	43.63%
Min ECF	1.179	(Land Resid.-Est. Land Value)/Est. LV	45.14%
Max ECF	1.179	Projected % Change	5.00%
Land Table LtoB	27.76%	Projected Land Table LtoB	33.42%
CVT LtoB	27.76%	CVT Sales LtoB	32.35%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$147,620	\$214,249	\$155,001
MINIMUM	\$134,310	\$194,932	\$141,026
MAXIMUM	\$160,930	\$233,567	\$168,977



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	Class	LtoB
M -22-27-401-012	44324 WYNGATE DR	12/27/19	\$455,000	\$171,890	\$343,777	\$252,454	\$141,231	0.0	0.0	1.26	#DIV/0!	\$200,360	\$4.60		Land Table S1A	401	41.08%
M -22-27-402-001	44350 CHEDWORTH DR	07/02/19	\$330,000	\$161,860	\$323,711	\$132,540	\$126,251	0.0	0.0	0.94	#DIV/0!	\$141,000	\$3.24		Land Table S1A	401	39.00%
M -22-27-402-003	44264 CHEDWORTH DR	04/30/19	\$310,000	\$141,220	\$282,441	\$129,635	\$102,076	0.0	0.0	0.76	#DIV/0!	\$170,572	\$3.92		Land Table S1A	401	36.14%
M -22-27-402-005	44217 WYNGATE DR	09/30/20	\$389,000	\$163,440	\$326,885	\$203,346	\$141,231	0.0	0.0	1.26	#DIV/0!	\$161,386	\$3.70		Land Table S1A	401	43.21%
M -22-27-403-005	44144 COTTISFORD CT	12/23/19	\$849,000	\$366,670	\$733,348	\$244,590	\$128,938	0.0	0.0	0.96	#DIV/0!	\$254,781	\$5.85		Land Table S1A	401	17.58%
M -22-27-451-004	44141 BROOKWOOD DF	08/20/19	\$430,000	\$200,410	\$400,827	\$169,339	\$140,166	0.0	0.0	1.22	#DIV/0!	\$138,802	\$3.19		Land Table S1A	401	34.97%