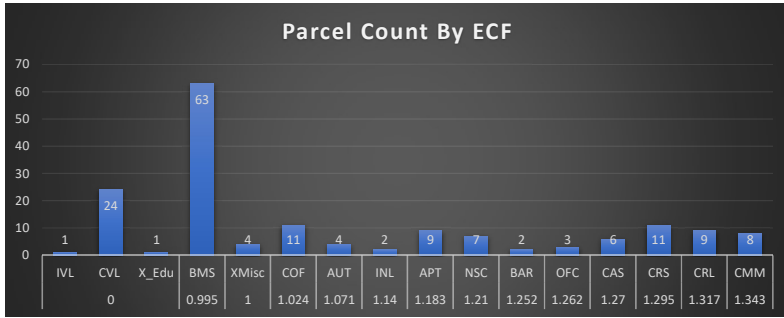


CITY OF WIXOM

LAND FOR 2024: COM LAND

BSA DATABASE		SALES DATA	
Parcel Count	165	# of Sales	27
ECF Nbhd	BMS, APT, CVL, XMisc, NSC, CMM, CRL, COF, CAS, OFC, BAR, CRS, INL, X_Edu, AUT, IVL	Sales Ratio	46.48%
Min ECF	0.995	(Land Resid.-Est. Land Value)/Est. LV	33.39%
Max ECF	1.343	% Change	10.00%
Land Table LtoB	24.85%	Projected Land Table LtoB	27.33%
CVT LtoB	18.04%	Sale Sample Size	16.36%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$4.86	\$6.48	\$5.34
MEDIAN	\$4.13	\$5.51	\$4.55
MINIMUM	\$0.29	\$0.39	\$0.32
MAXIMUM	\$12.27	\$16.37	\$13.50

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	92-17-34-277-015	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	92-17-34-176-022	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%
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	92-17-34-257-016	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	92-17-34-255-010	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	92-17-35-103-019	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	92-17-35-126-014	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	92-17-34-409-003	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%
96	96-22-08-376-018	48900 W 12 MILE RD	3/31/2021	\$4,012,113	\$1,875,333	\$2,674,550	\$487,055	1.827	\$1,463,903	\$33.61		COM	25.97%
96	96-17-32-476-006	47540 PONTIAC TRL	10/22/2021	\$2,013,000	\$1,232,670	\$1,125,760	\$277,110	1.724	\$652,993	\$14.99		COM	22.48%
96	96-22-05-352-003	29710 S WIXOM RD	2/18/2022	\$1,000,000	\$974,557	\$408,869	\$373,222	1.4	\$292,049	\$6.70		COM	38.30%
96	96-17-32-301-008	646 N WIXOM RD	12/13/2021	\$219,000	\$227,459	\$73,365	\$78,761	0.369	\$198,821	\$4.56		COM	34.63%
96	96-22-05-103-007	49175 PONTIAC TRL	3/10/2021	\$250,000	\$265,291	\$83,146	\$91,994	0.431	\$192,914	\$4.43		COM	34.68%
96	96-17-30-426-001	1537 N WIXOM RD	2/5/2020	\$3,325,000	\$3,620,272	\$545,341	\$773,948	3.626	\$150,397	\$3.45		COM	21.38%
96	96-22-05-352-014	29600 S WIXOM RD	5/27/2021	\$1,200,000	\$1,600,917	\$70,390	\$445,636	1.39	\$50,640	\$1.16		COM	27.84%
E	E -17-01-205-009	8322 COOLEY LAKE RD	3/27/2020	\$200,000	\$259,143	\$1,192	\$56,454	0.32	\$3,725	\$0.09		COM	21.78%
E	E -17-15-353-013	1010 W OAKLEY PARK RD	5/4/2022	\$211,000	\$260,122	\$14,455	\$58,209	0.23	\$62,848	\$1.44		COM	22.38%
E	E -17-33-376-012	47100 W PONTIAC TRL	3/5/2021	\$600,000	\$727,063	\$327,172	\$436,105	1.08	\$302,937	\$6.95		COM	59.98%
E	E -17-12-229-026	2569 UNION LAKE RD	4/29/2021	\$600,000	\$716,981	\$215,545	\$318,929	0.88	\$244,938	\$5.62		COM	44.48%
EW	EW-17-21-426-005	1585 GLENGARY RD	12/7/2021	\$300,000	\$330,397	\$78,222	\$94,002	0.65	\$120,342	\$2.76		COM	28.45%
EW	EW-17-23-101-021	3075 S COMMERCE RD	5/7/2021	\$390,000	\$392,742	\$146,102	\$143,173	0.99	\$147,578	\$3.39		COM	36.45%
H	H -11-27-326-013	1035 S MILFORD RD	10/15/2020	\$225,000	\$226,065	\$71,985	\$73,050	0.975	\$73,831	\$1.69		COM	32.31%

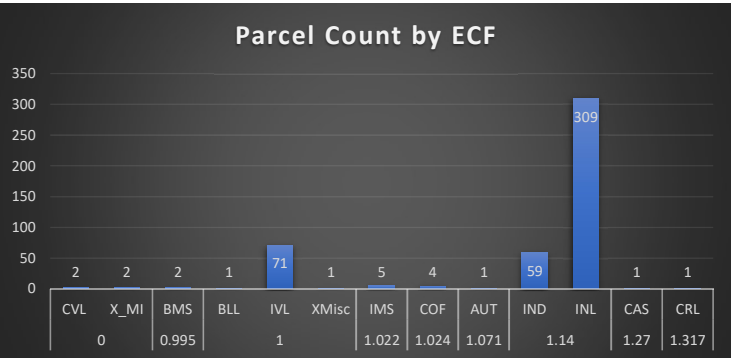
CITY OF WIXOM

LAND FOR 2024: COM LAND

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
H	H -11-15-326-013	2110 N MILFORD RD	9/4/2020	\$127,500	\$140,968	\$49,920	\$58,610	0.65	\$76,800	\$1.76		COM	41.58%
K	K -21-29-353-037	22540 PONTIAC TRL	1/31/2020	\$840,000	\$1,014,803	\$357,378	\$488,560	4.02	\$88,900	\$2.04		K Com	48.14%
K	K -21-03-304-012	30033 SHEFPO ST	7/23/2020	\$273,000	\$342,166	\$54,267	\$117,682	0.44	\$123,334	\$2.83		K Com	34.39%
K	K -21-31-400-037	21001 PONTIAC TRL	10/27/2021	\$455,000	\$488,900	\$142,003	\$164,901	0.91	\$156,047	\$3.58		K Com	33.73%
K	K -21-31-400-075	20801 PONTIAC TRL	10/15/2021	\$1,900,000	\$1,680,109	\$1,018,658	\$668,755	5.75	\$177,158	\$4.07		K Com	39.80%

CITY OF WIXOM
LAND FOR 2024: IND LAND

BSA DATABASE		SALES DATA	
Parcel Count	459	# of Sales	30
ECF Nbhd	IVL, IND, INL, IMS, XMisc, COF, X_MI, CAS, BLL, AUT, CVL, CRL, BMS	Sales Ratio	47.97%
Min ECF	0.995	(Land Resid.-Est. Land Value)/Est. LV	32.18%
Max ECF	1.317	% Change	10.00%
Land Table LtoB	16.66%	Projected Land Table LtoB	18.33%
CVT LtoB	18.04%	Sale Sample Size	6.54%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$4.83	\$6.38	\$5.31
MEDIAN	\$2.99	\$3.95	\$3.29
MINIMUM	\$1.06	\$1.40	\$1.17
MAXIMUM	\$18.06	\$23.87	\$19.87

ACREAGE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$1,254,891	\$1,658,695	\$1,380,381
MEDIAN	\$889,977	\$1,176,356	\$978,974
MINIMUM	\$152,950	\$202,167	\$168,245
MAXIMUM	\$4,141,109	\$5,473,650	\$4,555,220

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
96	96-22-04-152-009	30382 BECK RD	9/9/2021	\$475,000	\$785,725	-\$155,555	\$131,796	0.862	-\$180,458	-\$4.14		IND	16.77%
96	96-22-04-152-012	47151 CARTIER CT	9/22/2020	\$2,886,575	\$2,572,333	\$678,811	\$312,063	2.267	\$299,431	\$6.87		IND	12.13%
96	96-22-04-351-008	29830 BECK RD	5/10/2022	\$1,722,500	\$1,201,812	\$838,041	\$282,192	2.05	\$408,800	\$9.38		IND	23.48%
96	96-22-04-351-014	46900 WEST RD	6/1/2020	\$535,000	\$416,789	\$341,356	\$164,726	1.11	\$307,528	\$7.06		IND	39.52%
96	96-22-05-151-007	49323 SHAFER CT	12/14/2022	\$700,000	\$719,083	\$185,721	\$196,842	1.41	\$131,717	\$3.02		IND	27.37%
96	96-22-05-276-009	30553 ANDERSEN CT	9/15/2020	\$1,600,000	\$1,611,383	\$573,008	\$471,741	6.728	\$85,168	\$1.96		IND	29.28%
96	96-22-05-351-004	49081 WIXOM TECH DR	6/16/2021	\$3,173,325	\$2,237,010	\$1,310,861	\$347,302	2.523	\$519,564	\$11.93		IND	15.53%
96	96-22-05-351-014	29632 WEST TECH DR	5/21/2021	\$942,416	\$1,029,862	\$109,679	\$182,925	1.28	\$85,687	\$1.97		IND	17.76%
96	96-22-05-352-005	49100 WIXOM TECH DR	6/30/2021	\$2,160,000	\$2,445,326	\$189,377	\$406,495	2.953	\$64,130	\$1.47		IND	16.62%
96	96-22-05-476-020	29905 ANTHONY DR	1/6/2021	\$1,319,500	\$1,455,191	\$391,211	\$506,199	4.137	\$94,564	\$2.17		IND	34.79%
96	96-22-05-476-050	48090 WEST RD	3/18/2022	\$1,525,000	\$1,255,984	\$745,807	\$460,759	3.625	\$205,740	\$4.72		IND	36.69%
96	96-22-06-101-023	31205 CENTURY DR	9/27/2021	\$2,083,590	\$1,858,974	\$477,422	\$239,929	1.743	\$273,908	\$6.29		IND	12.91%
96	96-22-06-101-028	50853 CENTURY CT	6/17/2022	\$1,500,000	\$1,631,995	\$351,254	\$460,245	9.1	\$38,599	\$0.89		IND	28.20%
96	96-22-06-200-037	31155 OLD WIXOM RD	6/17/2022	\$1,660,000	\$1,765,088	\$336,643	\$422,065	3.119	\$107,933	\$2.48		IND	23.91%
96	96-22-06-276-001	30553 S WIXOM RD STE 500	12/29/2020	\$435,000	\$348,344	\$104,073	\$9,939	0.092	\$1,131,228	\$25.97		IND	2.85%

CITY OF WIXOM
LAND FOR 2024: IND LAND

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
96	96-22-07-326-037	28044 CENTER OAKS CT	6/4/2020	\$1,135,000	\$1,123,026	\$248,458	\$209,093	1.519	\$163,567	\$3.75		IND	18.62%
96	96-22-08-100-041	48575 DOWNING ST	8/13/2020	\$1,075,000	\$1,315,728	\$532,542	\$721,502	10.313	\$51,638	\$1.19	96-22-08-100-042	IND	54.84%
96	96-22-08-100-043	48385 WEST RD	11/24/2020	\$400,000	\$448,582	\$162,630	\$200,482	1.444	\$112,625	\$2.59		IND	44.69%
96	96-22-08-127-011	29200 WALL ST	1/10/2020	\$2,200,000	\$2,221,279	\$340,286	\$324,451	2.357	\$144,373	\$3.31		IND	14.61%
96	96-22-08-177-007	28800 WALL ST	1/7/2021	\$670,000	\$605,444	\$189,978	\$115,283	0.754	\$251,960	\$5.78		IND	19.04%
96	96-22-08-177-013	28966 WALL ST	5/24/2021	\$1,970,000	\$1,841,449	\$469,624	\$300,087	2.18	\$215,424	\$4.95		IND	16.30%
96	96-22-08-227-027	47955 ANNA CT	2/25/2021	\$850,000	\$790,381	\$276,705	\$209,506	1.522	\$181,804	\$4.17		IND	26.51%
96	96-22-08-427-007	28525 BECK RD STE 107	4/1/2021	\$310,000	\$201,226	\$143,389	\$34,615	0.044	\$3,258,841	\$74.81		IND	17.20%
96	96-22-08-427-010	28525 BECK RD STE 110	11/18/2022	\$210,000	\$161,418	\$75,330	\$26,748	0.034	\$2,215,588	\$50.86		IND	16.57%
96	96-22-08-427-014	28525 BECK RD STE 114	5/27/2022	\$336,000	\$300,660	\$85,688	\$50,348	0.064	\$1,338,875	\$30.74		IND	16.75%
96	96-22-08-427-019	28525 BECK RD STE 119	6/9/2022	\$223,100	\$198,918	\$60,370	\$36,188	0.046	\$1,312,391	\$30.13		IND	18.19%
96	96-22-08-427-021	28525 BECK RD STE 121	9/23/2022	\$215,000	\$206,097	\$45,091	\$36,188	0.046	\$980,239	\$22.50		IND	17.56%
96	96-22-08-427-025	28525 BECK RD STE 124	5/27/2022	\$150,000	\$139,946	\$32,868	\$22,814	0.029	\$1,133,379	\$26.02		IND	16.30%
96	96-22-09-102-002	46926 MAGELLAN	9/1/2021	\$925,000	\$838,571	\$270,203	\$169,329	1.153	\$234,348	\$5.38		IND	20.19%
96	96-22-09-102-012	46969 WEST RD	8/13/2020	\$1,301,800	\$1,361,145	\$176,843	\$201,767	1.456	\$121,458	\$2.79		IND	14.82%

CITY OF WIXOM

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
96	96-22-08-100-061	29290 S WIXOM RD	5/19/2021	\$2,000,000	\$897,218	\$2,000,000	\$897,218	7.33	\$272,851	\$6.26	96-22-08-100-062	IND	100.00%
96	96-22-08-376-036	800 SAMS WAY	9/21/2022	\$1,900,000	\$1,276,953	\$1,900,000	\$1,276,953	4.79	\$396,660	\$9.11		COM	100.00%
96	96-22-08-326-026	49176 ALPHA DR	12/2/2021	\$725,000	\$534,189	\$725,000	\$534,189	2.33	\$311,560	\$7.15		IND	100.00%
96	96-22-08-326-028	48918 ALPHA DR	8/10/2022	\$675,000	\$538,091	\$675,000	\$538,091	2.34	\$287,969	\$6.61		IND	100.00%
96	96-22-08-326-025	49103 ALPHA CT	9/29/2022	\$857,000	\$876,465	\$857,000	\$876,465	3.82	\$224,463	\$5.15	96-22-08-326-023, 96-22-08-326-024	IND	100.00%
96	96-22-07-326-014	28006 OAKLAND OAKS CT	11/18/2021	\$178,000	\$201,874	\$178,000	\$201,874	1.46	\$122,169	\$2.80		IND	100.00%