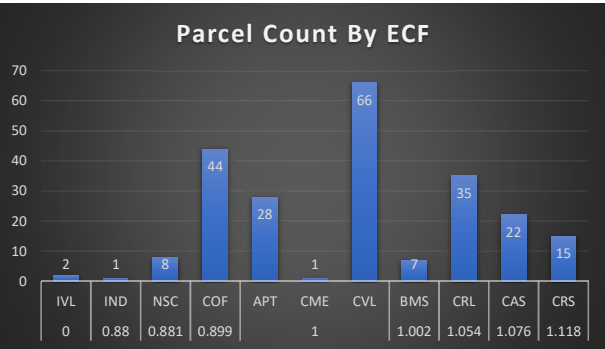


CITY OF WALLED LAKE
LAND FOR 2024: COM LAND

BSA DATABASE		SALES DATA	
Parcel Count	229	# of Sales	15
ECF Nbhd	APT, COF, CVL, NSC, CAS, CRL, IVL, CRS, BMS, CME, IND	Sales Ratio	47.49%
Min ECF	0.880	(Land Resid.-Est. Land Value)/Est. LV	20.26%
Max ECF	1.118	% Change	5.00%
Land Table LtoB	26.98%	Projected Land Table LtoB	28.32%
CVT LtoB	25.01%	Sale Sample Size	6.55%



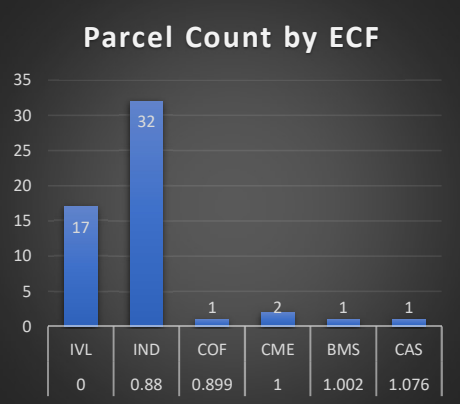
RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$6.75	\$8.12	\$7.09
MEDIAN	\$5.86	\$7.05	\$6.16
MINIMUM	\$0.96	\$1.15	\$1.01
MAXIMUM	\$16.88	\$20.30	\$17.72

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	LtoB
92	92-17-34-226-013	929 N PONTIAC TRL	12/13/2022	\$380,000	\$259,292	\$190,295	\$68,095	0.185	\$1,028,622	\$23.61		COM	26.26%
92	92-17-34-276-023	490 N PONTIAC TRL	8/17/2022	\$1,180,000	\$855,326	\$813,203	\$478,009	1.926	\$422,224	\$9.69	92-17-34-276-024, 92-17-34-276-025	COM	55.89%
92	92-17-34-408-005	131 E WALLED LAKE DR	8/21/2020	\$344,900	\$271,916	\$105,037	\$32,053	0.056	\$1,875,661	\$43.06		COM	11.79%
92	92-17-35-103-018	1224 E WEST MAPLE RD	8/26/2020	\$256,750	\$202,969	\$179,239	\$121,859	0.373	\$480,534	\$11.03		COM	60.04%
92	92-17-34-401-010	132 W WALLED LAKE DR	11/4/2022	\$128,000	\$107,481	\$50,065	\$28,710	0.078	\$641,859	\$14.74		COM	26.71%
92	92-17-35-201-022	1997 E WEST MAPLE RD	9/15/2021	\$370,000	\$317,623	\$178,126	\$118,976	0.486	\$366,514	\$8.41		COM	37.46%
92	92-17-26-376-014	1630 N PONTIAC TRL	5/28/2020	\$525,000	\$470,248	\$168,514	\$110,294	0.6	\$280,857	\$6.45		COM	23.45%
92	92-17-34-409-003	209 E WALLED LAKE DR	5/21/2021	\$430,000	\$409,892	\$133,552	\$111,036	0.247	\$540,696	\$12.41		COM	27.09%
92	92-17-35-126-014	1679 E WEST MAPLE RD	6/25/2020	\$365,000	\$357,323	\$105,772	\$91,478	0.28	\$377,757	\$8.67		COM	25.60%
92	92-17-35-103-019	1374 E WEST MAPLE RD	1/28/2021	\$550,000	\$544,882	\$225,916	\$210,726	1.28	\$176,497	\$4.05	92-17-35-103-020	COM	38.67%
92	92-17-34-255-010	341 N PONTIAC TRL	7/2/2021	\$435,000	\$464,337	\$130,354	\$150,282	0.46	\$283,378	\$6.51		COM	32.36%
92	92-17-34-257-016	545 N PONTIAC TRL	12/30/2020	\$180,000	\$197,558	\$10,985	\$22,343	0.037	\$296,892	\$6.82	92-17-34-257-015	COM	11.31%
92	92-17-35-103-009	1350 E WEST MAPLE RD	2/1/2020	\$400,000	\$442,348	\$174,357	\$204,678	1.253	\$139,152	\$3.19		COM	46.27%
92	92-17-34-277-015	1038 E WEST MAPLE	5/13/2022	\$235,000	\$310,271	\$23,227	\$91,640	0.421	\$55,171	\$1.27	92-17-34-277-014, 92-17-34-277-016	COM	29.54%
92	92-17-34-402-001	305 N PONTIAC TRL	4/8/2022	\$525,000	\$777,145	-\$86,718	\$157,143	0.481	-\$180,287	-\$4.14		COM	20.22%

CITY OF WALLED LAKE

LAND FOR 2024: IND LAND

BSA DATABASE		SALES DATA	
Parcel Count	54	# of Sales	10
ECF Nbhd	IND, IVL, BMS, CME, COF, CAS	Sales Ratio	47.89%
Min ECF	0.880	(Land Resid.-Est. Land Value)/Est. LV	22.22%
Max ECF	1.076	% Change	0.00%
Land Table LtoB	19.94%	Projected Land Table LtoB	19.94%
CVT LtoB	25.01%	Sale Sample Size	18.52%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$2.28	\$2.79	\$2.28
MEDIAN	\$2.04	\$2.49	\$2.04
MINIMUM	\$0.43	\$0.53	\$0.43
MAXIMUM	\$4.56	\$5.57	\$4.56

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	LtoB
92	92-17-35-201-008	1825 E WEST MAPLE RD	12/30/2020	\$900,000	\$659,593	\$505,192	\$241,126	1.481	\$341,115	\$7.83	92-17-35-201-007	IND	36.56%
92	92-17-34-176-010	850 LADD RD BLDG E	1/25/2022	\$1,800,000	\$1,785,409	\$353,254	\$313,946	4.29	\$82,344	\$1.89		IND	17.58%
92	92-17-34-176-021	850 LADD RD BLDG A	10/7/2021	\$1,900,000	\$1,904,734	\$255,227	\$221,006	3.02	\$84,512	\$1.94		IND	11.60%
92	92-17-34-176-022	850 LADD RD BLDG B	8/14/2020	\$775,000	\$892,675	\$28,413	\$127,335	1.74	\$16,329	\$0.37		IND	14.26%
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	64.47%
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	35.16%
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	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	41.19%
E	E -17-27-351-017	1013 RIG ST	2/23/2022	\$470,000	\$332,427	\$252,524	\$108,726	0.65	\$388,498	\$8.92		IND	32.71%
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	77.89%

CITY OF WALLED 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	LtoB
92	92-17-27-376-020	LADD	12/28/2020	\$479,450	\$189,607	\$479,450	\$189,607	9.97	\$48,080	\$1.10		IND	100.00%
92	92-17-35-251-041	1720 E WEST MAPLE RD	7/12/2021	\$250,000	\$159,059	\$250,000	\$131,361	0.46	\$544,662	\$12.50		COM	82.59%
92	92-17-34-409-001	LIBERTY	6/11/2021	\$70,000	\$64,195	\$70,000	\$60,820	0.12	\$564,516	\$12.96		COM	94.74%