

SPRINGFIELD TWP
Land Table 10000

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
U-07-35-226-009	5474 FARLEY RD	2/17/2020	\$625,000	\$297,610	\$595,224	\$168,513	\$138,737	0	0	10.1		\$16,684	\$0.38		10000 ACREAGE	23.31%
U-07-36-176-012	5050 EDGAR RD	11/2/2020	\$285,000	\$135,330	\$270,656	\$138,820	\$124,476	0	0	2.71		\$37,418	\$0.86	U-07-36-176-011	10000 ACREAGE	45.99%
U-07-36-176-013	5042 EDGAR RD	11/2/2020	\$28,500					0	0	1.05		\$27,143	\$0.62		10000 ACREAGE	100.00%
U-07-36-176-014	5036 EDGAR RD	6/24/2020	\$275,000	\$118,380	\$236,758	\$91,104	\$52,862	0	0	1		\$91,104	\$2.09		10000 ACREAGE	22.33%
U-07-36-326-007	8510 ANDERSONVILLE RD	10/2/2020	\$180,000	\$99,100	\$198,207	\$51,077	\$69,284	0	0	2.58		\$19,797	\$0.45		10000 ACREAGE	34.96%
U-07-36-327-019	8680 CROSBY LAKE RD	12/16/2020	\$251,000	\$115,240	\$230,485	\$74,166	\$53,651	0	0	1.3		\$57,051	\$1.31		10000 ACREAGE	23.28%
U-07-36-351-006	8891 CROSBY LAKE RD	8/21/2019	\$120,000	\$60,200	\$120,408	\$59,780	\$60,168	0	0	2		\$29,880	\$0.69		10000 ACREAGE	49.97%

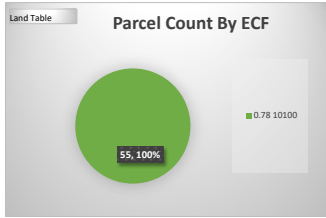
SPRINGFIELD TWP
Land Table 10001

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
U-07-24-451-007	8491 BIG LAKE RD	10/26/2020	\$40,000					0	0	0.92		\$43,478	\$1.00		10001: Less than 1 acre from 10000	100.00%
U-07-24-477-014	8135 ENGLEWOOD DR	1/17/2019	\$251,000	\$112,630	\$225,268	\$50,049	\$24,317	100	190	0.46	\$500	\$108,802	\$2.50		10001: Less than 1 acre from 10000	10.79%
U-07-24-477-016	8185 ENGLEWOOD DR	6/21/2019	\$276,625	\$116,470	\$232,935	\$65,892	\$22,202	100	180	0.42	\$659	\$156,886	\$3.60		10001: Less than 1 acre from 10000	9.53%
U-07-24-477-020	8285 ENGLEWOOD DR	12/3/2019	\$280,000	\$127,030	\$254,050	\$48,152	\$22,202	100	200	0.42	\$482	\$114,648	\$2.63		10001: Less than 1 acre from 10000	8.74%
U-07-24-478-007	6540 NADETTE DR	8/30/2019	\$340,000	\$159,350	\$318,693	\$47,738	\$26,431	100	190	0.5	\$477	\$95,476	\$2.19		10001: Less than 1 acre from 10000	8.29%
U-07-24-479-010	8188 FAIRFIELD CIR	1/23/2020	\$255,000	\$108,480	\$216,966	\$62,351	\$24,317	165	125	0.46	\$378	\$135,546	\$3.11		10001: Less than 1 acre from 10000	11.21%
U-07-25-401-021	8375 FOSTER RD	7/24/2020	\$359,900	\$122,410	\$244,823	\$162,124	\$47,047	0	0	0.89		\$182,162	\$4.18		10001: Less than 1 acre from 10000	19.22%
U-07-26-227-019	9238 EAGLE HILL DR	12/22/2020	\$105,000	\$68,020	\$136,038	-\$12,008	\$19,030	0	0	0.36		-\$33,356	-\$0.77		10001: Less than 1 acre from 10000	13.99%
U-07-26-228-003	9381 EAGLE HILL DR	6/21/2019	\$165,000	\$68,000	\$135,998	\$48,032	\$19,030	0	0	0.36		\$133,422	\$3.06		10001: Less than 1 acre from 10000	13.99%
U-07-26-228-010	9213 EAGLE HILL DR	9/6/2019	\$140,000	\$69,430	\$138,855	\$20,175	\$19,030	0	0	0.36		\$56,042	\$1.29		10001: Less than 1 acre from 10000	13.70%
U-07-26-228-011	9428 UTE POINTE DR	10/3/2019	\$169,000	\$83,740	\$167,482	\$20,020	\$18,502	0	0	0.35		\$57,200	\$1.31		10001: Less than 1 acre from 10000	11.05%
U-07-26-229-005	9331 UTE POINTE DR	3/13/2020	\$199,900	\$87,330	\$174,661	\$44,269	\$19,030	0	0	0.36		\$122,969	\$2.82		10001: Less than 1 acre from 10000	10.90%
U-07-26-229-019	9216 BRUCEDALE DR	6/29/2020	\$215,530	\$88,850	\$177,701	\$56,331	\$18,502	0	0	0.35		\$160,946	\$3.69		10001: Less than 1 acre from 10000	10.41%
U-07-26-251-014	6049 NORTH BAY DR	6/20/2019	\$220,000	\$116,370	\$232,732	\$5,241	\$17,973	0	0	0.34		\$15,415	\$0.35		10001: Less than 1 acre from 10000	7.72%
U-07-26-251-042	6015 NORTH BAY DR	10/1/2019	\$211,000	\$91,460	\$182,915	\$38,657	\$10,572	0	0	0.2		\$193,285	\$4.44		10001: Less than 1 acre from 10000	5.78%
U-07-26-251-043	6001 N BAY DR	11/2/2020	\$227,000	\$76,690	\$153,385	\$84,716	\$11,101	0	0	0.21		\$403,410	\$9.26		10001: Less than 1 acre from 10000	7.24%
U-07-26-277-041	9308 ROBERTDALE DR	2/8/2019	\$135,000	\$68,860	\$137,724	\$8,906	\$11,630	0	0	0.22		\$40,482	\$0.93		10001: Less than 1 acre from 10000	8.44%
U-07-26-278-039	9299 ROBERTDALE DR	4/14/2020	\$204,000	\$74,100	\$148,204	\$72,183	\$16,387	0	0	0.31		\$232,848	\$5.35		10001: Less than 1 acre from 10000	11.06%
U-07-26-279-027	9261 SEMINDALE DR	2/13/2019	\$124,000	\$67,480	\$134,953	\$677	\$11,630	0	0	0.22		\$3,077	\$0.07		10001: Less than 1 acre from 10000	8.62%
U-07-26-451-022	5585 FARLEY RD	7/30/2020	\$280,000	\$112,770	\$225,539	\$86,178	\$31,717	0	0	0.6		\$143,630	\$3.30		10001: Less than 1 acre from 10000	14.06%
U-07-27-100-008	10961 BIG LAKE RD	3/12/2020	\$289,900	\$115,600	\$231,198	\$83,019	\$24,317	0	0	0.46		\$180,476	\$4.14		10001: Less than 1 acre from 10000	10.52%
U-07-28-102-003	11696 OLD OAKS DR	12/14/2020	\$430,000	\$189,240	\$378,472	\$97,518	\$45,990	0	0	0.87		\$112,090	\$2.57		10001: Less than 1 acre from 10000	12.15%
U-07-28-102-012	11681 OLD OAKS DR	12/16/2019	\$290,000	\$178,930	\$357,863	-\$28,745	\$39,118	0	0	0.74		-\$38,845	-\$0.89		10001: Less than 1 acre from 10000	10.93%
U-07-28-476-010	5690 HILLSBORO RD	12/28/2020	\$219,000	\$101,180	\$202,353	\$62,637	\$45,990	164	230	0.87	\$382	\$71,997	\$1.65		10001: Less than 1 acre from 10000	22.73%
U-07-28-476-016	5612 HILLSBORO RD	9/18/2020	\$308,000	\$119,800	\$239,602	\$96,415	\$28,017	100	230	0.53	\$964	\$181,915	\$4.18		10001: Less than 1 acre from 10000	11.69%
U-07-28-476-017	5608 HILLSBORO RD	4/14/2020	\$285,000	\$129,990	\$259,982	\$53,035	\$28,017	100	230	0.53	\$530	\$100,066	\$2.30		10001: Less than 1 acre from 10000	10.78%
U-07-28-476-020	5600 HILLSBORO RD	5/10/2019	\$265,000	\$101,010	\$202,013	\$98,405	\$35,418	100	290	0.67	\$984	\$146,873	\$3.37		10001: Less than 1 acre from 10000	17.53%
U-07-29-176-011	6091 RIDGE HOLLOW LN	10/8/2020	\$345,000	\$152,580	\$305,162	\$78,427	\$38,589	0	0	0.73		\$107,434	\$2.47		10001: Less than 1 acre from 10000	12.65%
U-07-29-426-001	12190 BIG LAKE RD	4/8/2019	\$135,000	\$51,550	\$103,100	\$47,741	\$15,858	169	264	0.15	\$276	\$91,893	\$2.11	U-07-29-426-002	10001: Less than 1 acre from 10000	15.38%
U-07-30-352-003	5548 BIRCH LN	7/16/2020	\$410,000	\$170,480	\$340,953	\$109,222	\$40,175	100	202.5	0.76	\$644	\$143,713	\$3.30		10001: Less than 1 acre from 10000	11.78%
U-07-31-101-001	5351 BIRCH DR	6/15/2020	\$30,000					150	210	0.72	\$200	\$41,667	\$0.96		10001: Less than 1 acre from 10000	100.00%
U-07-31-101-003	5415 BIRCH DR	5/10/2019	\$350,000	\$164,050	\$328,092	\$59,969	\$38,061	150	210	0.72	\$400	\$83,290	\$1.91		10001: Less than 1 acre from 10000	11.60%
U-07-31-102-008	5376 BIRCH DR	7/1/2020	\$28,500					150	245	0.84	\$190	\$33,929	\$0.78		10001: Less than 1 acre from 10000	100.00%
U-07-31-102-010	5460 BIRCH DR	11/15/2019	\$347,780	\$203,620	\$407,238	-\$9,239	\$50,219	169	242	0.95	-\$55	-\$9,725	-\$0.22		10001: Less than 1 acre from 10000	12.33%
U-07-31-102-015	5375 BIRCH LN	7/2/2020	\$480,000	\$242,320	\$484,644	\$33,945	\$38,589	125	258	0.73	\$272	\$46,500	\$1.07		10001: Less than 1 acre from 10000	7.96%
U-07-31-102-016	5343 BIRCH LN	8/12/2020	\$30,000					130	245	0.73	\$231	\$41,096	\$0.94		10001: Less than 1 acre from 10000	100.00%
U-07-31-103-003	5392 BIRCH LN	1/17/2020	\$409,000	\$205,060	\$410,116	\$41,174	\$42,290	196	182	0.8	\$210	\$51,468	\$1.18		10001: Less than 1 acre from 10000	10.31%
U-07-31-103-004	5360 BIRCH LN	12/15/2020	\$30,000					151.5	200	0.69	\$198	\$43,478	\$1.00		10001: Less than 1 acre from 10000	100.00%
U-07-31-151-001	5015 BIRCH DR	9/28/2020	\$30,000					140	258	0.83	\$214	\$36,145	\$0.83		10001: Less than 1 acre from 10000	100.00%
U-07-31-151-002	5047 BIRCH DR	9/28/2020	\$30,000					140	258	0.83	\$214	\$36,145	\$0.83		10001: Less than 1 acre from 10000	100.00%
U-07-35-202-005	5347 FARLEY RD	3/20/2019	\$227,500	\$130,890	\$261,789	-\$2,572	\$31,717	0	0	0.6		-\$4,287	-\$0.10		10001: Less than 1 acre from 10000	12.12%
U-07-36-327-009	8561 ANDERSONVILLE RD	6/18/2020	\$127,000	\$65,140	\$130,276	\$12,054	\$15,330	0	0	0.29		\$41,566	\$0.95		10001: Less than 1 acre from 10000	11.77%
U-07-36-376-003	8555 CROSBY LAKE RD	2/18/2020	\$96,000	\$52,330	\$104,660	\$17,242	\$25,902	0	0	0.49		\$35,188	\$0.81		10001: Less than 1 acre from 10000	24.75%
U-07-36-376-013	8655 CROSBY LAKE RD	9/18/2020	\$213,000	\$96,460	\$192,917	\$63,958	\$43,875	0	0	0.83		\$77,058	\$1.77		10001: Less than 1 acre from 10000	22.74%

SPRINGFIELD TWP
Land Table 10100

BSA DATABASE		SALES DATA	
Parcel Count	55	# of Sales	5
ECF Nbhd	10100	Sales Ratio	49.75%
Min ECF	0.780	(Land Resid.-Est. Land Value)/Est. LV	4.200%
Max ECF	0.780	Projected % Change	20.00%
Land Table LtoB	14.31%	Projected Land Table LtoB	13.77%
CVT LtoB	20.75%	CVT Sales LtoB	18.19%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$108,313	\$112,861	\$129,976
MINIMUM	\$1,150	\$1,198	\$1,380
MAXIMUM	\$245,250	\$255,549	\$294,300

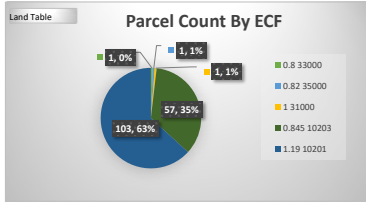


Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
U -07-12-452-003	8440 PEACEFUL VLY	12/10/2020	\$495,000	\$252,210	\$504,417	\$46,991	\$56,408	118	249	0.69	\$398	\$68,103	\$1.56		10100 AUTUMN SHORES/SUNSET-LK AC	11.18%
U -07-12-452-005	8416 PEACEFUL VLY	3/26/2020	\$420,000	\$245,490	\$490,979	-\$27,651	\$43,328	120	192	0.53	-\$230	-\$52,172	-\$1.20		10100 AUTUMN SHORES/SUNSET-LK AC	8.82%
U -07-12-452-008	8380 PEACEFUL VLY	11/20/2019	\$415,000	\$193,850	\$387,708	\$73,890	\$46,598	144	172	0.57	\$513	\$129,632	\$2.98		10100 AUTUMN SHORES/SUNSET-LK AC	12.02%
U -07-12-452-016	8615 S SHORE PT	9/18/2020	\$611,500	\$256,870	\$513,747	\$158,248	\$60,495	141	228	0.74	\$1,122	\$213,849	\$4.91		10100 AUTUMN SHORES/SUNSET-LK AC	11.78%
U -07-12-453-004	8417 PEACEFUL VLY	8/7/2020	\$500,000	\$266,330	\$532,668	\$45,812	\$78,480	150	275	0.96	\$305	\$47,721	\$1.10		10100 AUTUMN SHORES/SUNSET-LK AC	14.73%

SPRINGFIELD TWP
Land Table 10201

BSA DATABASE		SALES DATA	
Parcel Count	163	# of Sales	10
ECF Nbhd	10203, 31000, 35000, 33000, 10201	Sales Ratio	49.04%
Min ECF	0.800	(Land Resid.-Est. Land Value)/Est. LV	13.06%
Max ECF	1.190	Projected % Change	15.00%
Land Table LtoB	17.62%	Projected Land Table LtoB	18.05%
CVT LtoB	20.75%	CVT Sales LtoB	18.19%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$135,391	\$153,075	\$155,700
MINIMUM	\$1,150	\$1,300	\$1,323
MAXIMUM	\$306,563	\$346,605	\$352,547

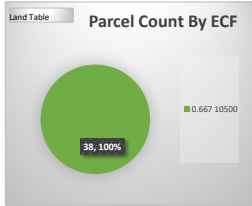


Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
U-07-28-201-008	11511 BIG LAKE RD	5/24/2019	\$140,000	\$57,580	\$115,167	\$34,030	\$9,197	40	100	0.09	\$851	\$378,111	\$8.68		10201 BIG LAKE - LAKE ACCESS	7.99%
U-07-28-201-020	11568 EMBER	11/23/2020	\$257,000	\$148,880	\$297,752	-\$22,358	\$18,394	80	100	0.18	-\$279	-\$124,211	-\$2.85		10201 BIG LAKE - LAKE ACCESS	6.18%
U-07-28-202-031	11428 EMBER	9/22/2020	\$215,000	\$84,170	\$168,340	\$67,242	\$18,394	80	200	0.09	\$1,190	\$528,872	\$12.14	U-07-28-202-030	10201 BIG LAKE - LAKE ACCESS	10.93%
U-07-28-227-008	6192 HILLSBORO RD	6/21/2019	\$202,500	\$89,000	\$177,999	\$38,807	\$14,306	60	100	0.14	\$647	\$277,193	\$6.36		10201 BIG LAKE - LAKE ACCESS	8.04%
U-07-28-227-036	NEILSON RD	12/17/2020	\$11,000					40	100	0.18	\$275	\$61,111	\$1.40		10201 BIG LAKE - LAKE ACCESS	100.00%
U-07-28-228-039	6202 NEILSON RD	6/5/2020	\$117,500	\$76,050	\$152,104	-\$12,123	\$22,481	80	119	0.22	-\$152	-\$55,105	-\$1.27		10201 BIG LAKE - LAKE ACCESS	14.78%
U-07-28-276-010	6100 HILLSBORO RD	8/6/2020	\$160,000	\$60,420	\$120,833	\$74,933	\$35,766	80	192	0.35	\$937	\$214,094	\$4.91		10201 BIG LAKE - LAKE ACCESS	29.60%
U-07-28-281-004	11015 SHORESIDE DR	7/19/2019	\$355,000	\$183,580	\$367,167	\$90,468	\$102,635	210	232	1.11	\$431	\$81,503	\$1.87		10201 BIG LAKE - LAKE ACCESS	27.95%
U-07-28-402-010	5636 MORNING DR	1/21/2020	\$176,000	\$96,200	\$192,399	\$18,345	\$34,744	100	150	0.34	\$183	\$53,956	\$1.24		10201 BIG LAKE - LAKE ACCESS	18.06%
U-07-29-200-026	12125 SCENIC VLY	9/15/2020	\$50,000					127	256	0.85	\$394	\$58,824	\$1.35		10201 BIG LAKE - LAKE ACCESS	100.00%

SPRINGFIELD TWP
Land Table 10500

BSA DATABASE		SALES DATA	
Parcel Count	38	# of Sales	7
ECF Nbhd	10500	Sales Ratio	47.94%
Min ECF	0.667	(Land Resid.-Est. Land Value)/Est. LV	38.99%
Max ECF	0.667	Projected % Change	20.00%
Land Table LtoB	10.35%	Projected Land Table LtoB	12.95%
CVT LtoB	20.75%	CVT Sales LtoB	18.19%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$86,650	\$120,438	\$103,980
MINIMUM	\$1,150	\$1,598	\$1,380
MAXIMUM	\$196,200	\$272,705	\$235,440

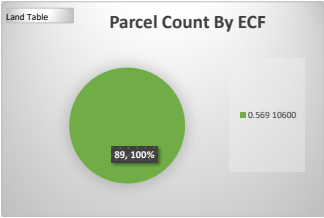


Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
U-07-14-227-007	9244 LAKE RIDGE DR	11/5/2019	\$465,000	\$224,160	\$448,311	\$51,055	\$34,366	0	0	1.39		\$36,730	\$0.84	10500 BRIDGE LK BLUFFS-LAKE ACCESS		7.67%
U-07-14-227-011	9316 LAKE RIDGE DR	12/10/2019	\$515,000	\$241,160	\$482,318	\$71,097	\$38,415	171	255	1	\$416	\$71,097	\$1.63	10500 BRIDGE LK BLUFFS-LAKE ACCESS		7.96%
U-07-14-228-001	9224 LAKEBLUFF DR	8/28/2019	\$585,000	\$292,300	\$584,608	\$65,792	\$65,400	0	0	1		\$65,792	\$1.51	10500 BRIDGE LK BLUFFS-LAKE ACCESS		11.19%
U-07-14-228-006	9276 LAKEBLUFF DR	8/9/2019	\$590,000	\$298,680	\$597,355	\$58,201	\$65,556	254	185	1.06	\$229	\$54,907	\$1.26	10500 BRIDGE LK BLUFFS-LAKE ACCESS		10.97%
U-07-14-276-003	9213 LAKEBLUFF DR	12/30/2020	\$559,900	\$235,560	\$471,127	\$154,303	\$65,530	0	0	1.05		\$146,955	\$3.37	10500 BRIDGE LK BLUFFS-LAKE ACCESS		13.91%
U-07-14-276-006	9147 LAKEBLUFF DR	7/30/2020	\$615,000	\$298,640	\$597,271	\$83,207	\$65,478	126	348	1.03	\$660	\$80,783	\$1.85	10500 BRIDGE LK BLUFFS-LAKE ACCESS		10.96%
U-07-14-276-013	9283 LAKEBLUFF DR	4/26/2019	\$455,000	\$223,920	\$447,840	\$72,664	\$65,504	130	346	1.04	\$559	\$69,869	\$1.60	10500 BRIDGE LK BLUFFS-LAKE ACCESS		14.63%

SPRINGFIELD TWP
Land Table 10600

BSA DATABASE		SALES DATA	
Parcel Count	89	# of Sales	13
ECF Nbhd	10600	Sales Ratio	51.71%
Min ECF	0.569	(Land Resid.-Est. Land Value)/Est. LV	-19.49%
Max ECF	0.569	Projected % Change	0.00%
Land Table LtoB	17.75%	Projected Land Table LtoB	16.97%
CVT LtoB	20.75%	CVT Sales LtoB	18.19%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$153,200	\$123,335	\$153,200
MINIMUM	\$153,200	\$123,335	\$153,200
MAXIMUM	\$153,200	\$123,335	\$153,200



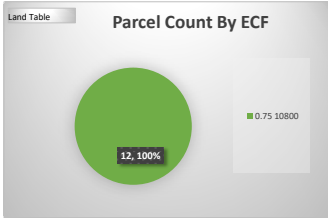
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
U-07-13-401-010	7800 SOMERHILL LN	10/23/2019	\$657,500	\$311,050	\$622,107	\$188,593	\$153,200	215	168	1.48	\$877	\$127,428	\$2.93		10600 BRIDGE VAL/TOWER PINE/COL PRK	24.63%
U-07-13-402-006	8179 TOWERING PINES	11/1/2019	\$958,000	\$459,510	\$919,023	\$192,177	\$153,200	150	230	1	\$1,281	\$192,177	\$4.41		10600 BRIDGE VAL/TOWER PINE/COL PRK	16.67%
U-07-13-402-012	8130 TOWERING PINES	12/28/2020	\$150,000					206	292	0.9	\$728	\$166,667	\$3.83		10600 BRIDGE VAL/TOWER PINE/COL PRK	100.00%
U-07-13-452-003	7654 STONEVALLEY BLF	7/22/2019	\$910,000	\$428,270	\$856,533	\$206,667	\$153,200	189	368	1.61	\$1,093	\$128,365	\$2.95		10600 BRIDGE VAL/TOWER PINE/COL PRK	17.89%
U-07-13-452-006	8364 COTSWOLD LN	1/16/2020	\$747,375	\$439,670	\$879,346	\$21,229	\$153,200	198	247	1.12	\$107	\$18,954	\$0.44		10600 BRIDGE VAL/TOWER PINE/COL PRK	17.42%
U-07-13-452-008	7651 SOMERHILL LN	9/30/2020	\$837,500	\$359,920	\$719,844	\$270,856	\$153,200	193	342	1.6	\$1,403	\$169,285	\$3.89		10600 BRIDGE VAL/TOWER PINE/COL PRK	21.28%
U-07-13-452-010	8343 HIGH MEADOW TRL	1/10/2020	\$800,000	\$520,740	\$1,041,477	-\$88,277	\$153,200	207	265	1.13	-\$426	-\$78,121	-\$1.79		10600 BRIDGE VAL/TOWER PINE/COL PRK	14.71%
U-07-13-454-007	8342 BRIDLEWOOD CT	5/23/2019	\$713,250	\$413,240	\$826,484	\$39,966	\$153,200	180	210	0.98	\$222	\$40,782	\$0.94		10600 BRIDGE VAL/TOWER PINE/COL PRK	18.54%
U-07-13-454-009	8319 BRIDLEWOOD CT	12/23/2020	\$930,000	\$517,190	\$1,034,371	\$48,829	\$153,200	157	214	0.77	\$311	\$63,414	\$1.46		10600 BRIDGE VAL/TOWER PINE/COL PRK	14.81%
U-07-13-454-012	7348 STONEVALLEY BLF	5/16/2019	\$950,000	\$486,440	\$972,880	\$130,320	\$153,200	165	221	0.83	\$790	\$157,012	\$3.60		10600 BRIDGE VAL/TOWER PINE/COL PRK	15.75%
U-07-13-476-001	8047 COTSWOLD LN	9/4/2019	\$955,000	\$409,140	\$818,289	\$289,911	\$153,200	200	279	1.18	\$1,450	\$245,687	\$5.64		10600 BRIDGE VAL/TOWER PINE/COL PRK	18.72%
U-07-13-476-013	7597 FEN RIDGE	8/29/2019	\$964,000	\$539,310	\$1,078,622	\$38,578	\$153,200	169	231	0.92	\$228	\$41,933	\$0.96		10600 BRIDGE VAL/TOWER PINE/COL PRK	14.20%
U-07-24-451-015	6604 COLLEGE PARK DR	5/3/2019	\$615,000	\$306,050	\$612,101	\$79,499	\$76,600	140	200	0.68	\$568	\$116,910	\$2.68		10600 BRIDGE VAL/TOWER PINE/COL PRK	12.51%

SPRINGFIELD TWP

Land Table 10800

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	2
ECF Nbhd	10800	Sales Ratio	48.75%
Min ECF	0.750	(Land Resid.-Est. Land Value)/Est. LV	18.31%
Max ECF	0.750	Projected % Change	10.00%
Land Table LtoB	10.77%	Projected Land Table LtoB	15.24%
CVT LtoB	20.75%	CVT Sales LtoB	18.19%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$86,650	\$102,517	\$95,315
MINIMUM	\$1,150	\$1,361	\$1,265
MAXIMUM	\$196,200	\$232,128	\$215,820



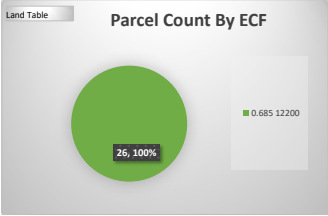
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
U -07-25-476-001	8264 CARIBOU LAKE LN	6/20/2019	\$415,000	\$231,690	\$463,388	\$13,742	\$62,130	0	0	0.95		\$14,465	\$0.33		10800 CARIBOU LAKE - LAKE ACCESS	13.41%
U -07-25-476-008	8006 CARIBOU LAKE LN	11/2/2020	\$516,000	\$222,130	\$444,254	\$137,172	\$65,426	0	0	1.01		\$135,814	\$3.12		10800 CARIBOU LAKE - LAKE ACCESS	14.73%

SPRINGFIELD TWP

Land Table 12200

BSA DATABASE		SALES DATA	
Parcel Count	26	# of Sales	1
ECF Nbhd	33000	Sales Ratio	48.68%
Min ECF	0.685	(Land Resid.-Est. Land Value)/Est. LV	21.84%
Max ECF	0.685	Projected % Change	10.00%
Land Table LtoB	12.06%	Projected Land Table LtoB	13.50%
CVT LtoB	20.75%	CVT Sales LtoB	18.19%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$99,648	\$121,413	\$109,613
MINIMUM	\$1,150	\$1,401	\$1,265
MAXIMUM	\$225,630	\$274,911	\$248,193

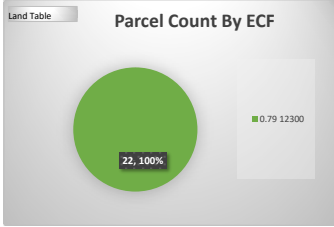


Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
U-07-11-353-012	8428 ZEERCO BLVD	9/17/2020	\$460,000	\$223,920	\$447,844	\$67,811	\$55,655	125	262	0.74	\$542	\$91,636	\$2.10		12200 DIXIE LAKE MANOR-LAKE ACCESS	12.43%

SPRINGFIELD TWP
Land Table 12300

BSA DATABASE		SALES DATA	
Parcel Count	22	# of Sales	6
ECF Nbhd	12300	Sales Ratio	47.36%
Min ECF	0.790	(Land Resid.-Est. Land Value)/Est. LV	43.72%
Max ECF	0.790	Projected % Change	0.00%
Land Table LtoB	13.16%	Projected Land Table LtoB	12.78%
CVT LtoB	20.75%	CVT Sales LtoB	18.19%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$86,650	\$124,533	\$86,650
MINIMUM	\$1,150	\$1,653	\$1,150
MAXIMUM	\$196,200	\$281,977	\$196,200



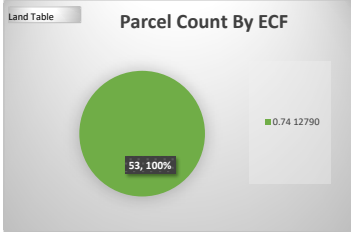
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqPt	Other Parcels in Sale	Land Table	LtoB
U-07-09-101-037	9219 OSPREY BAY CIR	12/23/2020	\$431,500	\$212,080	\$424,155	\$53,362	\$46,017	0	0	1.13	\$47,223	\$1.08		12300 ELIZA LAKE- LAKE ACCESS		10.85%
U-07-09-301-004	8845 RACHAEL DR	8/31/2020	\$449,900	\$220,690	\$441,372	\$55,877	\$47,349	0	0	1.54	\$36,284	\$0.83		12300 ELIZA LAKE- LAKE ACCESS		10.73%
U-07-09-301-008	8645 RACHAEL DR	12/4/2020	\$345,000	\$156,650	\$313,294	\$78,232	\$46,526	0	0	1.41	\$55,484	\$1.27		12300 ELIZA LAKE- LAKE ACCESS		14.85%
U-07-09-301-010	11930 ELY RD	11/3/2020	\$43,400					0	0	1.57	\$27,643	\$0.63		12300 ELIZA LAKE- LAKE ACCESS		100.00%
U-07-09-301-011	11890 ELY RD	7/16/2019	\$349,000	\$173,610	\$347,212	\$48,223	\$46,435	0	0	1.36	\$35,458	\$0.81		12300 ELIZA LAKE- LAKE ACCESS		13.37%
U-07-09-326-014	8685 MAXI CT	8/6/2020	\$350,000	\$148,760	\$297,518	\$99,117	\$46,635	0	0	1.47	\$67,427	\$1.55		12300 ELIZA LAKE- LAKE ACCESS		15.67%

SPRINGFIELD TWP

Land Table 12790

BSA DATABASE		SALES DATA	
Parcel Count	53	# of Sales	7
ECF Nbhd	12790	Sales Ratio	45.09%
Min ECF	0.740	(Land Resid.-Est. Land Value)/Est. LV	46.21%
Max ECF	0.740	Projected % Change	0.00%
Land Table LtoB	22.90%	Projected Land Table LtoB	23.57%
CVT LtoB	20.75%	CVT Sales LtoB	18.19%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$80,000	\$116,970	\$80,000
MINIMUM	\$80,000	\$116,970	\$80,000
MAXIMUM	\$80,000	\$116,970	\$80,000

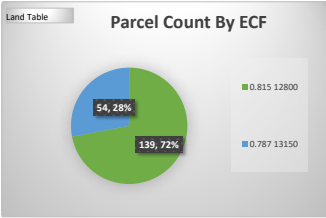


Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqPt	Other Parcels in Sale	Land Table	LtoB
U -07-21-476-028	11114 CHYNA RUN	9/28/2020	\$334,900	\$137,480	\$274,969	\$123,931	\$64,000	142.03	247.37	0.79	\$873	\$156,875	\$3.60		12790 FOREST POINTE	23.28%
U -07-21-476-037	11059 CASSIDY TRL	8/7/2020	\$404,000	\$198,990	\$397,989	\$94,011	\$88,000	124.24	172.5	0.5	\$757	\$188,022	\$4.32		12790 FOREST POINTE	22.11%
U -07-21-476-059	11215 CHYNA RUN	9/26/2019	\$330,000	\$176,540	\$353,080	\$56,920	\$80,000	135.93	189.595	0.59	\$419	\$96,475	\$2.21		12790 FOREST POINTE	22.66%
U -07-21-476-060	11233 CHYNA RUN	4/5/2019	\$429,741	\$173,320	\$346,641	\$163,100	\$80,000	118.34	195.67	0.59	\$1,378	\$276,441	\$6.35		12790 FOREST POINTE	23.08%
U -07-21-476-061	11251 CHYNA RUN	12/28/2020	\$56,000					144.895	195.26	0.66	\$386	\$84,848	\$1.95		12790 FOREST POINTE	100.00%
U -07-21-476-068	11158 CASSIDY TRL	10/15/2020	\$382,000	\$166,530	\$333,067	\$128,933	\$80,000	116.17	209.54	0.55	\$1,110	\$234,424	\$5.38		12790 FOREST POINTE	24.02%
U -07-21-476-073	11038 CASSIDY TRL	6/17/2020	\$339,900	\$148,340	\$296,671	\$123,229	\$80,000	134.775	167.79	0.55	\$914	\$224,053	\$5.14		12790 FOREST POINTE	26.97%

SPRINGFIELD TWP
Land Table 12800

BSA DATABASE		SALES DATA	
Parcel Count	193	# of Sales	27
ECF Nbrhd	13150, 12800	Sales Ratio	49.31%
Min ECF	0.787	(Land Resid.-Est. Land Value)/Est. LV	17.36%
Max ECF	0.815	Projected % Change	20.00%
Land Table LtoB	8.42%	Projected Land Table LtoB	9.48%
CVT LtoB	20.75%	CVT Sales LtoB	18.19%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$36,000	\$42,249	\$43,200
MINIMUM	\$36,000	\$42,249	\$43,200
MAXIMUM	\$36,000	\$42,249	\$43,200



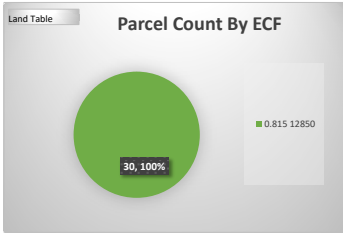
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
U-07-14-302-007	7800 KINGSTON CT	5/29/2020	\$505,000	\$307,040	\$614,088	-\$73,088	\$36,000	81	207	0.47	-\$902	-\$155,506	-\$3.57		12800 FOREST RDG/OAK VAL/KINGSTON	5.86%
U-07-14-302-019	9775 KINGSTON POINTE DR	4/22/2020	\$430,000	\$214,380	\$428,760	\$37,240	\$36,000	106	155	0.38	\$351	\$98,000	\$2.25		12800 FOREST RDG/OAK VAL/KINGSTON	8.40%
U-07-14-302-020	9751 KINGSTON POINTE DR	8/6/2019	\$430,000	\$211,780	\$423,565	\$42,435	\$36,000	100	149	0.34	\$424	\$124,809	\$2.87		12800 FOREST RDG/OAK VAL/KINGSTON	8.50%
U-07-14-302-030	9852 KINGS VLY	11/5/2020	\$522,500	\$228,510	\$457,016	\$101,484	\$36,000	147	181	0.66	\$690	\$153,764	\$3.53		12800 FOREST RDG/OAK VAL/KINGSTON	7.88%
U-07-14-302-039	9880 KINGSTON RDG	5/15/2020	\$557,000	\$260,370	\$520,748	\$72,252	\$36,000	95	151	0.33	\$761	\$218,945	\$5.03		12800 FOREST RDG/OAK VAL/KINGSTON	6.91%
U-07-14-302-040	9904 KINGSTON RDG	3/26/2019	\$435,000	\$224,900	\$449,794	\$21,206	\$36,000	121	131	0.36	\$175	\$58,906	\$1.35		12800 FOREST RDG/OAK VAL/KINGSTON	8.00%
U-07-14-302-041	9924 KINGSTON RDG	3/28/2019	\$36,000					138	112	0.39	\$261	\$92,308	\$2.12		12800 FOREST RDG/OAK VAL/KINGSTON	100.00%
U-07-14-302-054	7740 RIDGE VALLEY DR	9/24/2020	\$47,500					111	147	0.38	\$428	\$125,000	\$2.87		12800 FOREST RDG/OAK VAL/KINGSTON	100.00%
U-07-14-351-004	7648 RED OAK VALLEY DR	3/1/2019	\$358,000	\$167,840	\$335,689	\$54,711	\$32,400	0	0	0.58		\$94,329	\$2.17		12800 FOREST RDG/OAK VAL/KINGSTON	9.65%
U-07-14-351-011	9773 FOREST RIDGE DR	8/14/2020	\$462,000	\$226,190	\$452,386	\$42,014	\$32,400	0	0	0.74		\$56,776	\$1.30		12800 FOREST RDG/OAK VAL/KINGSTON	7.16%
U-07-14-351-014	9829 FOREST RIDGE DR	11/25/2020	\$390,000	\$204,720	\$409,432	\$12,968	\$32,400	0	0	0.74		\$17,524	\$0.40		12800 FOREST RDG/OAK VAL/KINGSTON	7.91%
U-07-14-351-015	9830 OAK VALLEY DR	12/11/2020	\$369,000	\$141,830	\$283,666	\$114,134	\$28,800	0	0	0.74		\$154,235	\$3.54		12800 FOREST RDG/OAK VAL/KINGSTON	10.15%
U-07-14-351-021	9770 OAK VALLEY DR	8/28/2019	\$395,000	\$194,160	\$388,326	\$35,474	\$28,800	0	0	0.51		\$69,557	\$1.60		12800 FOREST RDG/OAK VAL/KINGSTON	7.42%
U-07-14-351-031	9827 OAK VALLEY DR	8/7/2019	\$350,226	\$157,230	\$314,467	\$64,559	\$28,800	0	0	0.51		\$126,586	\$2.91		12800 FOREST RDG/OAK VAL/KINGSTON	9.16%
U-07-14-351-035	9872 FOREST RIDGE DR	3/22/2019	\$431,000	\$201,860	\$403,726	\$59,674	\$32,400	0	0	0.6		\$99,457	\$2.28		12800 FOREST RDG/OAK VAL/KINGSTON	8.03%
U-07-14-377-012	7563 RIDGE VALLEY DR	10/29/2020	\$440,000	\$196,980	\$393,966	\$78,434	\$32,400	0	0	0.45		\$174,298	\$4.00		12800 FOREST RDG/OAK VAL/KINGSTON	8.22%
U-07-14-377-013	7547 RIDGE VALLEY DR	7/15/2019	\$375,000	\$181,540	\$363,070	\$44,330	\$32,400	0	0	0.46		\$96,370	\$2.21		12800 FOREST RDG/OAK VAL/KINGSTON	8.92%
U-07-14-377-015	7515 RIDGE VALLEY DR	7/12/2019	\$370,000	\$185,710	\$371,420	\$30,980	\$32,400	0	0	0.56		\$55,321	\$1.27		12800 FOREST RDG/OAK VAL/KINGSTON	8.72%
U-07-15-426-010	10004 FOREST RIDGE DR	6/29/2020	\$372,000	\$188,450	\$376,894	\$23,906	\$28,800	0	0	0.56		\$42,689	\$0.98		12800 FOREST RDG/OAK VAL/KINGSTON	7.64%
U-07-15-426-019	9887 OAK VALLEY DR	2/26/2019	\$450,000	\$255,980	\$511,954	-\$33,154	\$28,800	0	0	0.66		-\$50,233	-\$1.15		12800 FOREST RDG/OAK VAL/KINGSTON	5.63%
U-07-15-427-012	9983 OAK VALLEY DR	6/8/2020	\$525,000	\$235,580	\$471,169	\$89,831	\$36,000	0	0	0.66		\$136,108	\$3.12		12800 FOREST RDG/OAK VAL/KINGSTON	7.64%
U-07-15-428-004	9960 OAK VALLEY DR	9/9/2020	\$495,900	\$255,120	\$510,248	\$21,652	\$36,000	0	0	0.56		\$38,664	\$0.89		12800 FOREST RDG/OAK VAL/KINGSTON	7.06%
U-07-23-128-003	9710 OAK VALLEY DR	8/14/2019	\$325,000	\$146,470	\$292,939	\$57,261	\$25,200	0	0	0.64		\$89,470	\$2.05		12800 FOREST RDG/OAK VAL/KINGSTON	8.60%
U-07-23-128-006	9680 OAK VALLEY DR	7/15/2019	\$375,000	\$200,470	\$400,934	-\$734	\$25,200	0	0	0.67		-\$1,096	-\$0.03		12800 FOREST RDG/OAK VAL/KINGSTON	6.29%
U-07-23-276-021	6685 SPRINGCREST CT	9/29/2020	\$325,000	\$143,030	\$286,061	\$74,939	\$36,000	0	0	1.05		\$71,370	\$1.64		12800 FOREST RDG/OAK VAL/KINGSTON	12.58%
U-07-23-276-023	6985 SPRING CREST CT	4/5/2019	\$305,000	\$165,600	\$331,204	\$9,796	\$36,000	0	0	1.01		\$9,699	\$0.22		12800 FOREST RDG/OAK VAL/KINGSTON	10.87%
U-07-23-276-028	7040 NORTHWIND CT	2/3/2020	\$330,000	\$194,630	\$389,259	-\$23,259	\$36,000	0	0	1.17		-\$19,879	-\$0.46		12800 FOREST RDG/OAK VAL/KINGSTON	9.25%

SPRINGFIELD TWP

Land Table 12850

BSA DATABASE		SALES DATA	
Parcel Count	30	# of Sales	7
ECF Nbhhd	12850	Sales Ratio	46.48%
Min ECF	0.815	(Land Resid.-Est. Land Value)/Est. LV	83.85%
Max ECF	0.815	Projected % Change	10.00%
Land Table LtoB	8.68%	Projected Land Table LtoB	9.85%
CVT LtoB	20.75%	CVT Sales LtoB	18.19%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$22,000	\$40,447	\$24,200
MINIMUM	\$22,000	\$40,447	\$24,200
MAXIMUM	\$22,000	\$40,447	\$24,200

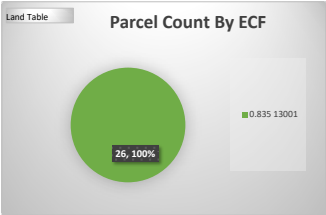


Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
U-07-17-304-007	12775 CAROLYN WAY	6/12/2019	\$245,000	\$138,340	\$276,680	-\$9,680	\$22,000	0	0	0.07		-\$138,286	-\$3.17		12850 FOUNTAIN VILLAGE	7.95%
U-07-17-304-017	7425 VILLAGE CT	12/26/2019	\$285,000	\$128,350	\$256,691	\$50,309	\$22,000	0	0	0.06		\$838,483	\$19.25		12850 FOUNTAIN VILLAGE	8.57%
U-07-17-304-025	7466 VILLAGE CT	11/20/2020	\$261,315	\$111,920	\$223,836	\$59,479	\$22,000	0	0	0.07		\$849,700	\$19.51		12850 FOUNTAIN VILLAGE	9.83%
U-07-17-304-026	7472 VILLAGE CT	1/24/2020	\$249,900	\$119,400	\$238,794	\$33,106	\$22,000	0	0	0.07		\$472,943	\$10.86		12850 FOUNTAIN VILLAGE	9.21%
U-07-17-304-027	7478 VILLAGE CT	8/14/2020	\$279,000	\$111,880	\$223,761	\$77,239	\$22,000	0	0	0.07		\$1,103,414	\$25.33		12850 FOUNTAIN VILLAGE	9.83%
U-07-17-304-029	7490 VILLAGE CT	11/5/2019	\$254,900	\$121,070	\$242,144	\$34,756	\$22,000	0	0	0.07		\$496,514	\$11.40		12850 FOUNTAIN VILLAGE	9.09%
U-07-17-304-030	7496 VILLAGE CT	9/25/2019	\$259,000	\$121,540	\$243,079	\$37,921	\$22,000	0	0	0.07		\$541,729	\$12.44		12850 FOUNTAIN VILLAGE	9.05%

SPRINGFIELD TWP
Land Table 13001

BSA DATABASE		SALES DATA	
Parcel Count	26	# of Sales	4
ECF Nbhd	13001	Sales Ratio	45.25%
Min ECF	0.835	(Land Resid.-Est. Land Value)/Est. LV	55.60%
Max ECF	0.835	Projected % Change	25.00%
Land Table LtoB	18.37%	Projected Land Table LtoB	22.56%
CVT LtoB	20.75%	CVT Sales LtoB	18.19%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$145,572	\$226,508	\$181,965
MINIMUM	\$1,150	\$1,789	\$1,438
MAXIMUM	\$329,616	\$512,878	\$412,020



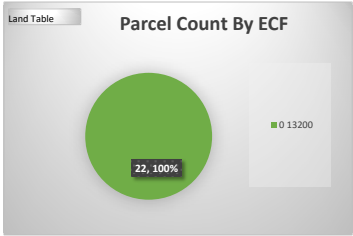
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
U -07-11-455-002	8680 HARBORTOWNE DR	6/9/2020	\$269,000	\$119,160	\$238,312	\$71,341	\$40,653	100	150	0.37	\$713	\$192,814	\$4.43		13001 HARBORTOWNE-LAKE ACCESS	17.06%
U -07-11-455-006	8677 SUNSET COVE DR	9/5/2019	\$280,000	\$137,370	\$274,730	\$68,996	\$63,726	0	0	0.58		\$118,959	\$2.73		13001 HARBORTOWNE-LAKE ACCESS	23.20%
U -07-11-455-011	8660 SUNSETCOVE DR	7/13/2020	\$281,000	\$117,750	\$235,502	\$88,348	\$42,850	0	0	0.39		\$226,533	\$5.20		13001 HARBORTOWNE-LAKE ACCESS	18.20%
U -07-11-455-012	8652 SUNSETCOVE DR	6/19/2020	\$307,000	\$140,170	\$280,331	\$73,914	\$47,245	0	0	0.43		\$171,893	\$3.95		13001 HARBORTOWNE-LAKE ACCESS	16.85%

SPRINGFIELD TWP

Land Table 13200

BSA DATABASE		SALES DATA	
Parcel Count	22	# of Sales	0
ECF Nbhd	13200	Sales Ratio	#DIV/0!
Min ECF	N/A	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	N/A	Projected % Change	0.00%
Land Table LtoB	N/A	Projected Land Table LtoB	#DIV/0!
CVT LtoB	20.75%	CVT Sales LtoB	18.19%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$13,700	#DIV/0!	\$13,700
MINIMUM	\$13,700	#DIV/0!	\$13,700
MAXIMUM	\$13,700	#DIV/0!	\$13,700

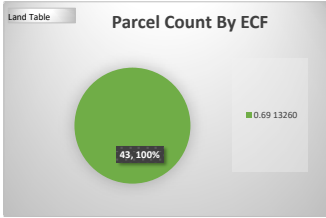


Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
---------------	----------------	-----------	------------	-------------	----------------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

SPRINGFIELD TWP
Land Table 13260

BSA DATABASE		SALES DATA	
Parcel Count	43	# of Sales	8
ECF Nbhd	13260	Sales Ratio	49.80%
Min ECF	0.690	(Land Resid.-Est. Land Value)/Est. LV	3.23%
Max ECF	0.690	Projected % Change	10.00%
Land Table LtoB	14.56%	Projected Land Table LtoB	13.56%
CVT LtoB	20.75%	CVT Sales LtoB	18.19%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$129,975	\$134,179	\$142,973
MINIMUM	\$1,150	\$1,187	\$1,265
MAXIMUM	\$294,300	\$303,820	\$323,730



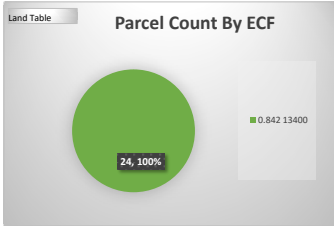
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
U -07-14-454-002	7388 INGOMAR LN	8/17/2020	\$449,999	\$243,380	\$486,761	\$22,098	\$58,860	126	202	0.6	\$175	\$36,830	\$0.85		13260 INGOMAR FARMS-LAKE ACCESS	12.09%
U -07-14-455-001	9368 SOFTWATER WOODS DR	8/11/2020	\$460,000	\$242,830	\$485,663	\$35,159	\$60,822	113	189	0.62	\$311	\$56,708	\$1.30		13260 INGOMAR FARMS-LAKE ACCESS	12.52%
U -07-23-202-001	7325 INGOMAR LN	8/30/2019	\$565,000	\$262,710	\$525,428	\$128,552	\$88,980	95.165283	271	0.56	\$1,351	\$229,557	\$5.27		13260 INGOMAR FARMS-LAKE ACCESS	16.93%
U -07-23-203-002	7298 INGOMAR LN	3/8/2019	\$545,000	\$307,910	\$615,827	-\$21,777	\$49,050	106	215	0.5	-\$205	-\$43,554	-\$1.00		13260 INGOMAR FARMS-LAKE ACCESS	7.96%
U -07-23-204-003	7217 INGOMAR LN	12/30/2020	\$439,900	\$201,150	\$402,290	\$82,736	\$45,126	110	182	0.46	\$752	\$179,861	\$4.13		13260 INGOMAR FARMS-LAKE ACCESS	11.22%
U -07-23-205-003	7172 INGOMAR LN	10/30/2020	\$474,000	\$212,000	\$424,009	\$101,003	\$51,012	101	229	0.52	\$1,000	\$194,237	\$4.46		13260 INGOMAR FARMS-LAKE ACCESS	12.03%
U -07-23-205-004	7154 INGOMAR LN	8/7/2020	\$415,000	\$205,220	\$410,446	\$55,566	\$51,012	91	219	0.52	\$611	\$106,858	\$2.45		13260 INGOMAR FARMS-LAKE ACCESS	12.43%
U -07-23-206-002	7145 INGOMAR LN	7/24/2019	\$325,900	\$154,800	\$309,597	\$68,296	\$51,993	116	200	0.53	\$589	\$128,860	\$2.96		13260 INGOMAR FARMS-LAKE ACCESS	16.79%

SPRINGFIELD TWP

Land Table 13400

BSA DATABASE		SALES DATA	
Parcel Count	24	# of Sales	3
ECF Nbhd	13400	Sales Ratio	43.95%
Min ECF	0.842	(Land Resid.-Est. Land Value)/Est. LV	66.70%
Max ECF	0.842	Projected % Change	30.00%
Land Table LtoB	27.48%	Projected Land Table LtoB	25.27%
CVT LtoB	20.75%	CVT Sales LtoB	18.19%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$173,300	\$288,894	\$225,290
MINIMUM	\$1,150	\$1,917	\$1,495
MAXIMUM	\$392,400	\$654,138	\$510,120



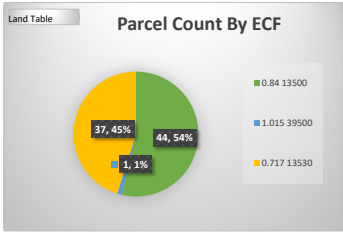
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
U-07-10-476-043	10061 KING RD	2/26/2019	\$160,000	\$78,580	\$157,151	\$23,777	\$20,928	0	0	0.16		\$148,606	\$3.41	13400 DIXIE LAKE - LAKE ACCESS	13.32%	
U-07-10-476-048	10119 KING RD	9/27/2019	\$199,900	\$97,900	\$195,805	\$60,339	\$56,244	0	0	0.43		\$140,323	\$3.22	13400 DIXIE LAKE - LAKE ACCESS	28.72%	
U-07-11-379-003	9554 SUSIN LN	5/15/2020	\$188,000	\$64,320	\$128,637	\$81,599	\$22,236	0	0	0.17		\$479,994	\$11.02	13400 DIXIE LAKE - LAKE ACCESS	17.29%	

SPRINGFIELD TWP

Land Table 13503

BSA DATABASE		SALES DATA	
Parcel Count	82	# of Sales	7
ECF Nbhd	13530, 13500, 39500	Sales Ratio	50.87%
Min ECF	0.717	(Land Resid.-Est. Land Value)/Est. LV	-7.25%
Max ECF	1.015	Projected % Change	0.00%
Land Table LtoB	22.95%	Projected Land Table LtoB	23.53%
CVT LtoB	20.75%	CVT Sales LtoB	18.19%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$73,370	\$68,053	\$73,370
MINIMUM	\$688	\$638	\$688
MAXIMUM	\$215,820	\$200,181	\$215,820

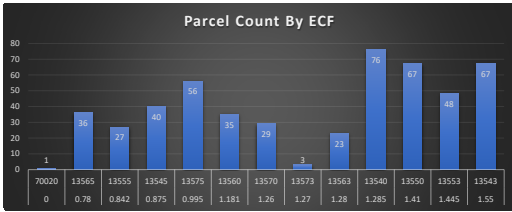


Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
U-07-09-151-010	8790 RACHAEL DR	9/12/2019	\$490,000	\$274,940	\$549,870	\$76,232	\$136,102	197.823176	314	1.39	\$385	\$51,162	\$1.17		13503 LF-SMALL	24.75%
U-07-09-326-007	11580 ELY RD	12/23/2020	\$455,000	\$195,790	\$391,577	\$171,864	\$108,441	128.866151	644	1.42	\$1,334	\$121,031	\$2.78		13503 LF-SMALL	27.69%
U-07-09-326-009	8690 MAXI CT	1/14/2019	\$435,000	\$227,950	\$455,893	\$136,339	\$157,232	253.927512	237	1.53	\$537	\$89,110	\$2.05		13503 LF-SMALL	34.49%
U-07-09-326-011	8650 MAXI CT	2/1/2019	\$515,000	\$248,760	\$497,512	\$154,946	\$137,458	199.794264	312.75	1.33	\$776	\$116,501	\$2.67		13503 LF-SMALL	27.63%
U-07-14-478-036	9414 SOFTWATER WOODS DR	1/7/2019	\$710,000	\$344,760	\$689,528	\$145,761	\$125,289	178.66517	507.25	4.8	\$816	\$30,367	\$0.70		13503 LF-SMALL	18.17%
U-07-25-476-012	8091 CARIBOU LAKE LN	6/30/2020	\$670,000	\$359,640	\$719,288	\$98,876	\$148,164	158.464515	365.5	1.18	\$624	\$83,793	\$1.92		13503 LF-SMALL	20.60%
U-07-36-352-008	4494 COASTAL PKWY	7/12/2019	\$480,000	\$258,230	\$516,456	\$49,553	\$86,009	91.988251	242	0.5	\$539	\$99,106	\$2.28		13503 LF-SMALL	16.65%

SPRINGFIELD TWP
Land Table 13552

BSA DATABASE		SALES DATA	
Parcel Count	508	# of Sales	37
ECF Nhd	70020, 13555, 13553, 13550, 13565, 13560, 13563, 13575, 13570, 13573, 13543, 13545, 13540	Sales Ratio	45.93%
Min ECF	0.780	(Land Resid.-Est. Land Value)/Est. LV	39.05%
Max ECF	1.550	Projected % Change	25.00%
Land Table LtoB	25.63%	Projected Land Table LtoB	26.86%
CVT LtoB	20.75%	CVT Sales LtoB	18.19%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$76,705	\$106,662	\$95,881
MINIMUM	\$948	\$1,318	\$1,185
MAXIMUM	\$225,630	\$313,748	\$282,038



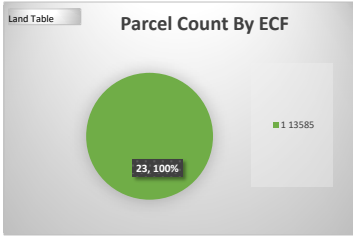
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
U-07-10-401-030	8691 SHERWOOD DR	3/25/2019	\$500,000	\$265,170	\$530,346	\$93,404	\$123,750	122.082678	157	1.8	\$765	\$51,891	\$1.19		13552 LF-LARGE	23.33%
U-07-10-402-009	8656 SHORE DR	8/12/2020	\$442,500	\$177,070	\$354,149	\$173,851	\$85,500	67.505744	121	0.3	\$2,575	\$579,503	\$13.30		13552 LF-LARGE	24.14%
U-07-10-402-019	10478 KING RD	7/11/2019	\$395,000	\$191,630	\$383,264	\$95,766	\$84,030	64.988424	296	0.54	\$1,474	\$177,344	\$4.07		13552 LF-LARGE	21.92%
U-07-10-402-033	10346 KING RD	5/15/2019	\$605,000	\$215,910	\$431,823	\$239,714	\$66,537	51.459718	218	0.45	\$4,658	\$532,698	\$12.23		13552 LF-LARGE	15.41%
U-07-10-402-038	10318 KING RD	4/17/2019	\$362,000	\$151,560	\$303,126	\$116,516	\$57,642	44.580245	336	0.27	\$2,614	\$431,541	\$9.91		13552 LF-LARGE	19.02%
U-07-10-402-051	10520 KING RD	8/28/2020	\$590,000	\$207,460	\$444,923	\$350,358	\$175,281	184.893304	90.25	1.22	\$1,895	\$287,179	\$6.59		13552 LF-LARGE	42.24%
U-07-10-402-052	10502 KING RD	8/5/2019	\$587,000	\$205,230	\$418,467	\$254,033	\$85,500	79.999591	186	0.46	\$3,175	\$552,246	\$12.68		13552 LF-LARGE	20.43%
U-07-10-427-028	10038 KING RD	7/31/2020	\$439,000	\$210,720	\$421,442	\$73,599	\$56,041	43.342049	196	0.18	\$1,698	\$408,883	\$9.39		13552 LF-LARGE	13.30%
U-07-10-427-035	10248 KING RD	4/30/2019	\$240,000	\$114,090	\$228,189	\$121,366	\$109,555	84.729199	184	0.38	\$1,432	\$319,384	\$7.33		13552 LF-LARGE	48.01%
U-07-10-427-036	10232 KING RD	6/10/2019	\$584,900	\$290,080	\$580,167	\$128,483	\$123,750	103.93507	192	0.48	\$1,236	\$267,673	\$6.14		13552 LF-LARGE	21.33%
U-07-11-152-010	9981 DIXIE HWY	7/10/2020	\$439,000	\$228,100	\$456,207	\$53,481	\$70,688	54.670028	425	0.39	\$978	\$137,131	\$3.15		13552 LF-LARGE	15.49%
U-07-11-301-006	9959 DIXIE HWY	10/27/2020	\$340,000	\$122,020	\$244,044	\$171,184	\$75,228	58.18126	523	0.48	\$2,942	\$356,633	\$8.19		13552 LF-LARGE	30.83%
U-07-11-301-007	9955 DIXIE HWY	3/4/2019	\$340,000	\$203,030	\$406,067	\$9,161	\$75,228	58.18126	523	0.48	\$1,157	\$19,085	\$0.44		13552 LF-LARGE	18.53%
U-07-11-301-022	9899 DIXIE HWY	8/19/2019	\$218,000	\$114,070	\$228,149	\$53,842	\$63,991	49.490582	305	0.28	\$1,088	\$192,293	\$4.41		13552 LF-LARGE	28.05%
U-07-11-301-037	9947 DIXIE HWY	10/19/2020	\$915,000	\$362,110	\$724,216	\$314,534	\$123,750	103.005667	522.5	0.96	\$3,054	\$327,640	\$7.52		13552 LF-LARGE	17.09%
U-07-11-327-048	9745 NORMAN RD	4/2/2020	\$550,000	\$206,610	\$413,223	\$203,351	\$66,574	51.488043	348	0.32	\$3,949	\$635,472	\$14.59		13552 LF-LARGE	16.11%
U-07-11-376-011	9844 DIXIE HWY	6/19/2020	\$475,000	\$211,430	\$422,853	\$137,647	\$85,500	71.693931	257	0.36	\$1,920	\$382,353	\$8.78		13552 LF-LARGE	20.22%
U-07-11-376-034	9880 DIXIE HWY	11/24/2020	\$230,000	\$142,080	\$284,154	\$58,820	\$112,974	158.894962	104.5	1.01	\$370	\$58,238	\$1.34		13552 LF-LARGE	39.76%
U-07-11-402-022	9475 CHERRYWOOD RD	7/15/2019	\$300,000	\$155,260	\$310,527	\$122,900	\$133,427	45.024976	130	1.14	\$2,730	\$107,807	\$2.47		13552 LF-LARGE	42.97%
U-07-11-454-005	8681 HARBORTOWNE DR	6/26/2020	\$577,500	\$270,510	\$541,029	\$157,994	\$121,523	93.985011	177	0.41	\$1,681	\$385,351	\$8.85		13552 LF-LARGE	22.46%
U-07-11-454-016	8453 HARBORTOWNE DR	6/12/2020	\$580,000	\$307,620	\$615,249	\$80,137	\$115,386	89.239008	139.5	0.33	\$898	\$242,839	\$5.57		13552 LF-LARGE	18.75%
U-07-12-178-009	8715 WAUMEGA RD	9/23/2020	\$475,000	\$205,550	\$411,092	\$158,837	\$94,929	73.417779	169	0.31	\$2,163	\$512,377	\$11.76		13552 LF-LARGE	23.09%
U-07-12-376-008	8820 BRIDGE LAKE RD	7/11/2019	\$585,500	\$344,240	\$688,476	\$20,774	\$123,750	167.068426	322.25	1.51	\$124	\$13,758	\$0.32		13552 LF-LARGE	17.97%
U-07-12-376-013	8746 S SHORE DR	5/22/2020	\$895,000	\$427,880	\$855,764	\$162,986	\$123,750	138.747924	272.5	0.82	\$1,175	\$198,763	\$4.56		13552 LF-LARGE	14.46%
U-07-12-426-008	8805 ELLIS DR	7/20/2020	\$925,000	\$460,010	\$920,020	\$252,472	\$247,500	244.483145	260	1.05	\$1,129	\$138,682	\$3.18	U-07-12-426-007	13552 LF-LARGE	26.90%
U-07-12-452-026	8638 SOUTH SHORE DR	8/15/2019	\$1,000,000	\$478,950	\$957,900	\$165,850	\$123,750	144.841643	252	0.81	\$1,145	\$204,753	\$4.70		13552 LF-LARGE	12.92%
U-07-28-204-038	6205 HILLSBORO RD	11/4/2020	\$595,000	\$394,540	\$789,073	\$68,028	\$262,101	276.478208	138.600006	1.67	\$246	\$40,735	\$0.94		13552 LF-LARGE	33.22%
U-07-28-279-008	5901 CLAYPOOL	8/19/2020	\$65,000		\$9,347679		\$148,120	39.347679	142	0.13	\$1,652	\$500,000	\$11.48		13552 LF-LARGE	100.00%
U-07-28-280-002	5921 HILLSBORO RD	9/8/2020	\$725,000	\$365,070	\$730,140	\$142,981	\$148,120	89.903512	332	0.64	\$1,811	\$75,043	\$1.72	U-07-28-426-004	13552 LF-LARGE	20.29%
U-07-28-301-004	12021 BIG LAKE RD	12/18/2020	\$450,000	\$188,400	\$376,801	\$158,367	\$85,168	73.187251	174	1.8	\$2,164	\$87,982	\$2.02		13552 LF-LARGE	22.60%
U-07-28-326-010	5821 MORNING DR	9/3/2020	\$350,000	\$136,820	\$273,642	\$135,150	\$58,792	45.469612	90	0.11	\$2,972	\$1,228,636	\$28.21		13552 LF-LARGE	21.49%
U-07-28-326-011	5811 MORNING DR	8/14/2020	\$250,000	\$106,600	\$213,207	\$93,966	\$57,173	44.217944	82	0.1	\$2,125	\$939,660	\$21.57		13552 LF-LARGE	26.82%
U-07-28-326-024	5681 MORNING DR	5/22/2020	\$280,000	\$112,900	\$225,803	\$126,699	\$72,502	56.072777	181	0.22	\$2,260	\$575,905	\$13.22		13552 LF-LARGE	32.11%
U-07-28-351-003	11984 RUSTY LN	6/26/2020	\$512,000	\$196,950	\$393,894	\$199,218	\$81,112	62.73193	174	0.34	\$3,176	\$585,935	\$13.45		13552 LF-LARGE	20.59%
U-07-28-351-004	11976 RUSTY LN	6/22/2020	\$570,000	\$190,400	\$380,803	\$271,343	\$82,146	63.531171	181.5	0.34	\$4,271	\$798,068	\$18.32		13552 LF-LARGE	21.57%
U-07-28-376-013	11602 HAYLOCK	4/5/2019	\$332,000	\$156,880	\$313,761	\$76,747	\$58,508	45.249831	142	0.15	\$1,696	\$511,647	\$11.75		13552 LF-LARGE	18.65%
U-07-29-427-007	12101 BIG LAKE RD	9/3/2020	\$340,308	\$143,470	\$286,934	\$175,406	\$122,032	97.756214	87	2.78	\$1,794	\$63,096	\$1.45		13552 LF-LARGE	42.53%

SPRINGFIELD TWP

Land Table 13585

BSA DATABASE		SALES DATA	
Parcel Count	23	# of Sales	1
ECF Nbhd	13585	Sales Ratio	#DIV/0!
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.000	Projected % Change	10.00%
Land Table LtoB	18.52%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	20.75%	CVT Sales LtoB	18.19%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$98,750	#DIV/0!	\$108,625
MINIMUM	\$79,000	#DIV/0!	\$86,900
MAXIMUM	\$118,500	#DIV/0!	\$130,350



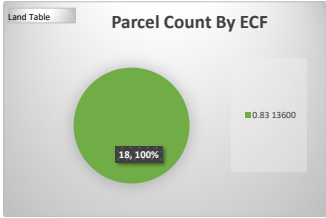
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqPt	Other Parcels in Sale	Land Table	LtoB
U-07-19-227-006	7195 GRANGE MDW	12/28/2020	\$87,500					0	0	0.76		\$115,132	\$2.64		13585 MAPLE GRANGE	100.00%

SPRINGFIELD TWP

Land Table 13600

BSA DATABASE		SALES DATA	
Parcel Count	18	# of Sales	1
ECF Nbhd	13600	Sales Ratio	43.54%
Min ECF	0.830	(Land Resid.-Est. Land Value)/Est. LV	157.14%
Max ECF	0.830	Projected % Change	100.00%
Land Table LtoB	11.96%	Projected Land Table LtoB	17.25%
CVT LtoB	20.75%	CVT Sales LtoB	18.19%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$103,980	\$267,371	\$207,960
MINIMUM	\$1,150	\$2,957	\$2,300
MAXIMUM	\$235,440	\$605,404	\$470,880



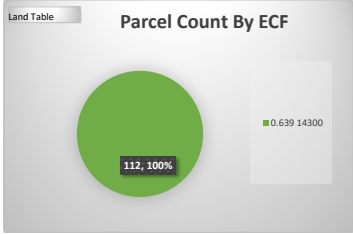
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
U-07-36-351-020	4479 COASTAL PKWY	12/4/2020	\$420,000	\$182,870	\$365,739	\$88,792	\$34,531	105	181	0.44	\$846	\$201,800	\$4.63		13600 MARINER'S COVE - LAKE ACCESS	9.44%

SPRINGFIELD TWP

Land Table 14300

BSA DATABASE		SALES DATA	
Parcel Count	112	# of Sales	14
ECF Nbhd	14300	Sales Ratio	50.88%
Min ECF	0.639	(Land Resid.-Est. Land Value)/Est. LV	-11.02%
Max ECF	0.639	Projected % Change	0.00%
Land Table LtoB	16.55%	Projected Land Table LtoB	15.65%
CVT LtoB	20.75%	CVT Sales LtoB	18.19%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$71,800	\$63,890	\$71,800
MINIMUM	\$71,800	\$63,890	\$71,800
MAXIMUM	\$71,800	\$63,890	\$71,800

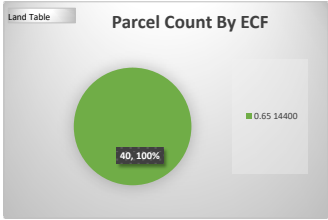


Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
U-07-14-151-007	9999 PEBBLE CREEK CT	8/26/2019	\$469,900	\$245,540	\$491,084	\$50,616	\$71,800	0	0	0.59		\$85,790	\$1.97	14300 PEBBLE CREEK	14.62%	
U-07-14-151-011	8119 PEBBLE CREEK DR	8/12/2020	\$397,500	\$178,100	\$356,190	\$113,110	\$71,800	113	195	0.51	\$1,001	\$221,784	\$5.09	14300 PEBBLE CREEK	20.16%	
U-07-14-152-002	10005 CREEKWOOD TR	10/8/2019	\$440,000	\$222,510	\$445,012	\$66,788	\$71,800	0	0	0.62		\$107,723	\$2.47	14300 PEBBLE CREEK	16.13%	
U-07-14-154-001	9929 BOULDER CT	8/7/2020	\$441,500	\$231,170	\$462,338	\$50,962	\$71,800	0	0	0.66		\$77,215	\$1.77	14300 PEBBLE CREEK	15.53%	
U-07-14-154-002	9915 BOULDER CT	7/26/2019	\$550,000	\$267,110	\$534,214	\$87,586	\$71,800	0	0	0.59		\$148,451	\$3.41	14300 PEBBLE CREEK	13.44%	
U-07-14-154-010	9920 CREEKWOOD TRL	7/6/2020	\$490,000	\$205,060	\$410,124	\$151,676	\$71,800	0	0	0.56		\$270,850	\$6.22	14300 PEBBLE CREEK	17.51%	
U-07-15-276-005	10134 CREEKWOOD TRL	8/4/2020	\$515,000	\$275,110	\$550,219	\$36,581	\$71,800	0	0	0.59		\$62,002	\$1.42	14300 PEBBLE CREEK	13.05%	
U-07-15-276-007	10106 CREEKWOOD TRL	12/7/2020	\$420,000	\$231,440	\$462,885	\$28,915	\$71,800	0	0	0.75		\$38,553	\$0.89	14300 PEBBLE CREEK	15.51%	
U-07-15-276-008	10092 CREEKWOOD TR	2/11/2020	\$402,000	\$246,590	\$493,174	-\$19,374	\$71,800	0	0	0.83		-\$23,342	-\$0.54	14300 PEBBLE CREEK	14.56%	
U-07-15-276-011	10050 CREEKWOOD TR	1/25/2019	\$445,000	\$195,510	\$391,016	\$125,784	\$71,800	0	0	0.57		\$220,674	\$5.07	14300 PEBBLE CREEK	18.36%	
U-07-15-277-009	10089 CREEKWOOD TRL	8/14/2020	\$515,000	\$268,090	\$536,179	\$50,621	\$71,800	0	0	0.58		\$87,278	\$2.00	14300 PEBBLE CREEK	13.39%	
U-07-15-277-010	10075 CREEKWOOD TR	10/29/2019	\$420,000	\$210,670	\$421,349	\$70,451	\$71,800	0	0	0.55		\$128,093	\$2.94	14300 PEBBLE CREEK	17.04%	
U-07-15-277-020	10130 BOULDER PASS	7/27/2020	\$415,000	\$214,030	\$428,061	\$58,739	\$71,800	0	0	0.78		\$75,306	\$1.73	14300 PEBBLE CREEK	16.77%	
U-07-15-401-003	10193 BOULDER PASS	3/4/2019	\$459,900	\$255,440	\$510,879	\$31,591	\$82,570	0	0	0.8		\$39,489	\$0.91	14300 PEBBLE CREEK	16.16%	

SPRINGFIELD TWP
Land Table 14400

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	3
ECF Nbhd	14400	Sales Ratio	42.71%
Min ECF	0.650	(Land Resid.-Est. Land Value)/Est. LV	136.76%
Max ECF	0.650	Projected % Change	80.00%
Land Table LtoB	15.16%	Projected Land Table LtoB	20.43%
CVT LtoB	20.75%	CVT Sales LtoB	18.19%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$121,310	\$287,208	\$218,358
MINIMUM	\$1,150	\$2,723	\$2,070
MAXIMUM	\$274,680	\$650,321	\$494,424



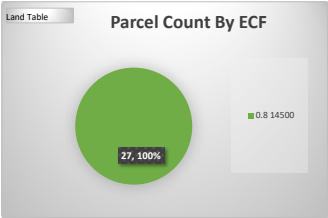
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
U -07-15-202-012	8241 PINE LAKE DR	10/14/2020	\$460,000	\$177,570	\$355,142	\$156,132	\$51,274	0	0	0.56		\$139,404	\$3.20		14400 PINE LAKE FOREST - LAKE ACCESS	14.44%
U -07-15-204-001	8290 LOST PINES DR	9/25/2020	\$453,000	\$170,610	\$341,224	\$154,809	\$43,033	0	0	0.47		\$329,381	\$7.56		14400 PINE LAKE FOREST - LAKE ACCESS	12.61%
U -07-15-204-002	8270 LOST PINES DR	6/20/2019	\$434,900	\$227,470	\$454,949	\$29,393	\$49,442	0	0	0.54		\$54,431	\$1.25		14400 PINE LAKE FOREST - LAKE ACCESS	10.87%

SPRINGFIELD TWP

Land Table 14500

BSA DATABASE		SALES DATA	
Parcel Count	27	# of Sales	2
ECF Nbhd	14500	Sales Ratio	51.17%
Min ECF	0.800	(Land Resid.-Est. Land Value)/Est. LV	-18.81%
Max ECF	0.800	Projected % Change	0.00%
Land Table LtoB	11.42%	Projected Land Table LtoB	12.15%
CVT LtoB	20.75%	CVT Sales LtoB	18.19%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$81,975	\$66,559	\$81,975
MINIMUM	\$54,650	\$44,373	\$54,650
MAXIMUM	\$109,300	\$88,746	\$109,300

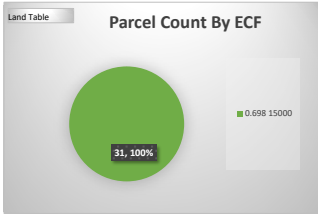


Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
U -07-25-200-033	8056 WINDSTONE CT	8/21/2019	\$615,000	\$314,690	\$629,386	\$62,114	\$76,500	165	354	1.34	\$376	\$46,354	\$1.06	14500 PINE RDG/WINDSTONE/SDL RDG	14500 PINE RDG/WINDSTONE/SDL RDG	12.15%
U -07-25-326-055	8605 WHISPERING PINES DR	12/20/2019	\$50,000					0	0	1.01		\$49,505	\$1.14	14500 PINE RDG/WINDSTONE/SDL RDG	14500 PINE RDG/WINDSTONE/SDL RDG	100.00%

SPRINGFIELD TWP
Land Table 15000

BSA DATABASE		SALES DATA	
Parcel Count	31	# of Sales	4
ECF Nbhd	15000	Sales Ratio	45.98%
Min ECF	0.698	(Land Resid.-Est. Land Value)/Est. LV	59.25%
Max ECF	0.698	Projected % Change	15.00%
Land Table LtoB	15.37%	Projected Land Table LtoB	16.60%
CVT LtoB	20.75%	CVT Sales LtoB	18.19%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$129,975	\$206,981	\$149,471
MINIMUM	\$1,150	\$1,831	\$1,323
MAXIMUM	\$294,300	\$468,664	\$338,445



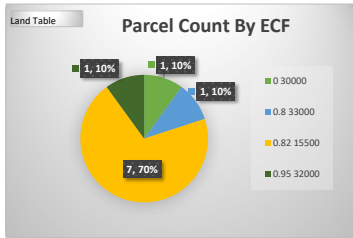
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Assmt	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
U-07-23-228-010	7141 HICKORY HOLLOW CIR	8/14/2020	\$355,000	\$151,660	\$303,321	\$99,748	\$48,069	0	0	0.49		\$203,567	\$4.67	15000 SOFTWATER/STONEHAUS/SPRNGCRST		15.85%
U-07-23-228-009	9157 SOFTWATER WOODS DR	8/23/2019	\$327,000	\$154,780	\$309,559	\$72,567	\$45,126	0	0	0.46		\$157,754	\$3.62	15000 SOFTWATER/STONEHAUS/SPRNGCRST		14.58%
U-07-23-228-019	9095 SOFTWATER WOODS DR	6/16/2020	\$50,000					0	0	0.47		\$106,383	\$2.44	15000 SOFTWATER/STONEHAUS/SPRNGCRST		100.00%
U-07-23-227-005	7105 OAK MEADOWS DR	3/4/2019	\$327,500	\$162,330	\$324,669	\$47,957	\$45,126	0	0	0.46		\$104,254	\$2.39	15000 SOFTWATER/STONEHAUS/SPRNGCRST		13.90%

SPRINGFIELD TWP

Land Table 15500

BSA DATABASE		SALES DATA	
Parcel Count	10	# of Sales	0
ECF Nbhd	15500, 33000, 32000, 30000	Sales Ratio	#DIV/0!
Min ECF	0.800	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.950	Projected % Change	0.00%
Land Table LtoB	15.92%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	20.75%	CVT Sales LtoB	18.19%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$80,000	#DIV/0!	\$80,000
MINIMUM	\$80,000	#DIV/0!	\$80,000
MAXIMUM	\$80,000	#DIV/0!	\$80,000

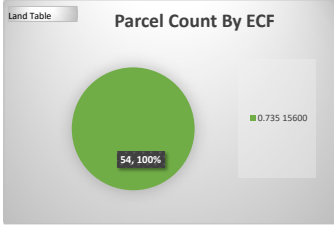


Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
---------------	----------------	-----------	------------	-------------	----------------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

SPRINGFIELD TWP
Land Table 15600

BSA DATABASE		SALES DATA	
Parcel Count	54	# of Sales	9
ECF Nbhd	15600	Sales Ratio	49.12%
Min ECF	0.735	(Land Resid.-Est. Land Value)/Est. LV	13.21%
Max ECF	0.735	Projected % Change	20.00%
Land Table LtoB	13.95%	Projected Land Table LtoB	15.87%
CVT LtoB	20.75%	CVT Sales LtoB	18.19%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$108,313	\$122,624	\$129,976
MINIMUM	\$1,150	\$1,302	\$1,380
MAXIMUM	\$245,250	\$277,654	\$294,300



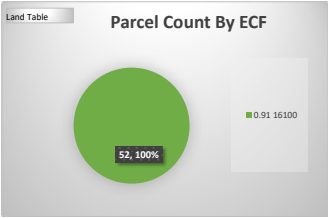
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
U-07-11-226-003	9210 STONEGATE DR	8/18/2020	\$345,000	\$135,610	\$271,227	\$113,831	\$40,058	0	0	0.49		\$232,308	\$5.33	15600 STONEGATE - LAKE ACCESS		14.77%
U-07-11-226-006	9275 WINDEMERE CT	5/1/2020	\$424,900	\$268,600	\$537,205	-\$32,190	\$80,115	0	0	0.98		-\$32,847	-\$0.75	15600 STONEGATE - LAKE ACCESS		14.91%
U-07-11-226-012	9091 NOTTINGHAM CT	4/6/2020	\$410,000	\$200,730	\$401,463	\$47,777	\$39,240	0	0	0.48		\$99,535	\$2.29	15600 STONEGATE - LAKE ACCESS		9.77%
U-07-11-226-015	9181 NOTTINGHAM CT	11/4/2019	\$360,500	\$187,070	\$374,143	\$28,867	\$42,510	0	0	0.52		\$55,513	\$1.27	15600 STONEGATE - LAKE ACCESS		11.36%
U-07-11-226-016	9211 NOTTINGHAM CT	5/24/2019	\$352,000	\$159,070	\$318,132	\$90,276	\$56,408	0	0	0.69		\$130,835	\$3.00	15600 STONEGATE - LAKE ACCESS		17.73%
U-07-12-102-001	8975 STONEGATE DR	7/31/2020	\$428,000	\$217,790	\$435,577	\$39,838	\$47,415	0	0	0.58		\$68,686	\$1.58	15600 STONEGATE - LAKE ACCESS		10.89%
U-07-12-151-028	9044 KELLY LAKE DR	3/8/2019	\$495,000	\$240,560	\$481,127	\$83,361	\$69,488	0	0	0.85		\$98,072	\$2.25	15600 STONEGATE - LAKE ACCESS		14.44%
U-07-12-152-002	9107 KELLY LAKE DR	6/26/2020	\$369,900	\$166,340	\$332,680	\$96,080	\$58,860	0	0	0.72		\$133,444	\$3.06	15600 STONEGATE - LAKE ACCESS		17.69%
U-07-12-152-007	9137 KELLY LAKE DR	9/17/2020	\$447,260	\$208,480	\$416,953	\$80,992	\$50,685	0	0	0.62		\$130,632	\$3.00	15600 STONEGATE - LAKE ACCESS		12.16%

SPRINGFIELD TWP

Land Table 16100

BSA DATABASE		SALES DATA	
Parcel Count	52	# of Sales	2
ECF Nbhd	16100	Sales Ratio	49.83%
Min ECF	0.910	(Land Resid.-Est. Land Value)/Est. LV	2.07%
Max ECF	0.910	Projected % Change	15.00%
Land Table LtoB	18.56%	Projected Land Table LtoB	18.43%
CVT LtoB	20.75%	CVT Sales LtoB	18.19%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$99,648	\$101,708	\$114,595
MINIMUM	\$1,150	\$1,174	\$1,323
MAXIMUM	\$225,630	\$230,295	\$259,475



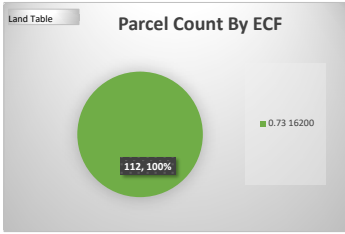
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
U -07-12-126-022	8652 MILLER RD	3/20/2020	\$355,000	\$182,780	\$365,558	\$51,866	\$62,424	0	0	0.83		\$62,489	\$1.43		16100 TOWNSEND EST-LAKE ACCESS	17.08%
U -07-12-177-003	8770 WAUMEGAH RD	5/29/2019	\$238,000	\$112,720	\$225,436	\$47,161	\$34,597	0	0	0.46		\$102,524	\$2.35		16100 TOWNSEND EST-LAKE ACCESS	15.35%

SPRINGFIELD TWP

Land Table 16200

BSA DATABASE		SALES DATA	
Parcel Count	112	# of Sales	13
ECF Nbrhd	16200	Sales Ratio	46.12%
Min ECF	0.730	(Land Resid.-Est. Land Value)/Est. LV	54.80%
Max ECF	0.730	Projected % Change	25.00%
Land Table LtoB	15.05%	Projected Land Table LtoB	18.46%
CVT LtoB	20.75%	CVT Sales LtoB	18.19%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$50,000	\$77,399	\$62,500
MINIMUM	\$50,000	\$77,399	\$62,500
MAXIMUM	\$50,000	\$77,399	\$62,500

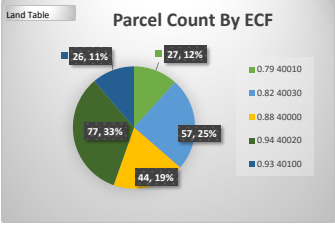


Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
U-07-03-401-014	9708 WESTWOOD CIR	10/21/2020	\$389,900	\$158,520	\$317,042	\$122,858	\$50,000	144	153	0.51	\$853	\$240,898	\$5.53	16200 WESTWOOD HILLS	15.77%	
U-07-03-401-020	9721 WINDSOR LN	6/19/2020	\$345,000	\$170,980	\$341,955	\$53,045	\$50,000	112	158	0.42	\$474	\$126,298	\$2.90	16200 WESTWOOD HILLS	14.62%	
U-07-03-401-021	9707 WINDSOR LN	12/10/2020	\$379,900	\$199,390	\$398,786	\$31,114	\$50,000	109	160	0.39	\$285	\$79,779	\$1.83	16200 WESTWOOD HILLS	12.54%	
U-07-03-401-028	9609 WINDSOR LN	9/15/2020	\$400,000	\$188,360	\$376,719	\$73,281	\$50,000	100	150	0.34	\$733	\$215,532	\$4.95	16200 WESTWOOD HILLS	13.27%	
U-07-03-402-016	9920 WESTWOOD CIR	1/30/2020	\$350,000	\$158,560	\$317,111	\$82,889	\$50,000	128	179	0.52	\$648	\$159,402	\$3.66	16200 WESTWOOD HILLS	15.77%	
U-07-03-427-002	9479 WESTWOOD CIR	7/10/2019	\$350,000	\$158,040	\$316,085	\$83,915	\$50,000	100	150	0.34	\$839	\$246,809	\$5.67	16200 WESTWOOD HILLS	15.82%	
U-07-03-427-006	9555 WESTWOOD CIR	4/15/2020	\$405,000	\$165,820	\$331,639	\$123,361	\$50,000	111	150	0.39	\$1,111	\$316,310	\$7.26	16200 WESTWOOD HILLS	15.08%	
U-07-03-476-012	10269 WELLINGTON DR	12/16/2019	\$305,000	\$136,830	\$273,656	\$81,344	\$50,000	121	148	0.45	\$672	\$180,764	\$4.15	16200 WESTWOOD HILLS	18.27%	
U-07-03-476-018	9494 WESTWOOD CIR	2/25/2019	\$295,000	\$156,290	\$312,586	\$32,414	\$50,000	142	162	0.51	\$228	\$63,557	\$1.46	16200 WESTWOOD HILLS	16.00%	
U-07-03-477-002	9532 WESTWOOD CIR	12/31/2019	\$351,000	\$154,390	\$308,785	\$92,215	\$50,000	114	151	0.41	\$809	\$224,915	\$5.16	16200 WESTWOOD HILLS	16.19%	
U-07-03-477-005	10248 WELLINGTON DR	6/26/2020	\$345,000	\$152,740	\$305,475	\$89,525	\$50,000	98	165	0.38	\$914	\$235,592	\$5.41	16200 WESTWOOD HILLS	16.37%	
U-07-03-477-009	10182 WELLINGTON DR	4/6/2020	\$318,500	\$170,710	\$341,412	\$27,088	\$50,000	100	150	0.36	\$271	\$75,244	\$1.73	16200 WESTWOOD HILLS	14.65%	
U-07-03-477-017	9519 MAPLE LN	7/24/2020	\$360,000	\$148,430	\$296,856	\$113,144	\$50,000	146	163	0.57	\$775	\$198,498	\$4.56	16200 WESTWOOD HILLS	16.84%	

SPRINGFIELD TWP
Land Table 40000

BSA DATABASE		SALES DATA	
Parcel Count	231	# of Sales	32
ECF Nhbhd	40100, 40000, 40010, 40030, 40020	Sales Ratio	48.95%
Min ECF	0.790	(Land Resid.-Est. Land Value)/Est. LV	14.14%
Max ECF	0.940	Projected % Change	20.00%
Land Table LtoB	15.56%	Projected Land Table LtoB	17.67%
CVT LtoB	20.75%	CVT Sales LtoB	18.19%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$33,000	\$37,668	\$39,600
MINIMUM	\$26,400	\$30,134	\$31,680
MAXIMUM	\$39,600	\$45,201	\$47,520



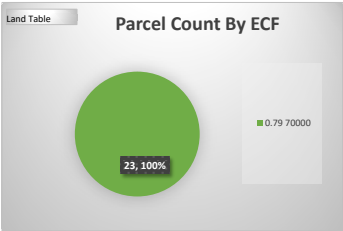
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
U-07-10-226-012	11205 CEDAR COVE LN	9/16/2020	\$220,000	\$113,480	\$226,955	\$19,445	\$26,400	0	0	0				40000 CONDOS-ATTACHED	11.63%	
U-07-10-226-018	10203 CEDAR COVE LN	6/26/2020	\$190,000	\$103,160	\$206,320	\$10,080	\$26,400	0	0	0				40000 CONDOS-ATTACHED	12.80%	
U-07-10-226-019	10209 CEDAR COVE LN	9/16/2019	\$230,000	\$96,690	\$193,370	\$63,030	\$26,400	0	0	0				40000 CONDOS-ATTACHED	13.65%	
U-07-13-352-001	9010 BAVARIAN WAY DR	10/29/2020	\$155,000	\$90,370	\$180,738	\$662	\$26,400	0	0	0				40000 CONDOS-ATTACHED	14.61%	
U-07-13-352-004	9026 BAVARIAN WAY DR	12/22/2020	\$176,500	\$85,840	\$171,683	\$31,217	\$26,400	0	0	0				40000 CONDOS-ATTACHED	15.38%	
U-07-13-352-012	9035 BAVARIAN WAY DR	6/26/2020	\$175,000	\$85,110	\$170,210	\$31,190	\$26,400	0	0	0				40000 CONDOS-ATTACHED	15.51%	
U-07-14-303-009	9558 KINGSWAY CIR	11/5/2020	\$325,000	\$154,840	\$309,679	\$41,721	\$26,400	0	0	0				40000 CONDOS-ATTACHED	8.52%	
U-07-14-303-010	9566 KINGSWAY CIR	8/2/2019	\$305,000	\$152,720	\$305,437	\$25,963	\$26,400	0	0	0				40000 CONDOS-ATTACHED	8.64%	
U-07-14-303-011	9572 KINGSWAY CIR	9/30/2019	\$275,000	\$161,160	\$322,310	-\$20,910	\$26,400	0	0	0				40000 CONDOS-ATTACHED	8.19%	
U-07-14-303-017	9589 KINGSWAY CIR	9/30/2019	\$319,900	\$151,750	\$303,493	\$42,807	\$26,400	0	0	0				40000 CONDOS-ATTACHED	8.70%	
U-07-14-303-026	9517 KINGSWAY CIR	3/30/2020	\$286,500	\$126,270	\$252,537	\$60,363	\$26,400	0	0	0				40000 CONDOS-ATTACHED	10.45%	
U-07-24-101-047	9067 BAVARIAN CT	9/24/2020	\$165,000	\$71,340	\$142,674	\$48,726	\$26,400	0	0	0				40000 CONDOS-ATTACHED	18.50%	
U-07-24-101-055	9085 BAVARIAN WAY	6/14/2019	\$155,000	\$77,390	\$154,781	\$26,619	\$26,400	0	0	0				40000 CONDOS-ATTACHED	17.06%	
U-07-24-102-018	7310 BLUE WATER DR	11/4/2019	\$115,000	\$57,640	\$115,272	\$26,128	\$26,400	0	0	0				40000 CONDOS-ATTACHED	22.90%	
U-07-24-102-023	7230 BLUE WATER DR	1/1/2019	\$97,600	\$55,410	\$110,818	\$13,182	\$26,400	0	0	0				40000 CONDOS-ATTACHED	23.82%	
U-07-24-102-029	7230 BLUE WATER DR	6/23/2020	\$129,000	\$54,680	\$109,368	\$46,032	\$26,400	0	0	0				40000 CONDOS-ATTACHED	24.14%	
U-07-24-102-035	7220 BLUE WATER DR	6/26/2019	\$110,000	\$51,410	\$102,813	\$33,587	\$26,400	0	0	0				40000 CONDOS-ATTACHED	25.68%	
U-07-24-102-043	7220 BLUE WATER DR	6/6/2019	\$86,000	\$41,810	\$83,628	\$28,772	\$26,400	0	0	0				40000 CONDOS-ATTACHED	31.57%	
U-07-24-102-047	7210 BLUE WATER DR	2/13/2019	\$95,000	\$49,860	\$99,710	\$21,690	\$26,400	0	0	0				40000 CONDOS-ATTACHED	26.48%	
U-07-24-102-051	7210 BLUE WATER DR	11/1/2019	\$95,100	\$47,390	\$94,787	\$26,713	\$26,400	0	0	0				40000 CONDOS-ATTACHED	27.85%	
U-07-24-102-052	7210 BLUE WATER DR	10/23/2019	\$102,900	\$52,380	\$104,753	\$24,547	\$26,400	0	0	0				40000 CONDOS-ATTACHED	25.20%	
U-07-24-102-057	7210 BLUE WATER DR	7/30/2020	\$97,000	\$47,060	\$94,128	\$29,272	\$26,400	0	0	0				40000 CONDOS-ATTACHED	28.05%	
U-07-24-103-004	7245 BLUE WATER DR	7/9/2019	\$159,900	\$83,680	\$167,364	\$18,936	\$26,400	0	0	0				40000 CONDOS-ATTACHED	15.77%	
U-07-24-103-008	9001 E BLUE WATER DR	8/26/2020	\$155,000	\$70,650	\$141,305	\$40,095	\$26,400	0	0	0				40000 CONDOS-ATTACHED	15.68%	
U-07-24-103-031	7171 BLUE WATER DR	4/24/2020	\$166,000	\$72,440	\$144,873	\$47,527	\$26,400	0	0	0				40000 CONDOS-ATTACHED	18.22%	
U-07-24-103-040	9014 E LAKE RD	2/19/2020	\$186,000	\$94,860	\$189,719	\$22,681	\$26,400	0	0	0				40000 CONDOS-ATTACHED	13.92%	
U-07-24-103-042	9006 E LAKE RD	7/29/2020	\$170,000	\$67,050	\$134,109	\$62,291	\$26,400	0	0	0				40000 CONDOS-ATTACHED	19.69%	
U-07-24-103-043	9002 E LAKE RD	9/30/2019	\$185,000	\$96,810	\$193,614	\$17,786	\$26,400	0	0	0				40000 CONDOS-ATTACHED	13.64%	
U-07-24-105-013	7148 BLUE WATER DR	2/27/2020	\$191,000	\$93,390	\$186,787	\$30,613	\$26,400	0	0	0				40000 CONDOS-ATTACHED	14.13%	
U-07-24-105-016	7100 S BLUE WATER DR	8/4/2020	\$189,900	\$91,070	\$182,144	\$34,156	\$26,400	0	0	0				40000 CONDOS-ATTACHED	14.49%	
U-07-24-105-017	7080 S BLUE WATER DR	6/30/2020	\$178,490	\$91,070	\$182,144	\$22,746	\$26,400	0	0	0				40000 CONDOS-ATTACHED	14.49%	
U-07-24-105-021	7006 SOUTH BLUE WATER DR	9/30/2019	\$200,000	\$94,890	\$189,779	\$36,621	\$26,400	0	0	0				40000 CONDOS-ATTACHED	13.91%	

SPRINGFIELD TWP

Land Table 70000

BSA DATABASE		SALES DATA	
Parcel Count	23	# of Sales	0
ECF Nbhd	70000	Sales Ratio	#DIV/0!
Min ECF	0.790	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.790	Projected % Change	3.00%
Land Table LtoB	41.05%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	20.75%	CVT Sales LtoB	18.19%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$86,386	#DIV/0!	\$88,978
MINIMUM	\$1,150	#DIV/0!	\$1,185
MAXIMUM	\$326,413	#DIV/0!	\$336,205



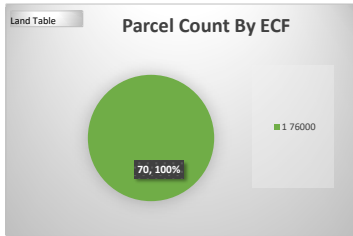
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
---------------	----------------	-----------	------------	-------------	----------------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

SPRINGFIELD TWP

Land Table 75000

BSA DATABASE		SALES DATA	
Parcel Count	70	# of Sales	0
ECF Nbhd	76000	Sales Ratio	#DIV/0!
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.000	Projected % Change	0.00%
Land Table LtoB	N/A	Projected Land Table LtoB	#DIV/0!
CVT LtoB	20.75%	CVT Sales LtoB	18.19%

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



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
---------------	----------------	-----------	------------	-------------	----------------	---------------	-----------------	--------------	-------	-------------	------------	--------------	--------------	-----------------------	------------	------