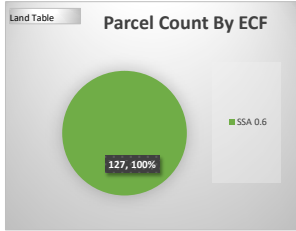


**ROYAL OAK TWP**

**SSA**

BSA DATABASE		SALES DATA	
Parcel Count	127	# of Sales	7
ECF Nblhd	SSA	Sales Ratio	42.40%
Min ECF	0.600	(Land Resid.-Est. Land Value)/Est. LV	123.64%
Max ECF	0.600	Projected % Change	40.00%
Land Table LtoB	15.55%	Projected Land Table LtoB	19.17%
CVT LtoB	14.68%	CVT Sales LtoB	13.95%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$150	\$335	\$210
MINIMUM	\$100	\$224	\$140
MAXIMUM	\$200	\$447	\$280



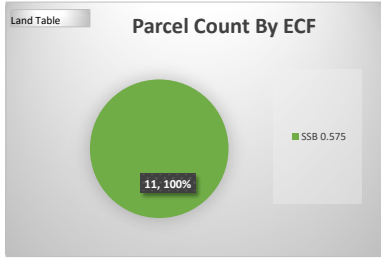
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
S-25-32-402-001	10731 N OAK DR	04/09/20	\$100,000	\$46,750	\$93,506	\$18,504	\$12,010	62.4	120.0	0.18	\$296	\$103,374	\$2.37	Land Table SSA	12.84%	
S-25-32-401-030	10542 N OAK DR	09/03/19	\$103,000	\$42,090	\$84,176	\$29,973	\$11,149	55.7	133.6	0.17	\$538	\$177,355	\$4.07	Land Table SSA	13.24%	
S-25-32-402-040	10412 CLOVERDALE AVE	09/23/19	\$100,000	\$45,800	\$91,592	\$20,748	\$12,340	65.8	120.0	0.19	\$316	\$109,778	\$2.52	Land Table SSA	13.47%	
S-25-32-402-016	10461 N OAK DR	08/30/19	\$85,000	\$35,910	\$71,816	\$23,752	\$10,568	52.8	120.0	0.15	\$449	\$156,263	\$3.59	Land Table SSA	14.72%	
S-25-32-402-009	10605 N OAK DR	07/22/20	\$113,000	\$38,210	\$76,428	\$48,101	\$11,529	57.6	120.0	0.17	\$834	\$291,521	\$6.69	Land Table SSA	15.08%	
S-25-32-429-013	21326 ITHACA AVE	11/04/20	\$52,000	\$29,570	\$59,137	\$2,471	\$9,608	48.0	120.0	0.14	\$51	\$17,906	\$0.41	Land Table SSA	16.25%	
S-25-32-402-012	10539 N OAK DR	11/26/19	\$80,000	\$30,090	\$60,185	\$30,383	\$10,568	52.8	120.0	0.15	\$575	\$199,888	\$4.59	Land Table SSA	17.56%	

**ROYAL OAK TWP**

SSB

BSA DATABASE		SALES DATA	
Parcel Count	11	# of Sales	0
ECF Nbhd	SSB	Sales Ratio	#DIV/0!
Min ECF	0.575	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.575	Projected % Change	40.00%
Land Table LtoB	14.05%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	14.68%	CVT Sales LtoB	13.95%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$180	#DIV/0!	\$252
MINIMUM	\$180	#DIV/0!	\$252
MAXIMUM	\$180	#DIV/0!	\$252



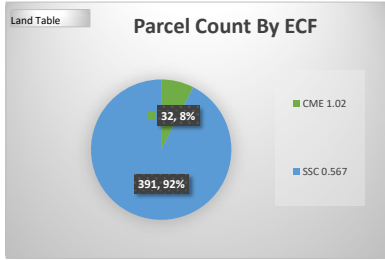
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
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**ROYAL OAK TWP**

SSC

BSA DATABASE		SALES DATA	
Parcel Count	423	# of Sales	16
ECF Nbhhd	CME, SSC	Sales Ratio	44.82%
Min ECF	0.567	(Land Resid.-Est. Land Value)/Est. LV	83.90%
Max ECF	1.020	Projected % Change	30.00%
Land Table LtoB	14.69%	Projected Land Table LtoB	17.22%
CVT LtoB	14.68%	CVT Sales LtoB	13.95%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$120	\$221	\$156
MINIMUM	\$80	\$147	\$104
MAXIMUM	\$160	\$294	\$208



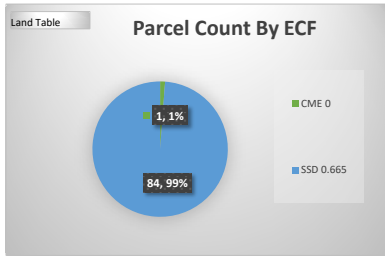
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
S-25-33-305-015	21358 PARKSIDE BLVD	05/12/20	\$55,000	\$27,290	\$54,583	\$7,617	\$7,200	45.0	102.0	0.11	\$169	\$72,543	\$1.67		Land Table SSC	13.19%
S-25-33-327-003	21414 WESTVIEW AVE	01/04/19	\$33,500	\$20,670	\$41,331	(\$635)	\$7,196	45.0	128.9	0.12	(\$14)	(\$5,381)	(\$0.12)		Land Table SSC	17.41%
S-25-33-351-009	21063 WOODSIDE AVE	05/01/19	\$87,500	\$40,440	\$80,889	\$13,811	\$7,200	45.0	102.0	0.11	\$307	\$131,533	\$3.02		Land Table SSC	8.90%
S-25-33-353-009	21024 GLEN LODGE RD	09/01/20	\$158,000	\$58,700	\$117,397	\$55,003	\$14,400	45.0	102.0	0.11	\$1,222	\$261,919	\$6.01	S-25-33-353-010	Land Table SSC	12.27%
S-25-33-353-011		09/01/20	\$5,000					47.0	102.0	0.11	\$106	\$45,455	\$1.04		Land Table SSC	#DIV/0!
S-25-33-353-018	21031 GARDEN LN	10/28/19	\$105,000	\$38,060	\$76,127	\$36,073	\$7,200	45.0	102.0	0.11	\$802	\$343,552	\$7.89		Land Table SSC	9.46%
S-25-33-354-010	21004 GARDEN LN	11/25/19	\$55,000	\$32,430	\$64,852	(\$2,332)	\$7,520	47.0	102.0	0.11	(\$50)	(\$21,200)	(\$0.49)		Land Table SSC	11.60%
S-25-33-355-034	21005 WESTVIEW AVE	08/19/19	\$57,000	\$22,830	\$45,669	\$19,437	\$8,106	50.7	118.5	0.13	\$384	\$151,852	\$3.49		Land Table SSC	17.75%
S-25-33-358-004	20850 GLEN LODGE RD	12/27/19	\$42,000	\$28,370	\$56,740	(\$7,380)	\$7,360	46.0	102.0	0.11	(\$160)	(\$68,333)	(\$1.57)		Land Table SSC	12.97%
S-25-33-358-022	20853 GARDEN LN	09/13/19	\$55,000	\$28,150	\$56,290	\$6,070	\$7,360	46.0	102.0	0.11	\$132	\$56,204	\$1.29		Land Table SSC	13.08%
S-25-33-359-009	20804 GARDEN LN	08/02/19	\$52,000	\$20,690	\$41,380	\$17,980	\$7,360	46.0	102.0	0.11	\$391	\$166,481	\$3.82		Land Table SSC	17.79%
S-25-33-377-020	21023 BETHLAWN BLVD	03/29/19	\$58,500	\$24,590	\$49,175	\$18,075	\$8,750	54.7	165.0	0.16	\$330	\$110,890	\$2.55		Land Table SSC	17.79%
S-25-33-377-023	21005 BETHLAWN BLVD	07/17/20	\$95,000	\$40,730	\$81,450	\$19,738	\$6,188	38.7	82.5	0.08	\$510	\$243,679	\$5.59		Land Table SSC	7.60%
S-25-33-378-034	21021 MITCHELDALE AVE	09/04/20	\$35,000	\$18,020	\$36,035	\$6,813	\$7,848	49.1	146.0	0.14	\$139	\$49,730	\$1.14		Land Table SSC	21.78%
S-25-33-381-004	20862 REIMANVILLE AVE	04/29/19	\$22,000	\$11,940	\$23,872	\$5,759	\$7,631	47.7	145.0	0.13	\$121	\$43,301	\$0.99		Land Table SSC	31.97%
S-25-33-382-032	20807 MITCHELDALE AVE	09/25/20	\$52,000	\$18,440	\$36,886	\$22,771	\$7,657	47.9	146.0	0.13	\$476	\$169,933	\$3.90		Land Table SSC	20.76%

**ROYAL OAK TWP**

SSD

BSA DATABASE		SALES DATA	
Parcel Count	85	# of Sales	4
ECF Nbhd	SSD, CME	Sales Ratio	38.03%
Min ECF	0.665	(Land Resid.-Est. Land Value)/Est. LV	237.91%
Max ECF	0.665	Projected % Change	40.00%
Land Table LtoB	14.15%	Projected Land Table LtoB	17.59%
CVT LtoB	14.68%	CVT Sales LtoB	13.95%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$143	\$482	\$200
MINIMUM	\$95	\$321	\$133
MAXIMUM	\$190	\$642	\$266



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
S-25-33-327-042	21239 REIMANVILLE AVE	10/31/19	\$83,500	\$32,320	\$64,640	\$25,918	\$7,058	37.1	120.8	0.11	\$698	\$233,495	\$5.36		Land Table SSD	10.92%
S-25-33-329-016	21417 MITCHELLEDALE AVE	05/17/19	\$69,900	\$31,060	\$62,119	\$15,542	\$7,761	40.8	146.0	0.13	\$380	\$115,985	\$2.66		Land Table SSD	12.49%
S-25-33-327-032	21357 REIMANVILLE AVE	01/17/19	\$65,000	\$23,620	\$47,232	\$24,826	\$7,058	37.1	120.8	0.11	\$668	\$223,658	\$5.13		Land Table SSD	14.94%
S-25-33-330-008	21376 MITCHELLEDALE AVE	10/29/19	\$72,000	\$23,440	\$46,874	\$32,476	\$7,350	38.7	130.9	0.12	\$840	\$270,633	\$6.21		Land Table SSD	15.68%