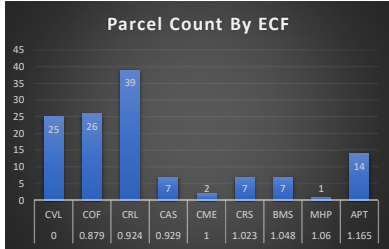


**CITY OF KEEGO HARBOR**  
**LAND FOR 2024: COM LAND**

| BSA DATABASE    |   | SALES DATA                            |        |
|-----------------|---|---------------------------------------|--------|
| Parcel Count    | 128   | # of Sales                            | 34     |
| ECF Nbhhd       | BMS, CVL, CRS, APT, COF, CAS, CME, CRL, MHP | Sales Ratio                           | 48.22% |
| Min ECF         | 0.879                                       | (Land Resid.-Est. Land Value)/Est. LV | 18.60% |
| Max ECF         | 1.165                                       | % Change                              | 5.00%  |
| Land Table LtoB | 18.13%                                      | Projected Land Table LtoB             | 19.04% |
| CVT LtoB        | 18.13%                                      | Sale Sample Size                      | 26.56% |



| RATE    | OLD RATE | CALC'D RATE | USED RATE |
|---------|----------|-------------|-----------|
| AVERAGE | \$7.77   | \$9.22      | \$8.16    |
| MEDIAN  | \$5.69   | \$6.75      | \$5.97    |
| MINIMUM | \$3.11   | \$3.69      | \$3.27    |
| MAXIMUM | \$25.85  | \$30.66     | \$27.14   |

| CVT | Parcel Number    | Street Address             | Sale Date  | Sale Price | Terms of Sale                | Cur. Asmnt. | Ratio | Cur. Appraisal | Land Res.  | Land Value | Effic. Front | Total Acres | \$/FF       | \$/ACRE      | \$/SF    | ECF Area | Other Parcels in Sale              | Land Table | Class | LtoB   |
|-----|------------------|----------------------------|------------|------------|------------------------------|-------------|-------|----------------|------------|------------|--------------|-------------|-------------|--------------|----------|----------|------------------------------------|------------|-------|--------|
| 36  | 36-18-02-477-001 | 3091 ORCHARD LAKE RD       | 10/7/2022  | \$557,000  | 03-ARM'S LENGTH              | \$125,770   | 22.58 | \$251,536      | \$351,786  | \$43,255   | 0.00         | 0.15        | #NUM!       | \$2,345,240  | \$53.84  | CAS      |                                    | COM        | 201   | 17.20% |
| 36  | 36-18-11-229-008 | 3389 ORCHARD LAKE RD       | 12/30/2022 | \$700,000  | 03-ARM'S LENGTH              | \$194,000   | 27.71 | \$388,001      | \$436,135  | \$118,231  | 0.00         | 0.41        | #NUM!       | \$1,063,744  | \$24.42  | CAS      |                                    | COM        | 201   | 30.47% |
| 36  | 36-18-02-281-033 | 2030 CASS LAKE RD          | 1/27/2022  | \$285,000  | 03-ARM'S LENGTH              | \$84,670    | 29.71 | \$169,346      | \$158,285  | \$39,657   | 44.58        | 0.16        | 3550.583221 | \$989,281    | \$22.71  | COF      |                                    | COM        | 201   | 23.42% |
| 36  | 36-18-01-304-021 | 2961 PRYNNE ST             | 2/4/2020   | \$289,000  | 03-ARM'S LENGTH              | \$86,260    | 29.85 | \$172,529      | \$139,501  | \$23,030   | 0.00         | 0.17        | #NUM!       | \$820,594    | \$18.84  | APT      |                                    | COM        | 201   | 13.35% |
| 36  | 36-18-02-427-034 | 2066 CASS LAKE RD          | 12/1/2020  | \$327,200  | 03-ARM'S LENGTH              | \$119,730   | 36.59 | \$239,469      | \$183,070  | \$92,278   | 0.00         | 0.32        | #NUM!       | \$572,094    | \$13.13  | CRL      |                                    | COM        | 201   | 38.53% |
| 36  | 36-18-01-303-030 | 2111 CASS LAKE RD          | 3/16/2022  | \$960,000  | 03-ARM'S LENGTH              | \$358,610   | 37.36 | \$717,221      | \$336,697  | \$82,564   | 0.00         | 0.54        | #NUM!       | \$623,513    | \$14.31  | BMS      |                                    | COM        | 201   | 11.51% |
| 36  | 36-18-11-251-024 | 3435 ORCHARD LAKE RD       | 11/2/2022  | \$870,000  | 03-ARM'S LENGTH              | \$343,370   | 39.47 | \$686,732      | \$335,573  | \$148,348  | 0.00         | 0.44        | #NUM!       | \$762,666    | \$17.51  | COF      |                                    | COM        | 201   | 21.60% |
| 36  | 36-18-02-427-045 | 2094 CASS LAKE RD          | 4/20/2021  | \$160,000  | 03-ARM'S LENGTH              | \$72,720    | 45.45 | \$145,446      | \$69,111   | \$51,906   | 0.00         | 0.18        | #NUM!       | \$383,950    | \$8.81   | COF      |                                    | COM        | 201   | 35.69% |
| 92  | 92-17-26-376-014 | 1630 N PONTIAC TRL         | 5/28/2020  | \$525,000  | 03-ARM'S LENGTH              | \$235,120   | 44.78 | \$470,248      | \$168,514  | \$110,294  | 0.00         | 0.6         | #NUM!       | \$280,857    | \$6.45   | APT      |                                    | COM        | 201   | 23.45% |
| 92  | 92-17-34-176-022 | 850 LADD RD BLDG B         | 8/14/2020  | \$775,000  | 03-ARM'S LENGTH              | \$446,340   | 57.59 | \$892,675      | \$28,413   | \$127,335  | 0.00         | 1.74        | #NUM!       | \$16,329     | \$0.37   | COF      |                                    | IND        | 201   | 14.26% |
| 92  | 92-17-34-226-013 | 929 N PONTIAC TRL          | 12/13/2022 | \$380,000  | 03-ARM'S LENGTH              | \$129,650   | 34.12 | \$259,292      | \$190,295  | \$68,095   | 0.00         | 0.185       | #NUM!       | \$1,028,622  | \$23.61  | COF      |                                    | COM        | 201   | 26.26% |
| 92  | 92-17-34-255-010 | 341 N PONTIAC TRL          | 7/2/2021   | \$435,000  | 03-ARM'S LENGTH              | \$232,170   | 53.37 | \$464,337      | \$130,354  | \$150,282  | 0.00         | 0.46        | #NUM!       | \$283,378    | \$6.51   | COF      |                                    | COM        | 201   | 32.36% |
| 92  | 92-17-34-257-016 | 545 N PONTIAC TRL          | 12/30/2020 | \$180,000  | 19-MULTI PARCEL ARM'S LENGTH | \$98,780    | 54.88 | \$197,558      | \$10,985   | \$22,343   | 0.00         | 0.037       | #NUM!       | \$296,892    | \$6.82   | CRL      | 92-17-34-257-015                   | COM        | 201   | 11.31% |
| 92  | 92-17-34-277-015 | 1038 E WEST MAPLE          | 5/13/2022  | \$235,000  | 19-MULTI PARCEL ARM'S LENGTH | \$155,140   | 66.02 | \$310,271      | \$23,227   | \$91,640   | 0.00         | 0.421       | #NUM!       | \$55,171     | \$1.27   | COF      | 92-17-34-277-014, 92-17-34-277-016 | COM        | 201   | 29.54% |
| 92  | 92-17-34-401-010 | 132 W WALLED LAKE DR       | 11/4/2022  | \$128,000  | 03-ARM'S LENGTH              | \$53,740    | 41.98 | \$107,481      | \$50,065   | \$28,710   | 0.00         | 0.078       | #NUM!       | \$641,859    | \$14.74  | COF      |                                    | COM        | 201   | 26.71% |
| 92  | 92-17-34-402-001 | 305 N PONTIAC TRL          | 4/8/2022   | \$525,000  | 03-ARM'S LENGTH              | \$388,570   | 74.01 | \$777,145      | -\$86,718  | \$157,143  | 0.00         | 0.481       | #NUM!       | -\$180,287   | -\$4.14  | COF      |                                    | COM        | 201   | 20.22% |
| 92  | 92-17-34-408-005 | 131 E WALLED LAKE DR       | 8/21/2020  | \$344,900  | 03-ARM'S LENGTH              | \$135,960   | 39.42 | \$271,916      | \$105,037  | \$32,053   | 0.00         | 0.056       | #NUM!       | \$1,875,661  | \$43.06  | APT      |                                    | COM        | 201   | 11.79% |
| 92  | 92-17-34-408-008 | 141 E WALLED LAKE DR       | 8/26/2021  | \$440,000  | 03-ARM'S LENGTH              | \$134,380   | 30.54 | \$268,759      | \$226,175  | \$54,934   | 0.00         | 0.112       | #NUM!       | \$2,019,420  | \$46.36  | CRL      |                                    | COM        | 201   | 20.44% |
| E   | E-17-01-205-007  | 1516 UNION LAKE RD         | 3/12/2020  | \$750,000  | 03-ARM'S LENGTH              | \$351,580   | 46.88 | \$703,156      | \$274,276  | \$218,497  | 0.00         | 0.48        | #NUM!       | \$571,408    | \$13.12  | CMM      |                                    | COM        | 201   | 31.07% |
| E   | E-17-01-205-009  | 8322 COOLEY LAKE RD        | 3/27/2020  | \$200,000  | 03-ARM'S LENGTH              | \$129,570   | 64.79 | \$259,143      | \$1,192    | \$56,454   | 0.00         | 0.32        | #NUM!       | \$3,725      | \$0.09   | COF      |                                    | COM        | 201   | 21.78% |
| E   | E-17-10-478-013  | 4341 S COMMERCE RD         | 2/23/2021  | \$290,000  | 03-ARM'S LENGTH              | \$112,090   | 38.65 | \$224,183      | \$138,087  | \$65,802   | 0.00         | 0.26        | #NUM!       | \$531,104    | \$12.19  | CRL      |                                    | COM        | 201   | 29.35% |
| E   | E-17-11-177-011  | 9640 COMMERCE RD # 8       | 1/14/2020  | \$485,000  | 19-MULTI PARCEL ARM'S LENGTH | \$409,910   | 84.52 | \$819,823      | -\$299,385 | \$29,590   | 0.00         | 0.114       | #NUM!       | -\$2,626,184 | -\$60.29 | COF      | E-17-11-177-013                    | COM        | 201   | 3.61%  |
| E   | E-17-11-177-015  | 9640 COMMERCE RD           | 2/22/2022  | \$120,000  | 03-ARM'S LENGTH              | \$91,230    | 76.03 | \$182,452      | -\$56,418  | \$6,034    | 0.00         | 0.021       | #NUM!       | -\$2,686,571 | -\$61.68 | COF      |                                    | COM        | 201   | 3.81%  |
| E   | E-17-12-229-010  | 2603 UNION LAKE RD         | 12/30/2021 | \$250,000  | 03-ARM'S LENGTH              | \$87,390    | 34.96 | \$174,781      | \$186,892  | \$105,102  | 0.00         | 0.29        | #NUM!       | \$644,455    | \$14.79  | COF      |                                    | COM        | 201   | 60.13% |
| E   | E-17-12-229-026  | 2569 UNION LAKE RD         | 4/29/2021  | \$600,000  | 03-ARM'S LENGTH              | \$358,490   | 59.75 | \$716,981      | \$215,545  | \$318,929  | 0.00         | 0.88        | #NUM!       | \$244,938    | \$5.62   | CRL      |                                    | COM        | 201   | 44.48% |
| E   | E-17-15-353-013  | 1010 W OAKLEY PARK RD      | 5/4/2022   | \$211,000  | 03-ARM'S LENGTH              | \$130,060   | 61.64 | \$260,122      | \$14,455   | \$58,209   | 0.00         | 0.23        | #NUM!       | \$62,848     | \$1.44   | COF      |                                    | COM        | 201   | 22.38% |
| E   | E-17-24-200-009  | 2985 HAGGERTY RD           | 10/26/2021 | \$900,000  | 03-ARM'S LENGTH              | \$408,970   | 45.44 | \$817,945      | \$518,282  | \$423,752  | 0.00         | 1.52        | #NUM!       | \$340,975    | \$7.83   | CRL      |                                    | COM        | 201   | 51.81% |
| E   | E-17-33-226-011  | 1050 BENSTEIN RD           | 7/14/2021  | \$600,000  | 03-ARM'S LENGTH              | \$429,090   | 71.52 | \$858,171      | \$21,055   | \$254,530  | 0.00         | 1.76        | #NUM!       | \$11,963     | \$0.27   | CRL      |                                    | COM        | 201   | 29.66% |
| E   | E-17-33-376-012  | 47100 W PONTIAC TRL        | 3/5/2021   | \$600,000  | 03-ARM'S LENGTH              | \$363,530   | 60.59 | \$727,063      | \$327,172  | \$436,105  | 0.00         | 1.08        | #NUM!       | \$302,937    | \$6.95   | CMM      |                                    | COM        | 201   | 59.98% |
| EW  | EW-17-21-426-005 | 1585 GLENGARY RD           | 12/7/2021  | \$300,000  | 03-ARM'S LENGTH              | \$165,200   | 55.07 | \$330,397      | \$78,222   | \$94,002   | 0.00         | 0.65        | #NUM!       | \$120,342    | \$2.76   | COF      |                                    | COM        | 201   | 28.45% |
| EW  | EW-17-23-101-015 | 3031 S COMMERCE RD         | 10/31/2022 | \$775,000  | 03-ARM'S LENGTH              | \$328,740   | 42.42 | \$657,481      | \$387,982  | \$259,879  | 0.00         | 1.57        | #NUM!       | \$247,122    | \$5.67   | CAS      |                                    | COM        | 201   | 39.53% |
| EW  | EW-17-23-101-021 | 3075 S COMMERCE RD         | 5/7/2021   | \$390,000  | 03-ARM'S LENGTH              | \$196,370   | 50.35 | \$392,742      | \$146,102  | \$143,173  | 0.00         | 0.99        | #NUM!       | \$147,578    | \$3.39   | COF      |                                    | COM        | 201   | 36.45% |
| EW  | EW-17-23-351-005 | 2515 S COMMERCE RD APT 8A  | 8/13/2021  | \$575,000  | 03-ARM'S LENGTH              | \$398,090   | 69.23 | \$796,174      | \$24,528   | \$238,273  | 0.00         | 1           | #NUM!       | \$24,528     | \$0.56   | APT      |                                    | COM        | 201   | 29.93% |
| EW  | EW-17-23-352-012 | 2355 S COMMERCE RD # 180-2 | 8/31/2020  | \$300,000  | 03-ARM'S LENGTH              | \$100,280   | 33.43 | \$200,558      | \$232,613  | \$122,077  | 0.00         | 0.59        | #NUM!       | \$394,259    | \$9.05   | COF      |                                    | COM        | 201   | 60.87% |

**CITY OF KEEGO HARBOR**

**LAND FOR 2024: AREA LAND SALES**

**COLOR CODING KEY**

|                             |
|-----------------------------|
| VACANT LAND SALE            |
| DEMO AFTER SALE OR          |
| VACANT SALE -> NEW BUILDING |

| CVT | Parcel Number    | Street Address    | Sale Date | Sale Price | Terms of Sale | Cur. Asmnt. | Ratio | Cur. Appraisal | Land Res. | Land Value | Effec. Front | Total Acres | \$/FF | \$/ACRE   | \$/SF  | ECF Area | Other Parcels in Sale | Land Table | Class | LtoB    |
|-----|------------------|-------------------|-----------|------------|---------------|-------------|-------|----------------|-----------|------------|--------------|-------------|-------|-----------|--------|----------|-----------------------|------------|-------|---------|
| 36  | 36-18-02-427-080 | 2066 CASS LAKE RD | 1/14/2020 | \$120,000  | VACANT        | \$55,770    | 46.48 | \$111,535      | \$120,000 | \$111,535  | 0.00         | 0.45        | #NUM! | \$266,667 | \$6.12 | CVL      |                       | COM        | 202   | 100.00% |