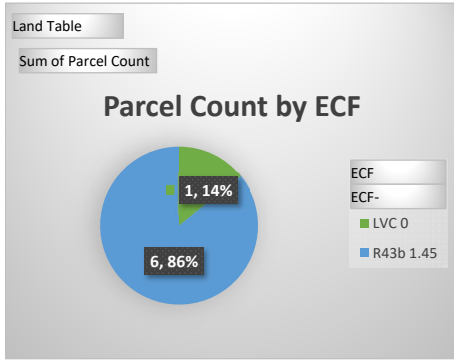


City of Orchard Lake

Land Table: OLC

BSA DATABASE		SALES DATA	
Parcel Count	7	# of Sales	2
ECF Nbhd	R43b, LVC	Sales Ratio	43.54%
Min ECF	1.450	(Land Resid.-Est. Land Value)/Est. LV	38.14%
Max ECF	1.450	% Change	9.50%
Land Table LtoB	31.37%	Projected Land Table LtoB	34.35%
CVT LtoB	34.72%	Sales Sample Size	28.57%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,690	\$2,334	\$1,850
MINIMUM	\$1,502	\$2,075	\$1,645
MAXIMUM	\$1,877	\$2,593	\$2,055

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
56-18-16-189-006	5557 PARK DR	08/12/21	\$200,000	\$204,341	\$108,279	\$112,620	0.20	\$541,395		Land Table OLC	55.11%
56-18-16-327-002	5540 SHORE DR	01/11/21	\$567,500	\$464,055	\$250,641	\$147,196	0.18	\$1,392,450		Land Table OLC	31.72%

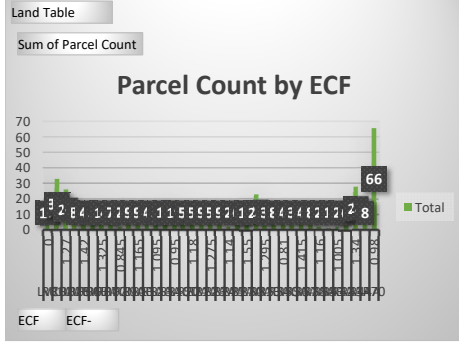
City of Orchard Lake

Land Table: OLK

BSA DATABASE		SALES DATA	
Parcel Count	386	# of Sales	32
ECF Nbhd	R70, R07n, R43a, R01a, R02a, R02b, R11a, R10a, R12a, R13a, R20a, R21a, R07a, R07c, R10b, R06b, R05a, R14c, R15d, R22a, R23a, R33a, R34c, R24a, R27a, R41a, R44a, R25a, R42a, R31b, R30a, R38a, R38b, R37a, R36a, R35a, LVC	Sales Ratio	46.48%
Min ECF	0.810	(Land Resid.-Est. Land Value)/Est. LV	16.13%
Max ECF	1.550	% Change	0.00%
Land Table LtoB	39.54%	Projected Land Table LtoB	39.54%
CVT LtoB	34.72%	Sales Sample Size	8.29%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$13,794	\$16,019	\$13,794
MINIMUM	\$950	\$1,103	\$950
MAXIMUM	\$4,389,000	\$5,096,836	\$4,389,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
56-18-02-326-026	3655 WARDS POINTE DR	06/17/21	\$1,225,000				1.13	\$1,084,071		Land Table OLK	#DIV/0!
56-18-02-401-040	3402 WARDS POINTE DR	06/30/22	\$1,075,000	\$746,297	\$742,523	\$413,820	0.45	\$1,650,051		Land Table OLK	55.45%
56-18-02-401-044	3330 WARDS POINTE DR	08/19/22	\$1,400,000	\$1,085,696	\$935,034	\$620,730	0.72	\$1,298,658		Land Table OLK	57.17%
56-18-09-276-016	4945 PELLETIER BLVD	10/31/22	\$1,850,000	\$1,481,745	\$1,183,355	\$815,100	0.90	\$1,314,839		Land Table OLK	55.01%
56-18-09-276-017	5111 COMMERCE RD	05/11/22	\$1,400,000	\$1,361,084	\$1,111,366	\$1,072,450	1.43	\$777,179		Land Table OLK	78.79%
56-18-09-276-023	5201 NORTH BAY DR	10/03/22	\$2,992,000	\$2,656,277	\$1,272,511	\$936,788	1.06	\$1,198,221		Land Table OLK	35.27%
56-18-09-402-005	3081 BAY SHORE DR	06/15/21	\$2,460,000	\$2,277,289	\$939,312	\$756,601	1.18	\$796,027		Land Table OLK	33.22%
56-18-09-426-004	3151 WEST SHORE DR	04/22/21	\$3,075,000	\$3,726,034	\$574,751	\$1,225,785	1.89	\$304,101		Land Table OLK	32.90%
56-18-09-426-019	3333 WEST SHORE DR	09/30/21	\$2,950,000	\$2,925,415	\$1,899,315	\$1,874,730	2.12	\$895,903		Land Table OLK	64.08%
56-18-10-101-006	4764 DOW RIDGE RD	05/03/21	\$2,700,000	\$2,784,848	\$1,023,688	\$1,108,536	0.79	\$1,295,808		Land Table OLK	39.81%
56-18-10-154-034	2940 ORCHARD PL	05/21/21	\$2,325,000	\$2,149,067	\$912,864	\$736,931	0.97	\$941,097		Land Table OLK	34.29%
56-18-10-201-005	4431 DOW RIDGE RD	09/20/21	\$1,850,000	\$1,729,989	\$750,898	\$630,887	1.71	\$439,122		Land Table OLK	36.47%
56-18-10-276-002	4200 COMMERCE RD	06/11/21	\$3,635,000	\$3,392,006	\$1,870,686	\$1,627,692	5.34	\$350,513		Land Table OLK	47.99%
56-18-10-351-006	3411 WEST SHORE DR	10/14/22	\$3,000,000	\$2,825,058	\$1,566,942	\$1,392,000	1.36	\$1,152,163		Land Table OLK	49.27%
56-18-11-126-002	3408 ERIE DR	08/27/21	\$1,250,000	\$1,124,424	\$464,156	\$338,580	0.53	\$875,766		Land Table OLK	30.11%
56-18-11-126-008	3518 ERIE DR	09/30/21	\$2,001,500	\$1,890,473	\$1,038,360	\$927,333	0.51	\$2,036,000		Land Table OLK	49.05%
56-18-11-126-020	3732 ERIE DR	06/10/21	\$1,050,000	\$1,173,914	\$941,986	\$1,065,900	0.80	\$1,177,483		Land Table OLK	90.80%
56-18-11-126-021	3742 ERIE DR	08/01/22	\$1,625,000	\$1,410,768	\$1,280,132	\$1,065,900	0.83	\$1,542,328		Land Table OLK	75.55%
56-18-11-376-015	3805 INDIAN TRL	11/04/22	\$860,000	\$574,170	\$751,378	\$465,548	0.42	\$1,788,995		Land Table OLK	81.08%
56-18-15-101-012	4890 BIRCHWAY DR	07/11/22	\$5,600,000	\$3,792,160	\$3,001,648	\$1,193,808	1.57	\$1,914,316		Land Table OLK	31.48%
56-18-15-151-013	4811 OLD ORCHARD TRL	10/07/22	\$2,700,000	\$2,604,806	\$1,248,874	\$1,153,680	0.84	\$1,484,987		Land Table OLK	44.29%

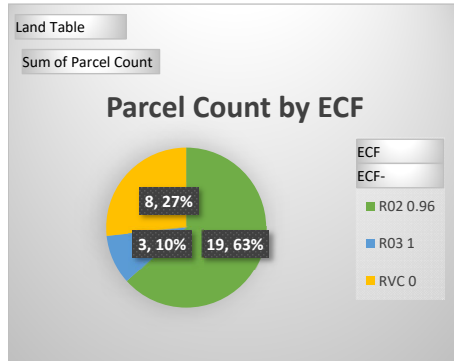
56-18-15-152-002	4740 WILLOW LN	06/10/21	\$75,000					3.24	\$23,148	Land Table OLK	#DIV/0!
56-18-15-226-009	3990 OAK GROVE DR	09/21/22	\$1,625,000	\$1,500,390	\$1,028,117	\$903,507		0.56	\$1,835,923	Land Table OLK	60.22%
56-18-15-402-008	4360 PONTIAC TRL	03/17/22	\$2,000,000	\$2,029,955	\$816,495	\$846,450		0.70	\$1,168,090	Land Table OLK	41.70%
56-18-16-180-008	5669 SHORE DR	08/05/22	\$2,500,000	\$2,212,271	\$919,745	\$632,016		0.44	\$2,085,590	Land Table OLK	28.57%
56-18-16-201-006	5365 ELMGATE BAY DR	09/09/21	\$1,100,500	\$1,163,952	\$839,428	\$902,880		4.13	\$203,055	Land Table OLK	77.57%
56-18-16-276-009	5271 ELMGATE DR	09/23/22	\$2,300,000	\$2,081,536	\$1,459,924	\$1,241,460		0.94	\$1,553,111	Land Table OLK	59.64%
56-18-16-352-008	5790 LAKEVIEW AVE	01/22/21	\$1,200,000	\$1,106,119	\$541,559	\$447,678		0.23	\$2,385,722	Land Table OLK	40.47%
56-18-16-352-010	5820 LAKEVIEW AVE	04/27/21	\$2,491,000	\$2,442,794	\$698,656	\$650,450		0.48	\$1,455,533	Land Table OLK	26.63%
56-18-16-376-007	5700 PONTIAC TRL	03/31/22	\$3,100,000	\$3,147,308	\$1,307,572	\$1,354,880		2.55	\$512,773	Land Table OLK	43.05%
56-18-16-451-002	5430 PONTIAC TRL	03/11/22	\$3,200,000	\$3,146,953	\$1,445,047	\$1,392,000		2.87	\$487,368	Land Table OLK	44.23%
56-18-16-451-008	5303 TRILLIUM CT	12/15/21	\$2,406,390	\$2,568,591	\$628,383	\$790,584		1.59	\$394,218	Land Table OLK	30.78%

City of Orchard Lake

Land Table: RAA

BSA DATABASE		SALES DATA	
Parcel Count	30	# of Sales	0
ECF Nbhd	R02, R03, RVC	Sales Ratio	#DIV/0!
Min ECF	0.960	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.000	% Change	12.50%
Land Table LtoB	20.10%	Projected Land Table LtoB	22.61%
CVT LtoB	34.72%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$125,400	#DIV/0!	\$141,075
MINIMUM	\$6,270	#DIV/0!	\$7,054
MAXIMUM	\$156,750	#DIV/0!	\$176,344

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
---------------	----------------	-----------	------------	----------------	---------------	-----------------	-------------	--------------	-----------------------	------------	------------------

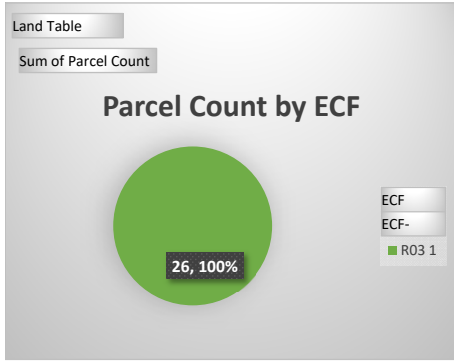
City of Orchard Lake

Land Table: RAB

BSA DATABASE		SALES DATA	
Parcel Count	26	# of Sales	2
ECF Nbhd	R03	Sales Ratio	47.37%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	14.36%
Max ECF	1.000	% Change	0.00%
Land Table LtoB	37.26%	Projected Land Table LtoB	37.26%
CVT LtoB	34.72%	Sales Sample Size	7.69%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$154,055	\$176,181	\$154,055
MINIMUM	\$130,440	\$149,175	\$130,440
MAXIMUM	\$179,917	\$205,758	\$179,917

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
56-18-11-126-042	3480 ARROWVALE DR	11/18/22	\$485,000	\$449,223	\$204,450	\$168,673	0.72	\$283,958		Land Tbl RAB Erie Dr/ WB Pz	37.55%
56-18-11-128-004	3455 ARROWVALE DR	11/17/21	\$416,000	\$404,294	\$173,632	\$161,926	0.66	\$261,888		Land Tbl RAB Erie Dr/ WB Pz	40.05%

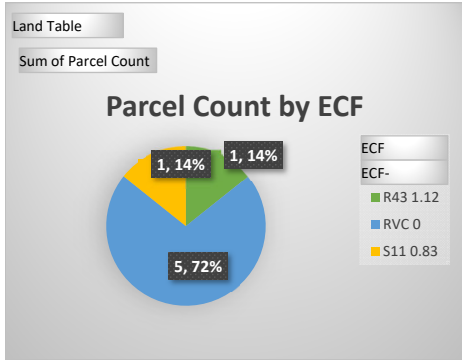
City of Orchard Lake

Land Table: RAD

BSA DATABASE		SALES DATA	
Parcel Count	7	# of Sales	1
ECF Nbhd	S11, R43, RVC	Sales Ratio	21.18%
Min ECF	0.830	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.120	% Change	0.00%
Land Table LtoB	68.06%	Projected Land Table LtoB	68.06%
CVT LtoB	34.72%	Sales Sample Size	14.29%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$326,849	#DIV/0!	\$326,849
MINIMUM	\$163,424	#DIV/0!	\$163,424
MAXIMUM	\$445,703	#DIV/0!	\$445,703

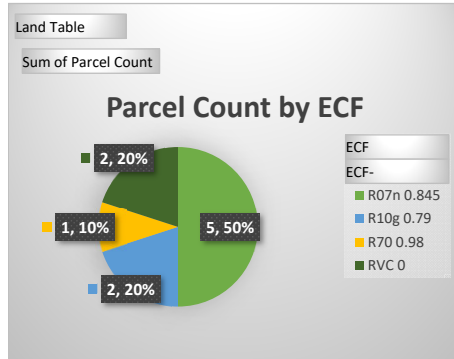
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
56-18-15-101-020	4880 OLD ORCHARD TRL	03/10/21	\$997,000				13.82	\$72,142		Land Table RAD speci:	#DIV/0!

City of Orchard Lake

Land Table: RAE

BSA DATABASE		SALES DATA	
Parcel Count	10	# of Sales	0
ECF Nbhd	R07n, R70, R10g, RVC	Sales Ratio	#DIV/0!
Min ECF	0.790	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.980	% Change	0.00%
Land Table LtoB	30.29%	Projected Land Table LtoB	30.29%
CVT LtoB	34.72%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$344,850	#DIV/0!	\$344,850
MINIMUM	\$235,125	#DIV/0!	\$235,125
MAXIMUM	\$470,250	#DIV/0!	\$470,250

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
---------------	----------------	-----------	------------	----------------	---------------	-----------------	-------------	--------------	-----------------------	------------	------------------

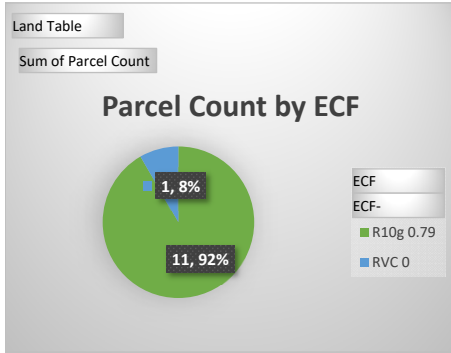
City of Orchard Lake

Land Table: RAF

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	1
ECF Nbhd	R10g, RVC	Sales Ratio	34.35%
Min ECF	0.790	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.790	% Change	0.00%
Land Table LtoB	33.29%	Projected Land Table LtoB	33.29%
CVT LtoB	34.72%	Sales Sample Size	8.33%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$135,850	#DIV/0!	\$135,850
MINIMUM	\$6,270	#DIV/0!	\$6,270
MAXIMUM	\$271,700	#DIV/0!	\$271,700

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
56-18-10-152-004	2780 ORCHARD PL	01/27/22	\$182,557				0.38	\$480,413		Land Table RAF orchard p	#DIV/0!

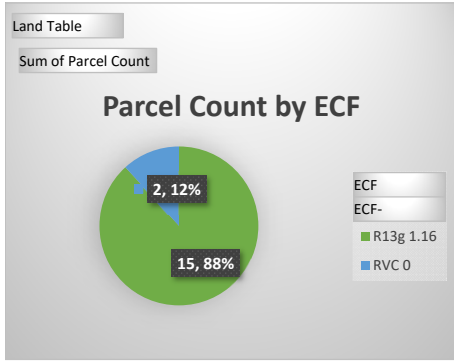
City of Orchard Lake

Land Table: RAG

BSA DATABASE		SALES DATA	
Parcel Count	17	# of Sales	1
ECF Nbhd	R13g, RVC	Sales Ratio	46.58%
Min ECF	1.160	(Land Resid.-Est. Land Value)/Est. LV	41.07%
Max ECF	1.160	% Change	20.00%
Land Table LtoB	23.26%	Projected Land Table LtoB	27.92%
CVT LtoB	34.72%	Sales Sample Size	5.88%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$109,969	\$155,131	\$131,963
MINIMUM	\$93,590	\$132,026	\$112,308
MAXIMUM	\$205,898	\$290,458	\$247,078

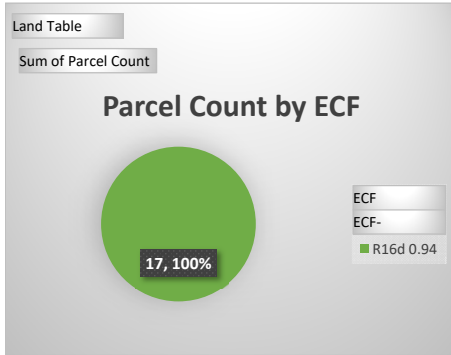
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
56-18-09-401-005	3080 BAY SHORE DR	06/17/22	\$606,250	\$564,739	\$142,588	\$101,077	0.67	\$213,775		Land Table RAG country cl g:	17.90%

City of Orchard Lake

Land Table: RAH

BSA DATABASE		SALES DATA	
Parcel Count	17	# of Sales	2
ECF Nbhd	R16d	Sales Ratio	29.26%
Min ECF	0.940	(Land Resid.-Est. Land Value)/Est. LV	62.50%
Max ECF	0.940	% Change	16.00%
Land Table LtoB	33.73%	Projected Land Table LtoB	39.12%
CVT LtoB	34.72%	Sales Sample Size	11.76%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$205,710	\$334,279	\$238,624
MINIMUM	\$175,560	\$285,285	\$203,650
MAXIMUM	\$238,150	\$386,994	\$276,254

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
56-18-14-152-003	4008 HARBOR VISTA DR	06/07/21	\$605,000	\$462,357	\$370,871	\$228,228	0.48	\$766,262		Land Table RAH Harbor \	49.36%
56-18-14-152-013	4023 HARBOR VISTA DR	06/30/22	\$485,000				0.49	\$985,772		Land Table RAH Harbor \	#DIV/0!

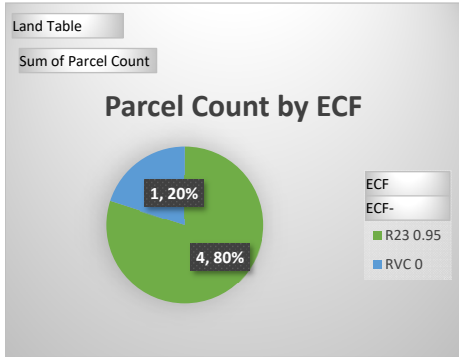
City of Orchard Lake

Land Table: RAI

BSA DATABASE		SALES DATA	
Parcel Count	5	# of Sales	0
ECF Nbhd	R23, RVC	Sales Ratio	#DIV/0!
Min ECF	0.950	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.950	% Change	0.00%
Land Table LtoB	73.01%	Projected Land Table LtoB	73.01%
CVT LtoB	34.72%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$49,096	#DIV/0!	\$49,096
MINIMUM	\$45,220	#DIV/0!	\$45,220
MAXIMUM	\$62,016	#DIV/0!	\$62,016

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
---------------	----------------	-----------	------------	----------------	---------------	-----------------	-------------	--------------	-----------------------	------------	------------------

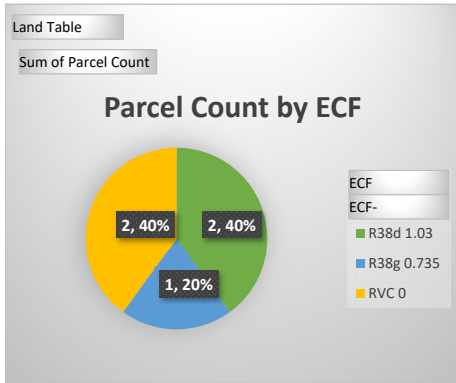
City of Orchard Lake

Land Table: RAP

BSA DATABASE		SALES DATA	
Parcel Count	5	# of Sales	0
ECF Nbhd	R38g, R38d, RVC	Sales Ratio	#DIV/0!
Min ECF	0.735	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.030	% Change	0.00%
Land Table LtoB	28.96%	Projected Land Table LtoB	28.96%
CVT LtoB	34.72%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$407,550	#DIV/0!	\$407,550
MINIMUM	\$146,300	#DIV/0!	\$146,300
MAXIMUM	\$459,800	#DIV/0!	\$459,800

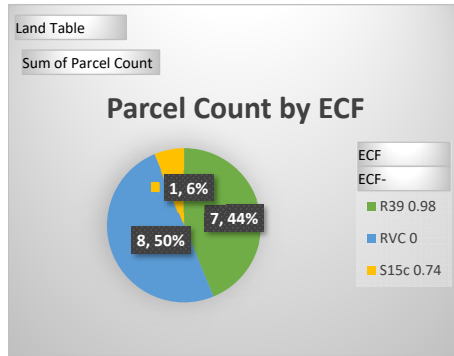
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
---------------	----------------	-----------	------------	----------------	---------------	-----------------	-------------	--------------	-----------------------	------------	------------------

City of Orchard Lake

Land Table: RAR

BSA DATABASE		SALES DATA	
Parcel Count	16	# of Sales	0
ECF Nbhd	R39, S15c, RVC	Sales Ratio	#DIV/0!
Min ECF	0.740	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.980	% Change	12.50%
Land Table LtoB	23.04%	Projected Land Table LtoB	25.92%
CVT LtoB	34.72%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$118,608	#DIV/0!	\$133,434
MINIMUM	\$55,815	#DIV/0!	\$62,792
MAXIMUM	\$209,307	#DIV/0!	\$235,470

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
---------------	----------------	-----------	------------	----------------	---------------	-----------------	-------------	--------------	-----------------------	------------	------------------

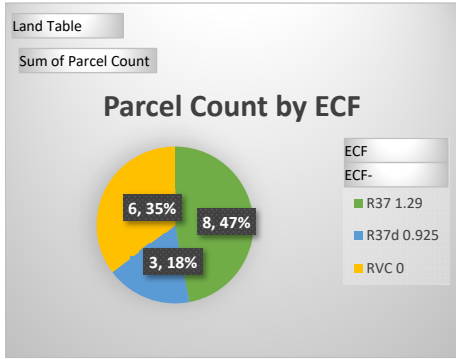
City of Orchard Lake

Land Table: RBS

BSA DATABASE		SALES DATA	
Parcel Count	17	# of Sales	1
ECF Nbhd	R37, R37d, RVC	Sales Ratio	36.94%
Min ECF	0.925	(Land Resid.-Est. Land Value)/Est. LV	77.41%
Max ECF	1.290	% Change	12.50%
Land Table LtoB	32.73%	Projected Land Table LtoB	36.82%
CVT LtoB	34.72%	Sales Sample Size	5.88%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$100,007	\$177,425	\$112,508
MINIMUM	\$12,645	\$22,434	\$14,226
MAXIMUM	\$114,950	\$203,936	\$129,319

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
56-18-16-355-010	5800 PONTIAC TRL	04/26/21	\$230,000	\$169,934	\$137,658	\$77,592	0.19	\$713,254			
56-18-16-351-019									Land Table RBS Bankers		45.66%

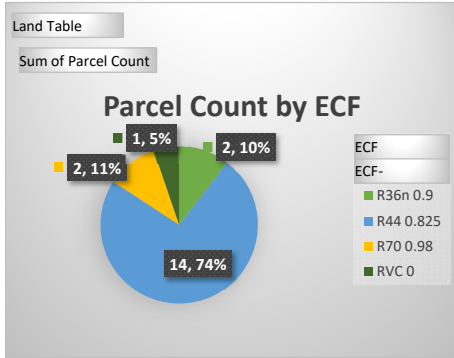
City of Orchard Lake

Land Table: RDR

BSA DATABASE		SALES DATA	
Parcel Count	19	# of Sales	2
ECF Nbhd	R70, R36n, R44, RVC	Sales Ratio	41.17%
Min ECF	0.825	(Land Resid.-Est. Land Value)/Est. LV	161.92%
Max ECF	0.980	% Change	25.00%
Land Table LtoB	14.98%	Projected Land Table LtoB	18.72%
CVT LtoB	34.72%	Sales Sample Size	10.53%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$125,400	\$328,449	\$156,750
MINIMUM	\$114,950	\$301,078	\$143,688
MAXIMUM	\$210,000	\$550,033	\$262,500

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
56-18-16-476-034	5106 DEER RUN CIR	06/17/21	\$750,000	\$750,191	\$125,209	\$125,400	1.00	\$125,084		Land Table RDR Deer R	16.72%
56-18-16-478-001	5185 DEER RUN CIR	08/20/22	\$1,550,000	\$1,143,712	\$531,688	\$125,400	1.08	\$491,848		Land Table RDR Deer R	10.96%

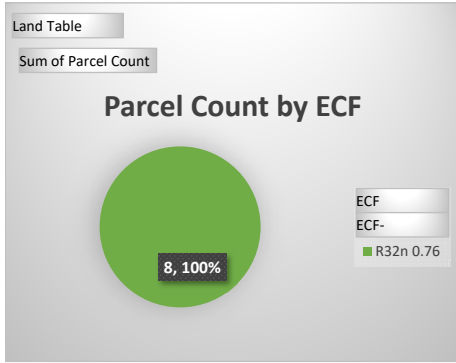
City of Orchard Lake

Land Table: RED

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	0
ECF Nbhd	R32n	Sales Ratio	#DIV/0!
Min ECF	0.760	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.760	% Change	0.00%
Land Table LtoB	26.32%	Projected Land Table LtoB	26.32%
CVT LtoB	34.72%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$203,775	#DIV/0!	\$203,775
MINIMUM	\$161,975	#DIV/0!	\$161,975
MAXIMUM	\$240,350	#DIV/0!	\$240,350

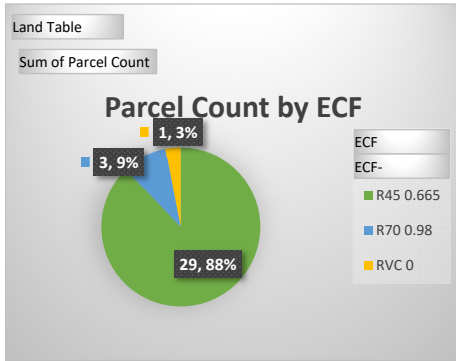
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
---------------	----------------	-----------	------------	----------------	---------------	-----------------	-------------	--------------	-----------------------	------------	------------------

City of Orchard Lake

Land Table: RHP

BSA DATABASE		SALES DATA	
Parcel Count	33	# of Sales	5
ECF Nbhd	R70, R45, RVC	Sales Ratio	41.12%
Min ECF	0.665	(Land Resid.-Est. Land Value)/Est. LV	63.07%
Max ECF	0.980	% Change	0.00%
Land Table LtoB	22.08%	Projected Land Table LtoB	22.08%
CVT LtoB	34.72%	Sales Sample Size	15.15%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$168,114	\$274,149	\$168,114
MINIMUM	\$161,648	\$263,605	\$161,648
MAXIMUM	\$174,580	\$284,694	\$174,580

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
56-18-15-351-009	4419 CRANBROOK TRL	04/19/21	\$335,000				0.93	\$361,771		Land Table RHP Hickory P	#DIV/0!
56-18-15-352-001	4382 SOUTH BAY DR	06/07/21	\$717,500	\$699,239	\$179,909	\$161,648	0.72	\$251,621		Land Table RHP Hickory P	23.12%
56-18-15-353-007	4424 CRANBROOK TRL	09/15/22	\$735,000	\$633,623	\$269,491	\$168,114	0.93	\$290,400		Land Table RHP Hickory P	26.53%
56-18-15-354-002	4471 HIDDEN VALLEY DR	12/09/21	\$799,000	\$507,922	\$465,658	\$174,580	1.05	\$443,484		Land Table RHP Hickory P	34.37%
56-18-15-354-007	4925 HICKORY POINTE DF	11/30/21	\$645,000	\$631,575	\$181,539	\$168,114	0.92	\$197,755		Land Table RHP Hickory P	26.62%

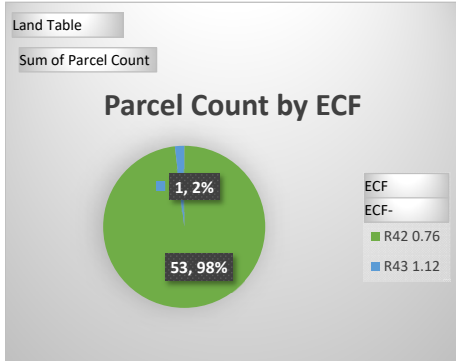
City of Orchard Lake

Land Table: RLP

BSA DATABASE		SALES DATA	
Parcel Count	54	# of Sales	10
ECF Nbhd	R43, R42	Sales Ratio	44.32%
Min ECF	0.760	(Land Resid.-Est. Land Value)/Est. LV	98.13%
Max ECF	1.120	% Change	0.00%
Land Table LtoB	14.05%	Projected Land Table LtoB	14.05%
CVT LtoB	34.72%	Sales Sample Size	18.52%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$97,167	\$192,518	\$97,167
MINIMUM	\$79,500	\$157,514	\$79,500
MAXIMUM	\$114,833	\$227,520	\$114,833

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
56-18-16-101-013	5920 SEVILLE CIR	08/12/21	\$649,000	\$577,047	\$151,453	\$79,500	0.69	\$219,816		Land Table RLP Laplay	13.78%
56-18-16-101-014	5928 SEVILLE CIR	08/11/22	\$759,750	\$710,872	\$128,378	\$79,500	0.69	\$186,325		Land Table RLP Laplay	11.18%
56-18-16-104-002	3595 LAPLAYA LN	03/11/21	\$629,000	\$657,486	\$51,014	\$79,500	0.69	\$74,041		Land Table RLP Laplay	12.09%
56-18-16-104-003	5870 PRADO CT	11/21/22	\$690,000	\$499,313	\$270,187	\$79,500	0.69	\$392,144		Land Table RLP Laplay	15.92%
56-18-16-104-007	5869 PRADO CT	07/14/22	\$652,000	\$553,103	\$178,397	\$79,500	0.70	\$255,950		Land Table RLP Laplay	14.37%
56-18-16-104-010	5820 BRAVO CT	04/20/21	\$540,000	\$562,215	\$57,285	\$79,500	0.73	\$78,796		Land Table RLP Laplay	14.14%
56-18-16-104-011	5843 BRAVO CT	05/31/22	\$640,000	\$474,787	\$244,713	\$79,500	0.69	\$353,121		Land Table RLP Laplay	16.74%
56-18-16-151-005	5913 CARMEN CT W	09/10/21	\$840,000	\$781,809	\$137,691	\$79,500	0.70	\$196,421		Land Table RLP Laplay	10.17%
56-18-16-151-009	3908 LAPLAYA LN	10/31/22	\$910,000	\$823,039	\$170,878	\$83,917	0.90	\$190,712		Land Table RLP Laplay	10.20%
56-18-16-152-003	5865 CARMEN CT E	01/21/21	\$600,000	\$485,603	\$193,897	\$79,500	0.72	\$268,928		Land Table RLP Laplay	16.37%

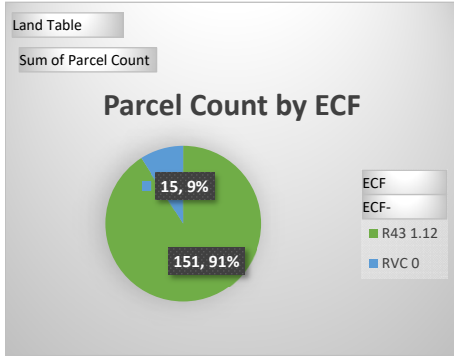
City of Orchard Lake

Land Table: RSB

BSA DATABASE		SALES DATA	
Parcel Count	166	# of Sales	9
ECF Nbhd	R43, RVC	Sales Ratio	46.26%
Min ECF	1.120	(Land Resid.-Est. Land Value)/Est. LV	48.33%
Max ECF	1.120	% Change	24.00%
Land Table LtoB	17.63%	Projected Land Table LtoB	21.86%
CVT LtoB	34.72%	Sales Sample Size	5.42%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$64,272	\$95,332	\$79,697
MINIMUM	\$9,794	\$14,527	\$12,145
MAXIMUM	\$85,695	\$127,109	\$106,262

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
56-18-16-126-013	5766 EVERGREEN AVE	06/21/21	\$524,900	\$478,220	\$104,831	\$58,151	0.29	\$362,737		Land Table RSB Shady Be	12.16%
56-18-16-127-011	5585 OLD ORCHARD TRL	02/22/22	\$289,000	\$222,415	\$124,736	\$58,151	0.29	\$437,670		Land Table RSB Shady Be	26.15%
56-18-16-127-019	3551 SHADY BEACH BLVD	01/27/21	\$175,000	\$143,908	\$89,243	\$58,151	0.28	\$323,344		Land Table RSB Shady Be	40.41%
56-18-16-127-021	5595 OLD ORCHARD TRL	10/05/22	\$375,000	\$284,246	\$164,207	\$73,453	0.51	\$322,607		Land Table RSB Shady Be	25.84%
56-18-16-128-117	3556 SHADY BEACH BLVD	01/04/21	\$487,500	\$578,405	(\$29,694)	\$61,211	0.33	(\$89,710)		Land Table RSB Shady Be	10.58%
56-18-16-128-121	3670 SUNSET BLVD	05/19/22	\$432,000	\$371,334	\$131,059	\$70,393	0.45	\$289,954		Land Table RSB Shady Be	18.96%
56-18-16-128-122	5770 ARCADIA DR	05/27/22	\$430,000	\$384,376	\$125,198	\$79,574	0.63	\$197,473		Land Table RSB Shady Be	20.70%
56-18-16-133-013	3706 LAKEVIEW BLVD	10/28/21	\$475,000	\$423,442	\$109,709	\$58,151	0.29	\$379,616		Land Table RSB Shady Be	13.73%
56-18-16-178-057	3897 SUNSET BLVD	09/07/21	\$586,000	\$605,549	\$47,783	\$67,332	0.39	\$122,835		Land Table RSB Shady Be	11.12%

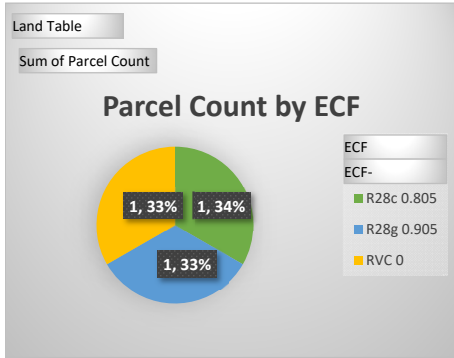
City of Orchard Lake

Land Table: RVC

BSA DATABASE		SALES DATA	
Parcel Count	3	# of Sales	0
ECF Nbhd	R28g, R28c, RVC	Sales Ratio	#DIV/0!
Min ECF	0.805	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.905	% Change	0.00%
Land Table LtoB	16.45%	Projected Land Table LtoB	16.45%
CVT LtoB	34.72%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$156,750	#DIV/0!	\$156,750
MINIMUM	\$130,625	#DIV/0!	\$130,625
MAXIMUM	\$182,875	#DIV/0!	\$182,875

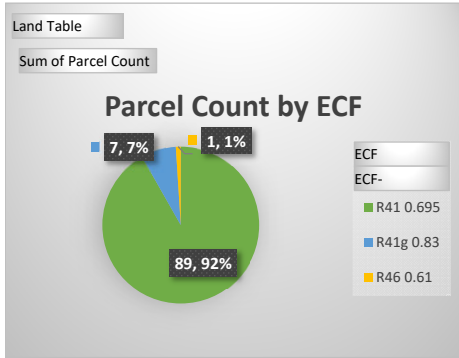
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
---------------	----------------	-----------	------------	----------------	---------------	-----------------	-------------	--------------	-----------------------	------------	------------------

City of Orchard Lake

Land Table: RWL

BSA DATABASE		SALES DATA	
Parcel Count	97	# of Sales	7
ECF Nbhd	R41g, R41, R46	Sales Ratio	38.87%
Min ECF	0.610	(Land Resid.-Est. Land Value)/Est. LV	182.99%
Max ECF	0.830	% Change	0.00%
Land Table LtoB	16.89%	Projected Land Table LtoB	16.89%
CVT LtoB	34.72%	Sales Sample Size	7.22%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$85,175	\$241,041	\$85,175
MINIMUM	\$75,710	\$214,255	\$75,710
MAXIMUM	\$100,947	\$285,675	\$100,947

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
56-18-15-376-011	4553 CHERRY HILL DR	08/30/21	\$520,000	\$451,390	\$144,320	\$75,710	0.46	\$312,381		Land Table RWL woodl:	16.77%
56-18-15-376-026	4521 CHERRY HILL DR	09/07/22	\$595,000	\$581,888	\$95,132	\$82,020	0.69	\$138,475		Land Table RWL woodl:	14.10%
56-18-15-376-031	4481 CHERRY HILL DR	11/29/21	\$510,000	\$425,450	\$163,416	\$78,866	0.57	\$284,697		Land Table RWL woodl:	18.54%
56-18-15-451-012	4382 CHERRY HILL DR	01/14/21	\$500,000	\$447,472	\$128,238	\$75,710	0.46	\$278,174		Land Table RWL woodl:	16.92%
56-18-15-451-029	4265 PINE LN	04/13/22	\$775,000	\$561,312	\$292,554	\$78,866	0.54	\$541,767		Land Table RWL woodl:	14.05%
56-18-15-451-031	4316 CHERRY HILL DR	09/03/21	\$1,050,000	\$557,362	\$574,658	\$82,020	0.62	\$925,375		Land Table RWL woodl:	14.72%
56-18-15-452-021	4340 HICKORY CT	08/16/22	\$564,000	\$484,665	\$155,045	\$75,710	0.47	\$333,430		Land Table RWL woodl:	15.62%

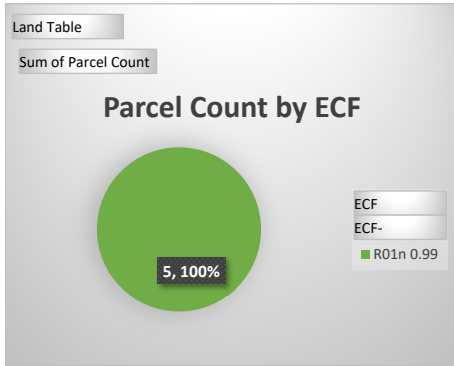
City of Orchard Lake

Land Table: RWP

BSA DATABASE		SALES DATA	
Parcel Count	5	# of Sales	2
ECF Nbhd	R01n	Sales Ratio	40.13%
Min ECF	0.990	(Land Resid.-Est. Land Value)/Est. LV	151.14%
Max ECF	0.990	% Change	25.00%
Land Table LtoB	13.97%	Projected Land Table LtoB	17.47%
CVT LtoB	34.72%	Sales Sample Size	40.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$94,050	\$236,196	\$117,563
MINIMUM	\$57,475	\$144,342	\$71,844
MAXIMUM	\$120,175	\$301,807	\$150,219

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
56-18-02-451-013	3455 WARDS POINTE DR	07/22/22	\$610,000	\$430,115	\$248,228	\$68,343	1.26	\$197,006		Land Table RWP wards pt r	15.89%
56-18-02-451-014	3425 WARDS POINTE DR	11/10/22	\$465,000	\$432,613	\$104,492	\$72,105	1.35	\$77,401		Land Table RWP wards pt r	16.67%

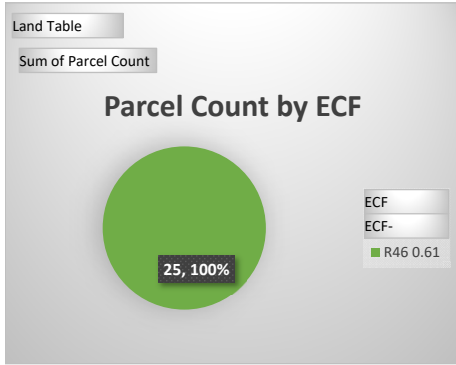
City of Orchard Lake

Land Table: RWS

BSA DATABASE		SALES DATA	
Parcel Count	25	# of Sales	0
ECF Nbhd	R46	Sales Ratio	#DIV/0!
Min ECF	0.610	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.610	% Change	0.00%
Land Table LtoB	11.98%	Projected Land Table LtoB	11.98%
CVT LtoB	34.72%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$63,339	#DIV/0!	\$63,339
MINIMUM	\$60,005	#DIV/0!	\$60,005
MAXIMUM	\$66,672	#DIV/0!	\$66,672

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
---------------	----------------	-----------	------------	----------------	---------------	-----------------	-------------	--------------	-----------------------	------------	------------------