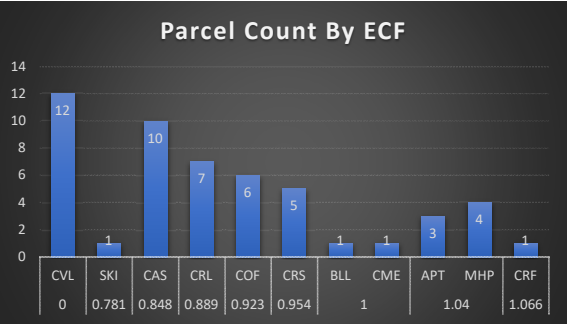


TOWNSHIP OF GROVELAND

LAND FOR 2024: COM LAND

BSA DATABASE		SALES DATA	
Parcel Count	51	# of Sales	23
ECF Nbhd	CAS, CVL, CRL, CME, COF, CRS, MHP, SKI, APT, BLL, CRF	Sales Ratio	48.51%
Min ECF	0.781	(Land Resid.-Est. Land Value)/Est. LV	29.60%
Max ECF	1.066	% Change	0.00%
Land Table LtoB	22.41%	Projected Land Table LtoB	22.41%
CVT LtoB	25.42%	Sale Sample Size	45.10%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$1.51	\$1.96	\$1.51
MEDIAN	\$1.19	\$1.54	\$1.19
MINIMUM	\$0.16	\$0.21	\$0.16
MAXIMUM	\$5.39	\$6.99	\$5.39

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
D	D -03-18-376-011	955 S ORTONVILLE RD	12/14/2021	\$325,000	\$265,468	\$181,032	\$115,135	0.534	\$339,011	\$7.78		550	43.37%
D	D -03-19-452-038	22 E GLASS RD	11/25/2020	\$450,000	\$444,712	\$184,580	\$146,176	0.54	\$341,815	\$7.85		550	32.87%
G	G -02-29-102-001	15045 DIXIE HWY	7/29/2021	\$1,300,000	\$905,358	\$566,625	\$157,577	4.06	\$139,563	\$3.20		COM	17.40%
G	G -02-33-476-001	16745 DIXIE HWY	6/14/2022	\$345,000	\$558,550	-\$121,952	\$75,295	0.97	-\$125,724	-\$2.89		COM	13.48%
I	I -01-28-301-001	15249 FISH LAKE RD	4/6/2020	\$151,000	\$194,935	\$41,117	\$83,337	0.642	\$64,045	\$1.47		COM	42.75%
IH	IH-01-27-151-017	15223 N HOLLY RD	11/18/2021	\$740,000	\$682,550	\$196,866	\$115,557	1.1	\$178,969	\$4.11		COM	16.93%
IH	IH-01-27-359-009	806 N SAGINAW ST	2/10/2022	\$680,000	\$563,460	\$191,330	\$64,923	0.59	\$324,288	\$7.44		COM	11.52%
IH	IH-01-33-283-013	113 N SAGINAW ST	2/19/2021	\$260,000	\$261,595	\$44,817	\$41,028	0.282	\$158,926	\$3.65		COM	15.68%
IH	IH-01-33-426-011	101 CIVIC DR	6/14/2022	\$230,000	\$220,691	\$187,858	\$178,549	2.39	\$78,602	\$1.80		COM	80.90%
IH	IH-01-34-101-003	602 N SAGINAW ST	12/2/2020	\$140,000	\$147,808	\$30,048	\$35,063	0.241	\$124,680	\$2.86		COM	23.72%
IH	IH-01-34-105-004	502 N SAGINAW ST	8/3/2022	\$550,000	\$595,639	\$86,706	\$117,046	1.127	\$76,935	\$1.77		COM	19.65%
IH	IH-01-34-304-004	205 S SAGINAW ST	12/9/2021	\$102,000	\$91,211	\$28,956	\$18,167	0.03	\$965,200	\$22.16		COM	19.92%
IH	IH-01-34-310-016	313 S BROAD ST	3/29/2021	\$225,000	\$239,313	\$73,849	\$74,198	0.51	\$144,802	\$3.32		COM	31.00%
U	U -07-03-102-013	10775 DIXIE HWY	10/8/2020	\$160,000	\$250,918	\$29,345	\$83,243	0.91	\$32,247	\$0.74		COM	33.18%
U	U -07-03-126-013	10816 DIXIE HWY	10/28/2022	\$450,000	\$450,813	\$224,776	\$186,058	3.53	\$63,676	\$1.46		COM	41.27%
U	U -07-14-101-025	9683 DIXIE HWY	6/15/2021	\$500,000	\$579,888	\$240,602	\$282,896	0.99	\$243,032	\$5.58		COM	48.78%
U	U -07-14-176-005	9700 DIXIE HWY	5/25/2022	\$1,021,000	\$876,330	\$611,359	\$323,076	5.68	\$107,634	\$2.47	U -07-14-176-004	COM	36.87%
U	U -07-14-478-030	7460 M E CAD BLVD	7/31/2020	\$143,000	\$237,971	\$31,334	\$120,748	0.88	\$35,607	\$0.82		COM	50.74%
U	U -07-14-478-032	7558 M E CAD BLVD	10/1/2021	\$480,000	\$645,995	-\$46,051	\$100,166	0.73	-\$63,084	-\$1.45		COM	15.51%
U	U -07-17-178-016	634 BROADWAY RD	1/15/2021	\$175,000	\$150,984	\$45,421	\$21,405	0.13	\$349,392	\$8.02		COM	14.18%
U	U -07-17-180-002	661 BROADWAY RD	12/10/2021	\$90,000	\$85,852	\$13,078	\$8,930	0.05	\$261,560	\$6.00		COM	10.40%

TOWNSHIP OF GROVELAND

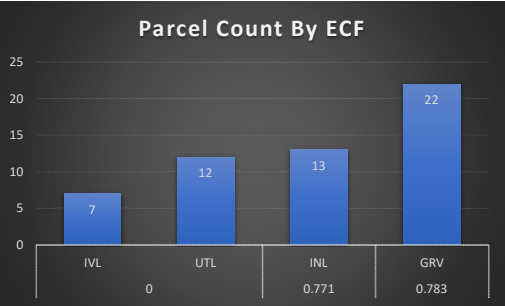
LAND FOR 2024: COM LAND

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
U	U -07-17-180-004	649 BROADWAY RD	6/14/2021	\$65,000	\$104,742	-\$30,812	\$8,930	0.05	-\$616,240	-\$14.15		COM	8.53%
U	U -07-24-126-007	8700 DIXIE HWY	12/1/2020	\$4,000,000	\$3,652,154	\$1,869,740	\$1,254,131	10.54	\$177,395	\$4.07	U -07-03-452-006, U -07-24-101-011	COM	34.34%

TOWNSHIP OF GROVELAND

LAND FOR 2024: IND LAND

BSA DATABASE		SALES DATA	
Parcel Count	54	# of Sales	12
ECF Nbhd	UTL, IVL, INL, GRV	Sales Ratio	49.54%
Min ECF	0.771	(Land Resid.-Est. Land Value)/Est. LV	19.54%
Max ECF	0.783	% Change	0.00%
Land Table LtoB	32.29%	Projected Land Table LtoB	32.29%
CVT LtoB	25.42%	Sale Sample Size	22.22%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$0.45	\$0.53	\$0.45
MEDIAN	\$0.13	\$0.16	\$0.13
MINIMUM	\$0.05	\$0.06	\$0.05
MAXIMUM	\$1.66	\$1.98	\$1.66

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
G	G -02-33-102-001	16140 DIXIE HWY	8/14/2020	\$497,500	\$509,381	\$152,553	\$142,167	2.15	\$70,955	\$1.63		IND	27.91%
H	H -11-21-203-012	1406 ENTERPRISE DR	10/15/2021	\$213,750	\$180,567	\$63,183	\$30,000	0.057	\$1,108,474	\$25.45		IND	16.61%
IH	IH-01-27-326-011	4228 GRANGE HALL RD	9/15/2021	\$2,502,500	\$1,822,329	\$999,236	\$258,011	8.64	\$115,652	\$2.66		IND	14.16%
IH	IH-01-34-106-006	255 ELM ST	12/1/2021	\$185,000	\$183,310	\$90,789	\$81,642	2.86	\$31,744	\$0.73		IND	44.54%
L	L -16-22-300-019	1250 HOLDEN AVE	4/14/2022	\$162,000	\$271,843	\$32,341	\$137,062	2.17	\$14,904	\$0.34		IND	50.42%
L	L -16-22-300-040	1235 HOLDEN AVE	6/29/2021	\$3,875,000	\$4,425,403	\$122,327	\$583,412	11.47	\$10,665	\$0.24	L -16-22-300-002, L -16-22-300-003	IND	13.18%
L	L -16-25-401-015	3823 CHILDS LAKE RD	10/1/2021	\$825,000	\$729,600	\$181,394	\$74,488	1.9	\$95,471	\$2.19		IND	10.21%
L	L -16-25-401-029	2739 E MAPLE RD	1/6/2021	\$425,000	\$445,122	\$173,606	\$180,935	5.69	\$30,511	\$0.70		IND	40.65%
L	L -16-35-451-024	4998 MCCARTHY DR	7/12/2021	\$1,800,000	\$1,938,549	\$32,189	\$152,412	3.21	\$10,028	\$0.23		IND	7.86%
L	L -16-36-351-027	4910 MOVITER DR	7/25/2022	\$450,000	\$323,503	\$325,653	\$199,156	5.08	\$64,105	\$1.47		IND	61.56%
U	U -07-03-326-003	10525 ENTERPRISE DR	5/20/2022	\$530,000	\$663,068	\$84,678	\$154,290	1.61	\$52,595	\$1.21		IND	23.27%
U	U -07-03-326-008	10421 ENTERPRISE DR	9/3/2021	\$700,000	\$562,248	\$416,893	\$244,084	2.83	\$147,312	\$3.38		IND	43.41%

TOWNSHIP OF GROVELAND

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
G	G -02-07-302-009		1/18/2022	\$302,000	\$258,485	\$302,000	\$258,485	4.30	\$70,233	\$1.61		IND	100.00%
G	G -02-18-351-014		8/30/2022	\$350,000	\$341,815	\$350,000	\$341,815	5.11	\$68,493	\$1.57	G -02-18-351-015, G -02-18-351-016	IND	100.00%