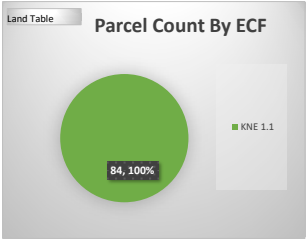


ROSE TWP
Land Table KNE

BSA DATABASE		SALES DATA	
Parcel Count	84	# of Sales	8
ECF Nbhd	KNE	Sales Ratio	42.74%
Min ECF	1.100	(Land Resid.-Est. Land Value)/Est. LV	135.33%
Max ECF	1.100	Projected % Change	10.00%
Land Table LtoB	11.26%	Projected Land Table LtoB	13.64%
CVT LtoB	20.68%	CVT Sales LtoB	19.17%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$39,875	\$93,836	\$43,863
MINIMUM	\$33,000	\$77,657	\$36,300
MAXIMUM	\$46,750	\$110,015	\$51,425



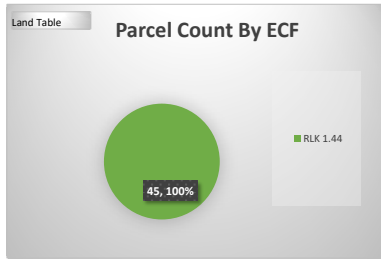
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
R-06-13-251-027	10500 LIBERTY WAY	10/01/20	\$505,000	\$259,480	\$518,960	\$27,290	\$41,250	0.0	0.0	1.54	#DIV/0!	\$17,721	\$0.41		Land Table KNE	7.95%
R-06-13-102-002	10700 DEER RIDGE TRL	02/22/19	\$435,000	\$192,460	\$384,914	\$83,086	\$33,000	0.0	0.0	0.99	#DIV/0!	\$83,925	\$1.93		Land Table KNE	8.57%
R-06-13-101-011	10580 WHISTLER PKWY	11/05/20	\$354,000	\$167,890	\$335,776	\$53,974	\$35,750	0.0	0.0	1.00	#DIV/0!	\$53,974	\$1.24		Land Table KNE	10.65%
R-06-13-101-015	10380 WHISTLER PKWY	09/30/19	\$299,000	\$161,240	\$322,484	\$12,266	\$35,750	0.0	0.0	1.01	#DIV/0!	\$12,145	\$0.28		Land Table KNE	11.09%
R-06-14-126-019	10703 W BRAEMAR DR	10/20/20	\$355,000	\$125,060	\$250,118	\$143,382	\$38,500	0.0	0.0	1.36	#DIV/0!	\$105,428	\$2.42		Land Table KNE	15.39%
R-06-14-126-021	10791 W BRAEMAR DR	11/02/20	\$291,000	\$108,370	\$216,747	\$112,753	\$38,500	0.0	0.0	1.36	#DIV/0!	\$82,907	\$1.90		Land Table KNE	17.76%
R-06-14-126-001	10778 W BRAEMAR DR	10/19/20	\$375,000	\$102,710	\$205,413	\$227,337	\$57,750	0.0	0.0	1.36	#DIV/0!	\$167,160	\$3.84		Land Table KNE	28.11%
R-06-13-102-017	10405 DEER RIDGE TRL	10/06/20	\$37,000					0.0	0.0	0.89	#DIV/0!	\$41,573	\$0.95		Land Table KNE	#DIV/0!

ROSE TWP

Land Table L31

BSA DATABASE		SALES DATA	
Parcel Count	45	# of Sales	0
ECF Nbhd	RLK	Sales Ratio	#DIV/0!
Min ECF	1.440	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.440	Projected % Change	0.00%
Land Table LtoB	33.58%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	20.68%	CVT Sales LtoB	19.17%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$91,800	#DIV/0!	\$91,800
MINIMUM	\$816	#DIV/0!	\$816
MAXIMUM	\$142,800	#DIV/0!	\$142,800



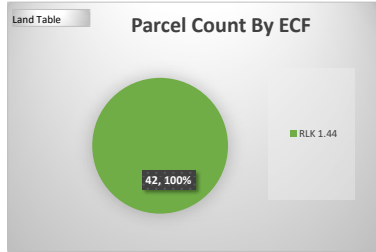
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
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ROSE TWP

Land Table L32

BSA DATABASE		SALES DATA	
Parcel Count	42	# of Sales	3
ECF Nbhd	RLK	Sales Ratio	50.61%
Min ECF	1.440	(Land Resid.-Est. Land Value)/Est. LV	-7.20%
Max ECF	1.440	Projected % Change	0.00%
Land Table LtoB	17.21%	Projected Land Table LtoB	16.73%
CVT LtoB	20.68%	CVT Sales LtoB	19.17%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$75,735	\$70,280	\$75,735
MINIMUM	\$408	\$379	\$408
MAXIMUM	\$172,125	\$159,728	\$172,125



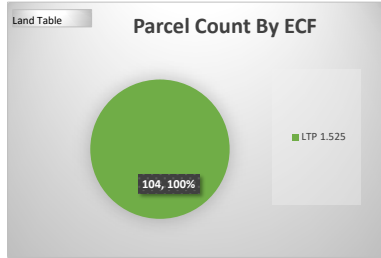
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
R -06-16-377-011	1321 GLEN OAK DR	12/30/20	\$330,000	\$144,140	\$288,272	\$68,929	\$27,201	65.4	148.0	0.36	\$1,054	\$159,189	\$3.65		Land Table L32	9.44%
R -06-16-454-015	9812 BLOOM HILL DR	03/06/19	\$250,000	\$139,980	\$279,962	\$24,467	\$54,429	125.6	365.0	1.17	\$195	\$21,129	\$0.49		Land Table L32	19.44%
R -06-21-203-003	9720 BLOOM HILL DR	10/18/19	\$200,000	\$110,640	\$221,282	\$29,213	\$50,495	109.3	373.0	0.84	\$267	\$52,447	\$1.20		Land Table L32	22.82%

ROSE TWP

Land Table L42

BSA DATABASE		SALES DATA	
Parcel Count	104	# of Sales	4
ECF Nbhd	LTP	Sales Ratio	42.13%
Min ECF	1.525	(Land Resid.-Est. Land Value)/Est. LV	46.19%
Max ECF	1.525	Projected % Change	20.00%
Land Table LtoB	36.23%	Projected Land Table LtoB	44.89%
CVT LtoB	20.68%	CVT Sales LtoB	19.17%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,469	\$2,148	\$1,763
MINIMUM	\$979	\$1,431	\$1,174
MAXIMUM	\$1,958	\$2,863	\$2,349

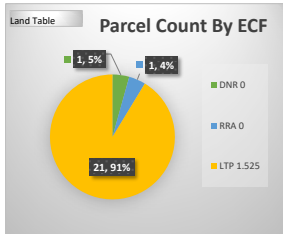


Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
R -06-30-251-034	8587 TIPSICO TRL	07/03/19	\$598,000	\$281,670	\$563,336	\$233,255	\$198,591	135.1	890.3	2.70	\$1,727	\$86,455	\$1.98		Land Table L42	35.25%
R -06-30-476-010	7937 TIPSICO TRL	10/06/20	\$450,000	\$178,340	\$356,675	\$231,406	\$138,081	94.0	134.3	1.86	\$2,461	\$124,680	\$2.86		Land Table L42	38.71%
R -06-30-452-005	7887 TIPSICO TRL	09/16/19	\$185,000	\$74,360	\$148,710	\$108,123	\$71,833	41.9	98.4	0.76	\$2,579	\$141,708	\$3.25		Land Table L42	48.30%
R -06-30-305-008	8230 LEONARD DR	08/21/20	\$195,000	\$67,280	\$134,560	\$138,461	\$78,021	39.8	148.0	0.15	\$3,475	\$941,912	\$21.62		Land Table L42	57.98%

ROSE TWP
Land Table L43

BSA DATABASE		SALES DATA	
Parcel Count	23	# of Sales	1
ECF Nbhd	DNR, LTP, RRA	Sales Ratio	#DIV/0!
Min ECF	1.525	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.525	Projected % Change	0.00%
Land Table LtoB	29.96%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	20.68%	CVT Sales LtoB	19.17%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$193,800	#DIV/0!	\$193,800
MINIMUM	\$816	#DIV/0!	\$816
MAXIMUM	\$1,020,000	#DIV/0!	\$1,020,000



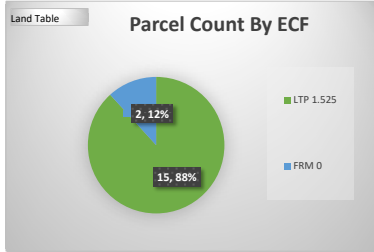
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
R-06-30-351-003		02/11/19	\$150,000					61.9	460.0	10.01	\$2,423	\$14,993	\$0.34		Land Table L43	#DIV/0!

ROSE TWP

Land Table L45

BSA DATABASE		SALES DATA	
Parcel Count	17	# of Sales	1
ECF Nbhd	FRM, LTP	Sales Ratio	49.28%
Min ECF	1.525	(Land Resid.-Est. Land Value)/Est. LV	11.61%
Max ECF	1.525	Projected % Change	10.00%
Land Table LtoB	27.12%	Projected Land Table LtoB	13.68%
CVT LtoB	20.68%	CVT Sales LtoB	19.17%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$91,800	\$102,462	\$100,980
MINIMUM	\$816	\$911	\$897
MAXIMUM	\$510,000	\$569,233	\$561,000

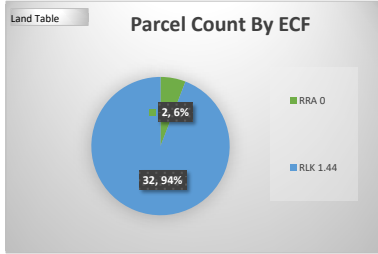


Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
R -06-19-352-005	8910 TIPSICO LAKE RD	08/20/20	\$938,000	\$462,240	\$924,480	\$129,929	\$116,409	142.7	335.0	1.04	\$911	\$125,172	\$2.87		Land Table L45	12.59%

ROSE TWP
Land Table L51

BSA DATABASE		SALES DATA	
Parcel Count	34	# of Sales	5
ECF Nbhd	RLK, RRA	Sales Ratio	45.60%
Min ECF	1.440	(Land Resid.-Est. Land Value)/Est. LV	43.25%
Max ECF	1.440	Projected % Change	10.00%
Land Table LtoB	16.52%	Projected Land Table LtoB	24.02%
CVT LtoB	20.68%	CVT Sales LtoB	19.17%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$62,654	\$89,754	\$68,919
MINIMUM	\$561	\$804	\$617
MAXIMUM	\$120,488	\$172,605	\$132,537

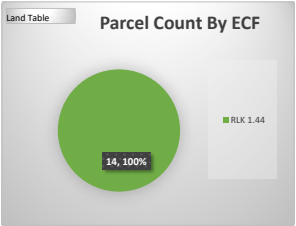


Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
R -06-21-477-010	8960 BUCKHORN LAKE RD	06/19/19	\$385,000	\$169,960	\$339,917	\$86,049	\$40,966	0.0	0.0	1.50	#DIV/0!	\$57,366	\$1.32		Land Table L51	12.05%
R -06-22-302-016	443 BLUE WATER DR	02/22/19	\$185,000	\$88,040	\$176,070	\$48,978	\$40,048	71.4	208.0	0.33	\$686	\$146,641	\$3.37		Land Table L51	22.75%
R -06-21-427-003	9238 BUCKHORN LAKE RD	04/12/19	\$175,000	\$79,200	\$158,392	\$57,099	\$40,491	72.2	280.0	0.39	\$791	\$145,661	\$3.34		Land Table L51	25.56%
R -06-22-302-025	417 BLUE WATER DR	06/17/20	\$201,000	\$94,160	\$188,310	\$83,790	\$71,100	126.7	205.6	0.59	\$661	\$142,017	\$3.26		Land Table L51	37.76%
R -06-21-427-004		04/11/19	\$35,000					72.7	314.0	0.42	\$482	\$83,732	\$1.92		Land Table L51	#DIV/0!

ROSE TWP
Land Table L52

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	0
ECF Nbhd	RLK	Sales Ratio	#DIV/0!
Min ECF	1.440	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.440	Projected % Change	0.00%
Land Table LtoB	32.85%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	20.68%	CVT Sales LtoB	19.17%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$82,620	#DIV/0!	\$82,620
MINIMUM	\$918	#DIV/0!	\$918
MAXIMUM	\$172,125	#DIV/0!	\$172,125

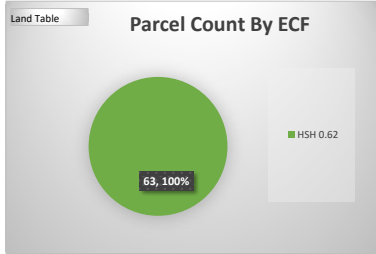


Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
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ROSE TWP
Land Table LE3

BSA DATABASE		SALES DATA	
Parcel Count	63	# of Sales	2
ECF Nbhd	HSH	Sales Ratio	31.08%
Min ECF	0.620	(Land Resid.-Est. Land Value)/Est. LV	274.25%
Max ECF	0.620	Projected % Change	0.00%
Land Table LtoB	30.30%	Projected Land Table LtoB	22.21%
CVT LtoB	20.68%	CVT Sales LtoB	19.17%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$81,600	\$305,384	\$81,600
MINIMUM	\$102	\$382	\$102
MAXIMUM	\$510,000	\$1,908,652	\$510,000



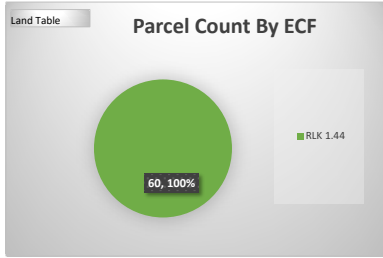
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
R -06-03-230-006	17191 HOLLY SHORES DR	02/27/20	\$157,000	\$45,190	\$90,381	\$81,247	\$14,628	87.1	255.9	0.42	\$933	\$192,073	\$4.41		Land Table LE3	16.18%
R -06-03-229-006	17088 HOLLY SHORES DR	09/02/20	\$55,000	\$20,690	\$41,372	\$28,261	\$14,633	96.9	94.5	0.33	\$292	\$84,868	\$1.95		Land Table LE3	35.37%

ROSE TWP

Land Table LK1

BSA DATABASE		SALES DATA	
Parcel Count	60	# of Sales	2
ECF Nbhd	RLK	Sales Ratio	39.89%
Min ECF	1.440	(Land Resid.-Est. Land Value)/Est. LV	85.08%
Max ECF	1.440	Projected % Change	10.00%
Land Table LtoB	25.31%	Projected Land Table LtoB	31.82%
CVT LtoB	20.68%	CVT Sales LtoB	19.17%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$82,703	\$153,065	\$90,973
MINIMUM	\$612	\$1,133	\$673
MAXIMUM	\$178,500	\$330,365	\$196,350



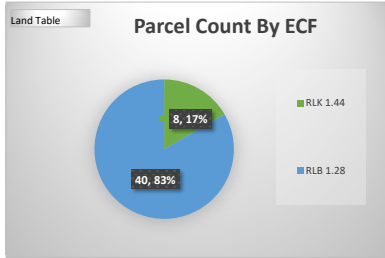
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
R -06-08-352-013	18441 PELLETT DR	01/06/20	\$320,000	\$123,080	\$246,163	\$130,715	\$56,878	69.7	281.0	0.40	\$1,875	\$328,430	\$7.54		Land Table LK1	23.11%
R -06-08-352-025	18485 PELLETT DR	06/07/19	\$150,000	\$64,400	\$128,806	\$76,014	\$54,820	67.2	278.9	0.38	\$1,131	\$198,990	\$4.57		Land Table LK1	42.56%

ROSE TWP

Land Table LK2

BSA DATABASE		SALES DATA	
Parcel Count	48	# of Sales	2
ECF Nbhd	RLB, RLK	Sales Ratio	46.45%
Min ECF	1.280	(Land Resid.-Est. Land Value)/Est. LV	44.10%
Max ECF	1.440	Projected % Change	10.00%
Land Table LtoB	17.39%	Projected Land Table LtoB	18.76%
CVT LtoB	20.68%	CVT Sales LtoB	19.17%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$101,210	\$145,844	\$111,331
MINIMUM	\$510	\$735	\$561
MAXIMUM	\$780,759	\$1,125,073	\$858,835



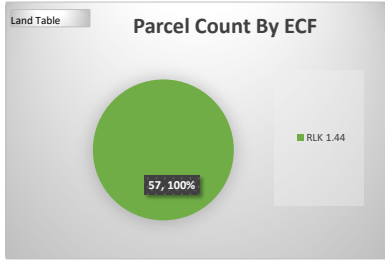
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
R -06-15-476-009	9875 OAKHURST RD	07/24/20	\$417,500	\$192,810	\$385,618	\$90,858	\$58,976	0.0	0.0	2.75	#DIV/0!	\$33,027	\$0.76		Land Table LK2	15.29%
R -06-14-251-016	10453 TAMRYN BLVD	08/23/19	\$289,000	\$135,340	\$270,672	\$73,207	\$54,879	107.6	236.3	1.11	\$680	\$66,131	\$1.52		Land Table LK2	20.28%

ROSE TWP

Land Table LK6

BSA DATABASE		SALES DATA	
Parcel Count	57	# of Sales	2
ECF Nbhd	RLK	Sales Ratio	54.25%
Min ECF	1.440	(Land Resid.-Est. Land Value)/Est. LV	-27.51%
Max ECF	1.440	Projected % Change	0.00%
Land Table LtoB	27.58%	Projected Land Table LtoB	28.45%
CVT LtoB	20.68%	CVT Sales LtoB	19.17%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$255,000	\$184,848	\$255,000
MINIMUM	\$1,020	\$739	\$1,020
MAXIMUM	\$326,400	\$236,605	\$326,400



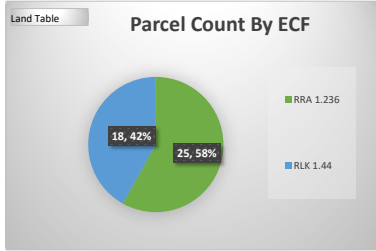
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
R -06-32-426-043	7171 BIG TRAIL RD	09/29/20	\$300,000	\$162,740	\$325,476	\$67,128	\$92,604	140.4	214.8	0.62	\$478	\$108,974	\$2.50		Land Table LK6	28.45%
R -06-32-426-004		08/05/19	\$24,000					59.5	241.0	0.28	\$403	\$86,643	\$1.99		Land Table LK6	#DIV/0!

ROSE TWP

Land Table LW1

BSA DATABASE		SALES DATA	
Parcel Count	43	# of Sales	4
ECF Nbhd	RRA, RLK	Sales Ratio	37.42%
Min ECF	1.236	(Land Resid.-Est. Land Value)/Est. LV	117.25%
Max ECF	1.440	Projected % Change	10.00%
Land Table LtoB	24.05%	Projected Land Table LtoB	30.67%
CVT LtoB	20.68%	CVT Sales LtoB	19.17%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$97,410	\$211,620	\$107,151
MINIMUM	\$48,960	\$106,364	\$53,856
MAXIMUM	\$714,000	\$1,551,139	\$785,400

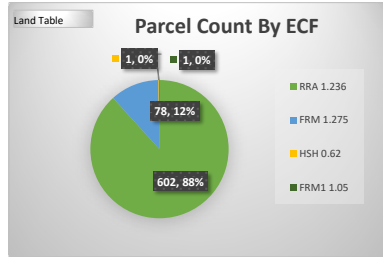


Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
R -06-05-300-040	17532 TAYLOR LAKE RD	06/04/20	\$275,000	\$111,360	\$222,711	\$96,548	\$44,259	0.0	0.0	3.85	#DIV/0!	\$25,077	\$0.58		Land Table LW1	19.87%
R -06-27-101-020	8400 JENNIFER LN	10/01/19	\$480,000	\$171,130	\$342,269	\$255,541	\$117,810	0.0	0.0	24.60	#DIV/0!	\$10,388	\$0.24		Land Table LW1	34.42%
R -06-27-101-021		04/29/20	\$110,000					0.0	0.0	14.13	#DIV/0!	\$7,785	\$0.18		Land Table LW1	#DIV/0!
R -06-05-300-022		06/18/20	\$33,900					0.0	0.0	3.08	#DIV/0!	\$8,149	\$0.19		Land Table LW1	#DIV/0!

ROSE TWP
Land Table NE2

BSA DATABASE		SALES DATA	
Parcel Count	682	# of Sales	41
ECF Nhbhd	FRM, RRA, HSH, FRM1	Sales Ratio	46.88%
Min ECF	0.620	(Land Resid.-Est. Land Value)/Est. LV	37.95%
Max ECF	1.275	Projected % Change	5.00%
Land Table LtoB	21.97%	Projected Land Table LtoB	18.26%
CVT LtoB	20.68%	CVT Sales LtoB	19.17%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$43,140	\$59,511	\$45,297
MINIMUM	\$14,845	\$20,478	\$15,587
MAXIMUM	\$432,952	\$597,250	\$454,600



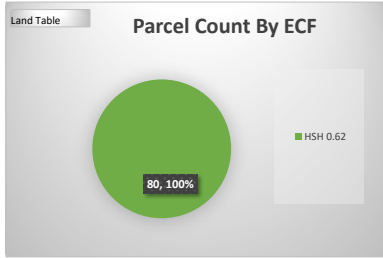
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
R-06-13-251-004	10564 EAGLE RD	11/25/20	\$220,000	\$82,570	\$165,136	\$68,521	\$13,657	0.0	0.0	0.46	#DIV/0!	\$148,959	\$3.42		Land Table NE2	8.27%
R-06-15-200-045	10400 MILFORD RD	03/18/20	\$1,195,000	\$456,260	\$912,517	\$361,156	\$78,673	0.0	0.0	19.12	#DIV/0!	\$18,889	\$0.43		Land Table NE2	8.62%
R-06-11-451-019	10801 HENSELL RD	12/30/19	\$186,000	\$82,170	\$164,332	\$36,513	\$14,845	0.0	0.0	0.50	#DIV/0!	\$73,026	\$1.68		Land Table NE2	9.03%
R-06-13-251-009	3160 E DAVISBURG RD	02/01/19	\$310,000	\$181,610	\$363,215	(\$18,183)	\$35,032	0.0	0.0	1.72	#DIV/0!	(\$10,572)	(\$0.24)		Land Table NE2	9.64%
R-06-13-400-028	3495 PARKER RD	09/03/20	\$245,000	\$110,730	\$221,452	\$45,519	\$21,971	0.0	0.0	0.74	#DIV/0!	\$61,512	\$1.41		Land Table NE2	9.92%
R-06-15-200-034	10740 GLORIA GREER LN	06/25/20	\$290,000	\$159,920	\$319,849	\$4,441	\$34,290	0.0	0.0	1.62	#DIV/0!	\$2,741	\$0.06		Land Table NE2	10.72%
R-06-10-177-009	11494 MILFORD RD	06/12/20	\$220,000	\$147,620	\$295,248	(\$42,524)	\$32,724	0.0	0.0	1.41	#DIV/0!	(\$30,180)	(\$0.69)		Land Table NE2	11.08%
R-06-15-200-033	10770 GLORIA GREER LN	10/21/19	\$360,000	\$159,590	\$319,188	\$77,032	\$36,220	0.0	0.0	1.88	#DIV/0!	\$40,974	\$0.94		Land Table NE2	11.35%
R-06-14-100-017	10490 OAKHURST RD	08/30/19	\$301,500	\$141,170	\$282,344	\$51,739	\$32,583	0.0	0.0	1.39	#DIV/0!	\$37,222	\$0.85		Land Table NE2	11.54%
R-06-15-152-003	315 CANTER LN	01/02/19	\$309,000	\$207,800	\$415,600	(\$57,120)	\$49,480	0.0	0.0	4.00	#DIV/0!	(\$14,280)	(\$0.33)		Land Table NE2	11.91%
R-06-11-126-017	1630 E RATTALEE LAKE RD	08/11/20	\$325,000	\$175,700	\$351,408	\$17,122	\$43,530	0.0	0.0	2.82	#DIV/0!	\$6,072	\$0.14		Land Table NE2	12.39%
R-06-15-200-026	360 E DAVISBURG RD	08/31/20	\$280,000	\$125,530	\$251,069	\$61,885	\$32,954	0.0	0.0	1.44	#DIV/0!	\$42,976	\$0.99		Land Table NE2	13.13%
R-06-15-177-008	135 CANTER LN	08/04/20	\$305,000	\$154,670	\$309,331	\$37,292	\$41,623	0.0	0.0	3.61	#DIV/0!	\$10,330	\$0.24		Land Table NE2	13.46%
R-06-14-100-020	10360 OAKHURST RD	08/30/19	\$220,000	\$119,800	\$239,602	\$12,981	\$32,583	0.0	0.0	1.39	#DIV/0!	\$9,339	\$0.21		Land Table NE2	13.60%
R-06-12-300-028	2367 E DAVISBURG RD	06/04/19	\$311,000	\$151,520	\$303,033	\$49,251	\$41,284	0.0	0.0	2.45	#DIV/0!	\$20,102	\$0.46		Land Table NE2	13.62%
R-06-11-300-022	10900 MARKLAND RD	08/14/20	\$235,000	\$117,130	\$234,250	\$32,665	\$31,915	0.0	0.0	1.30	#DIV/0!	\$25,127	\$0.58		Land Table NE2	13.62%
R-06-11-300-037	10952 ERINDALE CT	03/01/19	\$400,000	\$233,710	\$467,411	\$6,846	\$74,257	0.0	0.0	10.01	#DIV/0!	\$684	\$0.02		Land Table NE2	15.89%
R-06-13-176-007	10385 EAGLE RD	03/24/20	\$224,000	\$104,360	\$208,711	\$51,658	\$36,369	0.0	0.0	1.90	#DIV/0!	\$27,188	\$0.62		Land Table NE2	17.43%
R-06-11-126-008	1470 E RATTALEE LAKE RD	05/12/20	\$298,900	\$118,480	\$236,959	\$107,116	\$45,175	0.0	0.0	3.13	#DIV/0!	\$34,222	\$0.79		Land Table NE2	19.06%
R-06-11-126-018	11705 HIDDEN VALLEY TRL	10/29/20	\$392,000	\$151,470	\$302,943	\$147,480	\$58,423	0.0	0.0	5.83	#DIV/0!	\$25,297	\$0.58		Land Table NE2	19.29%
R-06-11-300-038	10890 ERINDALE CT	06/12/20	\$350,000	\$187,560	\$375,122	\$49,135	\$74,257	0.0	0.0	10.01	#DIV/0!	\$4,909	\$0.11		Land Table NE2	19.80%
R-06-11-451-013	1855 E DAVISBURG RD	10/14/20	\$219,000	\$86,600	\$173,204	\$80,828	\$35,032	0.0	0.0	1.72	#DIV/0!	\$46,993	\$1.08		Land Table NE2	20.23%
R-06-12-101-006	11340 TERRACE RD	07/19/19	\$290,000	\$124,520	\$249,032	\$92,304	\$51,336	0.0	0.0	4.75	#DIV/0!	\$19,432	\$0.45		Land Table NE2	20.61%
R-06-15-126-007	10565 MILFORD RD	12/10/20	\$205,000	\$86,370	\$172,748	\$70,569	\$38,317	0.0	0.0	2.13	#DIV/0!	\$33,131	\$0.76		Land Table NE2	22.18%
R-06-03-400-019	455 E RATTALEE LAKE RD	08/22/19	\$289,900	\$116,400	\$232,791	\$109,609	\$52,500	0.0	0.0	5.07	#DIV/0!	\$21,619	\$0.50		Land Table NE2	22.55%
R-06-02-300-005	1597 E RATTALEE LAKE RD	12/06/19	\$299,900	\$113,930	\$227,865	\$124,535	\$52,500	0.0	0.0	5.07	#DIV/0!	\$24,563	\$0.56		Land Table NE2	23.04%
R-06-13-400-043	9955 OLDE FARM TRL	11/14/19	\$210,000	\$97,010	\$194,019	\$62,888	\$46,907	0.0	0.0	3.48	#DIV/0!	\$18,071	\$0.41		Land Table NE2	24.18%
R-06-12-201-004	11511 EAGLE RD	06/12/20	\$393,000	\$149,620	\$299,243	\$166,381	\$72,624	0.0	0.0	10.60	#DIV/0!	\$15,696	\$0.36		Land Table NE2	24.27%
R-06-03-226-003	908 E ROSE ST	07/01/19	\$125,000	\$53,860	\$107,720	\$45,979	\$28,699	0.0	0.0	1.07	#DIV/0!	\$42,971	\$0.99		Land Table NE2	26.64%
R-06-15-152-001	405 CANTER LN	01/27/20	\$227,500	\$132,050	\$264,096	\$50,984	\$87,580	0.0	0.0	13.60	#DIV/0!	\$3,749	\$0.09		Land Table NE2	33.16%
R-06-15-351-006	9860 BUCKHORN LAKE RD	09/16/20	\$285,000	\$96,740	\$193,475	\$160,511	\$68,986	0.0	0.0	9.28	#DIV/0!	\$17,296	\$0.40		Land Table NE2	35.66%
R-06-02-300-002	1415 E RATTALEE LAKE RD	09/06/19	\$215,000	\$138,090	\$276,174	\$143,662	\$204,836	0.0	0.0	41.00	#DIV/0!	\$3,504	\$0.08		Land Table NE2	74.17%
R-06-10-101-020		04/15/19	\$92,500					0.0	0.0	6.19	#DIV/0!	\$7,472	\$0.17		Land Table NE2	#DIV/0!
R-06-13-251-014	3300 E DAVISBURG RD	08/23/19	\$213,000					0.0	0.0	21.47	#DIV/0!	\$9,921	\$0.23		Land Table NE2	#DIV/0!
R-06-11-451-006		12/10/20	\$43,000					0.0	0.0	1.26	#DIV/0!	\$34,127	\$0.78		Land Table NE2	#DIV/0!
R-06-18-351-009		11/30/20	\$120,000					0.0	0.0	13.92	#DIV/0!	\$8,621	\$0.20		Land Table NE2	#DIV/0!
R-06-10-101-017	190 COYOTE RUN	06/17/20	\$39,500					0.0	0.0	2.27	#DIV/0!	\$17,401	\$0.40		Land Table NE2	#DIV/0!
R-06-14-226-014	10360 APPOMATTOX ST	09/19/19	\$75,000					0.0	0.0	11.61	#DIV/0!	\$6,460	\$0.15		Land Table NE2	#DIV/0!
R-06-14-300-025		07/16/19	\$150,000					0.0	0.0	41.65	#DIV/0!	\$3,601	\$0.08		Land Table NE2	#DIV/0!
R-06-12-300-036		06/16/20	\$25,000					0.0	0.0	1.63	#DIV/0!	\$15,337	\$0.35		Land Table NE2	#DIV/0!
R-06-15-200-038		11/23/20	\$20,000					0.0	0.0	2.07	#DIV/0!	\$9,662	\$0.22		Land Table NE2	#DIV/0!

ROSE TWP

Land Table NE3

BSA DATABASE		SALES DATA	
Parcel Count	80	# of Sales	3
ECF Nbhd	HSH	Sales Ratio	50.59%
Min ECF	0.620	(Land Resid.-Est. Land Value)/Est. LV	-4.37%
Max ECF	0.620	Projected % Change	0.00%
Land Table LtoB	26.35%	Projected Land Table LtoB	26.30%
CVT LtoB	20.68%	CVT Sales LtoB	19.17%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$11,220	\$10,730	\$11,220
MINIMUM	\$9,180	\$8,779	\$9,180
MAXIMUM	\$13,260	\$12,681	\$13,260



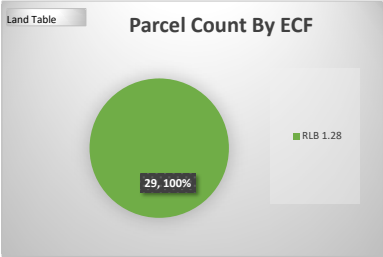
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
R -06-03-228-001	4420 COGSHALL ST	10/08/19	\$70,000	\$31,890	\$63,772	\$18,468	\$12,240	115.0	110.0	0.29	\$161	\$63,683	\$1.46		Land Table NE3	19.19%
R -06-03-202-020	4351 COGSHALL ST	04/02/19	\$22,000	\$14,650	\$29,297	\$4,943	\$12,240	110.0	109.7	0.28	\$45	\$17,845	\$0.41		Land Table NE3	41.78%
R -06-03-228-004	4450 COGSHALL ST	01/22/20	\$12,000					115.0	110.0	0.29	\$104	\$41,379	\$0.95		Land Table NE3	#DIV/0!

ROSE TWP

Land Table NE4

BSA DATABASE		SALES DATA	
Parcel Count	29	# of Sales	2
ECF Nbhd	RLB	Sales Ratio	42.34%
Min ECF	1.280	(Land Resid.-Est. Land Value)/Est. LV	179.26%
Max ECF	1.280	Projected % Change	10.00%
Land Table LtoB	9.23%	Projected Land Table LtoB	11.00%
CVT LtoB	20.68%	CVT Sales LtoB	19.17%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$35,904	\$100,266	\$39,494
MINIMUM	\$19,074	\$53,266	\$20,981
MAXIMUM	\$94,248	\$263,197	\$103,673

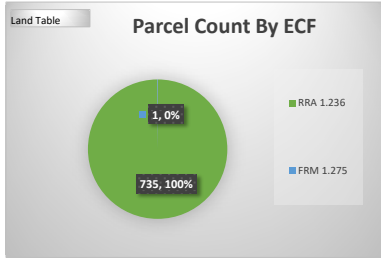


Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
R -06-14-203-001	10654 TAMRYN BLVD	08/24/20	\$299,900	\$115,710	\$231,428	\$90,912	\$22,440	105.0	150.0	0.36	\$866	\$251,138	\$5.77		Land Table NE4	9.70%
R -06-14-252-002	10580 TAMRYN BLVD	10/01/19	\$225,000	\$106,510	\$213,020	\$34,420	\$22,440	88.3	180.0	0.37	\$390	\$94,301	\$2.16		Land Table NE4	10.53%

ROSE TWP
Land Table NW1

BSA DATABASE		SALES DATA	
Parcel Count	736	# of Sales	46
ECF Nbrhd	RRA, FRM	Sales Ratio	46.27%
Min ECF	1.236	(Land Resid.-Est. Land Value)/Est. LV	44.58%
Max ECF	1.275	Projected % Change	10.00%
Land Table LtoB	18.61%	Projected Land Table LtoB	19.56%
CVT LtoB	20.68%	CVT Sales LtoB	19.17%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$43,140	\$62,371	\$47,454
MINIMUM	\$14,845	\$21,462	\$16,330
MAXIMUM	\$432,952	\$625,946	\$476,247



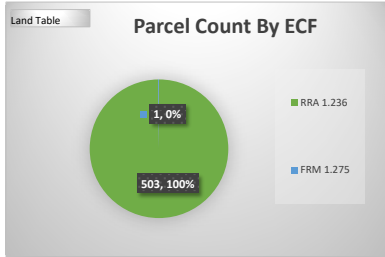
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
R-06-18-400-033	1415 W ROSE CENTER RD	09/18/20	\$290,000	\$143,930	\$287,867	\$29,061	\$26,928	0.0	0.0	1.12	#DIV/0!	\$25,947	\$0.60		Land Table NW1	9.35%
R-06-08-301-012	18309 HICKORY RIDGE RD	08/12/19	\$235,000	\$119,780	\$239,556	\$19,006	\$23,562	100.0	300.0	0.69	\$190	\$27,585	\$0.63		Land Table NW1	9.84%
R-06-08-351-008	18428 PELLETT DR	08/19/19	\$262,000	\$133,060	\$266,116	\$23,410	\$27,526	0.0	0.0	1.97	#DIV/0!	\$11,883	\$0.27		Land Table NW1	10.34%
R-06-07-200-044	18098 HICKORY RIDGE RD	11/20/20	\$277,500	\$126,720	\$253,436	\$55,015	\$30,951	0.0	0.0	1.17	#DIV/0!	\$47,021	\$1.08		Land Table NW1	12.21%
R-06-21-201-009	1395 BEAVER BROOK DR	09/25/20	\$270,000	\$104,220	\$208,436	\$87,370	\$25,806	119.4	323.0	0.89	\$732	\$98,723	\$2.27		Land Table NW1	12.38%
R-06-08-301-016	2022 BONE RD	09/30/20	\$265,000	\$93,790	\$187,573	\$100,989	\$23,562	500.0	897.1	0.68	\$202	\$16,310	\$0.37	R-06-08-301-022	Land Table NW1	12.56%
R-06-04-200-022	3443 S FENTON RD	07/02/19	\$203,000	\$88,240	\$176,473	\$48,967	\$22,440	0.0	0.0	0.52	#DIV/0!	\$94,167	\$2.16		Land Table NW1	12.72%
R-06-04-100-061	17122 WILLIAMS DR	10/28/19	\$332,000	\$175,320	\$350,630	\$27,683	\$46,313	0.0	0.0	3.36	#DIV/0!	\$8,239	\$0.19		Land Table NW1	13.21%
R-06-09-100-038	18180 OTTIEWAY CT	08/30/19	\$314,900	\$147,750	\$295,505	\$61,254	\$41,859	0.0	0.0	2.52	#DIV/0!	\$24,307	\$0.56		Land Table NW1	14.17%
R-06-16-376-010	9935 CAMBRIDGE ACRES CT	09/16/19	\$232,000	\$118,770	\$237,534	\$28,236	\$33,770	0.0	0.0	1.55	#DIV/0!	\$18,217	\$0.42		Land Table NW1	14.22%
R-06-07-400-009	1353 SACKNER RD	05/03/19	\$320,000	\$177,350	\$354,692	\$16,668	\$51,360	0.0	0.0	4.76	#DIV/0!	\$3,502	\$0.08		Land Table NW1	14.48%
R-06-07-200-012	18166 HICKORY RIDGE RD	10/17/19	\$355,000	\$167,730	\$335,459	\$68,521	\$48,980	0.0	0.0	4.84	#DIV/0!	\$14,157	\$0.33		Land Table NW1	14.60%
R-06-05-201-008	2270 HOUSER RD	10/19/20	\$239,900	\$91,860	\$183,726	\$83,102	\$26,928	0.0	0.0	1.00	#DIV/0!	\$83,102	\$1.91		Land Table NW1	14.66%
R-06-18-326-005	1245 W ROSE CENTER RD	12/12/19	\$450,000	\$279,160	\$558,327	(\$23,419)	\$84,908	0.0	0.0	12.88	#DIV/0!	(\$1,818)	(\$0.04)		Land Table NW1	15.21%
R-06-18-400-009	19280 HICKORY RIDGE RD	09/17/20	\$299,900	\$118,870	\$237,738	\$98,456	\$36,294	0.0	0.0	1.89	#DIV/0!	\$52,093	\$1.20		Land Table NW1	15.27%
R-06-05-401-011	2344 S FENTON RD	11/08/19	\$249,900	\$132,240	\$264,471	\$26,602	\$41,173	0.0	0.0	2.44	#DIV/0!	\$10,911	\$0.25		Land Table NW1	15.57%
R-06-18-400-039	19430 SAGE LN	05/31/19	\$341,000	\$164,630	\$329,259	\$63,695	\$51,954	0.0	0.0	5.00	#DIV/0!	\$12,739	\$0.29		Land Table NW1	15.78%
R-06-07-200-039	18229 HILLARY LN	09/18/19	\$250,500	\$105,620	\$211,233	\$72,889	\$33,622	0.0	0.0	1.53	#DIV/0!	\$47,640	\$1.09		Land Table NW1	15.92%
R-06-04-100-009	3107 S FENTON RD	03/31/20	\$239,000	\$111,110	\$222,227	\$53,067	\$36,294	0.0	0.0	1.89	#DIV/0!	\$28,078	\$0.64		Land Table NW1	16.33%
R-06-16-453-006	1315 BEAVER BROOK DR	09/25/20	\$178,000	\$82,080	\$164,164	\$40,764	\$26,928	106.2	381.0	0.93	\$384	\$43,879	\$1.01		Land Table NW1	16.40%
R-06-17-100-039	2095 PRIMROSE LN	09/23/19	\$320,000	\$156,000	\$311,996	\$59,810	\$51,806	0.0	0.0	4.94	#DIV/0!	\$12,107	\$0.28		Land Table NW1	16.60%
R-06-05-426-003	2426 S FENTON RD	09/13/19	\$196,500	\$88,490	\$176,987	\$49,203	\$29,690	0.0	0.0	1.00	#DIV/0!	\$49,203	\$1.13		Land Table NW1	16.78%
R-06-05-226-015	2462 HOUSER RD	06/30/20	\$181,000	\$65,880	\$131,767	\$71,673	\$22,440	0.0	0.0	0.54	#DIV/0!	\$132,728	\$3.05		Land Table NW1	17.03%
R-06-09-300-004	11130 FISH LAKE RD	08/31/20	\$245,000	\$130,330	\$260,669	\$29,803	\$45,472	0.0	0.0	3.19	#DIV/0!	\$9,343	\$0.21		Land Table NW1	17.44%
R-06-09-452-003	11115 BUCKHORN LAKE RD	12/13/19	\$244,900	\$137,120	\$274,241	\$19,334	\$48,675	0.0	0.0	4.71	#DIV/0!	\$4,105	\$0.09		Land Table NW1	17.75%
R-06-18-326-004	19300 SAGE LN	10/06/20	\$999,999	\$342,940	\$685,871	\$439,066	\$124,938	0.0	0.0	20.20	#DIV/0!	\$21,736	\$0.50		Land Table NW1	18.22%
R-06-07-200-013	1210 BAKER RD	08/23/19	\$300,000	\$116,310	\$232,623	\$110,717	\$43,340	0.0	0.0	3.22	#DIV/0!	\$34,384	\$0.79		Land Table NW1	18.63%
R-06-07-200-019	18200 HICKORY RIDGE RD	12/03/20	\$365,000	\$184,400	\$368,807	\$69,856	\$73,663	0.0	0.0	9.75	#DIV/0!	\$7,165	\$0.16		Land Table NW1	19.97%
R-06-05-101-009	2078 HOUSER RD	05/10/19	\$118,500	\$66,970	\$133,948	\$11,480	\$26,928	0.0	0.0	0.99	#DIV/0!	\$11,596	\$0.27		Land Table NW1	20.10%
R-06-16-226-002	685 W DAVISBURG RD	11/20/20	\$349,900	\$160,120	\$320,230	\$99,566	\$69,896	0.0	0.0	9.71	#DIV/0!	\$10,254	\$0.24		Land Table NW1	21.83%
R-06-08-100-020	18188 TAYLOR LAKE RD	02/28/20	\$237,000	\$98,220	\$196,435	\$83,670	\$43,105	0.0	0.0	3.17	#DIV/0!	\$26,394	\$0.61		Land Table NW1	21.94%
R-06-04-100-014	17053 FISH LAKE RD	03/29/19	\$300,000	\$166,800	\$333,593	\$40,924	\$74,517	0.0	0.0	10.08	#DIV/0!	\$4,060	\$0.09		Land Table NW1	22.34%
R-06-07-400-025	1350 BONE RD	09/19/19	\$420,000	\$180,820	\$361,641	\$140,780	\$82,421	0.0	0.0	12.21	#DIV/0!	\$11,530	\$0.26		Land Table NW1	22.79%
R-06-21-201-021	9701 CAIRN CT	11/20/20	\$261,650	\$86,880	\$173,753	\$128,347	\$40,450	0.0	0.0	2.36	#DIV/0!	\$54,384	\$1.25		Land Table NW1	23.28%
R-06-04-476-009	3485 W RATTALEE LAKE RD	08/28/19	\$322,000	\$149,530	\$299,067	\$94,058	\$71,125	0.0	0.0	8.61	#DIV/0!	\$10,924	\$0.25		Land Table NW1	23.78%
R-06-09-100-018	3138 W RATTALEE LAKE RD	01/30/19	\$175,000	\$65,790	\$131,578	\$74,818	\$31,396	0.0	0.0	1.23	#DIV/0!	\$60,828	\$1.40		Land Table NW1	23.86%
R-06-04-100-010	3125 S FENTON RD	08/23/19	\$234,500	\$101,100	\$202,192	\$83,792	\$51,484	0.0	0.0	4.81	#DIV/0!	\$17,420	\$0.40		Land Table NW1	25.46%
R-06-07-400-035	18286 HICKORY RIDGE RD	02/21/20	\$235,000	\$79,910	\$159,818	\$116,374	\$41,192	0.0	0.0	2.44	#DIV/0!	\$47,694	\$1.09		Land Table NW1	25.77%
R-06-04-476-002	17475 BUCKHORN LAKE RD	05/20/19	\$115,000	\$81,490	\$162,987	\$652	\$48,639	0.0	0.0	3.83	#DIV/0!	\$170	\$0.00		Land Table NW1	29.84%
R-06-05-300-010	17465 HICKORY RIDGE RD	04/16/20	\$296,000	\$128,590	\$257,171	\$116,327	\$77,498	0.0	0.0	16.00	#DIV/0!	\$7,270	\$0.17		Land Table NW1	30.13%
R-06-05-401-003	2370 S FENTON RD	01/03/20	\$125,000	\$83,850	\$167,696	\$8,640	\$51,336	0.0	0.0	4.75	#DIV/0!	\$1,819	\$0.04		Land Table NW1	30.61%
R-06-09-300-001	11320 FISH LAKE RD	01/25/19	\$190,000	\$109,030	\$218,061	\$45,691	\$73,752	0.0	0.0	9.79	#DIV/0!	\$4,667	\$0.11		Land Table NW1	33.82%
R-06-05-201-009	2286 HOUSER RD	04/08/20	\$55,000	\$39,050	\$78,104	\$3,824	\$26,928	0.0	0.0	1.00	#DIV/0!	\$3,824	\$0.09		Land Table NW1	34.48%
R-06-18-351-006	19585 TIPSICO LAKE RD	08/27/19	\$172,000					0.0	0.0	10.48	#DIV/0!	\$12,860	\$0.30		Land Table NW1	#DIV/0!
R-06-05-401-008		11/04/20	\$84,000					0.0	0.0	8.25	#DIV/0!	\$10,182	\$0.23		Land Table NW1	#DIV/0!
R-06-05-300-004	17369 HICKORY RIDGE RD	07/12/19	\$45,000					0.0	0.0	2.86	#DIV/0!	\$15,734	\$0.36		Land Table NW1	#DIV/0!

ROSE TWP

Land Table SE1

BSA DATABASE		SALES DATA	
Parcel Count	504	# of Sales	29
ECF Nbrhd	RRA, FRM	Sales Ratio	49.32%
Min ECF	1.236	(Land Resid.-Est. Land Value)/Est. LV	6.86%
Max ECF	1.275	Projected % Change	5.00%
Land Table LtoB	19.16%	Projected Land Table LtoB	21.02%
CVT LtoB	20.68%	CVT Sales LtoB	19.17%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$41,748	\$44,612	\$43,835
MINIMUM	\$14,845	\$15,863	\$15,587
MAXIMUM	\$432,952	\$462,646	\$454,600

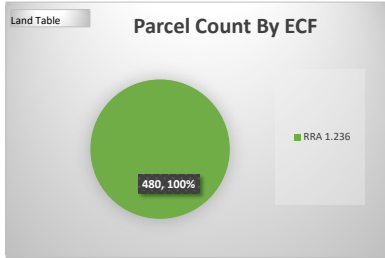


Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
R-06-22-154-006	519 GREEN COVE DR	12/21/20	\$240,000	\$121,860	\$243,728	\$16,468	\$20,196	93.0	158.7	0.34	\$177	\$48,578	\$1.12		Land Table SE1	8.29%
R-06-34-400-019	900 W MUNGER RD	12/21/20	\$285,000	\$178,630	\$357,256	(\$35,368)	\$36,888	0.0	0.0	1.97	#DIV/0!	(\$17,953)	(\$0.41)		Land Table SE1	10.33%
R-06-24-200-037	3120 CANYON OAKS	02/25/19	\$365,000	\$210,270	\$420,531	(\$3,187)	\$52,344	0.0	0.0	5.05	#DIV/0!	(\$631)	(\$0.01)		Land Table SE1	12.45%
R-06-22-330-005	144 FRANKLIN ST	06/28/19	\$179,000	\$74,330	\$148,655	\$50,541	\$20,196	120.0	120.0	0.33	\$421	\$152,692	\$3.51		Land Table SE1	13.59%
R-06-26-200-010	8555 PEPPER RD	08/19/19	\$419,000	\$253,610	\$507,216	(\$12,289)	\$75,927	0.0	0.0	10.46	#DIV/0!	(\$1,175)	(\$0.03)		Land Table SE1	14.97%
R-06-24-200-024	9485 RYELLA LN	08/07/19	\$350,000	\$167,640	\$335,289	\$66,821	\$52,110	0.0	0.0	5.02	#DIV/0!	\$13,311	\$0.31		Land Table SE1	15.54%
R-06-22-333-011	103 FRANKLIN ST	08/26/20	\$180,000	\$63,140	\$126,274	\$73,922	\$20,196	70.0	174.2	0.28	\$1,056	\$264,007	\$6.06		Land Table SE1	15.99%
R-06-22-402-004	9065 MILFORD RD	12/06/19	\$157,500	\$74,620	\$149,231	\$32,318	\$24,049	0.0	0.0	0.81	#DIV/0!	\$39,899	\$0.92		Land Table SE1	16.12%
R-06-22-176-006	9388 MILFORD RD	12/06/19	\$196,000	\$121,790	\$243,571	(\$5,318)	\$42,253	0.0	0.0	2.99	#DIV/0!	(\$1,779)	(\$0.04)		Land Table SE1	17.35%
R-06-24-100-018	2450 PARKER RD	07/30/20	\$500,000	\$302,820	\$605,636	\$6,004	\$111,640	0.0	0.0	18.05	#DIV/0!	\$333	\$0.01		Land Table SE1	18.43%
R-06-36-400-008	7007 EAGLE RD	12/31/20	\$187,900	\$79,580	\$159,150	\$58,440	\$29,690	0.0	0.0	1.00	#DIV/0!	\$58,440	\$1.34		Land Table SE1	18.66%
R-06-34-301-004	401 W MUNGER RD	12/06/19	\$279,000	\$113,720	\$227,448	\$94,414	\$42,862	0.0	0.0	2.70	#DIV/0!	\$34,968	\$0.80		Land Table SE1	18.84%
R-06-34-301-025	7150 TAMARACK LN	11/13/20	\$420,000	\$217,510	\$435,014	\$67,816	\$82,830	0.0	0.0	12.32	#DIV/0!	\$5,505	\$0.13		Land Table SE1	19.04%
R-06-35-176-004	7190 EVELINE DR	08/01/19	\$299,000	\$129,480	\$258,953	\$90,715	\$50,668	0.0	0.0	4.48	#DIV/0!	\$20,249	\$0.46		Land Table SE1	19.57%
R-06-22-451-004	215 DEMODE RD	10/08/19	\$113,000	\$53,480	\$106,967	\$28,473	\$22,440	0.0	0.0	0.58	#DIV/0!	\$49,091	\$1.13		Land Table SE1	20.98%
R-06-35-176-001	1770 E ROSE CENTER RD	06/23/20	\$235,000	\$110,600	\$221,202	\$65,752	\$51,954	0.0	0.0	5.00	#DIV/0!	\$13,150	\$0.30		Land Table SE1	23.49%
R-06-26-400-013	8055 PEPPER RD	08/03/20	\$262,500	\$135,440	\$270,884	\$65,346	\$73,730	0.0	0.0	9.78	#DIV/0!	\$6,682	\$0.15		Land Table SE1	27.22%
R-06-22-401-001	9140 MILFORD RD	07/02/19	\$137,000	\$45,310	\$90,620	\$71,064	\$24,684	0.0	0.0	0.70	#DIV/0!	\$101,520	\$2.33		Land Table SE1	27.24%
R-06-35-300-007	7085 EVELINE DR	12/02/20	\$323,000	\$128,820	\$257,643	\$140,319	\$74,962	0.0	0.0	10.20	#DIV/0!	\$13,757	\$0.32		Land Table SE1	29.10%
R-06-24-100-007	9485 EAGLE RD	09/10/20	\$290,000	\$117,380	\$234,754	\$128,709	\$73,463	0.0	0.0	9.66	#DIV/0!	\$13,324	\$0.31		Land Table SE1	31.29%
R-06-35-400-030	2161 E ROSE CENTER RD	05/10/19	\$230,000	\$116,520	\$233,045	\$71,249	\$74,294	0.0	0.0	10.02	#DIV/0!	\$7,111	\$0.16		Land Table SE1	31.88%
R-06-25-300-005	2600 HOMESTEAD CT	11/30/20	\$443,000	\$189,790	\$379,585	\$189,776	\$126,361	0.0	0.0	20.43	#DIV/0!	\$9,289	\$0.21		Land Table SE1	33.29%
R-06-26-400-012	8125 PEPPER RD	06/17/20	\$215,000	\$103,500	\$207,006	\$81,702	\$73,708	0.0	0.0	9.77	#DIV/0!	\$8,363	\$0.19		Land Table SE1	35.61%
R-06-36-400-013		12/18/19	\$65,000					0.0	0.0	8.95	#DIV/0!	\$6,211	\$0.14		Land Table SE1	#DIV/0!
R-06-34-400-028	700 NATURE TRL	07/27/20	\$68,000					0.0	0.0	2.53	#DIV/0!	\$26,877	\$0.62		Land Table SE1	#DIV/0!
R-06-24-100-009	9355 EAGLE RD	10/07/20	\$105,000					0.0	0.0	9.92	#DIV/0!	\$10,585	\$0.24		Land Table SE1	#DIV/0!
R-06-24-100-008	9429 EAGLE RD	10/14/20	\$100,000					0.0	0.0	10.00	#DIV/0!	\$10,000	\$0.23		Land Table SE1	#DIV/0!
R-06-22-334-004		11/20/20	\$1,000					0.0	0.0	0.06	#DIV/0!	\$16,667	\$0.38		Land Table SE1	#DIV/0!
R-06-35-176-008	7155 EVELINE DR	08/27/20	\$30,000					0.0	0.0	5.19	#DIV/0!	\$5,780	\$0.13		Land Table SE1	#DIV/0!

ROSE TWP
Land Table SW1

BSA DATABASE		SALES DATA	
Parcel Count	480	# of Sales	45
ECF Nbrhd	RRA	Sales Ratio	45.82%
Min ECF	1.236	(Land Resid.-Est. Land Value)/Est. LV	43.99%
Max ECF	1.236	Projected % Change	10.00%
Land Table LtoB	19.59%	Projected Land Table LtoB	22.36%
CVT LtoB	20.68%	CVT Sales LtoB	19.17%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$39,430	\$56,775	\$43,373
MINIMUM	\$385	\$554	\$423
MAXIMUM	\$432,952	\$623,416	\$476,247



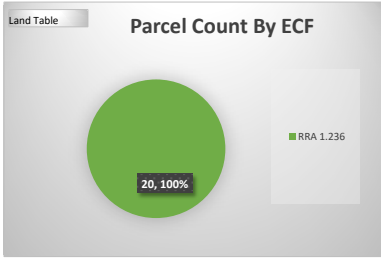
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
R-06-21-351-003	8910 FISH LAKE RD	06/18/20	\$232,000	\$119,040	\$238,084	\$16,356	\$22,440	0.0	0.0	0.53	#DIV/0!	\$30,860	\$0.71		Land Table SW1	9.43%
R-06-19-426-007	9345 HICKORY RIDGE RD	07/31/19	\$319,900	\$172,740	\$345,470	\$7,829	\$33,399	0.0	0.0	1.50	#DIV/0!	\$5,219	\$0.12		Land Table SW1	9.67%
R-06-30-378-011	7866 ROSMAR DR	07/22/19	\$180,000	\$95,230	\$190,454	\$9,742	\$20,196	131.0	139.0	0.42	\$74	\$23,306	\$0.54		Land Table SW1	10.60%
R-06-30-276-023	8474 TIPSICO TRL	12/29/20	\$296,000	\$154,040	\$308,076	\$21,323	\$33,399	0.0	0.0	1.50	#DIV/0!	\$14,215	\$0.33		Land Table SW1	10.84%
R-06-30-426-017	3360 TIPSICO TRL	05/17/19	\$207,500	\$119,190	\$238,370	(\$1,180)	\$29,690	0.0	0.0	1.00	#DIV/0!	(\$1,180)	(\$0.03)		Land Table SW1	12.46%
R-06-20-100-007	20050 ROSE BUSH LN	07/31/20	\$409,900	\$188,500	\$376,995	\$79,911	\$47,006	0.0	0.0	3.50	#DIV/0!	\$22,832	\$0.52		Land Table SW1	12.47%
R-06-19-200-012	1490 W ROSE CENTER RD	09/30/19	\$395,000	\$178,750	\$357,495	\$85,105	\$47,600	0.0	0.0	3.62	#DIV/0!	\$23,510	\$0.54		Land Table SW1	13.31%
R-06-32-427-006	7008 BIG TRAIL RD	10/29/20	\$180,000	\$69,510	\$139,024	\$61,172	\$20,196	95.0	140.0	0.31	\$644	\$200,564	\$4.60		Land Table SW1	14.53%
R-06-30-352-010	4652 WEBBERDALE DR	11/22/19	\$169,000	\$69,230	\$138,455	\$50,741	\$20,196	127.0	131.0	0.38	\$400	\$132,830	\$3.05		Land Table SW1	14.59%
R-06-33-300-009	1655 W MUNGER RD	12/11/20	\$385,000	\$169,840	\$339,675	\$94,953	\$49,628	0.0	0.0	4.06	#DIV/0!	\$23,387	\$0.54		Land Table SW1	14.61%
R-06-30-301-015	8250 TIPSICO LAKE RD	11/20/20	\$260,000	\$68,200	\$136,398	\$143,798	\$20,196	80.0	155.7	0.29	\$1,797	\$502,790	\$11.54		Land Table SW1	14.81%
R-06-30-353-016	4595 WEBBERDALE DR	01/17/19	\$139,900	\$64,880	\$129,765	\$30,331	\$20,196	105.0	156.1	0.38	\$289	\$80,668	\$1.85		Land Table SW1	15.56%
R-06-21-426-003	9295 BUCKHORN LAKE RD	09/20/19	\$450,000	\$249,440	\$498,879	\$28,866	\$77,745	0.0	0.0	10.95	#DIV/0!	\$2,636	\$0.06		Land Table SW1	15.58%
R-06-30-353-014	4625 WEBBERDALE DR	07/09/19	\$154,900	\$63,710	\$127,412	\$47,684	\$20,196	110.0	149.3	0.38	\$433	\$126,483	\$2.90		Land Table SW1	15.85%
R-06-30-378-002	7840 ROSMAR DR	07/12/19	\$234,900	\$91,340	\$182,675	\$82,519	\$30,294	143.8	118.0	0.39	\$574	\$212,131	\$4.87		Land Table SW1	16.58%
R-06-19-200-021	3750 WHITETAIL TRL	08/31/20	\$420,000	\$219,620	\$439,248	\$55,158	\$74,406	0.0	0.0	10.05	#DIV/0!	\$5,488	\$0.13		Land Table SW1	16.94%
R-06-30-304-004	8080 TIPSICO LAKE RD	03/17/20	\$136,500	\$75,490	\$150,975	\$11,331	\$25,806	86.0	418.2	0.83	\$132	\$13,718	\$0.31		Land Table SW1	17.09%
R-06-30-303-001	4693 ALDEN DR	07/10/19	\$127,000	\$52,470	\$104,938	\$40,014	\$17,952	50.0	85.0	0.10	\$800	\$408,306	\$9.37		Land Table SW1	17.11%
R-06-33-401-006	7071 BUCKHORN LAKE RD	07/31/20	\$370,000	\$201,990	\$403,983	\$39,725	\$73,708	0.0	0.0	9.77	#DIV/0!	\$4,066	\$0.09		Land Table SW1	18.25%
R-06-30-353-015	4611 WEBBERDALE DR	02/03/20	\$163,000	\$53,850	\$107,696	\$75,500	\$20,196	105.0	152.7	0.37	\$719	\$205,163	\$4.71		Land Table SW1	18.75%
R-06-30-378-008	7810 ROSMAR DR	12/05/19	\$170,000	\$59,890	\$119,773	\$73,789	\$23,562	140.0	199.0	0.64	\$527	\$115,295	\$2.65		Land Table SW1	19.67%
R-06-21-476-003	8965 BUCKHORN LAKE RD	03/25/19	\$265,000	\$121,080	\$242,154	\$74,627	\$51,781	0.0	0.0	4.93	#DIV/0!	\$15,137	\$0.35		Land Table SW1	21.38%
R-06-20-351-006	8950 HICKORY RIDGE RD	06/30/20	\$270,000	\$117,980	\$235,951	\$85,607	\$51,558	0.0	0.0	4.84	#DIV/0!	\$17,687	\$0.41		Land Table SW1	21.85%
R-06-33-300-010	7220 FISH LAKE RD	06/12/19	\$320,000	\$151,670	\$303,345	\$90,407	\$73,752	0.0	0.0	9.79	#DIV/0!	\$9,235	\$0.21		Land Table SW1	24.31%
R-06-19-100-014	20155 TIPSICO LAKE RD	10/23/19	\$345,000	\$149,960	\$299,921	\$119,633	\$74,554	0.0	0.0	10.09	#DIV/0!	\$11,857	\$0.27		Land Table SW1	24.86%
R-06-19-476-008	8855 HICKORY RIDGE RD	08/13/20	\$281,000	\$140,880	\$281,764	\$72,922	\$73,686	0.0	0.0	9.76	#DIV/0!	\$7,472	\$0.17		Land Table SW1	26.15%
R-06-30-426-008	3400 TIPSICO TRL	01/25/19	\$325,000	\$136,020	\$272,040	\$127,551	\$74,591	0.0	0.0	10.10	#DIV/0!	\$12,629	\$0.29		Land Table SW1	27.42%
R-06-30-251-032	8431 TIPSICO TRL	07/31/20	\$125,000	\$63,260	\$126,515	\$33,963	\$35,478	0.0	0.0	1.78	#DIV/0!	\$19,080	\$0.44		Land Table SW1	28.04%
R-06-20-100-010	2264 ROSE CENTER RD	10/23/19	\$145,000	\$74,000	\$148,000	\$41,928	\$44,928	0.0	0.0	3.08	#DIV/0!	\$13,613	\$0.31		Land Table SW1	30.36%
R-06-20-251-014	9741 FISH LAKE RD	04/12/19	\$449,000	\$181,600	\$363,195	\$198,929	\$113,124	0.0	0.0	18.29	#DIV/0!	\$10,876	\$0.25		Land Table SW1	31.15%
R-06-33-226-007	650 W MUNGER RD	02/11/20	\$305,000	\$113,990	\$227,987	\$149,608	\$72,595	0.0	0.0	9.27	#DIV/0!	\$16,139	\$0.37		Land Table SW1	31.84%
R-06-21-376-002	1370 DEMODE RD	09/04/20	\$255,000	\$87,800	\$175,598	\$142,133	\$62,731	0.0	0.0	11.13	#DIV/0!	\$12,770	\$0.29		Land Table SW1	35.72%
R-06-20-376-008	2650 DEMODE RD	08/14/20	\$170,000	\$100,210	\$200,425	\$43,173	\$73,598	0.0	0.0	9.72	#DIV/0!	\$4,442	\$0.10		Land Table SW1	36.72%
R-06-19-100-015	20187 TIPSICO LAKE RD	09/04/19	\$330,000	\$141,520	\$283,036	\$25,372	\$178,408	0.0	0.0	21.41	#DIV/0!	\$10,526	\$0.24		Land Table SW1	63.03%
R-06-33-100-005		11/13/20	\$115,000					0.0	0.0	9.82	#DIV/0!	\$11,711	\$0.27		Land Table SW1	#DIV/0!
R-06-20-100-008		08/25/20	\$62,500					0.0	0.0	3.36	#DIV/0!	\$18,601	\$0.43		Land Table SW1	#DIV/0!
R-06-20-100-011	20150 ROSE BUSH LN	12/09/19	\$100,000					0.0	0.0	11.31	#DIV/0!	\$8,842	\$0.20		Land Table SW1	#DIV/0!
R-06-20-100-013	20101 ROSE BUSH LN	09/25/19	\$93,000					0.0	0.0	10.17	#DIV/0!	\$9,145	\$0.21		Land Table SW1	#DIV/0!
R-06-19-200-024		10/26/20	\$85,000					0.0	0.0	10.11	#DIV/0!	\$8,408	\$0.19		Land Table SW1	#DIV/0!
R-06-19-426-010	3760 DEMODE RD	11/02/20	\$50,000					0.0	0.0	4.00	#DIV/0!	\$12,500	\$0.29		Land Table SW1	#DIV/0!
R-06-30-303-004		01/20/20	\$15,000					50.0	85.0	0.10	\$300	\$153,061	\$3.51		Land Table SW1	#DIV/0!
R-06-30-304-003	8090 TIPSICO LAKE RD	02/27/19	\$25,000					96.0	419.0	0.92	\$260	\$27,086	\$0.62		Land Table SW1	#DIV/0!
R-06-19-401-019		03/25/19	\$50,000					0.0	0.0	6.20	#DIV/0!	\$8,065	\$0.19		Land Table SW1	#DIV/0!
R-06-19-401-017		01/22/19	\$35,000					0.0	0.0	2.93	#DIV/0!	\$11,945	\$0.27		Land Table SW1	#DIV/0!
R-06-19-401-018		03/25/19	\$35,000					0.0	0.0	2.96	#DIV/0!	\$11,824	\$0.27		Land Table SW1	#DIV/0!

ROSE TWP

Land Table TCH

BSA DATABASE		SALES DATA	
Parcel Count	20	# of Sales	2
ECF Nbhd	RRA	Sales Ratio	58.35%
Min ECF	1.236	(Land Resid.-Est. Land Value)/Est. LV	-201.96%
Max ECF	1.236	Projected % Change	10.00%
Land Table LtoB	9.44%	Projected Land Table LtoB	7.74%
CVT LtoB	20.68%	CVT Sales LtoB	19.17%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$39,270	-\$40,038	\$43,197
MINIMUM	\$39,270	-\$40,038	\$43,197
MAXIMUM	\$39,270	-\$40,038	\$43,197



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
R -06-05-402-019	17360 TIMBER CRK	07/13/20	\$475,000	\$277,150	\$554,308	(\$40,038)	\$39,270	0.0	0.0	1.60	#DIV/0!	(\$25,024)	(\$0.57)		Land Table TCH Timber Cr	7.08%
R -06-05-402-002		12/11/19	\$44,000					0.0	0.0	1.64	#DIV/0!	\$26,829	\$0.62		Land Table TCH Timber Cr	#DIV/0!