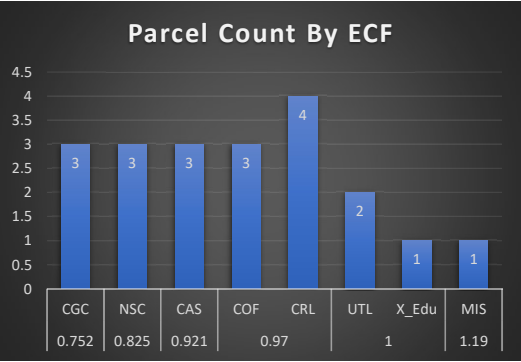


CITY OF ORCHARD LAKE

LAND FOR 2024: COM LAND

BSA DATABASE		SALES DATA	
Parcel Count	20	# of Sales	63
ECF Nbhd	CGC, COF, NSC, UTL, CAS, CRL, X_Edu, MIS	Sales Ratio	47.52%
Min ECF	0.752	(Land Resid.-Est. Land Value)/Est. LV	27.62%
Max ECF	1.190	% Change	0.00%
Land Table LtoB	42.48%	Projected Land Table LtoB	42.48%
CVT LtoB	42.48%	Sale Sample Size	315.00%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$6.88	\$8.78	\$6.88
MEDIAN	\$6.24	\$7.96	\$6.24
MINIMUM	\$1.08	\$1.38	\$1.08
MAXIMUM	\$16.17	\$20.64	\$16.17

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	Class	LtoB
36	36-18-02-427-034	2066 CASS LAKE RD	12/1/2020	\$327,200	\$239,469	\$183,070	\$92,278	0.32	\$572,094	\$13.13		COM	201	38.53%
36	36-18-01-303-030	2111 CASS LAKE RD	3/16/2022	\$960,000	\$717,221	\$336,697	\$82,564	0.54	\$623,513	\$14.31		COM	201	11.51%
36	36-18-11-251-024	3435 ORCHARD LAKE RD	11/2/2022	\$870,000	\$686,732	\$335,573	\$148,348	0.44	\$762,666	\$17.51		COM	201	21.60%
36	36-18-02-427-045	2094 CASS LAKE RD	4/20/2021	\$160,000	\$145,446	\$69,111	\$51,906	0.18	\$383,950	\$8.81		COM	201	35.69%
56	56-18-15-428-020	4220 ORCHARD LAKE RD	7/12/2021	\$500,000	\$384,198	\$301,892	\$182,670	0.346	\$872,520	\$20.03		COM	201	47.55%
56	56-18-02-451-010	3206 ORCHARD LAKE RD	5/19/2020	\$290,000	\$300,183	\$149,036	\$156,624	0.89	\$167,456	\$3.84		COM	201	52.18%
E	E -17-36-400-023	39440 W 14 MILE RD	3/15/2022	\$1,550,000	\$1,161,374	\$967,033	\$578,407	0.86	\$1,124,457	\$25.81		COM	201	49.80%
E	E -17-27-302-001	1144 RIG ST	10/6/2020	\$650,000	\$494,863	\$305,298	\$142,175	1.27	\$240,392	\$5.52		IND	301	28.73%
E	E -17-13-326-029	8605 RICHARDSON RD	5/31/2022	\$1,500,000	\$1,145,373	\$702,867	\$336,958	4.05	\$173,547	\$3.98		COM	201	29.42%
E	E -17-10-478-013	4341 S COMMERCE RD	2/23/2021	\$290,000	\$224,183	\$138,087	\$65,802	0.26	\$531,104	\$12.19		COM	201	29.35%
E	E -17-24-200-047	2873 HAGGERTY RD	7/19/2022	\$665,000	\$518,186	\$402,186	\$246,062	0.92	\$437,159	\$10.04		IND	201	47.49%
E	E -17-25-226-055	2055 HAGGERTY RD	7/23/2021	\$3,250,000	\$2,615,196	\$1,508,727	\$798,071	6.52	\$231,400	\$5.31		IND	201	30.52%
E	E -17-25-226-054	3190 WALNUT LAKE RD	7/9/2021	\$1,675,000	\$1,404,539	\$1,231,761	\$668,280	12.08	\$101,967	\$2.34		IND	201	47.58%
E	E -17-24-126-012	2550 E OAKLEY PARK RD STE 200	6/22/2020	\$1,275,000	\$1,084,823	\$457,238	\$238,151	1.34	\$341,222	\$7.83		IND	201	21.95%
E	E -17-24-200-017	3041 HAGGERTY RD	7/27/2022	\$747,035	\$637,749	\$524,376	\$411,172	1.84	\$284,987	\$6.54		IND	201	64.47%
E	E -17-13-326-003	4224 MARTIN RD	1/27/2021	\$605,000	\$549,040	\$209,272	\$143,853	0.86	\$243,340	\$5.59		IND	301	26.20%
E	E -17-24-200-009	2985 HAGGERTY RD	10/26/2021	\$900,000	\$817,945	\$518,282	\$423,752	1.52	\$340,975	\$7.83		COM	201	51.81%
E	E -17-01-205-007	1516 UNION LAKE RD	3/12/2020	\$750,000	\$703,156	\$274,276	\$218,497	0.48	\$571,408	\$13.12		COM	201	31.07%
E	E -17-25-226-031	3181 WALNUT LAKE RD	4/7/2022	\$940,000	\$888,625	\$362,271	\$296,069	1.77	\$204,673	\$4.70		IND	201	33.32%
E	E -17-27-351-012	1145 RIG ST	6/29/2020	\$325,000	\$316,735	\$148,911	\$130,471	0.78	\$190,912	\$4.38		IND	201	41.19%
E	E -17-13-400-014	4272 HAGGERTY RD	12/9/2020	\$700,000	\$683,243	\$317,321	\$300,564	1.5	\$211,547	\$4.86		IND	201	43.99%

CITY OF ORCHARD LAKE

LAND FOR 2024: COM LAND

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	Class	LtoB
E	E -17-24-127-002	3160 DALLAVO CT	12/31/2020	\$4,450,000	\$4,633,404	\$1,067,347	\$1,214,732	12.02	\$88,798	\$2.04		IND	301	26.22%
E	E -17-24-228-001	3170 OAKLEY PARK RD	11/5/2020	\$640,000	\$667,367	\$222,661	\$234,667	0.91	\$244,682	\$5.62	E -17-24-228-002	IND	201	35.16%
E	E -17-36-100-027	2750 W WEST MAPLE RD	10/13/2021	\$350,000	\$387,996	\$264,232	\$302,228	1.13	\$233,834	\$5.37		IND	201	77.89%
E	E -17-12-229-026	2569 UNION LAKE RD	4/29/2021	\$600,000	\$716,981	\$215,545	\$318,929	0.88	\$244,938	\$5.62		COM	201	44.48%
E	E -17-33-376-012	47100 W PONTIAC TRL	3/5/2021	\$600,000	\$727,063	\$327,172	\$436,105	1.08	\$302,937	\$6.95		COM	201	59.98%
E	E -17-15-353-013	1010 W OAKLEY PARK RD	5/4/2022	\$211,000	\$260,122	\$14,455	\$58,209	0.23	\$62,848	\$1.44		COM	201	22.38%
E	E -17-01-205-009	8322 COOLEY LAKE RD	3/27/2020	\$200,000	\$259,143	\$1,192	\$56,454	0.32	\$3,725	\$0.09		COM	201	21.78%
E	E -17-33-226-011	1050 BENSTEIN RD	7/14/2021	\$600,000	\$858,171	\$21,055	\$254,530	1.76	\$11,963	\$0.27		COM	201	29.66%
E	E -17-11-177-015	9640 COMMERCE RD	2/22/2022	\$120,000	\$182,452	-\$56,418	\$6,034	0.021	-\$2,686,571	-\$61.68		COM	201	3.31%
EW	EW-17-23-101-015	3031 S COMMERCE RD	10/31/2022	\$775,000	\$657,481	\$387,982	\$259,879	1.57	\$247,122	\$5.67		COM	201	39.53%
EW	EW-17-23-101-021	3075 S COMMERCE RD	5/7/2021	\$390,000	\$392,742	\$146,102	\$143,173	0.99	\$147,578	\$3.39		COM	201	36.45%
EW	EW-17-21-426-005	1585 GLENGARY RD	12/7/2021	\$300,000	\$330,397	\$78,222	\$94,002	0.65	\$120,342	\$2.76		COM	201	28.45%
EW	EW-17-23-351-005	2515 S COMMERCE RD APT 8A	8/13/2021	\$575,000	\$796,174	\$24,528	\$238,273	1	\$24,528	\$0.56		COM	201	29.93%
H	H -11-34-327-026	2817 S MILFORD RD STE 101	3/2/2022	\$350,000	\$253,334	\$124,865	\$24,561	0	#NUM!	#NUM!		COM	201	9.70%
H	H -11-13-351-011	2221 E HIGHLAND RD	11/12/2021	\$682,500	\$534,655	\$266,129	\$105,938	0.95	\$280,136	\$6.43		COM	201	19.81%
H	H -11-21-203-012	1406 ENTERPRISE DR	10/15/2021	\$213,750	\$180,567	\$63,183	\$30,000	0.057	\$1,108,474	\$25.45		IND	301	16.61%
H	H -11-13-326-037	2049 N DUCK LAKE RD	5/27/2021	\$760,000	\$666,149	\$164,125	\$65,688	1.45	\$113,190	\$2.60		COM	201	9.86%
H	H -11-22-302-007	212 W HIGHLAND RD STE 100	4/29/2021	\$235,000	\$208,642	\$60,753	\$31,575	0	#NUM!	#NUM!		COM	201	15.13%
H	H -11-27-376-015	1651 S MILFORD RD	4/5/2021	\$257,000	\$238,810	\$55,518	\$32,418	0.127	\$437,150	\$10.04		COM	201	13.57%
H	H -11-24-101-006	2336 E HIGHLAND RD	10/7/2021	\$550,000	\$531,752	\$114,110	\$81,787	0.643	\$177,465	\$4.07		COM	201	15.38%
H	H -11-22-326-003	750 N MILFORD RD	7/24/2020	\$200,000	\$195,672	\$55,555	\$51,227	0.84	\$66,137	\$1.52		COM	201	26.18%
H	H -11-27-326-013	1035 S MILFORD RD	10/15/2020	\$225,000	\$226,065	\$71,985	\$73,050	0.975	\$73,831	\$1.69		COM	201	32.31%
H	H -11-27-327-019	1155 S MILFORD RD	11/23/2021	\$703,772	\$762,468	\$37,105	\$82,328	1.35	\$27,485	\$0.63		COM	201	10.80%
H	H -11-34-327-001	2725 S MILFORD RD	3/12/2020	\$475,000	\$517,490	\$107,884	\$117,234	2.206	\$48,905	\$1.12		COM	201	22.65%
H	H -11-15-326-013	2110 N MILFORD RD	9/4/2020	\$127,500	\$140,968	\$49,920	\$58,610	0.65	\$76,800	\$1.76		COM	201	41.58%
H	H -11-27-376-014	1631 S MILFORD RD	12/20/2021	\$350,000	\$388,430	-\$1,102	\$32,418	0.127	-\$8,677	-\$0.20		COM	201	8.35%
H	H -11-12-402-001	3620 N DUCK LAKE RD	4/7/2020	\$212,000	\$241,158	\$29,414	\$54,567	0.429	\$68,564	\$1.57		COM	201	22.63%
H	H -11-13-354-010	2525 E HIGHLAND RD	9/25/2020	\$325,000	\$371,105	\$7,397	\$41,678	0.23	\$32,161	\$0.74		COM	201	11.23%
H	H -11-21-426-010	786 W HIGHLAND RD	11/29/2022	\$2,200,000	\$2,522,547	\$271,998	\$477,757	8.99	\$30,256	\$0.69		COM	201	18.94%
H	H -11-27-301-017	1050 S MILFORD RD	11/23/2022	\$457,500	\$547,466	\$8,882	\$78,520	1.048	\$8,475	\$0.19		COM	201	14.34%
Y	Y -12-21-326-016	7110 HIGHLAND RD	5/21/2021	\$230,000	\$192,099	\$148,807	\$97,227	0.287	\$518,491	\$11.90		M59	201	50.61%
Y	Y -12-22-251-017	10290 HIGHLAND RD	11/11/2022	\$405,000	\$340,934	\$258,431	\$194,365	0.92	\$280,903	\$6.45		M59	201	57.01%
Y	Y -12-13-454-015	8326 HIGHLAND RD	4/12/2021	\$267,000	\$233,495	\$113,455	\$134,165	0.44	\$257,852	\$5.92		M59	201	57.46%
Y	Y -12-22-251-014	10320 HIGHLAND RD	3/30/2022	\$1,319,000	\$1,192,811	\$517,663	\$218,780	2.87	\$180,370	\$4.14		IND	201	18.34%
Y	Y -12-26-202-012	9440 ELIZABETH LAKE RD	3/4/2022	\$385,000	\$350,546	\$153,645	\$97,541	0.605	\$253,959	\$5.83		COM	201	27.83%
Y	Y -12-25-227-002	150 SUMMIT VIEW CT	8/14/2020	\$335,000	\$319,078	\$78,158	\$40,000	0.532	\$146,914	\$3.37		APT	201	12.54%
Y	Y -12-22-252-022	10431 HIGHLAND RD	4/8/2022	\$1,070,000	\$1,028,258	\$161,619	\$105,274	1.381	\$117,030	\$2.69		IND	201	10.24%
Y	Y -12-13-302-004	8941 PONTIAC LAKE RD	1/22/2021	\$530,000	\$530,375	\$152,098	\$65,250	1.45	\$104,895	\$2.41		13C	201	12.30%
Y	Y -12-13-476-008	8240 HIGHLAND RD	7/15/2020	\$500,000	\$507,960	\$94,482	\$85,378	0.28	\$337,436	\$7.75		M59	201	16.81%
Y	Y -12-25-228-006	206 SUMMIT RIDGE DR	3/9/2020	\$300,000	\$319,139	-\$77,202	\$40,000	0.406	-\$190,153	-\$4.37		APT	201	12.53%
Y	Y -12-26-427-013	9259 SANDYSIDE RD	9/11/2020	\$450,000	\$539,131	\$128,675	\$185,449	1.151	\$111,794	\$2.57		COM	201	34.40%
Y	Y -12-07-376-012	3451 DUFFIELD ST	3/16/2021	\$230,000	\$276,059	\$48,020	\$52,549	0.235	\$204,340	\$4.69		07D	201	19.04%

CITY OF ORCHARD LAKE

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	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	Class	LtoB
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