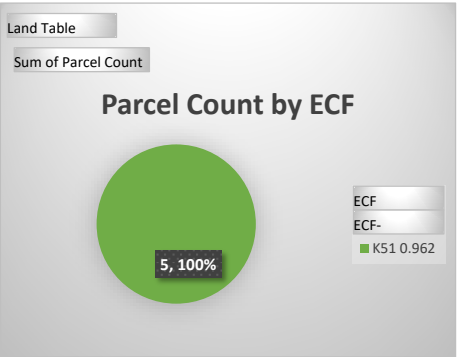


City of Walled Lake

Land Table K51

BSA DATABASE		SALES DATA	
Parcel Count	5	# of Sales	0
ECF Nbhd	K51	Sales Ratio	#DIV/0!
Min ECF	0.962	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.962	% Change	14.00%
Land Table LtoB	19.55%	Projected Land Table LtoB	22.29%
CVT LtoB	27.06%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$79,005	#DIV/0!	\$90,066
MINIMUM	\$76,681	#DIV/0!	\$87,416
MAXIMUM	\$81,330	#DIV/0!	\$92,716

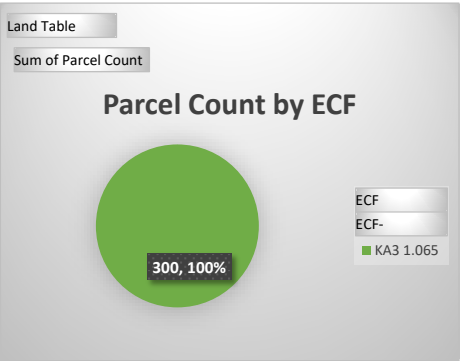
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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City of Walled Lake

Land Table KA3

BSA DATABASE		SALES DATA	
Parcel Count	300	# of Sales	41
ECF Nbhd	KA3	Sales Ratio	46.31%
Min ECF	1.065	(Land Resid.-Est. Land Value)/Est. LV	28.18%
Max ECF	1.065	% Change	14.00%
Land Table LtoB	28.46%	Projected Land Table LtoB	32.44%
CVT LtoB	27.06%	Sales Sample Size	13.67%

Color Key
Vacant Sales
Demo or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$44,066	\$56,486	\$50,235
MINIMUM	\$36,601	\$46,917	\$41,725
MAXIMUM	\$49,122	\$62,967	\$55,999

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
92-17-26-104-002	167 HIDDEN MEADOWS C	02/21/22	\$152,000	\$193,767	\$4,947	\$46,714	1.00	\$4,947		Land Table KA3	24.11%
92-17-26-104-064	097 HIDDEN MEADOWS C	03/11/22	\$120,000	\$147,914	\$13,743	\$41,657	1.00	\$13,743		Land Table KA3	28.16%
92-17-26-103-033	2120 PARK PLACE DR	07/20/21	\$122,500	\$137,486	\$23,301	\$38,287	1.00	\$23,301		Land Table KA3	27.85%
92-17-26-104-103	068 HIDDEN MEADOWS C	07/23/21	\$150,000	\$167,817	\$28,897	\$46,714	1.00	\$28,897		Land Table KA3	27.84%
92-17-26-376-127	1468 DOVER HILL RD N	12/07/21	\$160,000	\$167,587	\$39,127	\$46,714	1.00	\$39,127		Land Table KA3	27.87%
92-17-26-104-055	117 HIDDEN MEADOWS C	06/09/21	\$162,500	\$167,817	\$41,397	\$46,714	1.00	\$41,397		Land Table KA3	27.84%
92-17-26-376-054	1627 WIMBLEDON DR	12/09/21	\$125,000	\$128,839	\$32,762	\$36,601	1.00	\$32,762		Land Table KA3	28.41%
92-17-26-104-056	117 HIDDEN MEADOWS C	08/16/21	\$147,500	\$151,029	\$38,128	\$41,657	1.00	\$38,128		Land Table KA3	27.58%
92-17-26-376-105	1489 DOVER HILL RD N	08/20/21	\$165,000	\$167,587	\$44,127	\$46,714	1.00	\$44,127		Land Table KA3	27.87%
92-17-26-376-060	1620 WIMBLEDON DR	10/25/21	\$167,000	\$167,604	\$46,110	\$46,714	1.00	\$46,110		Land Table KA3	27.87%
92-17-26-278-032	1852 N PONTIAC TRL	07/02/21	\$175,000	\$175,176	\$48,946	\$49,122	0.01	\$4,894,600		Land Table KA3	28.04%
92-17-26-103-020	2155 PARK PLACE DR	03/15/21	\$155,000	\$154,868	\$49,254	\$49,122	1.00	\$49,254		Land Table KA3	31.72%
92-17-26-376-118	1578 DOVER HILL RD N	07/13/21	\$165,000	\$164,830	\$44,236	\$44,066	1.00	\$44,236		Land Table KA3	26.73%
92-17-26-104-104	068 HIDDEN MEADOWS C	06/24/22	\$152,500	\$150,640	\$43,517	\$41,657	1.00	\$43,517		Land Table KA3	27.65%
92-17-26-103-032	2126 PARK PLACE DR	05/24/21	\$160,000	\$157,911	\$51,211	\$49,122	1.00	\$51,211		Land Table KA3	31.11%
92-17-26-376-096	1532 DOVER HILL RD S	08/17/21	\$170,000	\$165,254	\$48,812	\$44,066	1.00	\$48,812		Land Table KA3	26.67%
92-17-26-376-084	1553 DOVER HILL RD N	03/05/21	\$165,000	\$160,039	\$49,027	\$44,066	1.00	\$49,027		Land Table KA3	27.53%
92-17-26-376-140	1453 DOVER HILL RD N	11/01/21	\$172,500	\$165,674	\$50,892	\$44,066	1.00	\$50,892		Land Table KA3	26.60%
92-17-26-376-080	1533 DOVER HILL RD N	03/04/22	\$190,000	\$177,979	\$56,087	\$44,066	1.00	\$56,087		Land Table KA3	24.76%
92-17-26-104-012	148 HIDDEN MEADOWS C	05/13/22	\$165,000	\$150,932	\$55,725	\$41,657	1.00	\$55,725		Land Table KA3	27.60%
92-17-26-376-131	1488 DOVER HILL RD S	01/18/22	\$165,000	\$150,884	\$55,773	\$41,657	1.00	\$55,773		Land Table KA3	27.61%
92-17-26-104-096	048 HIDDEN MEADOWS C	10/26/22	\$162,500	\$147,914	\$56,243	\$41,657	1.00	\$56,243		Land Table KA3	28.16%
92-17-26-103-008	2173 PARK PLACE DR	06/11/21	\$167,000	\$150,162	\$65,960	\$49,122	1.00	\$65,960		Land Table KA3	32.71%

City of Walled Lake

Land Table KA3

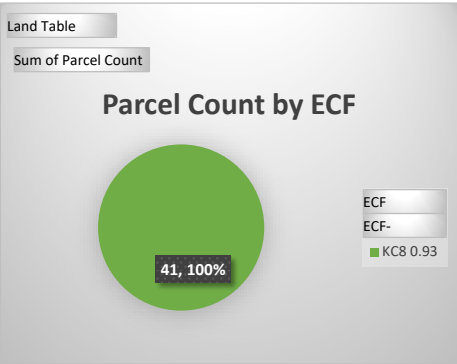
92-17-26-104-028	128 HIDDEN MEADOWS E	06/21/22	\$165,000	\$147,524	\$59,133	\$41,657	1.00	\$59,133	Land Table KA3	28.24%
92-17-26-376-128	1500 DOVER HILL RD S	12/21/22	\$192,200	\$170,750	\$68,164	\$46,714	1.00	\$68,164	Land Table KA3	27.36%
92-17-26-376-141	1449 DOVER HILL RD N	06/30/22	\$167,900	\$148,110	\$61,447	\$41,657	1.00	\$61,447	Land Table KA3	28.13%
92-17-26-104-039	36 HIDDEN MEADOWS DI	07/13/22	\$180,000	\$155,987	\$70,727	\$46,714	1.00	\$70,727	Land Table KA3	29.95%
92-17-26-104-057	107 HIDDEN MEADOWS E	08/30/22	\$195,000	\$166,806	\$74,908	\$46,714	1.00	\$74,908	Land Table KA3	28.00%
92-17-26-103-014	2167 PARK PLACE DR	04/14/22	\$170,500	\$145,577	\$70,193	\$45,270	1.00	\$70,193	Land Table KA3	31.10%
92-17-26-376-041	1664 WIMBLEDON DR	05/19/21	\$152,000	\$129,453	\$59,148	\$36,601	1.00	\$59,148	Land Table KA3	28.27%
92-17-26-376-066	1596 WIMBLEDON DR	10/13/22	\$187,000	\$158,750	\$72,316	\$44,066	1.00	\$72,316	Land Table KA3	27.76%
92-17-26-278-044	1842 N PONTIAC TRL	10/26/21	\$199,900	\$167,168	\$81,854	\$49,122	0.01	\$8,185,400	Land Table KA3	29.38%
92-17-26-376-057	1615 WIMBLEDON DR	07/21/22	\$155,000	\$129,458	\$62,143	\$36,601	1.00	\$62,143	Land Table KA3	28.27%
92-17-26-376-091	1552 DOVER HILL RD S	06/09/22	\$190,000	\$157,993	\$76,073	\$44,066	1.00	\$76,073	Land Table KA3	27.89%
92-17-26-104-107	078 HIDDEN MEADOWS E	11/18/22	\$189,900	\$157,584	\$79,030	\$46,714	1.00	\$79,030	Land Table KA3	29.64%
92-17-26-104-019	147 HIDDEN MEADOWS E	12/07/22	\$195,000	\$160,638	\$81,076	\$46,714	1.00	\$81,076	Land Table KA3	29.08%
92-17-26-104-115	120 HIDDEN MEADOWS E	08/30/22	\$205,000	\$167,817	\$83,897	\$46,714	1.00	\$83,897	Land Table KA3	27.84%
92-17-26-376-090	1548 DOVER HILL RD S	06/30/22	\$210,000	\$169,829	\$86,885	\$46,714	1.00	\$86,885	Land Table KA3	27.51%
92-17-26-104-130	038 HIDDEN MEADOWS E	09/20/22	\$193,000	\$155,127	\$84,587	\$46,714	1.00	\$84,587	Land Table KA3	30.11%
92-17-26-278-048	1834 N PONTIAC TRL	09/01/21	\$195,000	\$152,805	\$91,317	\$49,122	0.01	\$9,131,700	Land Table KA3	32.15%
92-17-26-278-033	1850 N PONTIAC TRL	11/05/21	\$215,000	\$165,705	\$98,417	\$49,122	0.01	\$9,841,700	Land Table KA3	29.64%

City of Walled Lake

Land Table KC8

BSA DATABASE		SALES DATA	
Parcel Count	41	# of Sales	8
ECF Nbhd	KC8	Sales Ratio	46.03%
Min ECF	0.930	(Land Resid.-Est. Land Value)/Est. LV	56.34%
Max ECF	0.930	% Change	28.00%
Land Table LtoB	15.69%	Projected Land Table LtoB	20.08%
CVT LtoB	27.06%	Sales Sample Size	19.51%

Color Key	
Vacant Sales	
Demo or	
New Build After Sale	



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$29,170	\$45,603	\$37,338
MINIMUM	\$29,170	\$45,603	\$37,338
MAXIMUM	\$29,170	\$45,603	\$37,338

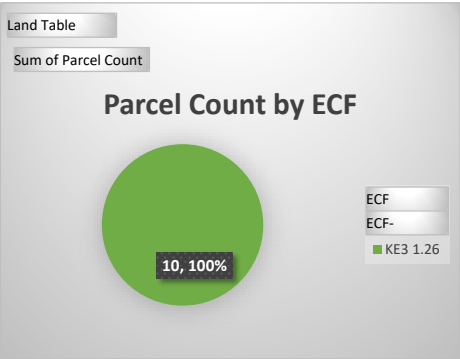
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
92-17-23-379-021	1474 CRIMSON WAY	06/18/21	\$159,000	\$155,708	\$32,462	\$29,170	1.00	\$32,462		Land Table KC8	18.73%
92-17-23-379-022	1476 CRIMSON WAY	06/28/21	\$185,000	\$203,783	\$10,387	\$29,170	1.00	\$10,387		Land Table KC8	14.31%
92-17-23-379-032	1432 CRIMSON WAY	06/15/22	\$225,000	\$200,209	\$53,961	\$29,170	1.00	\$53,961		Land Table KC8	14.57%
92-17-23-379-033	1428 CRIMSON WAY	09/30/21	\$172,500	\$154,723	\$46,947	\$29,170	1.00	\$46,947		Land Table KC8	18.85%
92-17-23-379-042	I66 SILVERBROOK RIDGE I	06/29/22	\$259,900	\$195,992	\$93,078	\$29,170	1.00	\$93,078		Land Table KC8	14.88%
92-17-23-379-043	I70 SILVERBROOK RIDGE I	07/16/21	\$176,900	\$153,906	\$52,164	\$29,170	1.00	\$52,164		Land Table KC8	18.95%
92-17-23-379-044	I68 SILVERBROOK RIDGE I	02/18/22	\$226,000	\$204,438	\$50,732	\$29,170	1.00	\$50,732		Land Table KC8	14.27%
92-17-23-379-046	I93 SILVERBROOK RIDGE I	03/30/22	\$250,000	\$254,074	\$25,096	\$29,170	1.00	\$25,096		Land Table KC8	11.48%

City of Walled Lake

Land Table KE3

BSA DATABASE		SALES DATA	
Parcel Count	10	# of Sales	1
ECF Nbhd	KE3	Sales Ratio	49.83%
Min ECF	1.260	(Land Resid.-Est. Land Value)/Est. LV	1.09%
Max ECF	1.260	% Change	0.00%
Land Table LtoB	28.99%	Projected Land Table LtoB	28.99%
CVT LtoB	27.06%	Sales Sample Size	10.00%

Color Key	
Vacant Sales	
Demo or	
New Build After Sale	



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$98,178	\$99,244	\$98,178
MINIMUM	\$87,032	\$87,977	\$87,032
MAXIMUM	\$109,323	\$110,510	\$109,323

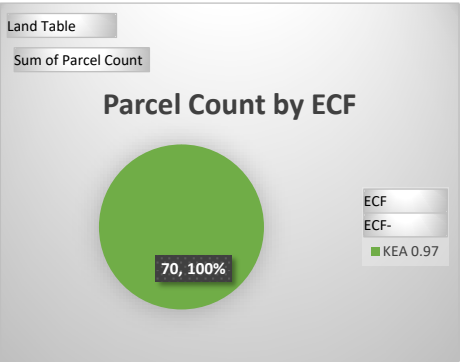
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
92-17-34-412-030	116 E WALLED LAKE DR	04/30/21	\$275,000	\$274,055	\$87,977	\$87,032	1.00	\$87,977		Land Table KE3	31.76%

City of Walled Lake

Land Table KEA

BSA DATABASE		SALES DATA	
Parcel Count	70	# of Sales	7
ECF Nbhd	KEA	Sales Ratio	45.98%
Min ECF	0.970	(Land Resid.-Est. Land Value)/Est. LV	44.27%
Max ECF	0.970	% Change	0.00%
Land Table LtoB	20.32%	Projected Land Table LtoB	20.32%
CVT LtoB	27.06%	Sales Sample Size	10.00%

Color Key	
Vacant Sales	
Demo or	
New Build After Sale	



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$38,996	\$56,259	\$38,996
MINIMUM	\$38,996	\$56,259	\$38,996
MAXIMUM	\$38,996	\$56,259	\$38,996

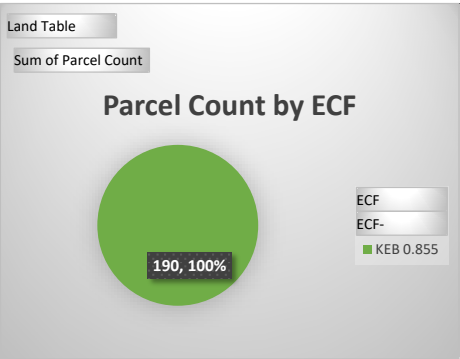
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
92-17-34-432-310	486 VILLAGE DR	04/22/22	\$216,000	\$200,540	\$54,456	\$38,996	0.01	\$5,445,600		Land Table KEA	19.45%
92-17-34-432-331	518 RED OAK CT	09/27/22	\$212,000	\$172,328	\$78,668	\$38,996	0.01	\$7,866,800		Land Table KEA	22.63%
92-17-34-432-336	528 RED OAK CT	05/20/21	\$195,000	\$206,205	\$27,791	\$38,996	0.01	\$2,779,100		Land Table KEA	18.91%
92-17-34-432-338	532 RED OAK CT	06/24/21	\$210,000	\$206,205	\$42,791	\$38,996	0.01	\$4,279,100		Land Table KEA	18.91%
92-17-34-432-352	535 RIVIERA CT	01/10/22	\$225,000	\$198,593	\$65,403	\$38,996	0.01	\$6,540,300		Land Table KEA	19.64%
92-17-34-432-360	551 RIVIERA CT	11/18/22	\$244,000	\$198,593	\$84,403	\$38,996	0.01	\$8,440,300		Land Table KEA	19.64%
92-17-34-432-362	555 RIVIERA CT	08/16/21	\$199,900	\$198,593	\$40,303	\$38,996	0.01	\$4,030,300		Land Table KEA	19.64%

City of Walled Lake

Land Table KEB

BSA DATABASE		SALES DATA	
Parcel Count	190	# of Sales	29
ECF Nbhd	KEB	Sales Ratio	45.50%
Min ECF	0.855	(Land Resid.-Est. Land Value)/Est. LV	46.63%
Max ECF	0.855	% Change	0.00%
Land Table LtoB	22.86%	Projected Land Table LtoB	22.86%
CVT LtoB	27.06%	Sales Sample Size	15.26%

Color Key
Vacant Sales
Demo or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$72,534	\$106,356	\$72,534
MINIMUM	\$40,801	\$59,826	\$40,801
MAXIMUM	\$153,740	\$225,428	\$153,740

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
92-17-34-432-011	105 SANDY LN	05/14/21	\$320,000	\$342,928	\$112,482	\$135,410	1.00	\$112,482		Land Table KEB	39.49%
92-17-34-432-014	123 E BAY DR	05/09/22	\$264,900	\$231,962	\$105,472	\$72,534	1.00	\$105,472		Land Table KEB	31.27%
92-17-34-432-018	131 E BAY DR	03/24/22	\$285,000	\$231,962	\$125,572	\$72,534	1.00	\$125,572		Land Table KEB	31.27%
92-17-34-432-025	124 SANDY LN	03/31/22	\$284,500	\$280,052	\$76,982	\$72,534	1.00	\$76,982		Land Table KEB	25.90%
92-17-34-432-027	128 SANDY LN	07/09/21	\$300,500	\$280,237	\$92,797	\$72,534	1.00	\$92,797		Land Table KEB	25.88%
92-17-34-432-042	159 E BAY DR	07/09/21	\$268,000	\$211,036	\$108,604	\$51,640	1.00	\$108,604		Land Table KEB	24.47%
92-17-34-432-046	142 SANDY LN	06/04/21	\$205,000	\$203,556	\$53,084	\$51,640	1.00	\$53,084		Land Table KEB	25.37%
92-17-34-432-055	160 SANDY LN	08/27/21	\$310,000	\$253,131	\$108,509	\$51,640	1.00	\$108,509		Land Table KEB	20.40%
92-17-34-432-057	160 CLUB HOUSE CIR	07/29/22	\$315,000	\$289,825	\$97,709	\$72,534	1.00	\$97,709		Land Table KEB	25.03%
92-17-34-432-065	176 CLUB HOUSE CIR	02/28/22	\$266,000	\$273,933	\$43,707	\$51,640	1.00	\$43,707		Land Table KEB	18.85%
92-17-34-432-067	415 BOARDWALK DR	11/30/21	\$260,000	\$221,483	\$100,604	\$62,087	1.00	\$100,604		Land Table KEB	28.03%
92-17-34-432-072	412 BOARDWALK DR	09/14/21	\$225,000	\$200,197	\$65,604	\$40,801	1.00	\$65,604		Land Table KEB	20.38%
92-17-34-432-083	434 BOARDWALK DR	09/22/22	\$250,000	\$200,430	\$90,371	\$40,801	1.00	\$90,371		Land Table KEB	20.36%
92-17-34-432-091	450 BOARDWALK DR	04/30/21	\$231,000	\$200,197	\$71,604	\$40,801	1.00	\$71,604		Land Table KEB	20.38%
92-17-34-432-094	456 BOARDWALK DR	07/21/22	\$292,000	\$248,319	\$84,482	\$40,801	1.00	\$84,482		Land Table KEB	16.43%
92-17-34-432-095	423 OLD PINE WAY	01/24/22	\$294,500	\$258,092	\$77,209	\$40,801	1.00	\$77,209		Land Table KEB	15.81%
92-17-34-432-098	415 OLD PINE WAY	05/05/22	\$227,000	\$200,197	\$67,604	\$40,801	1.00	\$67,604		Land Table KEB	20.38%
92-17-34-432-106	401 OLD PINE WAY	10/18/21	\$340,000	\$258,092	\$122,709	\$40,801	1.00	\$122,709		Land Table KEB	15.81%
92-17-34-432-110	443 OLD PINE WAY	04/16/21	\$248,000	\$248,319	\$40,482	\$40,801	1.00	\$40,482		Land Table KEB	16.43%
92-17-34-432-130	402 OLD PINE WAY	04/27/22	\$305,000	\$255,385	\$90,416	\$40,801	1.00	\$90,416		Land Table KEB	15.98%
92-17-34-432-132	406 OLD PINE WAY	02/04/22	\$269,900	\$252,042	\$58,659	\$40,801	1.00	\$58,659		Land Table KEB	16.19%
92-17-34-432-136	414 OLD PINE WAY	08/12/21	\$225,000	\$252,042	\$13,759	\$40,801	1.00	\$13,759		Land Table KEB	16.19%
92-17-34-432-151	446 OLD PINE WAY	10/15/21	\$250,000	\$254,685	\$36,116	\$40,801	1.00	\$36,116		Land Table KEB	16.02%

City of Walled Lake

Land Table KEB

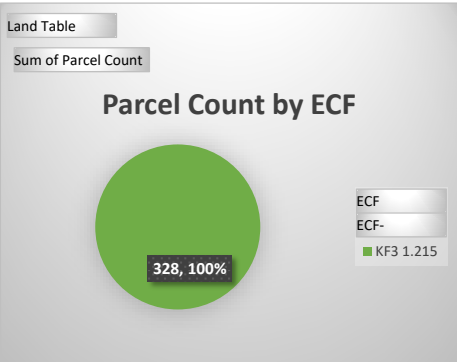
92-17-34-432-152	448 OLD PINE WAY	04/23/21	\$210,000	\$199,629	\$51,172	\$40,801	1.00	\$51,172	Land Table KEB	20.44%
92-17-34-432-154	454 OLD PINE WAY	10/17/22	\$292,000	\$258,092	\$74,709	\$40,801	1.00	\$74,709	Land Table KEB	15.81%
92-17-34-432-160	466 OLD PINE WAY	01/20/21	\$245,000	\$254,921	\$30,880	\$40,801	1.00	\$30,880	Land Table KEB	16.01%
92-17-34-432-166	427 VILLAGE DR	08/19/21	\$289,900	\$258,092	\$72,609	\$40,801	1.00	\$72,609	Land Table KEB	15.81%
92-17-34-432-170	421 VILLAGE DR	06/15/22	\$280,000	\$254,776	\$66,025	\$40,801	1.00	\$66,025	Land Table KEB	16.01%
92-17-34-432-173	411 VILLAGE DR	09/02/21	\$220,000	\$199,613	\$61,188	\$40,801	1.00	\$61,188	Land Table KEB	20.44%

City of Walled Lake

Land Table KF3

BSA DATABASE		SALES DATA	
Parcel Count	328	# of Sales	43
ECF Nbhd	KF3	Sales Ratio	45.87%
Min ECF	1.215	(Land Resid.-Est. Land Value)/Est. LV	36.08%
Max ECF	1.215	% Change	18.00%
Land Table LtoB	24.72%	Projected Land Table LtoB	29.17%
CVT LtoB	27.06%	Sales Sample Size	13.11%

Color Key
Vacant Sales
Demo or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$33,438	\$45,500	\$39,456
MINIMUM	\$29,323	\$39,901	\$34,601
MAXIMUM	\$37,297	\$50,752	\$44,010

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
92-17-35-376-006	134 LAKE VILLAGE DR	05/28/21	\$152,000	\$135,107	\$52,388	\$35,495	1.00	\$52,388		Land Table KF3	26.27%
92-17-35-376-012	140 LAKE VILLAGE DR	04/30/21	\$118,000	\$118,698	\$28,625	\$29,323	1.00	\$28,625		Land Table KF3	24.70%
92-17-35-376-018	224 LAKE VILLAGE DR	11/09/21	\$156,500	\$135,107	\$56,888	\$35,495	1.00	\$56,888		Land Table KF3	26.27%
92-17-35-376-034	294 LAKE VILLAGE DR	10/15/21	\$148,000	\$135,107	\$48,388	\$35,495	1.00	\$48,388		Land Table KF3	26.27%
92-17-35-376-044	271 LAKE VILLAGE DR	10/04/22	\$149,250	\$116,400	\$62,173	\$29,323	1.00	\$62,173		Land Table KF3	25.19%
92-17-35-376-053	211 LAKE VILLAGE DR	03/10/21	\$143,000	\$118,698	\$53,625	\$29,323	1.00	\$53,625		Land Table KF3	24.70%
92-17-35-376-055	207 LAKE VILLAGE DR	12/03/21	\$142,000	\$129,825	\$47,670	\$35,495	1.00	\$47,670		Land Table KF3	27.34%
92-17-35-376-057	156 NEPTUNE DR	08/05/22	\$158,500	\$118,698	\$69,125	\$29,323	1.00	\$69,125		Land Table KF3	24.70%
92-17-35-376-062	164 NEPTUNE DR	10/29/21	\$143,500	\$135,107	\$43,888	\$35,495	1.00	\$43,888		Land Table KF3	26.27%
92-17-35-376-064	160 NEPTUNE DR	03/26/21	\$161,000	\$129,825	\$66,670	\$35,495	1.00	\$66,670		Land Table KF3	27.34%
92-17-35-376-065	171 NEPTUNE DR	11/16/21	\$117,500	\$135,107	\$17,888	\$35,495	1.00	\$17,888		Land Table KF3	26.27%
92-17-35-376-072	187 NEPTUNE DR	04/30/21	\$141,000	\$127,516	\$42,807	\$29,323	1.00	\$42,807		Land Table KF3	23.00%
92-17-35-376-079	205 NEPTUNE DR	03/30/21	\$150,000	\$140,431	\$45,064	\$35,495	1.00	\$45,064		Land Table KF3	25.28%
92-17-35-376-083	222 AQUEDUCT DR	10/14/22	\$175,000	\$131,403	\$79,092	\$35,495	1.00	\$79,092		Land Table KF3	27.01%
92-17-35-376-096	270 AQUEDUCT DR	09/15/22	\$146,500	\$120,600	\$55,223	\$29,323	1.00	\$55,223		Land Table KF3	24.31%
92-17-35-376-099	118 LAKE VILLAGE DR	03/28/22	\$150,000	\$118,698	\$28,625	\$29,323	1.00	\$60,625		Land Table KF3	24.70%
92-17-35-376-102	112 LAKE VILLAGE DR	09/01/21	\$140,000	\$131,403	\$44,092	\$35,495	1.00	\$44,092		Land Table KF3	27.01%
92-17-35-376-105	104 LAKE VILLAGE DR	11/30/22	\$110,000	\$129,825	\$15,670	\$35,495	1.00	\$15,670		Land Table KF3	27.34%
92-17-35-376-111	109 LAKE VILLAGE DR	01/04/22	\$130,000	\$145,321	\$21,976	\$37,297	1.00	\$21,976		Land Table KF3	25.67%
92-17-35-376-118	117 LAKE VILLAGE DR	09/02/22	\$183,000	\$148,630	\$71,667	\$37,297	1.00	\$71,667		Land Table KF3	25.09%
92-17-35-377-010	215 AQUEDUCT DR	08/17/21	\$165,000	\$145,321	\$56,976	\$37,297	1.00	\$56,976		Land Table KF3	25.67%
92-17-35-377-014	234 NEPTUNE DR	03/12/21	\$148,000	\$145,321	\$39,976	\$37,297	1.00	\$39,976		Land Table KF3	25.67%
92-17-35-377-035	227 NEPTUNE DR	08/06/21	\$144,500	\$136,465	\$39,415	\$31,380	1.00	\$39,415		Land Table KF3	22.99%

City of Walled Lake

Land Table KF3

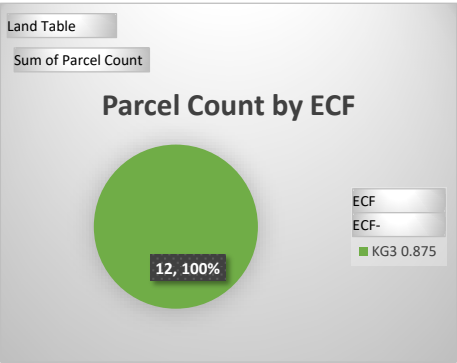
92-17-35-377-057	291 INLET CT	08/18/21	\$133,000	\$149,746	\$20,551	\$37,297	1.00	\$20,551	Land Table KF3	24.91%
92-17-35-377-065	309 NEPTUNE DR	10/31/22	\$180,000	\$161,519	\$55,778	\$37,297	1.00	\$55,778	Land Table KF3	23.09%
92-17-35-377-078	353 NEPTUNE DR	11/21/22	\$168,700	\$152,739	\$53,258	\$37,297	1.00	\$53,258	Land Table KF3	24.42%
92-17-35-377-081	359 NEPTUNE DR	12/16/22	\$143,500	\$161,550	\$19,247	\$37,297	1.00	\$19,247	Land Table KF3	23.09%
92-17-35-377-096	1420 HARBOR DR	07/01/22	\$155,000	\$148,902	\$43,395	\$37,297	1.00	\$43,395	Land Table KF3	25.05%
92-17-35-377-099	1426 HARBOR DR	10/18/21	\$150,000	\$138,132	\$43,248	\$31,380	1.00	\$43,248	Land Table KF3	22.72%
92-17-35-377-100	1430 HARBOR DR	11/10/21	\$145,000	\$151,531	\$30,766	\$37,297	1.00	\$30,766	Land Table KF3	24.61%
92-17-35-377-128	1476 HARBOR DR	10/25/21	\$159,900	\$148,748	\$48,449	\$37,297	1.00	\$48,449	Land Table KF3	25.07%
92-17-35-377-132	245 AQUEDUCT DR	05/07/21	\$155,000	\$156,001	\$36,296	\$37,297	1.00	\$36,296	Land Table KF3	23.91%
92-17-35-377-136	255 AQUEDUCT DR	08/16/21	\$155,000	\$150,978	\$41,319	\$37,297	1.00	\$41,319	Land Table KF3	24.70%
92-17-35-377-140	1483 HARBOR DR	06/29/22	\$170,901	\$148,948	\$59,250	\$37,297	1.00	\$59,250	Land Table KF3	25.04%
92-17-35-377-151	1659 MARINER DR	11/05/21	\$140,000	\$139,799	\$31,581	\$31,380	1.00	\$31,581	Land Table KF3	22.45%
92-17-35-377-160	1553 MARINER DR	07/20/22	\$170,000	\$153,312	\$53,985	\$37,297	1.00	\$53,985	Land Table KF3	24.33%
92-17-35-377-180	1527 MARINER DR	12/02/22	\$178,500	\$150,129	\$65,668	\$37,297	1.00	\$65,668	Land Table KF3	24.84%
92-17-35-377-181	1529 MARINER DR	09/28/21	\$150,000	\$143,628	\$37,752	\$31,380	1.00	\$37,752	Land Table KF3	21.85%
92-17-35-377-191	1492 MARINER DR	12/09/22	\$162,000	\$155,532	\$43,765	\$37,297	1.00	\$43,765	Land Table KF3	23.98%
92-17-35-377-207	1434 MARINER DR	06/17/22	\$165,000	\$148,948	\$53,349	\$37,297	1.00	\$53,349	Land Table KF3	25.04%
92-17-35-377-215	385 NEPTUNE DR	05/20/22	\$179,900	\$146,193	\$71,004	\$37,297	1.00	\$71,004	Land Table KF3	25.51%
92-17-35-377-220	1405 MARINER DR	05/26/22	\$165,000	\$151,581	\$50,716	\$37,297	1.00	\$50,716	Land Table KF3	24.61%
92-17-35-377-223	395 NEPTUNE DR	07/14/21	\$180,000	\$149,386	\$67,911	\$37,297	1.00	\$67,911	Land Table KF3	24.97%

City of Walled Lake

Land Table KG3

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	0
ECF Nbhd	KG3	Sales Ratio	#DIV/0!
Min ECF	0.875	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.875	% Change	0.00%
Land Table LtoB	17.36%	Projected Land Table LtoB	17.36%
CVT LtoB	27.06%	Sales Sample Size	0.00%

Color Key	
Vacant Sales	
Demo or	
New Build After Sale	



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$24,195	#DIV/0!	\$24,195
MINIMUM	\$24,195	#DIV/0!	\$24,195
MAXIMUM	\$24,195	#DIV/0!	\$24,195

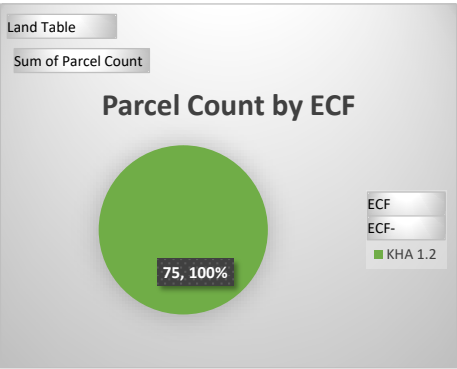
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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City of Walled Lake

Land Table KHA

BSA DATABASE		SALES DATA	
Parcel Count	75	# of Sales	8
ECF Nbhd	KHA	Sales Ratio	42.21%
Min ECF	1.200	(Land Resid.-Est. Land Value)/Est. LV	62.25%
Max ECF	1.200	% Change	15.50%
Land Table LtoB	30.18%	Projected Land Table LtoB	34.86%
CVT LtoB	27.06%	Sales Sample Size	10.67%

Color Key
Vacant Sales
Demo or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$52,723	\$85,543	\$60,895
MINIMUM	\$35,149	\$57,029	\$40,597
MAXIMUM	\$66,782	\$108,353	\$77,133

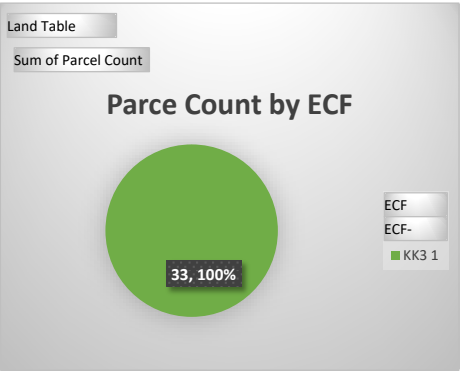
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
92-17-34-379-020	855 S PONTIAC TRL	01/15/21	\$145,000	\$123,986	\$56,163	\$35,149	1.00	\$56,163		Land Table KHA	28.35%
92-17-34-379-035	855 S PONTIAC TRL	10/19/22	\$167,000	\$126,020	\$76,129	\$35,149	1.00	\$76,129		Land Table KHA	27.89%
92-17-34-379-048	875 S PONTIAC TRL	11/10/21	\$155,000	\$125,569	\$64,580	\$35,149	1.00	\$64,580		Land Table KHA	27.99%
92-17-34-379-053	875 S PONTIAC TRL	06/24/22	\$158,500	\$125,403	\$68,246	\$35,149	1.00	\$68,246		Land Table KHA	28.03%
92-17-34-379-065	895 S PONTIAC TRL	05/26/21	\$159,000	\$129,087	\$65,062	\$35,149	1.00	\$65,062		Land Table KHA	27.23%
92-17-34-379-076	895 S PONTIAC TRL	10/07/21	\$165,000	\$169,661	\$48,062	\$52,723	1.00	\$48,062		Land Table KHA	31.08%
92-17-34-379-080	895 S PONTIAC TRL	05/17/21	\$150,000	\$125,403	\$59,746	\$35,149	1.00	\$59,746		Land Table KHA	28.03%
92-17-34-379-081	895 S PONTIAC TRL	12/02/22	\$165,000	\$142,451	\$75,272	\$52,723	1.00	\$75,272		Land Table KHA	37.01%

City of Walled Lake

Land Table KK3

BSA DATABASE		SALES DATA	
Parcel Count	33	# of Sales	6
ECF Nbhd	KK3	Sales Ratio	46.52%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	34.38%
Max ECF	1.000	% Change	17.00%
Land Table LtoB	21.64%	Projected Land Table LtoB	25.32%
CVT LtoB	27.06%	Sales Sample Size	18.18%

Color Key	
Vacant Sales	
Demo or	
New Build After Sale	



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$20,370	\$27,374	\$23,833
MINIMUM	\$20,370	\$27,374	\$23,833
MAXIMUM	\$20,370	\$27,374	\$23,833

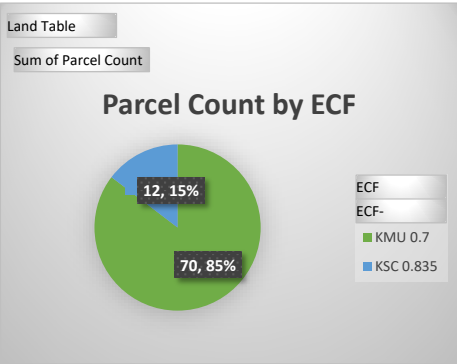
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
92-17-34-328-073	154 LADD RD	02/11/22	\$101,000	\$91,508	\$29,862	\$20,370	1.00	\$29,862		Land Table KK3	22.26%
92-17-34-328-079	160 LADD RD	10/29/21	\$70,000	\$91,616	(\$1,246)	\$20,370	1.00	(\$1,246)		Land Table KK3	22.23%
92-17-34-328-083	164 LADD RD	02/19/21	\$85,000	\$91,508	\$13,862	\$20,370	1.00	\$13,862		Land Table KK3	22.26%
92-17-34-328-087	123 HALIFAX ST	02/04/22	\$140,000	\$103,990	\$56,380	\$20,370	1.00	\$56,380		Land Table KK3	19.59%
92-17-34-328-089	121 HALIFAX ST	09/14/21	\$90,000	\$91,355	\$19,015	\$20,370	1.00	\$19,015		Land Table KK3	22.30%
92-17-34-328-090	122 LADD RD	06/06/22	\$117,000	\$90,999	\$46,371	\$20,370	1.00	\$46,371		Land Table KK3	22.38%

City of Walled Lake

Land Table KMU

BSA DATABASE		SALES DATA	
Parcel Count	82	# of Sales	14
ECF Nbhd	KMU, KSC	Sales Ratio	47.11%
Min ECF	0.700	(Land Resid.-Est. Land Value)/Est. LV	40.74%
Max ECF	0.835	% Change	0.00%
Land Table LtoB	16.62%	Projected Land Table LtoB	16.62%
CVT LtoB	27.06%	Sales Sample Size	17.07%

Color Key
Vacant Sales
Demo or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$32,397	\$45,595	\$32,397
MINIMUM	\$14,297	\$20,121	\$14,297
MAXIMUM	\$41,232	\$58,029	\$41,232

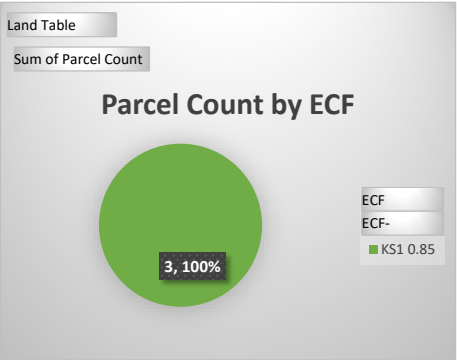
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
92-17-34-205-009	109 LEGATO DR	04/05/22	\$220,000	\$204,338	\$55,422	\$39,760	1.00	\$55,422		Land Table KMU	19.46%
92-17-34-205-014	114 LEGATO DR	06/17/21	\$175,000	\$167,146	\$40,251	\$32,397	1.00	\$40,251		Land Table KMU	19.38%
92-17-34-205-016	202 LEGATO DR	04/09/21	\$180,000	\$167,146	\$45,251	\$32,397	1.00	\$45,251		Land Table KMU	19.38%
92-17-34-205-020	206 LEGATO DR	03/17/21	\$155,000	\$164,201	\$20,251	\$29,452	1.00	\$20,251		Land Table KMU	17.94%
92-17-34-205-022	208 LEGATO DR	11/29/22	\$190,000	\$164,055	\$55,397	\$29,452	1.00	\$55,397		Land Table KMU	17.95%
92-17-34-205-023	209 LEGATO DR	03/01/22	\$200,000	\$201,970	\$37,790	\$39,760	1.00	\$37,790		Land Table KMU	19.69%
92-17-34-205-024	210 LEGATO DR	09/06/22	\$135,840	\$164,201	\$1,091	\$29,452	1.00	\$1,091		Land Table KMU	17.94%
92-17-34-205-030	302 LEGATO DR	11/04/22	\$187,000	\$165,263	\$54,134	\$32,397	1.00	\$54,134		Land Table KMU	19.60%
92-17-34-205-032	304 LEGATO DR	09/22/22	\$186,000	\$164,055	\$51,397	\$29,452	1.00	\$51,397		Land Table KMU	17.95%
92-17-34-205-043	401 LEGATO DR	11/09/21	\$235,000	\$197,957	\$51,340	\$14,297	1.00	\$51,340		Land Table KMU	7.22%
92-17-34-205-045	403 LEGATO DR	05/06/22	\$207,000	\$194,553	\$26,744	\$14,297	1.00	\$26,744		Land Table KMU	7.35%
92-17-34-205-047	405 LEGATO DR	05/11/22	\$207,000	\$197,957	\$23,340	\$14,297	1.00	\$23,340		Land Table KMU	7.22%
92-17-34-205-055	413 LEGATO DR	02/01/22	\$232,500	\$200,045	\$46,752	\$14,297	1.00	\$46,752		Land Table KMU	7.15%
92-17-34-257-004	565 N PONTIAC TRL	05/19/21	\$179,000	\$181,181	\$27,271	\$29,452	1.00	\$27,271		Land Table KMU	16.26%

City of Walled Lake

Land Table KOH

BSA DATABASE		SALES DATA	
Parcel Count	3	# of Sales	0
ECF Nbhd	KS1	Sales Ratio	#DIV/0!
Min ECF	0.850	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.850	% Change	0.00%
Land Table LtoB	8.86%	Projected Land Table LtoB	8.86%
CVT LtoB	27.06%	Sales Sample Size	0.00%

Color Key	
	Vacant Sales
	Demo or
	New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$60,204	#DIV/0!	\$60,204
MINIMUM	\$60,204	#DIV/0!	\$60,204
MAXIMUM	\$60,204	#DIV/0!	\$60,204

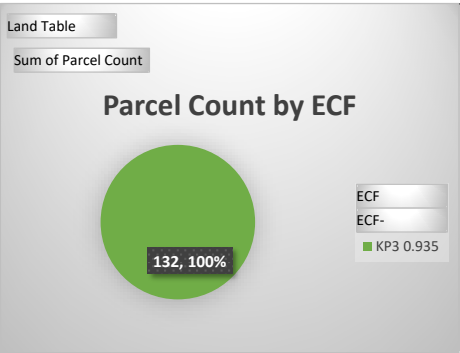
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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City of Walled Lake

Land Table KP3

BSA DATABASE		SALES DATA	
Parcel Count	132	# of Sales	14
ECF Nbhd	KP3	Sales Ratio	47.11%
Min ECF	0.935	(Land Resid.-Est. Land Value)/Est. LV	40.74%
Max ECF	0.935	% Change	20.00%
Land Table LtoB	21.46%	Projected Land Table LtoB	25.75%
CVT LtoB	27.06%	Sales Sample Size	10.61%

Color Key
Vacant Sales
Demo or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$46,609	\$65,596	\$55,931
MINIMUM	\$41,640	\$58,603	\$49,968
MAXIMUM	\$51,578	\$72,589	\$61,894

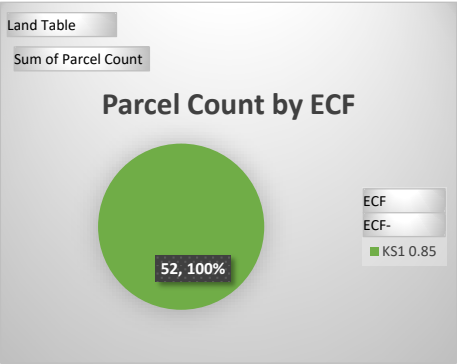
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
92-17-34-205-009	109 LEGATO DR	04/05/22	\$220,000	\$204,338	\$55,422	\$39,760	1.00	\$55,422		Land Table KMU	19.46%
92-17-34-205-014	114 LEGATO DR	06/17/21	\$175,000	\$167,146	\$40,251	\$32,397	1.00	\$40,251		Land Table KMU	19.38%
92-17-34-205-016	202 LEGATO DR	04/09/21	\$180,000	\$167,146	\$45,251	\$32,397	1.00	\$45,251		Land Table KMU	19.38%
92-17-34-205-020	206 LEGATO DR	03/17/21	\$155,000	\$164,201	\$20,251	\$29,452	1.00	\$20,251		Land Table KMU	17.94%
92-17-34-205-022	208 LEGATO DR	11/29/22	\$190,000	\$164,055	\$55,397	\$29,452	1.00	\$55,397		Land Table KMU	17.95%
92-17-34-205-023	209 LEGATO DR	03/01/22	\$200,000	\$201,970	\$37,790	\$39,760	1.00	\$37,790		Land Table KMU	19.69%
92-17-34-205-024	210 LEGATO DR	09/06/22	\$135,840	\$164,201	\$1,091	\$29,452	1.00	\$1,091		Land Table KMU	17.94%
92-17-34-205-030	302 LEGATO DR	11/04/22	\$187,000	\$165,263	\$54,134	\$32,397	1.00	\$54,134		Land Table KMU	19.60%
92-17-34-205-032	304 LEGATO DR	09/22/22	\$186,000	\$164,055	\$51,397	\$29,452	1.00	\$51,397		Land Table KMU	17.95%
92-17-34-205-043	401 LEGATO DR	11/09/21	\$235,000	\$197,957	\$51,340	\$14,297	1.00	\$51,340		Land Table KMU	7.22%
92-17-34-205-045	403 LEGATO DR	05/06/22	\$207,000	\$194,553	\$26,744	\$14,297	1.00	\$26,744		Land Table KMU	7.35%
92-17-34-205-047	405 LEGATO DR	05/11/22	\$207,000	\$197,957	\$23,340	\$14,297	1.00	\$23,340		Land Table KMU	7.22%
92-17-34-205-055	413 LEGATO DR	02/01/22	\$232,500	\$200,045	\$46,752	\$14,297	1.00	\$46,752		Land Table KMU	7.15%
92-17-34-257-004	565 N PONTIAC TRL	05/19/21	\$179,000	\$181,181	\$27,271	\$29,452	1.00	\$27,271		Land Table KMU	16.26%

City of Walled Lake

Land Table KS3

BSA DATABASE		SALES DATA	
Parcel Count	52	# of Sales	2
ECF Nbhd	KS1	Sales Ratio	38.45%
Min ECF	0.850	(Land Resid.-Est. Land Value)/Est. LV	131.18%
Max ECF	0.850	% Change	14.50%
Land Table LtoB	21.64%	Projected Land Table LtoB	24.78%
CVT LtoB	27.06%	Sales Sample Size	3.85%

Color Key	
Vacant Sales	
Demo or	
New Build After Sale	



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$71,777	\$165,936	\$82,185
MINIMUM	\$62,462	\$144,402	\$71,519
MAXIMUM	\$82,799	\$191,418	\$94,805

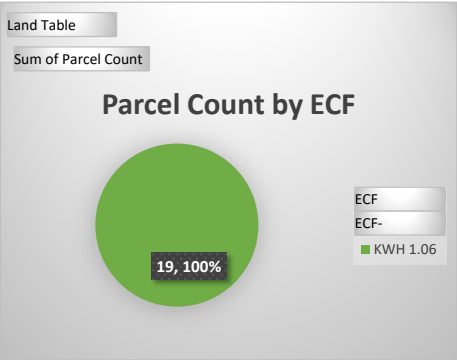
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
92-17-34-305-016	1244 WOODCREST CT	10/04/22	\$405,000	\$318,354	\$159,276	\$72,630	0.25	\$637,104		Land Table KS3	22.81%
92-17-34-305-019	1238 WOODCREST CT	07/15/22	\$395,000	\$296,806	\$166,466	\$68,272	0.25	\$665,864		Land Table KS3	23.00%

City of Walled Lake

Land Table KS5

BSA DATABASE		SALES DATA	
Parcel Count	19	# of Sales	0
ECF Nbhd	KWH	Sales Ratio	#DIV/0!
Min ECF	1.060	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.060	% Change	15.00%
Land Table LtoB	19.66%	Projected Land Table LtoB	22.61%
CVT LtoB	27.06%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$52,473	#DIV/0!	\$60,344
MINIMUM	\$50,119	#DIV/0!	\$57,637
MAXIMUM	\$55,728	#DIV/0!	\$64,087

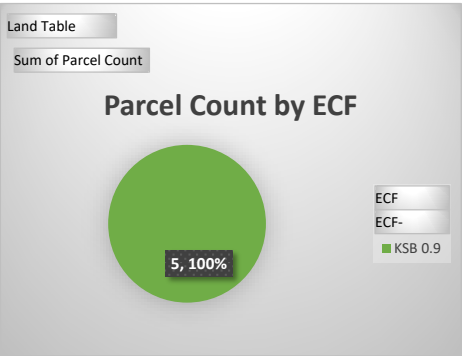
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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City of Walled Lake

Land Table KSB

BSA DATABASE		SALES DATA	
Parcel Count	5	# of Sales	1
ECF Nbhd	KSB	Sales Ratio	44.02%
Min ECF	0.900	(Land Resid.-Est. Land Value)/Est. LV	64.83%
Max ECF	0.900	% Change	20.00%
Land Table LtoB	18.76%	Projected Land Table LtoB	22.52%
CVT LtoB	27.06%	Sales Sample Size	20.00%

Color Key	
Vacant Sales	
Demo or	
New Build After Sale	



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$30,900	\$50,933	\$37,080
MINIMUM	\$10,300	\$16,978	\$12,360
MAXIMUM	\$51,500	\$84,888	\$61,800

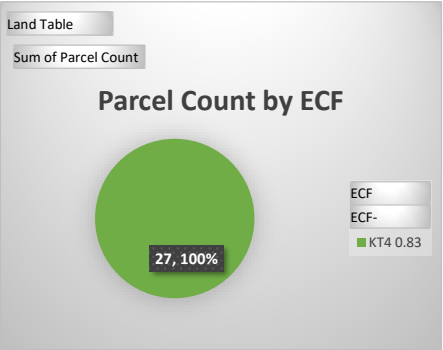
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
92-17-23-379-050	2030 DECKER RD	03/16/22	\$279,000	\$245,612	\$84,888	\$51,500	1.00	\$84,888		Land Table KSB	20.97%

City of Walled Lake

Land Table KT4

BSA DATABASE		SALES DATA	
Parcel Count	27	# of Sales	5
ECF Nbhd	KT4	Sales Ratio	47.24%
Min ECF	0.830	(Land Resid.-Est. Land Value)/Est. LV	35.83%
Max ECF	0.830	% Change	15.46%
Land Table LtoB	15.96%	Projected Land Table LtoB	18.43%
CVT LtoB	27.06%	Sales Sample Size	18.52%

Color Key	
Vacant Sales	
Demo or	
New Build After Sale	



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$25,844	\$35,103	\$29,839
MINIMUM	\$10,873	\$14,769	\$12,554
MAXIMUM	\$40,814	\$55,438	\$47,124

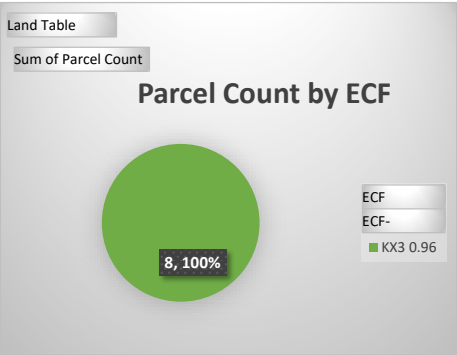
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
92-17-35-253-001	1101 ABIGAIL CT	09/22/22	\$268,000	\$247,540	\$61,274	\$40,814	0.01	\$6,127,400		Land Table KT4	16.49%
92-17-35-253-007	1104 ABIGAIL CT	11/15/21	\$254,000	\$243,633	\$51,181	\$40,814	0.01	\$5,118,100		Land Table KT4	16.75%
92-17-35-253-010	1205 ABIGAIL CT	07/06/22	\$320,000	\$271,962	\$88,852	\$40,814	0.01	\$8,885,200		Land Table KT4	15.01%
92-17-35-253-051	10102 JASMINE DR	04/09/21	\$243,000	\$244,550	\$39,264	\$40,814	0.01	\$3,926,400		Land Table KT4	16.69%
92-17-35-253-063	11104 LINDSEY CT	05/24/21	\$240,000	\$244,197	\$36,617	\$40,814	0.01	\$3,661,700		Land Table KT4	16.71%

City of Walled Lake

Land Table KX1

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	0
ECF Nbhd	KX3	Sales Ratio	#DIV/0!
Min ECF	0.960	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.960	% Change	29.34%
Land Table LtoB	18.27%	Projected Land Table LtoB	23.63%
CVT LtoB	27.06%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$58,990	#DIV/0!	\$76,262
MINIMUM	\$56,765	#DIV/0!	\$74,277
MAXIMUM	\$61,215	#DIV/0!	\$78,246

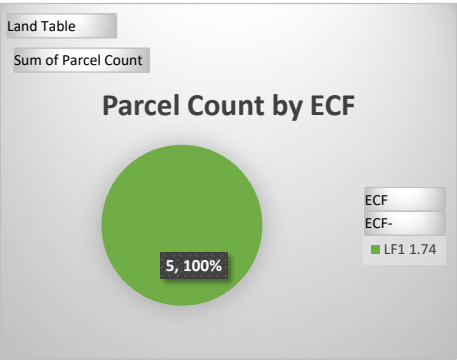
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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City of Walled Lake

Land Table LF3

BSA DATABASE		SALES DATA	
Parcel Count	5	# of Sales	0
ECF Nbhd	LF1	Sales Ratio	#DIV/0!
Min ECF	1.740	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.740	% Change	0.00%
Land Table LtoB	20.39%	Projected Land Table LtoB	20.39%
CVT LtoB	27.06%	Sales Sample Size	0.00%

Color Key	
Vacant Sales	
Demo or	
New Build After Sale	



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$99,807	#DIV/0!	\$99,807
MINIMUM	\$81,422	#DIV/0!	\$81,422
MAXIMUM	\$105,060	#DIV/0!	\$105,060

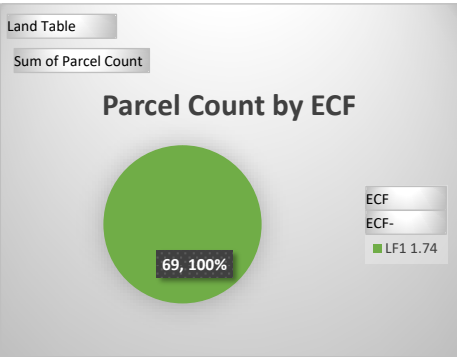
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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City of Walled Lake

Land Table LF4

BSA DATABASE		SALES DATA	
Parcel Count	69	# of Sales	1
ECF Nbhd	LF1	Sales Ratio	50.51%
Min ECF	1.740	(Land Resid.-Est. Land Value)/Est. LV	-2.21%
Max ECF	1.740	% Change	0.00%
Land Table LtoB	29.40%	Projected Land Table LtoB	29.40%
CVT LtoB	27.06%	Sales Sample Size	1.45%

Color Key
Vacant Sales
Demo or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$102,375	\$100,115	\$102,375
MINIMUM	\$3,938	\$3,851	\$3,938
MAXIMUM	\$299,250	\$292,643	\$299,250

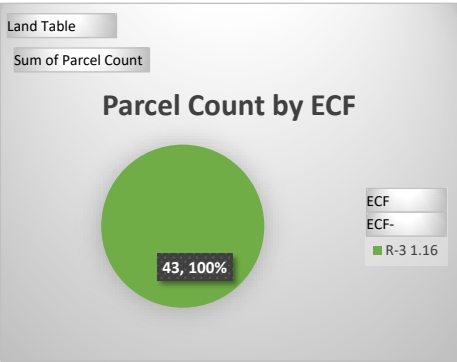
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
92-17-34-429-018	426 E WALLED LAKE DR	10/27/22	\$650,000	\$656,607	\$292,643	\$299,250	0.44	\$665,098		Land Table LF4, Walled L	45.58%

City of Walled Lake

Land Table R-3

BSA DATABASE		SALES DATA	
Parcel Count	43	# of Sales	5
ECF Nbhd	R-3	Sales Ratio	48.16%
Min ECF	1.160	(Land Resid.-Est. Land Value)/Est. LV	12.71%
Max ECF	1.160	% Change	0.00%
Land Table LtoB	34.45%	Projected Land Table LtoB	34.45%
CVT LtoB	27.06%	Sales Sample Size	11.63%

Color Key
Vacant Sales
Demo or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$85,030	\$95,836	\$85,030
MINIMUM	\$35,430	\$39,932	\$35,430
MAXIMUM	\$133,841	\$150,850	\$133,841

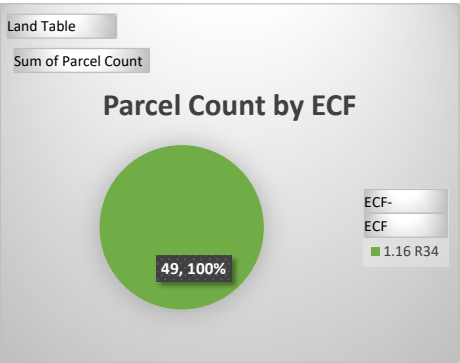
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
92-17-23-377-005	1472 OAKSHADE DR	09/02/21	\$279,000	\$263,553	\$50,877	\$35,430	0.13	\$397,477		Land Table R-3	13.44%
92-17-26-126-020	1883 DECKER RD	05/23/22	\$250,000	\$234,663	\$89,736	\$74,399	0.47	\$190,522		Land Table R-3	31.70%
92-17-26-129-020	1805 DECKER RD	09/30/22	\$300,000	\$347,015	\$86,826	\$133,841	1.85	\$46,933		Land Table R-3	38.57%
92-17-26-154-011	1250 WANDA ST	03/31/22	\$290,000	\$229,982	\$145,048	\$85,030	0.78	\$186,198		Land Table R-3	36.97%
92-17-26-154-013	1245 WANDA ST	10/03/22	\$355,000	\$344,634	\$107,797	\$97,431	1.02	\$105,683		Land Table R-3	28.27%

City of Walled Lake

Land Table R34

BSA DATABASE		SALES DATA	
Parcel Count	49	# of Sales	7
ECF Nbhd	R34	Sales Ratio	48.37%
Min ECF	1.160	(Land Resid.-Est. Land Value)/Est. LV	10.74%
Max ECF	1.160	% Change	0.00%
Land Table LtoB	39.79%	Projected Land Table LtoB	39.79%
CVT LtoB	27.06%	Sales Sample Size	14.29%

Color Key
Vacant Sales
Demo or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$141,231	\$156,400	\$141,231
MINIMUM	\$74,769	\$82,800	\$74,769
MAXIMUM	\$638,860	\$707,478	\$638,860

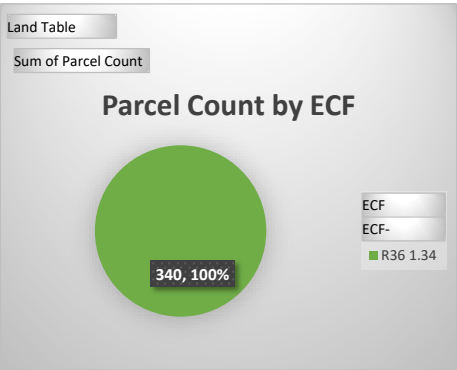
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
92-17-26-376-175		06/23/22	\$58,000				0.33	\$175,758		Land Table R34	100.00%
92-17-26-327-018	1545 N PONTIAC TRL	05/12/21	\$321,000	\$278,821	\$141,871	\$99,692	0.45	\$315,269		Land Table R34	35.75%
92-17-26-351-010	1300 N PONTIAC TRL	09/24/21	\$195,000	\$201,608	\$93,084	\$99,692	0.50	\$186,541		Land Table R34	49.45%
92-17-26-376-005	1428 N PONTIAC TRL	03/03/22	\$220,000	\$202,913	\$116,779	\$99,692	0.57	\$203,448		Land Table R34	49.13%
92-17-26-376-006	1452 N PONTIAC TRL	04/08/21	\$201,500	\$190,432	\$110,760	\$99,692	0.57	\$192,962		Land Table R34	52.35%
92-17-26-376-033	1309 DECKER RD	09/10/21	\$285,500	\$268,104	\$125,397	\$108,001	0.79	\$158,730		Land Table R34	40.28%
92-17-26-376-170	1588 N PONTIAC TRL	06/23/21	\$200,000	\$215,984	\$83,708	\$99,692	0.56	\$150,825		Land Table R34	46.16%

City of Walled Lake

Land Table R36

BSA DATABASE		SALES DATA	
Parcel Count	340	# of Sales	31
ECF Nbhd	R36	Sales Ratio	46.36%
Min ECF	1.340	(Land Resid.-Est. Land Value)/Est. LV	22.16%
Max ECF	1.340	% Change	11.00%
Land Table LtoB	34.79%	Projected Land Table LtoB	38.62%
CVT LtoB	27.06%	Sales Sample Size	9.12%

Color Key
Vacant Sales
Demo or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$75,243	\$91,920	\$83,520
MINIMUM	\$15,678	\$19,153	\$17,403
MAXIMUM	\$87,790	\$107,248	\$97,447

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
92-17-26-303-005	1135 QUINIF DR	08/29/22	\$175,000	\$204,986	\$38,987	\$68,973	0.31	\$125,765		Land Table R36	33.65%
92-17-26-303-023	1548 QUINIF DR	09/01/22	\$195,000	\$156,123	\$101,582	\$62,705	0.21	\$490,734		Land Table R36	40.16%
92-17-26-303-025	1524 QUINIF DR	04/09/21	\$226,500	\$182,827	\$106,378	\$62,705	0.21	\$513,903		Land Table R36	34.30%
92-17-26-303-036	1203 QUINIF DR	07/20/22	\$215,000	\$175,743	\$114,500	\$75,243	0.46	\$251,096		Land Table R36	42.81%
92-17-26-304-012	1174 QUINIF DR	01/10/22	\$180,000	\$152,217	\$90,488	\$62,705	0.21	\$437,140		Land Table R36	41.19%
92-17-26-304-029	1165 N EDDIE ST	07/20/22	\$190,000	\$151,108	\$107,865	\$68,973	0.34	\$313,561		Land Table R36	45.64%
92-17-26-305-005	1184 N EDDIE ST	02/24/21	\$210,000	\$194,639	\$78,066	\$62,705	0.20	\$398,296		Land Table R36	32.22%
92-17-26-305-016	1197 S EDDIE ST	11/12/21	\$244,920	\$225,728	\$94,435	\$75,243	0.39	\$240,906		Land Table R36	33.33%
92-17-26-306-008	1158 S EDDIE ST	04/08/21	\$174,000	\$184,008	\$52,697	\$62,705	0.17	\$302,856		Land Table R36	34.08%
92-17-26-403-006	1804 PAYSON RD	03/24/22	\$145,000	\$151,233	\$69,010	\$75,243	0.37	\$189,068		Land Table R36	49.75%
92-17-26-403-010	1439 APPLEFORD ST	06/22/22	\$158,500	\$166,915	\$60,558	\$68,973	0.29	\$211,003		Land Table R36	41.32%
92-17-26-403-011	1431 APPLEFORD ST	04/19/21	\$165,000	\$156,690	\$77,283	\$68,973	0.29	\$264,668		Land Table R36	44.02%
92-17-26-404-001	1404 DECKER RD	08/17/22	\$160,000	\$123,680	\$98,396	\$62,076	0.28	\$352,674		Land Table R36	50.19%
92-17-26-404-010	1304 DECKER RD	05/24/21	\$272,000	\$250,922	\$83,154	\$62,076	0.28	\$292,796		Land Table R36	24.74%
92-17-26-405-001	1406 NOLTA RD	08/06/21	\$150,000	\$172,282	\$46,691	\$68,973	0.32	\$147,290		Land Table R36	40.03%
92-17-26-405-009	1833 SCHEIFLE RD	10/03/22	\$194,000	\$154,253	\$108,720	\$68,973	0.31	\$350,710		Land Table R36	44.71%
92-17-26-405-023	1355 APPLEFORD ST	01/27/22	\$204,000	\$176,445	\$102,798	\$75,243	0.43	\$239,065		Land Table R36	42.64%
92-17-26-452-003	1728 SWANEY RD	05/21/21	\$230,000	\$198,492	\$100,481	\$68,973	0.28	\$357,584		Land Table R36	34.75%
92-17-26-452-016	1302 APPLEFORD ST	04/28/21	\$184,000	\$168,514	\$90,729	\$75,243	0.36	\$255,575		Land Table R36	44.65%
92-17-34-226-003	234 SPRING PARK	09/15/21	\$173,500	\$160,246	\$88,497	\$75,243	0.35	\$255,035		Land Table R36	46.95%
92-17-35-151-008	1199 DELTA RD	07/06/21	\$175,000	\$193,313	\$150,660	\$68,973	0.28	\$184,218		Land Table R36	35.68%
92-17-35-151-009	1215 DELTA RD	06/10/22	\$270,000	\$214,469	\$124,504	\$68,973	0.28	\$452,742		Land Table R36	32.16%
92-17-35-151-012	1255 DELTA RD	07/19/22	\$205,000	\$198,177	\$75,796	\$68,973	0.33	\$233,218		Land Table R36	34.80%

City of Walled Lake

Land Table R36

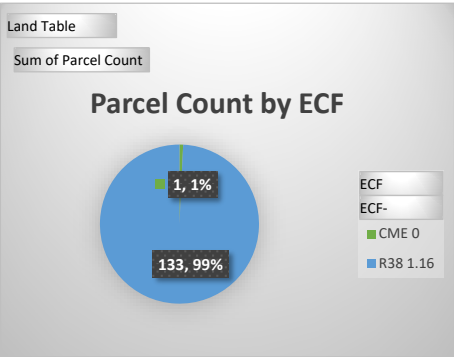
92-17-35-151-019	1353 DELTA RD	06/04/21	\$280,000	\$246,479	\$102,494	\$68,973	0.28	\$372,705	Land Table R36	27.98%
92-17-35-152-005	1172 DELTA RD	01/26/21	\$189,000	\$160,063	\$97,910	\$68,973	0.28	\$350,932	Land Table R36	43.09%
92-17-35-153-004	1158 BETA RD	09/06/22	\$310,000	\$347,593	\$31,380	\$68,973	0.29	\$110,105	Land Table R36	19.84%
92-17-35-154-013	1110 SIGMA RD	12/07/21	\$170,000	\$198,873	\$40,100	\$68,973	0.29	\$138,754	Land Table R36	34.68%
92-17-35-154-020	1392 DELTA RD	11/15/21	\$180,000	\$221,565	\$27,408	\$68,973	0.30	\$91,360	Land Table R36	31.13%
92-17-35-155-017	371 GAMMA RD	03/28/22	\$220,000	\$171,215	\$97,066	\$48,281	0.30	\$321,411	Land Table R36	28.20%
92-17-35-155-018	351 GAMMA RD	09/02/22	\$265,000	\$210,791	\$102,490	\$48,281	0.31	\$328,494	Land Table R36	22.90%
92-17-35-155-022	1322 OMEGA RD	05/26/21	\$251,000	\$228,753	\$91,220	\$68,973	0.32	\$281,543	Land Table R36	30.15%

City of Walled Lake

Land Table R38

BSA DATABASE		SALES DATA	
Parcel Count	134	# of Sales	11
ECF Nbhd	R38, CME	Sales Ratio	49.02%
Min ECF	1.160	(Land Resid.-Est. Land Value)/Est. LV	6.27%
Max ECF	1.160	% Change	0.00%
Land Table LtoB	34.12%	Projected Land Table LtoB	34.12%
CVT LtoB	27.06%	Sales Sample Size	8.21%

Color Key
Vacant Sales
Demo or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$79,771	\$84,772	\$79,771
MINIMUM	\$53,182	\$56,516	\$53,182
MAXIMUM	\$106,361	\$113,030	\$106,361

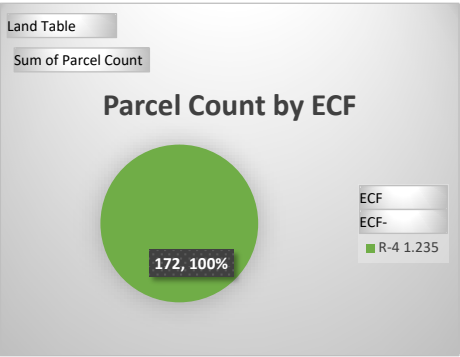
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
92-17-34-202-028	372 WELLSBORO ST	11/05/21	\$262,000	\$217,769	\$135,396	\$91,165	0.43	\$314,874		Land Table R38	41.86%
92-17-34-202-029	356 WELLSBORO ST	07/21/21	\$178,000	\$161,037	\$77,739	\$60,776	0.17	\$451,971		Land Table R38	37.74%
92-17-34-204-001	295 WELLSBORO ST	09/10/21	\$221,000	\$204,052	\$77,724	\$60,776	0.15	\$518,160		Land Table R38	29.78%
92-17-34-204-029	235 WELLSBORO	06/24/21	\$205,000	\$180,278	\$100,693	\$75,971	0.24	\$419,554		Land Table R38	42.14%
92-17-34-254-010	315 COMMON ST	06/30/21	\$115,000	\$136,296	\$39,480	\$60,776	0.12	\$343,304		Land Table R38	44.59%
92-17-34-326-005	127 ANGLE RD	09/08/22	\$250,000	\$200,468	\$125,503	\$75,971	0.21	\$612,210		Land Table R38	37.90%
92-17-34-327-007	350 W WALLED LAKE DR	01/29/21	\$239,900	\$228,195	\$95,275	\$83,570	0.39	\$241,815		Land Table R38	36.62%
92-17-34-328-008	361 W WALLED LAKE DR	06/14/21	\$252,000	\$232,905	\$102,665	\$83,570	0.37	\$274,505		Land Table R38	35.88%
92-17-34-351-011	45170 W PONTIAC TRL	01/21/22	\$275,000	\$280,284	\$85,881	\$91,165	0.57	\$150,668		Land Table R38	32.53%
92-17-34-351-017	620 S PONTIAC TRL	04/05/21	\$560,000	\$642,778	\$8,387	\$91,165	0.57	\$14,714		Land Table R38	14.18%
92-17-34-411-002	209 W WALLED LAKE DR	03/21/22	\$120,000	\$141,443	\$39,333	\$60,776	0.15	\$262,220		Land Table R38	42.97%

City of Walled Lake

Land Table R-4

BSA DATABASE		SALES DATA	
Parcel Count	172	# of Sales	9
ECF Nbhd	R-4	Sales Ratio	49.92%
Min ECF	1.235	(Land Resid.-Est. Land Value)/Est. LV	27.41%
Max ECF	1.235	% Change	13.50%
Land Table LtoB	29.23%	Projected Land Table LtoB	33.17%
CVT LtoB	27.06%	Sales Sample Size	5.23%

Color Key
Vacant Sales
Demo or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$67,806	\$86,394	\$76,960
MINIMUM	\$29,061	\$37,028	\$32,984
MAXIMUM	\$77,494	\$98,737	\$87,956

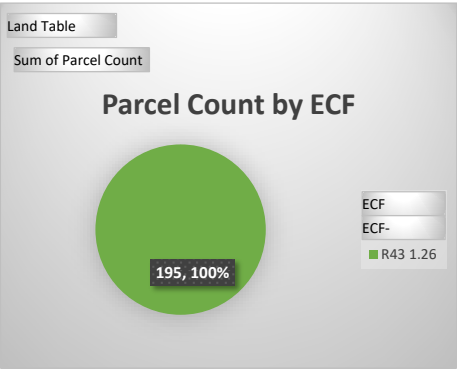
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
92-17-26-101-001	2200 S COMMERCE RD	05/28/21	\$129,000				0.28			Land Table R-4	21.44%
92-17-26-102-011	1159 MINDA CT	01/14/22	\$230,000	\$213,258	\$81,320	\$64,578	0.29	\$280,414		Land Table R-4	30.28%
92-17-26-127-001	1986 GREENMEADOW DR	04/22/22	\$185,000	\$182,007	\$67,571	\$64,578	0.28	\$244,822		Land Table R-4	35.48%
92-17-26-127-010	1503 HIGHMEADOW DR	10/28/22	\$220,000	\$175,366	\$109,212	\$64,578	0.28	\$390,043		Land Table R-4	36.82%
92-17-26-128-004	1345 BEVERLY BLVD	10/28/22	\$310,000	\$250,656	\$127,150	\$67,806	0.34	\$369,622		Land Table R-4	27.05%
92-17-26-128-005	1365 BEVERLY BLVD	03/23/22	\$200,000	\$207,952	\$59,854	\$67,806	0.34	\$173,994		Land Table R-4	32.61%
92-17-26-129-004	1344 BEVERLY BLVD	10/17/22	\$250,000	\$205,852	\$111,954	\$67,806	0.34	\$325,448		Land Table R-4	32.94%
92-17-26-129-011	1520 BEVERLY BLVD	09/09/22	\$240,000	\$250,880	\$56,926	\$67,806	0.34	\$165,483		Land Table R-4	27.03%
92-17-26-179-004	1706 BOLTON ST	09/12/22	\$230,000	\$233,867	\$60,711	\$64,578	0.28	\$218,385		Land Table R-4	27.61%

City of Walled Lake

Land Table R43

BSA DATABASE		SALES DATA	
Parcel Count	195	# of Sales	14
ECF Nbhd	R43	Sales Ratio	44.50%
Min ECF	1.260	(Land Resid.-Est. Land Value)/Est. LV	41.81%
Max ECF	1.260	% Change	20.00%
Land Table LtoB	28.45%	Projected Land Table LtoB	34.14%
CVT LtoB	27.06%	Sales Sample Size	7.18%

Color Key
Vacant Sales
Demo or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$70,095	\$99,403	\$84,114
MINIMUM	\$22,499	\$31,906	\$26,999
MAXIMUM	\$124,614	\$176,717	\$149,537

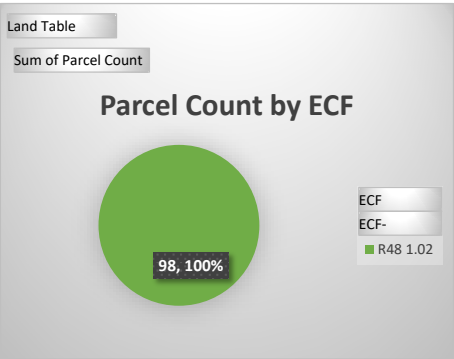
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
92-17-35-353-015	138 WELFARE BLVD	04/09/21	\$88,000				0.18	\$397,370		Land Table R43	80.93%
92-17-34-376-009	477 S PONTIAC TRL	03/14/22	\$200,000	\$194,085	\$76,010	\$70,095	0.26	\$298,078		Land Table R43	36.12%
92-17-34-377-001	711 S PONTIAC TRL	06/21/22	\$265,000	\$205,862	\$117,984	\$58,846	0.13	\$914,605		Land Table R43	28.59%
92-17-34-379-003	108 COALMONT ST	07/21/21	\$131,000	\$134,913	\$52,337	\$56,250	0.12	\$455,104		Land Table R43	41.69%
92-17-34-427-026	432 MARKET ST	04/20/22	\$250,000	\$128,171	\$185,002	\$63,173	0.18	\$1,016,495		Land Table R43	49.29%
92-17-34-428-006	200 HILLCROFT DR	11/02/21	\$180,000	\$149,550	\$93,623	\$63,173	0.18	\$523,034		Land Table R43	42.24%
92-17-34-428-029	121 LEON RD	03/02/22	\$233,000	\$177,150	\$119,023	\$63,173	0.21	\$569,488		Land Table R43	35.66%
92-17-35-301-002	225 LEON RD	01/10/22	\$222,500	\$171,612	\$120,983	\$70,095	0.31	\$396,666		Land Table R43	40.85%
92-17-35-301-003	301 LEON RD	05/21/21	\$115,000	\$138,779	\$35,067	\$58,846	0.14	\$259,756		Land Table R43	42.40%
92-17-35-301-005	321 LEON RD	01/05/21	\$445,572	\$519,475	(\$15,057)	\$58,846	0.14	(\$109,905)		Land Table R43	11.33%
92-17-35-302-017	327 ARVIDA ST	01/13/22	\$170,000	\$160,719	\$72,454	\$63,173	0.19	\$389,538		Land Table R43	39.31%
92-17-35-303-022	950 LEON RD	06/08/22	\$150,253	\$161,381	\$58,967	\$70,095	0.27	\$222,517		Land Table R43	43.43%
92-17-35-303-032	732 LEON RD	01/31/22	\$282,500	\$239,046	\$113,549	\$70,095	0.27	\$419,000		Land Table R43	29.32%
92-17-35-353-010	120 WELFARE BLVD	04/19/22	\$507,000	\$424,450	\$145,723	\$63,173	0.18	\$791,973		Land Table R43	14.88%

City of Walled Lake

Land Table R48

BSA DATABASE		SALES DATA	
Parcel Count	98	# of Sales	7
ECF Nbhd	R48	Sales Ratio	45.13%
Min ECF	1.020	(Land Resid.-Est. Land Value)/Est. LV	34.97%
Max ECF	1.020	% Change	10.00%
Land Table LtoB	30.62%	Projected Land Table LtoB	33.68%
CVT LtoB	27.06%	Sales Sample Size	7.14%

Color Key
Vacant Sales
Demo or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$92,375	\$124,676	\$101,613
MINIMUM	\$88,679	\$119,687	\$97,547
MAXIMUM	\$96,071	\$129,664	\$105,678

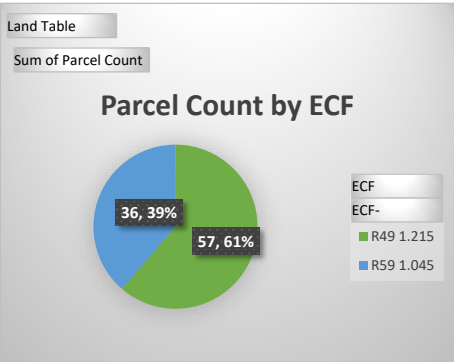
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
92-17-35-177-002	1655 NORTH DR	07/21/22	\$319,000	\$283,823	\$123,856	\$88,679	0.29	\$434,582		Land Table R48	31.24%
92-17-35-178-014	657 PINE TREE CT	04/07/21	\$265,000	\$236,226	\$117,453	\$88,679	0.33	\$359,183		Land Table R48	37.54%
92-17-35-178-022	628 PINE TREE CT	05/24/22	\$322,400	\$267,039	\$144,040	\$88,679	0.31	\$470,719		Land Table R48	33.21%
92-17-35-179-002	1656 OAK GROVE DR	10/15/21	\$305,000	\$272,011	\$112,800	\$79,811	0.31	\$369,836		Land Table R48	29.34%
92-17-35-180-007	1487 OAK GROVE DR	08/19/22	\$300,000	\$294,955	\$93,724	\$88,679	0.28	\$340,815		Land Table R48	30.07%
92-17-35-180-020	599 RIDGE RD	07/15/22	\$375,000	\$323,803	\$139,876	\$88,679	0.28	\$494,261		Land Table R48	27.39%
92-17-35-180-021	591 RIDGE RD	06/18/21	\$310,000	\$304,585	\$94,094	\$88,679	0.28	\$342,160		Land Table R48	29.11%

City of Walled Lake

Land Table R49

BSA DATABASE		SALES DATA	
Parcel Count	93	# of Sales	34
ECF Nbhd	R49, R59	Sales Ratio	48.73%
Min ECF	1.045	(Land Resid.-Est. Land Value)/Est. LV	16.81%
Max ECF	1.215	% Change	0.00%
Land Table LtoB	21.45%	Projected Land Table LtoB	21.45%
CVT LtoB	27.06%	Sales Sample Size	36.56%

Color Key
Vacant Sales
Demo or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$76,010	\$88,784	\$76,010
MINIMUM	\$62,025	\$72,449	\$62,025
MAXIMUM	\$108,543	\$126,784	\$108,543

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
92-17-35-251-012	506 DECKER RD	05/04/21	\$257,700	\$270,770	\$45,854	\$58,924	0.18	\$262,023		Land Table R49	21.76%
92-17-35-251-057	560 DECKER RD	12/07/21	\$318,000	\$309,847	\$78,919	\$70,766	0.35	\$228,751		Land Table R49	22.84%
92-17-35-326-009	1411 LEON RD	02/16/22	\$149,000	\$135,340	\$88,150	\$74,490	0.43	\$207,412		Land Table R49	55.04%
92-17-35-327-004	1490 LEON RD	07/22/21	\$290,000	\$299,560	\$83,477	\$93,037	0.74	\$112,959		Land Table R49	31.06%
92-17-35-328-001	1600 BEACHWOOD DR	10/28/21	\$497,515	\$457,034	\$102,506	\$62,025	0.14	\$716,825		Land Table R49	13.57%
92-17-35-328-002	1598 BEACHWOOD DR	05/27/21	\$402,110	\$358,185	\$105,950	\$62,025	0.14	\$740,909		Land Table R49	17.32%
92-17-35-328-003	1596 BEACHWOOD DR	05/25/21	\$386,010	\$348,619	\$99,416	\$62,025	0.14	\$695,217		Land Table R49	17.79%
92-17-35-328-004	1594 BEACHWOOD DR	05/26/21	\$490,555	\$455,944	\$96,636	\$62,025	0.14	\$690,257		Land Table R49	13.60%
92-17-35-328-005	1592 BEACHWOOD DR	02/11/21	\$410,315	\$421,496	\$50,844	\$62,025	0.14	\$355,552		Land Table R49	14.72%
92-17-35-328-006	1590 BEACHWOOD DR	03/19/21	\$412,615	\$422,002	\$52,638	\$62,025	0.14	\$368,098		Land Table R49	14.70%
92-17-35-328-008	1586 BEACHWOOD DR	01/27/21	\$469,000	\$478,511	\$52,514	\$62,025	0.14	\$367,231		Land Table R49	12.96%
92-17-35-328-010	1582 BEACHWOOD DR	02/18/21	\$437,710	\$429,958	\$69,777	\$62,025	0.14	\$487,951		Land Table R49	14.43%
92-17-35-328-011	1580 BEACHWOOD DR	06/11/21	\$472,410	\$487,821	\$46,614	\$62,025	0.14	\$325,972		Land Table R49	12.71%
92-17-35-328-012	1578 BEACHWOOD DR	04/30/21	\$410,260	\$426,543	\$45,742	\$62,025	0.14	\$319,874		Land Table R49	14.54%
92-17-35-328-013	1576 BEACHWOOD DR	08/30/21	\$448,705	\$427,130	\$83,600	\$62,025	0.14	\$584,615		Land Table R49	14.52%
92-17-35-328-014	1574 BEACHWOOD DR	07/29/21	\$452,235	\$432,395	\$81,865	\$62,025	0.14	\$572,483		Land Table R49	14.34%
92-17-35-328-015	1572 BEACHWOOD DR	08/11/21	\$422,985	\$409,210	\$75,800	\$62,025	0.14	\$530,070		Land Table R49	15.16%
92-17-35-328-016	1570 BEACHWOOD DR	12/30/21	\$519,990	\$432,349	\$149,666	\$62,025	0.14	\$1,046,615		Land Table R49	14.35%
92-17-35-328-017	1568 BEACHWOOD DR	09/28/21	\$437,775	\$371,301	\$128,499	\$62,025	0.14	\$898,594		Land Table R49	16.70%
92-17-35-328-018	1559 BEACHWOOD DR	06/30/21	\$427,605	\$426,957	\$62,673	\$62,025	0.14	\$438,273		Land Table R49	14.53%
92-17-35-328-019	1561 BEACHWOOD DR	09/30/21	\$454,670	\$429,255	\$87,440	\$62,025	0.14	\$611,469		Land Table R49	14.45%
92-17-35-328-020	1563 BEACHWOOD DR	08/17/21	\$459,220	\$491,928	\$29,317	\$62,025	0.14	\$205,014		Land Table R49	12.61%
92-17-35-328-021	1565 BEACHWOOD DR	06/23/21	\$440,240	\$434,962	\$67,303	\$62,025	0.14	\$470,650		Land Table R49	14.26%

City of Walled Lake

Land Table R49

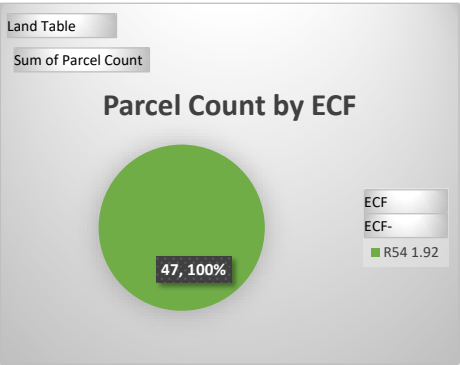
92-17-35-328-022	1567 BEACHWOOD DR	06/15/21	\$411,905	\$420,366	\$53,564	\$62,025	0.14	\$374,573	Land Table R49	14.75%
92-17-35-328-023	1569 BEACHWOOD DR	06/04/21	\$459,845	\$428,568	\$93,302	\$62,025	0.14	\$652,462	Land Table R49	14.47%
92-17-35-328-024	1571 BEACHWOOD DR	05/05/21	\$448,950	\$437,551	\$73,424	\$62,025	0.14	\$513,455	Land Table R49	14.18%
92-17-35-328-025	1573 BEACHWOOD DR	03/25/21	\$402,495	\$412,597	\$51,923	\$62,025	0.14	\$363,098	Land Table R49	15.03%
92-17-35-328-026	1575 BEACHWOOD DR	04/16/21	\$491,340	\$445,706	\$107,659	\$62,025	0.16	\$681,386	Land Table R49	13.92%
92-17-35-328-027	1577 BEACHWOOD DR	04/23/21	\$419,975	\$413,151	\$68,849	\$62,025	0.16	\$435,753	Land Table R49	15.01%
92-17-35-328-028	1579 BEACHWOOD DR	02/26/21	\$446,910	\$474,340	\$34,595	\$62,025	0.14	\$241,923	Land Table R49	13.08%
92-17-35-328-032	1587 BEACHWOOD DR	01/26/21	\$409,215	\$424,296	\$46,944	\$62,025	0.14	\$328,280	Land Table R49	14.62%
92-17-35-328-034	1591 BEACHWOOD DR	07/12/21	\$428,250	\$444,591	\$45,684	\$62,025	0.14	\$319,469	Land Table R49	13.95%
92-17-35-328-035	1593 BEACHWOOD DR	09/17/21	\$470,425	\$468,104	\$64,346	\$62,025	0.14	\$449,972	Land Table R49	13.25%
92-17-35-328-036	1595 BEACHWOOD DR	08/24/21	\$465,540	\$432,427	\$95,138	\$62,025	0.14	\$665,301	Land Table R49	14.34%

City of Walled Lake

Land Table R54

BSA DATABASE		SALES DATA	
Parcel Count	47	# of Sales	3
ECF Nbhd	R54	Sales Ratio	45.31%
Min ECF	1.920	(Land Resid.-Est. Land Value)/Est. LV	46.47%
Max ECF	1.920	% Change	15.00%
Land Table LtoB	25.85%	Projected Land Table LtoB	29.73%
CVT LtoB	27.06%	Sales Sample Size	6.38%

Color Key
Vacant Sales
Demo or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$160,228	\$234,686	\$184,262
MINIMUM	\$112,730	\$165,116	\$129,640
MAXIMUM	\$208,994	\$306,114	\$240,343

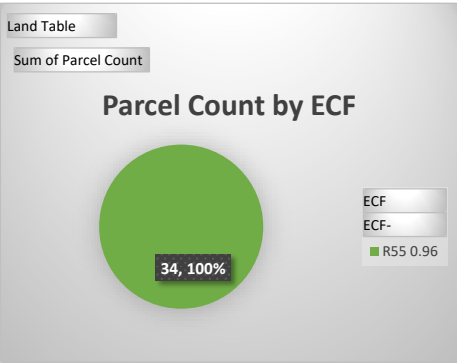
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
92-17-35-302-025	759 E WALLED LAKE DR	05/19/21	\$995,000	\$825,878	\$374,562	\$205,440	0.34	\$962,884	92-17-34-430-013	Land Table R54	24.88%
92-17-35-352-008	829 E WALLED LAKE DR	10/04/22	\$850,000	\$826,336	\$178,193	\$154,529	0.23	\$774,752		Land Table R54	18.70%
92-17-35-353-006	915 E WALLED LAKE DR	03/16/22	\$849,900	\$789,874	\$244,086	\$184,060	0.23	\$938,792	92-17-35-351-017	Land Table R54	23.30%

City of Walled Lake

Land Table R55

BSA DATABASE		SALES DATA	
Parcel Count	34	# of Sales	3
ECF Nbhd	R55	Sales Ratio	47.57%
Min ECF	0.960	(Land Resid.-Est. Land Value)/Est. LV	24.58%
Max ECF	0.960	% Change	12.00%
Land Table LtoB	21.06%	Projected Land Table LtoB	23.59%
CVT LtoB	27.06%	Sales Sample Size	8.82%

Color Key	
Vacant Sales	
Demo or	
New Build After Sale	



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$34,050	\$42,418	\$38,136
MINIMUM	\$30,785	\$38,351	\$34,479
MAXIMUM	\$37,317	\$46,488	\$41,795

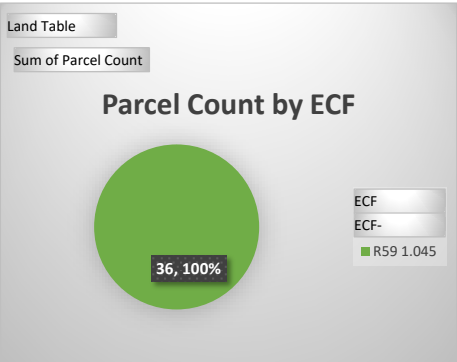
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
92-17-35-176-016	827 WOODS CT	05/04/22	\$135,000	\$142,619	\$26,431	\$34,050	0.15	\$176,207		Land Table R55	23.87%
92-17-35-176-025	741 WOODS CT	09/06/22	\$215,000	\$180,396	\$68,654	\$34,050	0.14	\$497,493		Land Table R55	18.88%
92-17-35-176-026	737 WOODS CT	09/28/22	\$165,500	\$167,381	\$32,169	\$34,050	0.14	\$236,537		Land Table R55	20.34%

City of Walled Lake

Land Table R59

BSA DATABASE		SALES DATA	
Parcel Count	36	# of Sales	3
ECF Nbhd	R59	Sales Ratio	49.58%
Min ECF	1.045	(Land Resid.-Est. Land Value)/Est. LV	4.67%
Max ECF	1.045	% Change	0.00%
Land Table LtoB	16.95%	Projected Land Table LtoB	16.95%
CVT LtoB	27.06%	Sales Sample Size	8.33%

Color Key
Vacant Sales
Demo or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$72,746	\$76,146	\$72,746
MINIMUM	\$68,170	\$71,356	\$68,170
MAXIMUM	\$77,323	\$80,937	\$77,323

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
92-17-33-477-013	106 CHESTNUT RDG	09/07/22	\$450,000	\$423,806	\$98,940	\$72,746	0.28	\$353,357		Land Table R59	17.16%
92-17-33-478-007	205 DAREN CT	03/19/21	\$385,000	\$415,571	\$46,752	\$77,323	0.30	\$155,840		Land Table R59	18.61%
92-17-33-478-009	109 CHESTNUT RDG	09/16/22	\$435,000	\$419,995	\$92,328	\$77,323	0.32	\$288,525		Land Table R59	18.41%