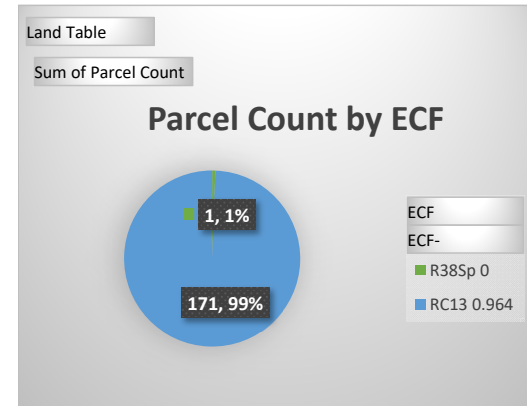


City of Wixom

Land Table KCC

BSA DATABASE		SALES DATA	
Parcel Count	172	# of Sales	54
ECF Nbhd	RC13, R38Sp	Sales Ratio	47.55%
Min ECF	0.964	(Land Resid.-Est. Land Value)/Est. LV	22.74%
Max ECF	0.964	% Change	0.00%
Land Table LtoB	22.63%	Projected Land Table LtoB	22.63%
CVT LtoB	23.09%	Sales Sample Size	31.40%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$56,454	\$69,291	\$56,454
MINIMUM	\$52,323	\$64,221	\$52,323
MAXIMUM	\$60,584	\$74,361	\$60,584

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-17-32-356-001	244 CENTER BLVD	04/24/22	\$325,000	\$130,710	\$261,412	\$124,172	\$60,584	1.00	\$124,172		Land Table KCC	23.18%
96-17-32-377-023	109 MONUMENT LN	10/17/22	\$324,271	\$134,030	\$268,069	\$116,786	\$60,584	1.00	\$116,786		Land Table KCC	22.60%
96-17-32-377-008	155 MONUMENT LN	03/28/22	\$308,000	\$131,910	\$263,827	\$104,757	\$60,584	1.00	\$104,757		Land Table KCC	22.96%
96-17-32-356-047	419 WRIGHT ST	04/26/22	\$297,500	\$128,680	\$257,368	\$100,716	\$60,584	0.00	\$100,716,000		Land Table KCC	23.54%
96-17-32-356-005	3220 JOHANNA WARE W	12/27/21	\$304,000	\$131,600	\$263,194	\$101,390	\$60,584	1.00	\$101,390		Land Table KCC	23.02%
96-17-32-377-007	151 MONUMENT LN	12/29/21	\$309,900	\$134,250	\$268,496	\$101,988	\$60,584	1.00	\$101,988		Land Table KCC	22.56%
96-17-32-377-026	185 MONUMENT LN	06/30/21	\$309,469	\$134,250	\$268,496	\$101,557	\$60,584	1.00	\$101,557		Land Table KCC	22.56%
96-17-32-377-018	133 MONUMENT LN	06/10/22	\$302,951	\$133,580	\$267,159	\$96,376	\$60,584	1.00	\$96,376		Land Table KCC	22.68%
96-17-32-356-056	457 WRIGHT ST	03/22/22	\$301,000	\$132,830	\$265,656	\$95,928	\$60,584	0.00	\$95,928,000		Land Table KCC	22.81%
96-17-32-377-019	129 MONUMENT LN	06/17/22	\$306,065	\$135,480	\$270,964	\$95,685	\$60,584	1.00	\$95,685		Land Table KCC	22.36%
96-17-32-356-071	3297 CHAMBERS W	02/22/22	\$299,900	\$133,960	\$267,915	\$92,569	\$60,584	0.00	\$92,569,000		Land Table KCC	22.61%
96-17-32-377-006	131 MONUMENT LN	02/28/22	\$305,615	\$136,620	\$273,231	\$92,968	\$60,584	1.00	\$92,968		Land Table KCC	22.17%
96-17-32-356-073	3289 CHAMBERS W	07/21/22	\$293,000	\$133,090	\$266,172	\$87,412	\$60,584	0.00	\$87,412,000		Land Table KCC	22.76%
96-17-32-377-022	113 MONUMENT LN	07/08/22	\$293,813	\$134,030	\$268,069	\$86,328	\$60,584	1.00	\$86,328		Land Table KCC	22.60%
96-17-32-377-005	127 MONUMENT LN	02/23/22	\$293,746	\$134,030	\$268,069	\$86,261	\$60,584	1.00	\$86,261		Land Table KCC	22.60%
96-17-32-377-021	117 MONUMENT LN	07/01/22	\$297,111	\$135,890	\$271,781	\$85,914	\$60,584	1.00	\$85,914		Land Table KCC	22.29%
96-17-32-377-029	201 MONUMENT LN	10/20/21	\$294,399	\$135,020	\$270,031	\$84,952	\$60,584	1.00	\$84,952		Land Table KCC	22.44%
96-17-32-352-118	3130 JOHANNA WARE W	08/12/22	\$309,999	\$142,330	\$284,667	\$85,916	\$60,584	1.00	\$85,916		Land Table KCC	21.28%
96-17-32-377-004	123 MONUMENT LN	02/25/22	\$284,992	\$133,690	\$267,384	\$78,192	\$60,584	1.00	\$78,192		Land Table KCC	22.66%
96-17-32-377-017	137 MONUMENT LN	06/24/22	\$286,581	\$135,260	\$270,529	\$76,636	\$60,584	1.00	\$76,636		Land Table KCC	22.39%
96-17-32-377-002	115 MONUMENT LN	02/24/22	\$283,710	\$134,030	\$268,069	\$76,225	\$60,584	1.00	\$76,225		Land Table KCC	22.60%
96-17-32-377-024	105 MONUMENT LN	07/25/22	\$283,487	\$134,030	\$268,069	\$76,002	\$60,584	1.00	\$76,002		Land Table KCC	22.60%
96-17-32-377-025	101 MONUMENT LN	07/21/22	\$287,051	\$136,740	\$273,475	\$74,160	\$60,584	1.00	\$74,160		Land Table KCC	22.15%
96-17-32-356-008	3208 JOHANNA WARE W	10/01/21	\$275,000	\$131,600	\$263,194	\$72,390	\$60,584	1.00	\$72,390		Land Table KCC	23.02%
96-17-32-377-036	199 MONUMENT LN	12/10/21	\$279,863	\$134,820	\$269,644	\$70,803	\$60,584	1.00	\$70,803		Land Table KCC	22.47%
96-17-32-377-031	209 MONUMENT LN	10/15/21	\$279,699	\$134,790	\$269,577	\$70,706	\$60,584	1.00	\$70,706		Land Table KCC	22.47%
96-17-32-377-014	157 MONUMENT LN	12/17/21	\$275,817	\$133,200	\$266,405	\$69,996	\$60,584	1.00	\$69,996		Land Table KCC	22.74%
96-17-32-356-063	450 N WIXOM RD	01/19/22	\$269,500	\$130,160	\$260,327	\$69,757	\$60,584	0.00	\$69,757,000		Land Table KCC	23.27%
96-17-32-377-040	183 MONUMENT LN	12/03/21	\$280,291	\$135,460	\$270,915	\$69,960	\$60,584	1.00	\$69,960		Land Table KCC	22.36%
96-17-32-377-001	111 MONUMENT LN	02/24/22	\$281,076	\$135,970	\$271,947	\$69,713	\$60,584	1.00	\$69,713		Land Table KCC	22.28%

City of Wixom

Land Table KCC

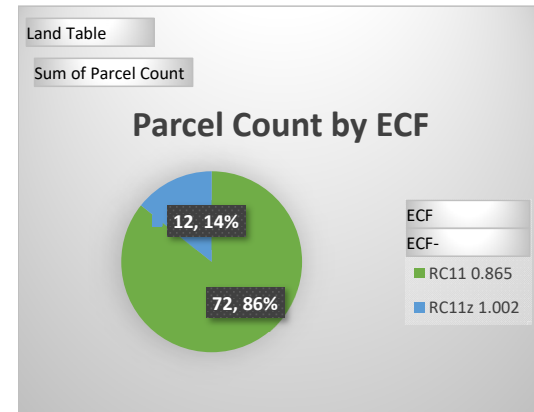
96-17-32-377-038	191 MONUMENT LN	12/08/21	\$272,943	\$132,980	\$265,951	\$67,576	\$60,584	1.00	\$67,576	Land Table KCC	22.78%
96-17-32-356-067	3193 CHAMBERS W	01/18/22	\$270,000	\$131,910	\$263,827	\$66,757	\$60,584	0.00	\$66,757,000	Land Table KCC	22.96%
96-17-32-377-016	149 MONUMENT LN	12/21/21	\$275,992	\$135,530	\$271,061	\$65,515	\$60,584	1.00	\$65,515	Land Table KCC	22.35%
96-17-32-377-020	125 MONUMENT LN	07/01/22	\$274,990	\$135,260	\$270,529	\$65,045	\$60,584	1.00	\$65,045	Land Table KCC	22.39%
96-17-32-377-039	187 MONUMENT LN	12/16/21	\$269,856	\$132,980	\$265,951	\$64,489	\$60,584	1.00	\$64,489	Land Table KCC	22.78%
96-17-32-377-013	161 MONUMENT LN	12/22/21	\$270,157	\$133,200	\$266,405	\$64,336	\$60,584	1.00	\$64,336	Land Table KCC	22.74%
96-17-32-356-044	256 CENTER BLVD	06/02/21	\$270,000	\$133,340	\$266,680	\$63,904	\$60,584	1.00	\$63,904	Land Table KCC	22.72%
96-17-32-377-012	165 MONUMENT LN	03/04/22	\$272,000	\$134,470	\$268,939	\$63,645	\$60,584	1.00	\$63,645	Land Table KCC	22.53%
96-17-32-356-011	3215 JOHANNA WARE W	07/13/21	\$268,000	\$133,460	\$266,920	\$61,664	\$60,584	1.00	\$61,664	Land Table KCC	22.70%
96-17-32-356-051	435 WRIGHT ST	08/26/21	\$260,000	\$129,660	\$259,310	\$61,274	\$60,584	0.00	\$61,274,000	Land Table KCC	23.36%
96-17-32-356-038	3149 JOHANNA WARE W	06/03/22	\$265,000	\$132,710	\$265,411	\$60,173	\$60,584	1.00	\$60,173	Land Table KCC	22.83%
96-17-32-377-003	119 MONUMENT LN	02/17/22	\$267,513	\$134,030	\$268,069	\$60,028	\$60,584	1.00	\$60,028	Land Table KCC	22.60%
96-17-32-377-033	215 MONUMENT LN	03/05/21	\$264,813	\$132,980	\$265,951	\$59,446	\$60,584	1.00	\$59,446	Land Table KCC	22.78%
96-17-32-356-079	3255 CHAMBERS W	09/24/21	\$260,000	\$130,980	\$261,963	\$58,621	\$60,584	0.00	\$58,621,000	Land Table KCC	23.13%
96-17-32-377-015	153 MONUMENT LN	12/20/21	\$264,141	\$133,200	\$266,405	\$58,320	\$60,584	1.00	\$58,320	Land Table KCC	22.74%
96-17-32-356-065	442 N WIXOM RD	06/16/21	\$261,000	\$131,960	\$263,924	\$57,660	\$60,584	0.00	\$57,660,000	Land Table KCC	22.96%
96-17-32-356-042	260 CENTER BLVD	04/30/21	\$262,000	\$133,230	\$266,462	\$56,122	\$60,584	1.00	\$56,122	Land Table KCC	22.74%
96-17-32-377-037	195 MONUMENT LN	12/14/21	\$259,963	\$132,980	\$265,951	\$54,596	\$60,584	1.00	\$54,596	Land Table KCC	22.78%
96-17-32-377-034	211 MONUMENT LN	02/24/21	\$257,036	\$132,980	\$265,951	\$51,669	\$60,584	1.00	\$51,669	Land Table KCC	22.78%
96-17-32-377-032	219 MONUMENT LN	02/25/21	\$262,780	\$136,180	\$272,359	\$51,005	\$60,584	1.00	\$51,005	Land Table KCC	22.24%
96-17-32-377-030	205 MONUMENT LN	10/08/21	\$255,267	\$132,980	\$265,951	\$49,900	\$60,584	1.00	\$49,900	Land Table KCC	22.78%
96-17-32-356-083	3233 CHAMBERS W	03/26/21	\$255,000	\$133,140	\$266,278	\$49,306	\$60,584	0.00	\$49,306,000	Land Table KCC	22.75%
96-17-32-377-035	207 MONUMENT LN	02/26/21	\$255,517	\$134,750	\$269,494	\$46,607	\$60,584	1.00	\$46,607	Land Table KCC	22.48%
96-17-32-356-015	3196 JOHANNA WARE W	01/11/21	\$245,000	\$131,990	\$263,983	\$41,601	\$60,584	1.00	\$41,601	Land Table KCC	22.95%

City of Wixom

Land Table KHC

BSA DATABASE		SALES DATA	
Parcel Count	104	# of Sales	17
ECF Nbhd	RC11, RC11z	Sales Ratio	45.52%
Min ECF	0.865	(Land Resid.-Est. Land Value)/Est. LV	56.73%
Max ECF	1.002	% Change	12.50%
Land Table LtoB	17.56%	Projected Land Table LtoB	19.76%
CVT LtoB	23.09%	Sales Sample Size	16.35%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$39,413	\$61,772	\$44,340
MINIMUM	\$32,247	\$50,541	\$36,278
MAXIMUM	\$158,076	\$247,754	\$177,836

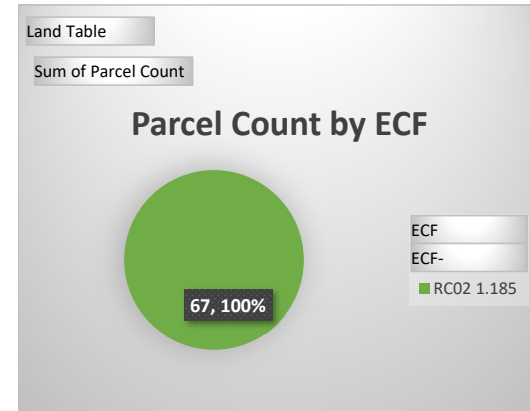
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-17-32-325-064	277 WRIGHT ST	10/10/22	\$241,000	\$90,720	\$181,434	\$91,813	\$32,247	1.00	\$91,813		Land Table KHC	17.77%
96-17-32-325-006	3278 E THEODORE ST	06/28/22	\$255,000	\$103,800	\$207,606	\$79,641	\$32,247	1.00	\$79,641		Land Table KHC	15.53%
96-17-32-325-025	312 N WIXOM RD	07/12/22	\$235,000	\$95,790	\$191,573	\$75,674	\$32,247	1.00	\$75,674		Land Table KHC	16.83%
96-17-32-325-063	265 WRIGHT ST	03/03/22	\$220,000	\$90,180	\$180,358	\$71,889	\$32,247	1.00	\$71,889		Land Table KHC	17.88%
96-17-32-353-010	3238 JOHANNA WARE W	06/01/22	\$278,000	\$115,880	\$231,763	\$85,818	\$39,581	1.00	\$85,818		Land Table KLC	17.08%
96-17-32-325-008	3254 E THEODORE ST	09/08/21	\$215,000	\$92,760	\$185,516	\$61,731	\$32,247	1.00	\$61,731		Land Table KHC	17.38%
96-17-32-325-074	232 WRIGHT ST	11/09/22	\$250,000	\$111,060	\$222,111	\$67,302	\$39,413	1.00	\$67,302		Land Table KHC	17.74%
96-17-32-353-007	3246 JOHANNA WARE W	03/25/22	\$235,000	\$106,450	\$212,893	\$61,688	\$39,581	1.00	\$61,688		Land Table KLC	18.59%
96-17-32-325-032	352 N WIXOM RD	02/24/22	\$197,000	\$92,650	\$185,307	\$43,940	\$32,247	1.00	\$43,940		Land Table KHC	17.40%
96-17-32-325-076	240 WRIGHT ST	11/12/21	\$231,500	\$112,220	\$224,446	\$46,467	\$39,413	1.00	\$46,467		Land Table KHC	17.56%
96-17-32-325-071	261 WRIGHT ST	05/14/21	\$175,000	\$85,340	\$170,677	\$36,570	\$32,247	1.00	\$36,570		Land Table KHC	18.89%
96-17-32-325-080	256 WRIGHT ST	10/03/22	\$234,900	\$114,960	\$229,928	\$44,385	\$39,413	1.00	\$44,385		Land Table KHC	17.14%
96-17-32-353-002	3266 JOHANNA WARE W	10/14/21	\$236,500	\$115,880	\$231,763	\$44,318	\$39,581	1.00	\$44,318		Land Table KLC	17.08%
96-17-32-325-037	315 WRIGHT ST	04/09/21	\$184,000	\$91,390	\$182,773	\$33,474	\$32,247	1.00	\$33,474		Land Table KHC	17.64%
96-17-32-325-043	343 WRIGHT ST	05/27/21	\$205,000	\$103,800	\$207,603	\$29,644	\$32,247	1.00	\$29,644		Land Table KHC	15.53%
96-17-32-325-053	234 N WIXOM RD	05/13/21	\$181,000	\$91,730	\$183,465	\$29,782	\$32,247	1.00	\$29,782		Land Table KHC	17.58%
96-17-32-325-078	248 WRIGHT ST	11/03/21	\$220,000	\$112,470	\$224,942	\$34,471	\$39,413	1.00	\$34,471		Land Table KHC	17.52%

City of Wixom

Land Table KHV

BSA DATABASE		SALES DATA	
Parcel Count	67	# of Sales	7
ECF Nbhd	RC02	Sales Ratio	44.29%
Min ECF	1.185	(Land Resid.-Est. Land Value)/Est. LV	64.61%
Max ECF	1.185	% Change	15.00%
Land Table LtoB	20.28%	Projected Land Table LtoB	23.33%
CVT LtoB	23.09%	Sales Sample Size	10.45%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$52,409	\$86,270	\$60,270
MINIMUM	\$52,409	\$86,270	\$60,270
MAXIMUM	\$52,409	\$86,270	\$60,270

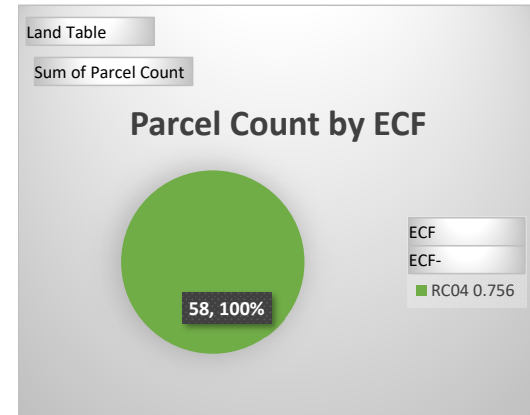
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-17-32-227-049	1065 YORICK PATH	09/09/22	\$330,000	\$131,080	\$262,163	\$120,246	\$52,409	1.00	\$120,246		Land Table KHV	19.99%
96-17-32-227-001	990 YORICK PATH	05/03/22	\$317,000	\$134,740	\$269,489	\$99,920	\$52,409	1.00	\$99,920		Land Table KHV	19.45%
96-17-32-227-044	1033 YORICK PATH	05/18/22	\$325,000	\$141,150	\$282,290	\$95,119	\$52,409	1.00	\$95,119		Land Table KHV	18.57%
96-17-32-227-058	1044 YORICK PATH	11/12/21	\$275,000	\$121,130	\$242,255	\$85,154	\$52,409	1.00	\$85,154		Land Table KHV	21.63%
96-17-32-227-018	837 YORICK PATH	08/31/22	\$300,000	\$137,770	\$275,543	\$76,866	\$52,409	1.00	\$76,866		Land Table KHV	19.02%
96-17-32-227-007	906 YORICK PATH	09/16/21	\$265,000	\$126,720	\$253,430	\$63,979	\$52,409	1.00	\$63,979		Land Table KHV	20.68%
96-17-32-227-006	918 YORICK PATH	07/16/21	\$262,000	\$125,900	\$251,801	\$62,608	\$52,409	1.00	\$62,608		Land Table KHV	20.81%

City of Wixom

Land Table KMC

BSA DATABASE		SALES DATA	
Parcel Count	58	# of Sales	6
ECF Nbhd	RC04	Sales Ratio	43.11%
Min ECF	0.756	(Land Resid.-Est. Land Value)/Est. LV	89.08%
Max ECF	0.756	% Change	0.00%
Land Table LtoB	16.76%	Projected Land Table LtoB	16.76%
CVT LtoB	23.09%	Sales Sample Size	10.34%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$44,352	\$83,860	\$44,352
MINIMUM	\$44,352	\$83,860	\$44,352
MAXIMUM	\$44,352	\$83,860	\$44,352

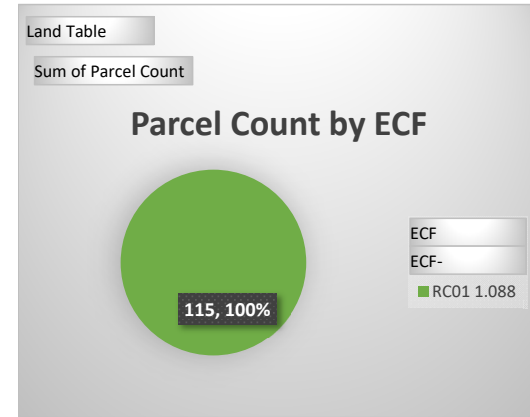
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-17-32-276-006	674 CHESTNUT DR	11/08/22	\$315,000	\$132,890	\$265,774	\$93,578	\$44,352	1.00	\$93,578		Land Table KMC	16.69%
96-17-32-276-007	670 CHESTNUT DR	09/29/22	\$312,000	\$124,240	\$248,478	\$107,874	\$44,352	1.00	\$107,874		Land Table KMC	17.85%
96-17-32-276-009	646 CHESTNUT DR	10/21/21	\$250,000	\$107,620	\$215,247	\$79,105	\$44,352	1.00	\$79,105		Land Table KMC	20.61%
96-17-32-276-020	654 CHESTNUT DR	03/29/21	\$253,000	\$123,690	\$247,388	\$49,964	\$44,352	1.00	\$49,964		Land Table KMC	17.93%
96-17-32-276-052	606 SHADY MAPLE DR	05/26/22	\$326,000	\$130,040	\$260,085	\$110,267	\$44,352	1.00	\$110,267		Land Table KMC	17.05%
96-17-32-276-056	607 SHADY MAPLE DR	07/13/21	\$265,000	\$123,490	\$246,978	\$62,374	\$44,352	1.00	\$62,374		Land Table KMC	17.96%

City of Wixom

Land Table KMF

BSA DATABASE		SALES DATA	
Parcel Count	178	# of Sales	15
ECF Nbhd	RC01	Sales Ratio	49.46%
Min ECF	1.088	(Land Resid.-Est. Land Value)/Est. LV	5.81%
Max ECF	1.088	% Change	0.00%
Land Table LtoB	19.18%	Projected Land Table LtoB	19.18%
CVT LtoB	23.09%	Sales Sample Size	8.43%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$56,133	\$59,394	\$56,133
MINIMUM	\$52,391	\$55,434	\$52,391
MAXIMUM	\$59,875	\$63,353	\$59,875

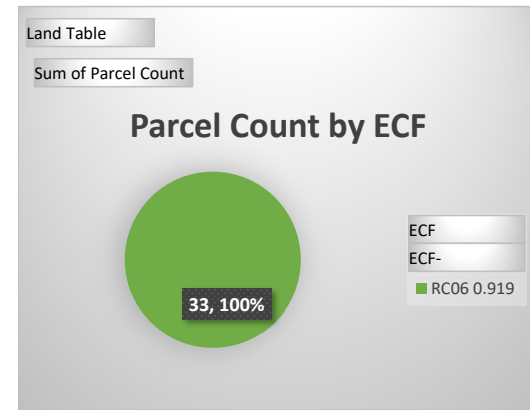
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-17-32-226-001	2578 MAPLE FOREST CT	06/28/21	\$270,000	\$132,580	\$265,167	\$57,224	\$52,391	1.00	\$57,224		Land Table KMF	19.76%
96-17-32-226-005	2583 MAPLE FOREST CT	08/23/21	\$310,000	\$133,500	\$267,005	\$95,386	\$52,391	1.00	\$95,386		Land Table KMF	19.62%
96-17-32-226-024	2560 PINE DR	02/04/22	\$297,000	\$133,590	\$267,182	\$82,209	\$52,391	1.00	\$82,209		Land Table KMF	19.61%
96-17-32-226-040	2652 MAPLE FOREST DR	12/16/22	\$305,000	\$149,040	\$298,085	\$59,306	\$52,391	1.00	\$59,306		Land Table KMF	17.58%
96-17-32-226-042	765 WOODBINE CT	03/16/21	\$250,000	\$127,760	\$255,513	\$46,878	\$52,391	1.00	\$46,878		Land Table KMF	20.50%
96-17-32-226-048	2669 MAPLE FOREST DR	11/05/21	\$333,000	\$135,210	\$270,420	\$114,971	\$52,391	1.00	\$114,971		Land Table KMF	19.37%
96-17-32-226-067	2736 MAPLE FOREST DR	07/30/21	\$265,000	\$140,870	\$281,735	\$35,656	\$52,391	1.00	\$35,656		Land Table KMF	18.60%
96-17-32-226-077	2766 HONEY SUCKLE CT	02/10/22	\$224,000	\$122,360	\$244,727	\$31,664	\$52,391	1.00	\$31,664		Land Table KMF	21.41%
96-17-32-226-103	725 RED MAPLE LN	04/30/21	\$305,000	\$165,060	\$330,128	\$34,747	\$59,875	1.00	\$34,747		Land Table KMF	18.14%
96-17-32-226-104	793 RED MAPLE LN	07/21/21	\$324,000	\$161,300	\$322,592	\$61,283	\$59,875	1.00	\$61,283		Land Table KMF	18.56%
96-17-32-226-110	729 RED MAPLE LN	04/01/21	\$320,000	\$170,520	\$341,047	\$38,828	\$59,875	1.00	\$38,828		Land Table KMF	17.56%
96-17-32-228-015	2543 PINE DR	08/02/21	\$259,900	\$129,090	\$258,184	\$51,701	\$49,985	1.00	\$51,701		Land Table KSH	19.36%
96-17-32-228-026	863 CALPERNIA	10/07/21	\$250,000	\$125,290	\$250,578	\$49,407	\$49,985	1.00	\$49,407		Land Table KSH	19.95%
96-17-32-228-038	996 CALPERNIA	12/20/22	\$295,000	\$147,270	\$294,538	\$50,447	\$49,985	1.00	\$50,447		Land Table KSH	16.97%
96-17-32-228-060	838 CALPERNIA	06/18/21	\$256,500	\$135,550	\$271,106	\$35,379	\$49,985	1.00	\$35,379		Land Table KSH	18.44%

City of Wixom

Land Table KNC

BSA DATABASE		SALES DATA	
Parcel Count	33	# of Sales	5
ECF Nbhd	RC06	Sales Ratio	45.56%
Min ECF	0.919	(Land Resid.-Est. Land Value)/Est. LV	56.36%
Max ECF	0.919	% Change	12.50%
Land Table LtoB	17.12%	Projected Land Table LtoB	19.27%
CVT LtoB	23.09%	Sales Sample Size	15.15%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$40,435	\$63,226	\$45,489
MINIMUM	\$40,435	\$63,226	\$45,489
MAXIMUM	\$40,435	\$63,226	\$45,489

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-17-33-105-005	846 NATURES COVE CT	04/28/21	\$212,500	\$109,960	\$219,924	\$33,011	\$40,435	1.00	\$33,011		Land Table KNC	18.39%
96-17-33-105-006	834 NATURES COVE CT	03/11/22	\$245,000	\$108,470	\$216,938	\$68,497	\$40,435	1.00	\$68,497		Land Table KNC	18.64%
96-17-33-105-013	726 NATURES COVE CT	04/09/21	\$217,000	\$107,930	\$215,861	\$41,574	\$40,435	1.00	\$41,574		Land Table KNC	18.73%
96-17-33-105-033	352 NATURES COVE CT	07/06/22	\$300,000	\$133,850	\$267,709	\$72,726	\$40,435	1.00	\$72,726		Land Table KNC	15.10%
96-17-33-105-038	383 NATURES COVE CT	08/08/22	\$310,000	\$125,060	\$250,114	\$100,321	\$40,435	1.00	\$100,321		Land Table KNC	16.17%

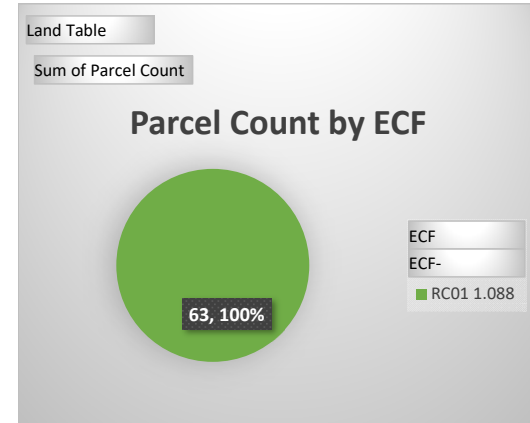
City of Wixom

Land Table KWM

BSA DATABASE		SALES DATA	
Parcel Count	21	# of Sales	2
ECF Nbhd	RC05	Sales Ratio	48.87%
Min ECF	0.863	(Land Resid.-Est. Land Value)/Est. LV	11.34%
Max ECF	0.863	% Change	0.00%
Land Table LtoB	20.51%	Projected Land Table LtoB	20.51%
CVT LtoB	23.09%	Sales Sample Size	9.52%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$40,419	\$45,004	\$40,419
MINIMUM	\$36,745	\$40,913	\$36,745
MAXIMUM	\$44,093	\$49,095	\$44,093

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-22-07-376-005	283 RIVER DR	08/18/22	\$213,000	\$98,230	\$196,460	\$53,285	\$36,745	1.00	\$53,285		Land Table KWM	18.70%
96-22-07-376-012	50210 HELFER BLVD	04/11/22	\$194,000	\$100,690	\$201,370	\$36,723	\$44,093	1.00	\$36,723		Land Table KWM	21.90%

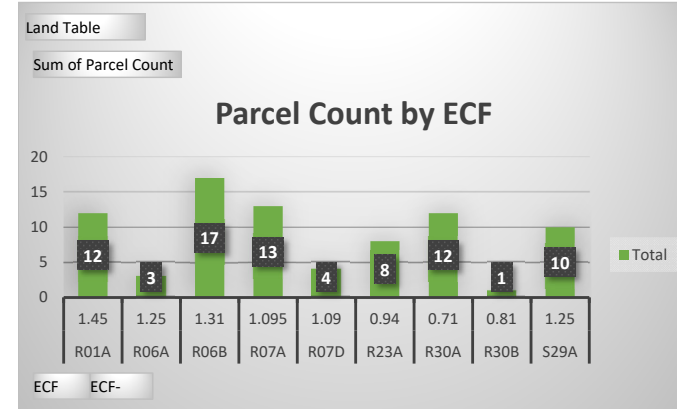
City of Wixom

Land Table LPL

BSA DATABASE		SALES DATA	
Parcel Count	80	# of Sales	6
ECF Nbhd	R30b, R30a, R06b, R06a, S29a, R01a, R23a, R07a, R07d	Sales Ratio	46.80%
Min ECF	0.710	(Land Resid.-Est. Land Value)/Est. LV	17.55%
Max ECF	1.450	% Change	0.00%
Land Table LtoB	29.30%	Projected Land Table LtoB	29.30%
CVT LtoB	23.09%	Sales Sample Size	7.50%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	#REF!	#REF!	#NUM!
MINIMUM	#REF!	#REF!	\$0
MAXIMUM	#REF!	#REF!	\$0

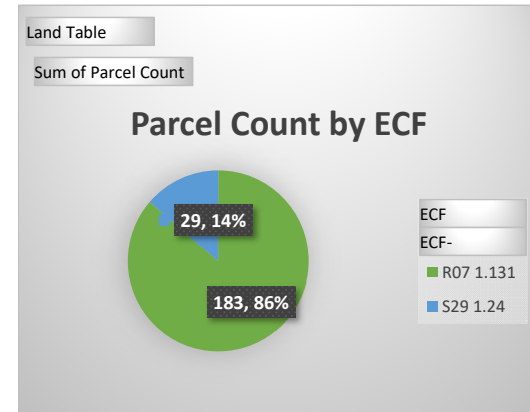
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-17-29-151-010	2028 HOPKINS DR	06/30/22	\$377,500	\$168,560	\$337,114	\$166,189	\$125,803	0.31	\$530,955		Land Table LPL	37.32%
96-17-29-151-036	1742 N WIXOM RD	08/09/21	\$360,000	\$201,570	\$403,141	\$129,757	\$172,898	1.35	\$96,116		Land Table LPL	42.89%
96-17-29-151-040	1708 N WIXOM RD	02/16/21	\$360,000	\$157,580	\$315,159	\$206,864	\$162,023	1.95	\$106,248		Land Table LPL	51.41%
96-17-29-212-003	2739 LAKERIDGE AVE	11/22/22	\$390,000	\$195,220	\$390,432	\$143,710	\$144,142	0.51	\$283,452		Land Table LPL	36.92%
96-17-29-213-005	2649 LAKERIDGE AVE	02/18/22	\$455,000	\$183,380	\$366,750	\$223,558	\$135,308	0.28	\$801,283		Land Table LPL	36.89%
96-17-29-326-004	3058 PARTRIDGE DR	02/17/22	\$97,500	\$48,420				0.34	\$287,611		Land Table LPL	89.67%

City of Wixom

Land Table RBP

BSA DATABASE		SALES DATA	
Parcel Count	212	# of Sales	17
ECF Nbhd	R07, S29	Sales Ratio	46.02%
Min ECF	1.131	(Land Resid.-Est. Land Value)/Est. LV	30.32%
Max ECF	1.240	% Change	15.00%
Land Table LtoB	28.73%	Projected Land Table LtoB	33.03%
CVT LtoB	23.09%	Sales Sample Size	8.02%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$104,087	\$135,645	\$119,700
MINIMUM	\$49,572	\$64,602	\$57,008
MAXIMUM	\$210,677	\$274,552	\$242,279

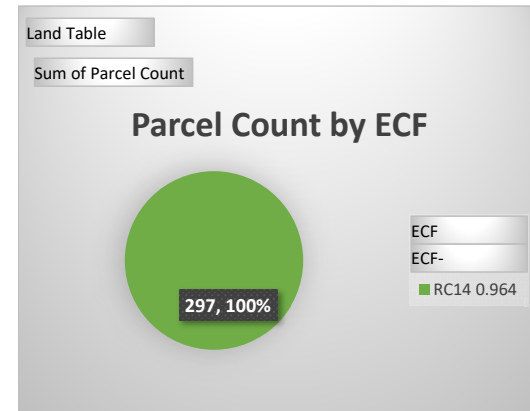
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-17-29-328-010	1540 FLAMINGO	09/30/22	\$295,000	\$110,850	\$221,690	\$135,275	\$61,965	0.17	\$786,483		Land Table RBP	27.95%
96-17-29-333-021	1403 FLAMINGO	12/24/21	\$257,000	\$105,820	\$211,634	\$112,288	\$66,922	0.29	\$391,247		Land Table RBP	31.62%
96-17-29-380-001	1238 BELL CONEY	01/07/22	\$250,000	\$103,800	\$207,604	\$114,274	\$71,878	0.43	\$265,753		Land Table RBP	34.62%
96-17-29-334-026	1465 WREN ST	04/08/22	\$186,900	\$77,990	\$155,977	\$95,365	\$64,442	0.23	\$418,268		Land Table RBP	41.32%
96-17-29-332-014	3023 MAGANSER DR	12/31/21	\$165,000	\$69,730	\$139,463	\$89,979	\$64,442	0.22	\$414,650		Land Table RBP	46.21%
96-17-29-383-001	1278 FLAMINGO	12/07/21	\$370,000	\$157,100	\$314,201	\$130,156	\$74,357	0.52	\$251,752		Land Table RBP	23.67%
96-17-29-451-011	2636 POTTER RD	11/03/21	\$300,000	\$133,020	\$266,034	\$108,323	\$74,357	0.55	\$196,237		Land Table RBP	27.95%
96-17-29-381-014	3007 SHEWBIRD	09/02/21	\$315,314	\$142,020	\$284,039	\$100,675	\$69,400	0.36	\$278,108		Land Table RBP	24.43%
96-17-29-331-008	3085 MAGANSER DR	09/29/22	\$329,000	\$150,030	\$300,056	\$103,301	\$74,357	0.47	\$219,323		Land Table RBP	24.78%
96-17-29-379-019	1363 WREN ST	04/23/21	\$380,000	\$175,430	\$350,863	\$103,494	\$74,357	0.46	\$223,529		Land Table RBP	21.19%
96-17-29-332-018	1412 MORNINGDOVE	12/15/22	\$175,000	\$82,690	\$165,386	\$79,014	\$69,400	0.37	\$211,834		Land Table RBP	41.96%
96-17-29-476-054	2396 POTTER RD	11/23/21	\$362,000	\$173,750	\$347,500	\$103,728	\$89,228	0.80	\$130,475		Land Table RBP	25.68%
96-17-29-476-037	2320 POTTER RD	01/19/22	\$220,000	\$108,740	\$217,483	\$76,874	\$74,357	0.52	\$149,270		Land Table RBP	34.19%
96-17-29-334-007	1482 FLAMINGO	10/08/21	\$214,900	\$110,000	\$220,003	\$64,297	\$69,400	0.34	\$186,910		Land Table RBP	31.55%
96-17-29-404-001	1494 WREN ST	12/15/21	\$225,000	\$119,090	\$238,187	\$48,778	\$61,965	0.16	\$302,969		Land Table RBP	26.02%
96-17-29-377-019	1317 NIGHTINGALE RD	03/01/21	\$360,000	\$193,750	\$387,491	\$39,431	\$66,922	0.26	\$152,833		Land Table RBP	17.27%
96-17-29-327-007	1520 NIGHTINGALE RD	10/01/21	\$129,000	\$72,900	\$145,797	\$45,168	\$61,965	0.14	\$315,860		Land Table RBP	42.50%

City of Wixom

Land Table RC 14 Ant at Trib

BSA DATABASE		SALES DATA	
Parcel Count	297	# of Sales	88
ECF Nbhd	RC14	Sales Ratio	52.44%
Min ECF	0.964	(Land Resid.-Est. Land Value)/Est. LV	7.46%
Max ECF	0.964	% Change	0.00%
Land Table LtoB	25.42%	Projected Land Table LtoB	25.42%
CVT LtoB	23.09%	Sales Sample Size	29.63%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$117,838	\$126,628	\$117,838
MINIMUM	\$67,335	\$72,358	\$67,335
MAXIMUM	\$202,007	\$217,075	\$202,007

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-17-32-327-023	588 PATTAN DR	12/22/22	\$455,986	\$217,810	\$435,628	\$129,778	\$109,420	0.19	\$683,042		Land Table RC 14 Anthem at	25.12%
96-17-30-204-058	1786 CORAL CT	12/21/22	\$553,983	\$254,110	\$508,221	\$155,182	\$109,420	0.24	\$646,592		Land Table RC 14 Anthem at	21.53%
96-17-32-327-003	639 PATTAN DR	12/19/22	\$436,961	\$218,560	\$437,125	\$109,256	\$109,420	0.14	\$780,400		Land Table RC 14 Anthem at	25.03%
96-17-30-204-060	1762 CORAL CT	12/02/22	\$559,228	\$249,770	\$499,549	\$169,099	\$109,420	0.25	\$676,396		Land Table RC 14 Anthem at	21.90%
96-17-32-327-024	602 PATTAN DR	12/02/22	\$473,696	\$217,580	\$435,164	\$147,952	\$109,420	0.18	\$821,956		Land Table RC 14 Anthem at	25.14%
96-17-30-204-027	2156 EMERALD LN	11/14/22	\$561,828	\$243,530	\$487,063	\$184,185	\$109,420	0.22	\$837,205		Land Table RC 14 Anthem at	22.47%
96-17-30-204-043	1897 EMERALD LN	10/31/22	\$491,961	\$225,520	\$451,037	\$150,344	\$109,420	0.16	\$939,650		Land Table RC 14 Anthem at	24.26%
96-17-30-204-012	1751 RUBY ST	09/29/22	\$523,720	\$229,640	\$459,278	\$173,862	\$109,420	0.20	\$869,310		Land Table RC 14 Anthem at	23.82%
96-17-32-302-020	3205 E THEODORE ST	09/28/22	\$498,000	\$235,190	\$470,386	\$137,034	\$109,420	0.14	\$978,814		Land Table RC 14 Anthem at	23.26%
96-17-30-204-008	1812 EMERALD LN	09/14/22	\$518,286	\$221,670	\$443,334	\$184,372	\$109,420	0.19	\$991,247		Land Table RC 14 Anthem at	24.68%
96-17-30-204-051	1868 RUBY ST	09/09/22	\$438,978	\$243,930	\$487,850	\$60,548	\$109,420	0.16	\$378,425		Land Table RC 14 Anthem at	22.43%
96-17-30-204-017	1811 RUBY ST	08/25/22	\$468,748	\$241,910	\$483,828	\$94,340	\$109,420	0.17	\$548,488		Land Table RC 14 Anthem at	22.62%
96-17-30-204-018	1823 RUBY ST	08/25/22	\$492,687	\$237,510	\$475,028	\$127,079	\$109,420	0.17	\$738,831		Land Table RC 14 Anthem at	23.03%
96-17-30-204-044	1885 EMERALD LN	08/25/22	\$425,921	\$224,520	\$449,039	\$86,302	\$109,420	0.16	\$539,388		Land Table RC 14 Anthem at	24.37%
96-17-30-204-049	1844 RUBY ST	08/17/22	\$461,904	\$217,670	\$435,336	\$135,988	\$109,420	0.16	\$849,925		Land Table RC 14 Anthem at	25.13%
96-17-32-327-004	617 PATTAN DR	08/10/22	\$399,600	\$214,770	\$429,532	\$79,488	\$109,420	0.14	\$567,771		Land Table RC 14 Anthem at	25.47%
96-17-32-327-010	493 PATTAN DR	08/10/22	\$490,000	\$213,490	\$426,973	\$172,447	\$109,420	0.14	\$1,231,764		Land Table RC 14 Anthem at	25.63%
96-17-30-204-042	1909 EMERALD LN	08/09/22	\$215,000	\$171,960				0.16	\$1,343,750		Land Table RC 14 Anthem at	31.82%
96-17-30-204-035	1986 EMERALD LN	08/05/22	\$403,573	\$219,240	\$438,472	\$74,521	\$109,420	0.17	\$438,359		Land Table RC 14 Anthem at	24.95%
96-17-32-327-002	655 PATTAN DR	08/03/22	\$399,600	\$216,300	\$432,598	\$76,422	\$109,420	0.14	\$545,871		Land Table RC 14 Anthem at	25.29%
96-17-30-204-022	1871 RUBY ST	07/29/22	\$407,491	\$219,480	\$438,958	\$77,953	\$109,420	0.17	\$453,215		Land Table RC 14 Anthem at	24.93%
96-17-30-204-032	2102 EMERALD LN	07/28/22	\$436,479	\$210,690	\$421,381	\$124,518	\$109,420	0.17	\$732,459		Land Table RC 14 Anthem at	25.97%
96-17-30-204-019	1835 RUBY ST	07/15/22	\$400,313	\$218,930	\$437,855	\$71,878	\$109,420	0.17	\$417,895		Land Table RC 14 Anthem at	24.99%
96-17-30-204-010	1772 RUBY ST	07/07/22	\$394,360	\$210,870	\$421,746	\$82,034	\$109,420	0.21	\$398,223		Land Table RC 14 Anthem at	25.94%
96-17-32-378-030	3046 MONUMENT LN	06/03/22	\$510,000	\$224,430	\$448,854	\$170,566	\$109,420	0.15	\$1,137,107		Land Table RC 14 Anthem at	24.38%
96-17-30-204-004	1856 EMERALD LN	05/31/22	\$190,000	\$242,670				0.16			Land Table RC 14 Anthem at	22.54%
96-17-30-204-023	1883 RUBY ST	05/27/22	\$427,682	\$230,110	\$460,227	\$76,875	\$109,420	0.17	\$446,948		Land Table RC 14 Anthem at	23.78%
96-17-32-302-111	494 GOODRICH ST	05/12/22	\$425,000	\$199,360	\$398,716	\$135,704	\$109,420	0.14	\$969,314		Land Table RC 14 Anthem at	27.44%
96-17-30-204-009	1790 RUBY ST	05/10/22	\$373,583	\$201,400	\$402,791	\$80,212	\$109,420	0.26	\$310,899		Land Table RC 14 Anthem at	27.17%
96-17-32-378-027	3010 MONUMENT LN	05/05/22	\$539,832	\$238,850	\$477,709	\$171,543	\$109,420	0.14	\$1,225,307		Land Table RC 14 Anthem at	22.91%
96-17-32-112-002	3173 ROMA COURT	05/03/22	\$551,200	\$289,800	\$579,597	\$81,023	\$109,420	0.30	\$270,077		Land Table RC 14 Anthem at	18.88%

City of Wixom

Land Table RC 14 Ant at Trib

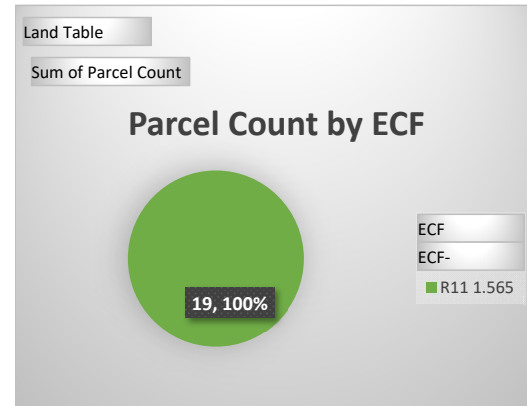
96-17-32-327-007	569 PATTAN DR	05/02/22	\$436,230	\$211,330	\$422,667	\$122,983	\$109,420	0.18	\$683,239	Land Table RC 14 Anthem at	25.89%
96-17-30-204-046	1837 EMERALD LN	04/26/22	\$185,000	\$179,400				0.19		Land Table RC 14 Anthem at	30.50%
96-17-32-378-020	214 VALOR WAY	04/26/22	\$464,790	\$230,600	\$461,197	\$113,013	\$109,420	0.14	\$807,236	Land Table RC 14 Anthem at	23.73%
96-17-30-204-034	2018 EMERALD LN	04/22/22	\$185,000	\$186,010				0.17		Land Table RC 14 Anthem at	29.41%
96-17-30-204-050	1856 RUBY ST	04/22/22	\$435,385	\$241,860	\$483,726	\$61,079	\$109,420	0.16	\$381,744	Land Table RC 14 Anthem at	22.62%
96-17-30-204-059	1774 CORAL CT	04/15/22	\$425,410	\$214,290	\$428,585	\$106,245	\$109,420	0.22	\$482,932	Land Table RC 14 Anthem at	25.53%
96-17-32-378-006	174 MONUMENT LN	03/25/22	\$495,560	\$225,570	\$451,146	\$153,834	\$109,420	0.14	\$1,098,814	Land Table RC 14 Anthem at	24.25%
96-17-32-327-006	587 PATTAN DR	03/16/22	\$421,096	\$205,250	\$410,502	\$120,014	\$109,420	0.23	\$521,800	Land Table RC 14 Anthem at	26.66%
96-17-32-302-004	3214 CURTIS ST	03/09/22	\$498,500	\$229,270	\$458,531	\$149,389	\$109,420	0.14	\$1,067,064	Land Table RC 14 Anthem at	23.86%
96-17-32-378-018	186 VALOR WAY	02/17/22	\$443,902	\$222,320	\$444,643	\$108,679	\$109,420	0.14	\$776,279	Land Table RC 14 Anthem at	24.61%
96-17-32-302-045	311 FLETCHER ST	02/15/22	\$501,000	\$233,000	\$465,992	\$144,428	\$109,420	0.14	\$1,031,629	Land Table RC 14 Anthem at	23.48%
96-17-32-327-022	574 PATTAN DR	02/08/22	\$385,466	\$203,850	\$407,693	\$87,193	\$109,420	0.15	\$581,287	Land Table RC 14 Anthem at	26.84%
96-17-32-327-008	517 PATTAN DR	01/25/22	\$430,000	\$172,880	\$345,759	\$193,661	\$109,420	0.13	\$1,489,700	Land Table RC 14 Anthem at	31.65%
96-17-32-378-007	186 MONUMENT LN	12/30/21	\$436,965	\$213,180	\$426,361	\$120,024	\$109,420	0.14	\$857,314	Land Table RC 14 Anthem at	25.66%
96-17-32-327-009	505 PATTAN DR	12/28/21	\$441,641	\$215,510	\$431,015	\$120,046	\$109,420	0.13	\$923,431	Land Table RC 14 Anthem at	25.39%
96-17-32-378-002	121 UNION ST	12/20/21	\$416,939	\$207,170	\$414,346	\$112,013	\$109,420	0.14	\$800,093	Land Table RC 14 Anthem at	26.41%
96-17-32-378-001	107 UNION ST	11/23/21	\$406,409	\$208,640	\$417,289	\$98,540	\$109,420	0.13	\$758,000	Land Table RC 14 Anthem at	26.22%
96-17-30-204-013	1763 RUBY ST	11/18/21	\$380,579	\$201,160	\$402,319	\$87,680	\$109,420	0.17	\$509,767	Land Table RC 14 Anthem at	27.20%
96-17-32-378-003	135 UNION ST	10/29/21	\$512,000	\$219,170	\$438,337	\$183,083	\$109,420	0.16	\$1,144,269	Land Table RC 14 Anthem at	24.96%
96-17-32-327-025	624 PATTAN DR	10/28/21	\$485,000	\$219,520	\$439,044	\$155,376	\$109,420	0.16	\$971,100	Land Table RC 14 Anthem at	24.92%
96-17-30-204-021	1859 RUBY ST	10/22/21	\$444,144	\$245,120	\$490,235	\$63,329	\$109,420	0.17	\$368,192	Land Table RC 14 Anthem at	22.32%
96-17-32-378-025	2982 MONUMENT LN	10/22/21	\$450,825	\$210,430	\$420,859	\$139,386	\$109,420	0.14	\$995,614	Land Table RC 14 Anthem at	26.00%
96-17-32-327-016	496 PATTAN DR	10/21/21	\$415,710	\$217,120	\$434,246	\$90,884	\$109,420	0.13	\$699,108	Land Table RC 14 Anthem at	25.20%
96-17-32-378-028	3022 MONUMENT LN	10/21/21	\$472,506	\$211,980	\$423,953	\$157,973	\$109,420	0.14	\$1,128,379	Land Table RC 14 Anthem at	25.81%
96-17-32-327-026	636 PATTAN DR	10/18/21	\$426,750	\$205,490	\$410,986	\$125,184	\$109,420	0.29	\$431,669	Land Table RC 14 Anthem at	26.62%
96-17-30-204-024	1895 RUBY ST	10/05/21	\$448,118	\$238,560	\$477,114	\$80,424	\$109,420	0.17	\$467,581	Land Table RC 14 Anthem at	22.93%
96-17-32-378-026	2994 MONUMENT LN	09/24/21	\$415,247	\$199,760	\$399,511	\$125,156	\$109,420	0.14	\$893,971	Land Table RC 14 Anthem at	27.39%
96-17-32-378-021	230 VALOR WAY	09/03/21	\$475,456	\$216,110	\$432,218	\$152,658	\$109,420	0.14	\$1,090,414	Land Table RC 14 Anthem at	25.32%
96-17-32-378-029	3034 MONUMENT LN	08/20/21	\$502,085	\$212,150	\$424,292	\$187,213	\$109,420	0.14	\$1,337,236	Land Table RC 14 Anthem at	25.79%
96-17-32-302-098	579 FLETCHER ST	08/19/21	\$460,000	\$233,020	\$466,032	\$103,388	\$109,420	0.14	\$738,486	Land Table RC 14 Anthem at	23.48%
96-17-32-378-005	162 MONUMENT LN	08/12/21	\$440,999	\$216,090	\$432,181	\$118,238	\$109,420	0.14	\$844,557	Land Table RC 14 Anthem at	25.32%
96-17-30-204-025	1907 RUBY ST	07/30/21	\$393,307	\$209,290	\$418,571	\$84,156	\$109,420	0.17	\$489,279	Land Table RC 14 Anthem at	26.14%
96-17-32-378-022	242 VALOR WAY	07/23/21	\$426,487	\$212,300	\$424,590	\$111,317	\$109,420	0.19	\$585,879	Land Table RC 14 Anthem at	25.77%
96-17-32-378-012	177 VALOR WAY	06/29/21	\$420,000	\$212,080	\$424,166	\$105,254	\$109,420	0.14	\$751,814	Land Table RC 14 Anthem at	25.80%
96-17-32-378-004	150 MONUMENT LN	06/18/21	\$398,254	\$211,050	\$422,098	\$85,576	\$109,420	0.16	\$534,850	Land Table RC 14 Anthem at	25.92%
96-17-32-378-024	2966 MONUMENT LN	05/28/21	\$474,823	\$242,900	\$485,790	\$98,453	\$109,420	0.14	\$703,236	Land Table RC 14 Anthem at	22.52%
96-17-30-204-038	1957 EMERALD LN	05/10/21	\$457,543	\$237,260	\$474,514	\$92,449	\$109,420	0.16	\$577,806	Land Table RC 14 Anthem at	23.06%
96-17-32-378-013	161 VALOR WAY	04/29/21	\$414,751	\$214,830	\$429,669	\$94,502	\$109,420	0.14	\$675,014	Land Table RC 14 Anthem at	25.47%
96-17-32-302-023	346 WRIGHT ST	04/23/21	\$410,000	\$206,620	\$413,248	\$106,172	\$109,420	0.14	\$758,371	Land Table RC 14 Anthem at	26.48%
96-17-32-302-065	3075 CURTIS ST	04/16/21	\$375,000	\$189,470	\$378,931	\$105,489	\$109,420	0.15	\$703,260	Land Table RC 14 Anthem at	28.88%
96-17-32-378-023	2952 MONUMENT LN	04/16/21	\$378,204	\$199,650	\$399,290	\$88,334	\$109,420	0.19	\$464,916	Land Table RC 14 Anthem at	27.40%
96-17-30-204-007	1824 EMERALD LN	04/02/21	\$145,000	\$235,540				0.21		Land Table RC 14 Anthem at	23.23%
96-17-30-204-054	1834 CORAL CT	04/02/21	\$439,888	\$234,450	\$468,901	\$80,407	\$109,420	0.16	\$502,544	Land Table RC 14 Anthem at	23.34%
96-17-32-378-014	145 VALOR WAY	03/30/21	\$450,000	\$211,660	\$423,329	\$136,091	\$109,420	0.16	\$850,569	Land Table RC 14 Anthem at	25.85%
96-17-30-204-016	1799 RUBY ST	03/26/21	\$140,000	\$225,850				0.17		Land Table RC 14 Anthem at	24.22%
96-17-30-204-056	1810 CORAL CT	03/16/21	\$388,223	\$205,820	\$411,642	\$86,001	\$109,420	0.17	\$505,888	Land Table RC 14 Anthem at	26.58%
96-17-32-302-099	607 FLETCHER ST	03/10/21	\$384,900	\$198,330	\$396,658	\$97,662	\$109,420	0.14	\$697,586	Land Table RC 14 Anthem at	27.59%
96-17-30-204-040	1933 EMERALD LN	02/26/21	\$150,000	\$236,620				0.16		Land Table RC 14 Anthem at	23.12%
96-17-32-378-019	200 VALOR WAY	02/26/21	\$458,450	\$209,500	\$419,003	\$148,867	\$109,420	0.14	\$1,063,336	Land Table RC 14 Anthem at	26.11%
96-17-32-378-011	189 VALOR WAY	02/24/21	\$378,298	\$209,030	\$418,062	\$69,656	\$109,420	0.14	\$497,543	Land Table RC 14 Anthem at	26.17%
96-17-32-302-066	3087 CURTIS ST	02/15/21	\$397,000	\$205,460	\$410,925	\$95,495	\$109,420	0.15	\$636,633	Land Table RC 14 Anthem at	26.63%
96-17-30-204-028	2144 EMERALD LN	02/01/21	\$165,000	\$257,250				0.33		Land Table RC 14 Anthem at	21.27%
96-17-32-378-008	198 MONUMENT LN	01/26/21	\$473,647	\$224,780	\$449,558	\$133,509	\$109,420	0.14	\$953,636	Land Table RC 14 Anthem at	24.34%
96-17-30-204-011	1764 RUBY ST	01/21/21	\$145,000	\$240,040				0.24		Land Table RC 14 Anthem at	22.79%
96-17-29-129-002	2212 ADEL DR	05/10/21	\$405,100	\$193,830	\$387,652	\$87,955	\$70,507	0.28	\$314,125	Land Table RCL	18.19%
96-17-29-129-016	2269 KENAN DR	02/12/21	\$390,600	\$207,180	\$414,355	\$53,803	\$77,558	0.42	\$128,102	Land Table RCL	18.72%
96-17-29-129-018	2249 KENAN DR	10/29/21	\$465,000	\$213,320	\$426,635	\$115,923	\$77,558	0.30	\$386,410	Land Table RCL	18.18%

City of Wixom

Land Table RCD

BSA DATABASE		SALES DATA	
Parcel Count	19	# of Sales	2
ECF Nbhd	R11	Sales Ratio	47.01%
Min ECF	1.565	(Land Resid.-Est. Land Value)/Est. LV	21.22%
Max ECF	1.565	% Change	21.22%
Land Table LtoB	27.67%	Projected Land Table LtoB	33.54%
CVT LtoB	23.09%	Sales Sample Size	10.53%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$112,223	\$136,038	\$136,037
MINIMUM	\$49,165	\$59,598	\$59,598
MAXIMUM	\$149,630	\$181,384	\$181,381

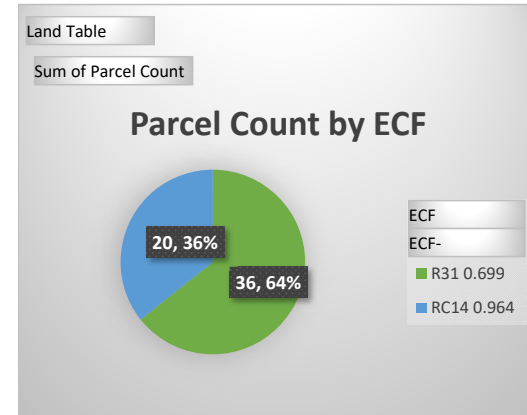
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-17-31-426-016	3350 THEODORE ST	06/03/22	\$164,000	\$88,270	\$176,530	\$38,772	\$51,302	0.24	\$160,215		Land Table RCD	29.06%
96-17-31-426-017	3338 THEODORE ST	07/12/21	\$200,000	\$82,850	\$165,696	\$85,606	\$51,302	0.24	\$356,692		Land Table RCD	30.96%

City of Wixom

Land Table RCL

BSA DATABASE		SALES DATA	
Parcel Count	56	# of Sales	3
ECF Nbhd	R31, RC14	Sales Ratio	47.36%
Min ECF	0.699	(Land Resid.-Est. Land Value)/Est. LV	29.59%
Max ECF	0.964	% Change	0.00%
Land Table LtoB	18.71%	Projected Land Table LtoB	18.71%
CVT LtoB	23.09%	Sales Sample Size	5.36%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$141,015	\$182,748	\$141,015
MINIMUM	\$70,507	\$91,373	\$70,507
MAXIMUM	\$296,130	\$383,769	\$296,130

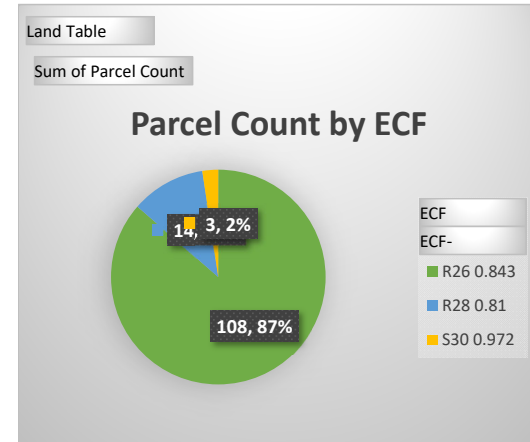
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-17-29-126-045	2017 MEDINA DR	01/06/21	\$450,500	\$233,400	\$466,793	\$61,265	\$77,558	0.35	\$175,043		Land Table RCL	16.62%
96-17-29-127-006	2122 CLIFFSIDE DR	05/03/21	\$435,000	\$206,800	\$413,594	\$98,964	\$77,558	0.31	\$322,358		Land Table RCL	18.75%
96-17-29-127-019	2006 MEDINA DR	11/29/21	\$418,000	\$177,130	\$354,254	\$141,304	\$77,558	0.33	\$429,495		Land Table RCL	21.89%

City of Wixom

Land Table RCR

BSA DATABASE		SALES DATA	
Parcel Count	125	# of Sales	9
ECF Nbhd	R26, S30, R28	Sales Ratio	47.10%
Min ECF	0.810	(Land Resid.-Est. Land Value)/Est. LV	38.08%
Max ECF	0.972	% Change	0.00%
Land Table LtoB	16.18%	Projected Land Table LtoB	16.18%
CVT LtoB	23.09%	Sales Sample Size	7.20%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$108,112	\$149,278	\$108,112
MINIMUM	\$63,393	\$87,531	\$63,393
MAXIMUM	\$155,616	\$214,870	\$155,616

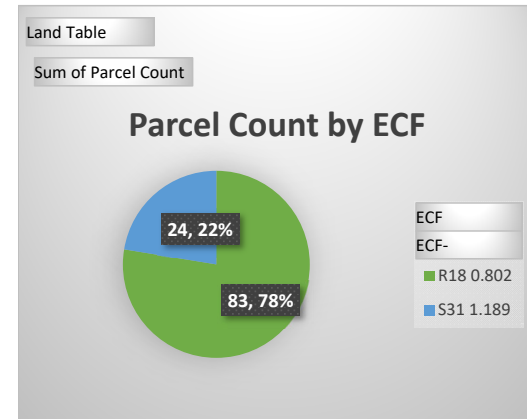
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-17-30-101-002	1989 DEVONSHIRE DR	03/24/22	\$415,000	\$175,780	\$351,567	\$126,826	\$63,393	0.28	\$456,209		Land Table RCR	18.03%
96-17-30-101-003	1983 DEVONSHIRE DR	05/19/21	\$425,000	\$189,940	\$379,885	\$108,508	\$63,393	0.28	\$387,529		Land Table RCR	16.69%
96-17-30-101-008	1959 DEVONSHIRE DR	10/26/22	\$419,900	\$198,860	\$397,714	\$90,001	\$67,815	0.31	\$291,265		Land Table RCR	17.05%
96-17-30-101-011	1931 DEVONSHIRE DR	12/09/22	\$385,000	\$194,420	\$388,836	\$63,979	\$67,815	0.36	\$178,712		Land Table RCR	17.44%
96-17-30-101-027	4195 DELPHINE DR	08/23/22	\$476,000	\$230,570	\$461,140	\$78,253	\$63,393	0.28	\$280,477		Land Table RCR	13.75%
96-17-30-101-033	4099 DELPHINE DR	11/24/21	\$420,000	\$220,730	\$441,460	\$41,933	\$63,393	0.28	\$151,383		Land Table RCR	14.36%
96-17-30-102-010	2037 DOVER DR	08/03/22	\$475,000	\$215,390	\$430,774	\$112,041	\$67,815	0.31	\$361,423		Land Table RCR	15.74%
96-17-30-104-008	4180 DELPHINE DR	02/25/22	\$467,000	\$220,540	\$441,072	\$93,743	\$67,815	0.29	\$327,773		Land Table RCR	15.38%
96-17-30-156-011	2223 CHARMS RAVINE DR	07/22/22	\$410,000	\$187,390	\$374,788	\$103,027	\$67,815	1.49	\$210,259		Land Table RCR	18.09%

City of Wixom

Land Table RHB

BSA DATABASE		SALES DATA	
Parcel Count	107	# of Sales	8
ECF Nbhd	S31, R18	Sales Ratio	60.28%
Min ECF	0.802	(Land Resid.-Est. Land Value)/Est. LV	51.64%
Max ECF	1.189	% Change	0.00%
Land Table LtoB	20.53%	Projected Land Table LtoB	20.53%
CVT LtoB	23.09%	Sales Sample Size	7.48%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$92,694	\$140,564	\$92,694
MINIMUM	\$69,700	\$105,695	\$69,700
MAXIMUM	\$129,770	\$196,787	\$129,770

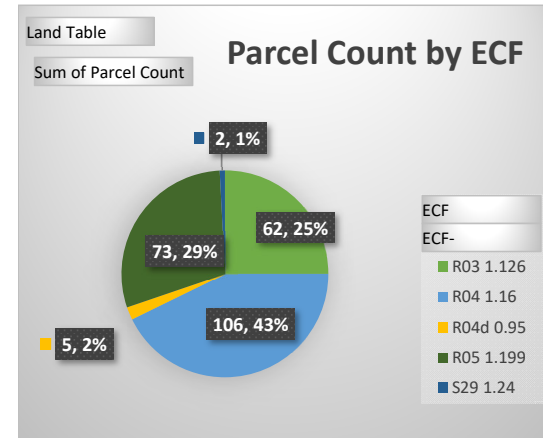
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-17-31-251-006	3708 W MAPLE RD	05/15/21	\$255,000	\$128,960	\$257,912	\$56,333	\$59,245	0.36	\$88,994	96-17-31-251-007	Land Table RHB	22.97%
96-17-31-176-027	3381 BENNINGTON DR	03/25/22	\$400,000	\$153,260	\$306,523	\$152,942	\$59,465	0.29	\$536,639		Land Table RME	19.40%
96-17-31-151-051	4064 CAMERON CT	02/23/22	\$55,000	\$213,170				0.54			Land Table RCW	17.06%
96-17-31-151-055	4037 CAMERON CT	08/02/21	\$50,000	\$209,480				0.33			Land Table RCW	15.28%
96-17-31-151-052	4058 CAMERON CT	01/25/21	\$397,500	\$197,690	\$395,378	\$71,382	\$69,260	0.47	\$150,913		Land Table RCW	17.52%
96-17-31-151-061	4055 CAMERON CT	08/10/22	\$525,000	\$230,770	\$461,532	\$132,728	\$69,260	0.48	\$276,517		Land Table RCW	15.01%
96-17-31-226-050	3481 CASTLEWOOD CT	09/27/21	\$450,000	\$224,460	\$448,922	\$70,338	\$69,260	0.41	\$170,310		Land Table RCW	15.43%
96-17-31-226-055	3378 CASTLEWOOD CT	09/09/22	\$475,000	\$213,930	\$427,857	\$116,403	\$69,260	0.43	\$272,607		Land Table RCW	16.19%

City of Wixom

Land Table RHG

BSA DATABASE		SALES DATA	
Parcel Count	248	# of Sales	18
ECF Nbhd	R03, R04, R04d, R05, S29	Sales Ratio	46.18%
Min ECF	0.950	(Land Resid.-Est. Land Value)/Est. LV	37.50%
Max ECF	1.240	% Change	19.00%
Land Table LtoB	23.47%	Projected Land Table LtoB	27.93%
CVT LtoB	23.09%	Sales Sample Size	7.26%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$79,205	\$108,905	\$94,254
MINIMUM	#REF!	#REF!	\$0
MAXIMUM	#REF!	#REF!	\$0

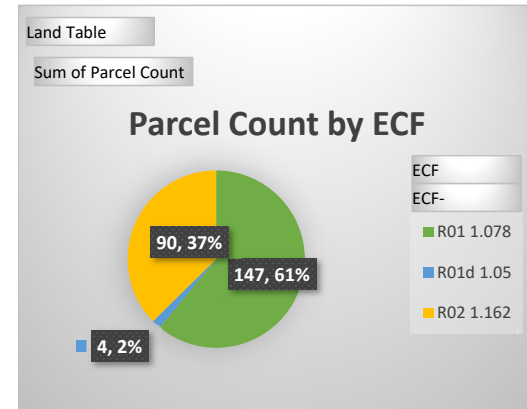
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-17-28-301-003	1501 KINGS CROWN CT	10/06/22	\$385,000	\$162,840	\$325,684	\$131,066	\$71,750	0.25	\$524,264		Land Table RHG	22.03%
96-17-28-301-004	1515 KINGS CROWN CT	01/21/21	\$285,000	\$161,360	\$322,722	\$34,028	\$71,750	0.32	\$106,338		Land Table RHG	22.23%
96-17-28-301-011	1417 CRANBERRY CT	05/06/22	\$390,000	\$185,390	\$370,789	\$90,961	\$71,750	0.22	\$413,459		Land Table RHG	19.35%
96-17-28-301-035	1358 BISHOPS TER	04/23/21	\$355,000	\$177,120	\$354,247	\$72,503	\$71,750	0.22	\$329,559		Land Table RHG	20.25%
96-17-28-301-043	1403 CHERRYSTONE CT	09/26/22	\$340,800	\$152,880	\$305,758	\$103,997	\$68,955	0.19	\$547,353		Land Table RHG	22.55%
96-17-28-301-053	1390 CHERRYSTONE CT	11/03/21	\$331,100	\$145,940	\$291,883	\$108,172	\$68,955	0.20	\$540,860		Land Table RHG	23.62%
96-17-28-327-007	1549 CHOWNINGS GLEN DF	12/29/21	\$310,000	\$143,510	\$287,020	\$94,730	\$71,750	0.25	\$378,920		Land Table RHG	25.00%
96-17-28-327-020	1598 CHOWNINGS GLEN DF	06/17/22	\$410,000	\$165,060	\$330,127	\$151,623	\$71,750	0.30	\$505,410		Land Table RHG	21.73%
96-17-28-328-001	1551 GRAMERCY CT	07/12/21	\$315,000	\$148,620	\$297,238	\$89,512	\$71,750	0.22	\$406,873		Land Table RHG	24.14%
96-17-28-328-002	1559 GRAMERCY CT	04/18/22	\$330,000	\$160,600	\$321,201	\$80,549	\$71,750	0.21	\$383,567		Land Table RHG	22.34%
96-17-28-329-002	1543 WATERS EDGE CT	07/08/21	\$325,000	\$164,740	\$329,485	\$67,265	\$71,750	0.26	\$258,712		Land Table RHG	21.78%
96-17-28-329-011	1433 WATERS EDGE CT	05/27/21	\$325,000	\$162,060	\$324,127	\$72,623	\$71,750	0.28	\$259,368		Land Table RHG	22.14%
96-17-28-329-024	1569 CHANTICLAIR CIR	07/12/21	\$400,000	\$169,380	\$338,764	\$130,191	\$68,955	0.20	\$650,955		Land Table RHG	20.35%
96-17-28-330-020	1321 KENNEPORT CIR	09/15/21	\$310,000	\$144,050	\$288,105	\$90,850	\$68,955	0.18	\$504,722		Land Table RHG	23.93%
96-17-28-330-023	1308 CHANTICLAIR CIR	07/15/22	\$331,000	\$162,660	\$325,316	\$77,434	\$71,750	0.24	\$322,642		Land Table RHG	22.06%
96-17-28-330-033	1444 CHANTICLAIR CIR	06/24/21	\$360,000	\$169,130	\$338,269	\$93,481	\$71,750	0.23	\$406,439		Land Table RHG	21.21%
96-17-28-330-044	1560 CHANTICLAIR CIR	01/14/22	\$399,900	\$161,530	\$323,065	\$145,790	\$68,955	0.19	\$767,316		Land Table RHG	21.34%
96-17-28-377-018	2026 TEANECK CIR	08/15/22	\$355,000	\$153,000	\$306,000	\$117,955	\$68,955	0.15	\$776,020		Land Table RHG	22.53%

City of Wixom

Land Table RHH

BSA DATABASE		SALES DATA	
Parcel Count	241	# of Sales	19
ECF Nbhd	R01, R02, R01d	Sales Ratio	46.23%
Min ECF	1.050	(Land Resid.-Est. Land Value)/Est. LV	45.80%
Max ECF	1.162	% Change	23.00%
Land Table LtoB	29.45%	Projected Land Table LtoB	36.22%
CVT LtoB	23.09%	Sales Sample Size	7.88%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$69,103	\$100,753	\$84,997
MINIMUM	\$62,820	\$91,592	\$77,269
MAXIMUM	\$79,572	\$116,017	\$97,874

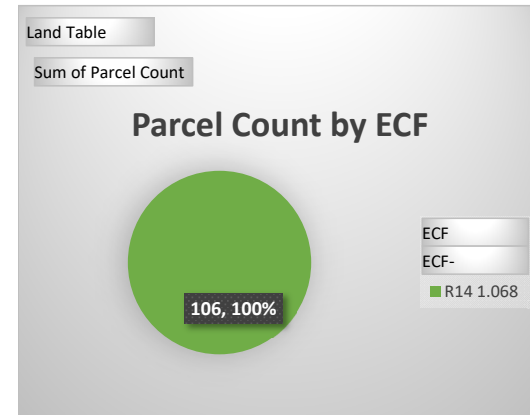
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-17-29-201-004	2816 LOON LAKE RD	04/13/21	\$35,000	\$122,440				0.14			Land Table RHH	25.65%
96-17-20-476-002	2261 ORLAND	09/07/22	\$292,000	\$109,460	\$218,919	\$140,089	\$67,008	0.23	\$617,132		Land Table RHH	30.61%
96-17-20-481-005	2290 ROSEWORTH	03/31/22	\$220,000	\$112,670	\$225,344	\$61,664	\$67,008	0.25	\$243,731		Land Table RHH	29.74%
96-17-28-105-027	1850 CREYTS	06/17/21	\$232,000	\$114,990	\$229,975	\$66,940	\$64,915	0.20	\$334,700		Land Table RHH	28.23%
96-17-28-106-079	2095 FAIRFIELD AVE	08/09/21	\$301,000	\$129,400	\$258,791	\$107,124	\$64,915	0.19	\$552,186		Land Table RHH	25.08%
96-17-28-106-090	2160 E EUNA	04/30/21	\$300,000	\$148,200	\$296,402	\$68,513	\$64,915	0.18	\$380,628		Land Table RHH	21.90%
96-17-28-106-094	2107 E OLANTA	05/13/22	\$335,000	\$151,440	\$302,879	\$94,941	\$62,820	0.16	\$593,381		Land Table RHH	20.74%
96-17-29-202-004	2752 LOON LAKE RD	12/01/22	\$210,000	\$95,070	\$190,134	\$91,061	\$71,195	0.36	\$254,360		Land Table RHH	37.44%
96-17-29-202-010	2035 ROYALTON	05/27/22	\$203,000	\$99,150	\$198,291	\$71,717	\$67,008	0.25	\$283,466		Land Table RHH	33.79%
96-17-29-202-012	2195 ROYALTON	05/28/21	\$251,000	\$112,370	\$224,744	\$95,359	\$69,103	0.29	\$329,962		Land Table RHH	30.75%
96-17-29-203-010	2195 HICKORY HILL AVE	04/08/22	\$315,000	\$118,140	\$236,278	\$145,730	\$67,008	0.22	\$671,567		Land Table RHH	28.36%
96-17-29-203-011	2185 HICKORY HILL AVE	10/28/21	\$236,000	\$117,440	\$234,887	\$68,121	\$67,008	0.22	\$315,375		Land Table RHH	28.53%
96-17-29-206-002	2028 HAZEL AVE	03/16/22	\$302,500	\$107,330	\$214,662	\$159,033	\$71,195	0.36	\$436,904		Land Table RHH	33.17%
96-17-29-208-004	2750 LAKERIDGE AVE	08/01/22	\$330,000	\$137,840	\$275,687	\$125,508	\$71,195	0.36	\$344,802		Land Table RHH	25.82%
96-17-29-210-013	2660 LAKERIDGE AVE	10/22/21	\$280,000	\$112,310	\$224,619	\$122,389	\$67,008	0.22	\$561,417		Land Table RHH	29.83%
96-17-29-211-009	2615 LOON LAKE RD	09/21/22	\$220,000	\$120,180	\$240,356	\$46,652	\$67,008	0.23	\$202,835		Land Table RHH	27.88%
96-17-29-213-006	2641 LAKERIDGE AVE	06/22/22	\$290,000	\$123,940	\$247,888	\$136,342	\$94,230	0.11	\$1,228,306		Land Table RHH	38.01%
96-17-29-226-005	2036 ORLAND	10/17/22	\$282,000	\$95,660	\$191,319	\$159,784	\$69,103	0.30	\$532,613		Land Table RHH	36.12%
96-17-29-276-003	2465 FAIRBURY	01/11/21	\$190,000	\$102,400	\$204,799	\$64,773	\$79,572	0.58	\$111,678		Land Table RHH	38.85%

City of Wixom

Land Table RIW

BSA DATABASE		SALES DATA	
Parcel Count	106	# of Sales	15
ECF Nbhd	R14	Sales Ratio	45.68%
Min ECF	1.068	(Land Resid.-Est. Land Value)/Est. LV	35.43%
Max ECF	1.068	% Change	0.00%
Land Table LtoB	25.20%	Projected Land Table LtoB	25.20%
CVT LtoB	23.09%	Sales Sample Size	14.15%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$79,357	\$107,474	\$79,357
MINIMUM	\$71,221	\$96,456	\$71,221
MAXIMUM	\$87,292	\$118,221	\$87,292

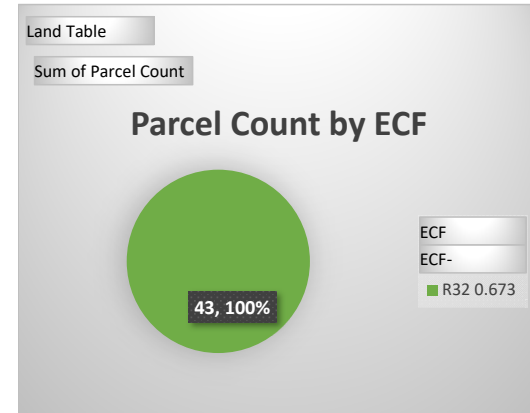
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-17-32-429-026	2279 PAWNEE DR	08/11/22	\$365,000	\$158,300	\$316,597	\$127,760	\$79,357	0.23	\$550,690		Land Table RIW	25.07%
96-17-32-429-038	2627 APACHE TRL	03/26/21	\$265,000	\$141,940	\$283,873	\$52,348	\$71,221	0.19	\$281,441		Land Table RIW	25.09%
96-17-32-430-003	2587 WENONA DR	07/13/21	\$345,000	\$160,700	\$321,395	\$94,826	\$71,221	0.17	\$574,703		Land Table RIW	22.16%
96-17-32-430-011	2317 CHIEF LN	05/10/22	\$385,000	\$154,580	\$309,166	\$147,055	\$71,221	0.17	\$845,144		Land Table RIW	23.04%
96-17-32-430-017	2287 CHIEF LN	01/13/21	\$304,500	\$171,280	\$342,550	\$33,171	\$71,221	0.18	\$185,313		Land Table RIW	20.79%
96-17-32-455-002	2751 WARRIOR DR	11/12/21	\$335,000	\$149,480	\$298,961	\$115,396	\$79,357	0.23	\$501,722		Land Table RIW	26.54%
96-17-32-427-005	2398 WENONA DR	11/23/21	\$260,000	\$121,700	\$243,403	\$88,511	\$71,914	0.22	\$402,323		Land Table RIS	29.55%
96-17-32-427-007	2366 WENONA DR	11/12/21	\$273,466	\$117,060	\$234,118	\$116,056	\$76,708	0.30	\$386,853		Land Table RIS	32.76%
96-17-32-427-018	2302 WENONA DR	05/26/22	\$248,000	\$121,380	\$242,762	\$77,152	\$71,914	0.22	\$353,908		Land Table RIS	29.62%
96-17-32-428-008	2317 WENONA CT	04/26/21	\$285,000	\$136,500	\$273,005	\$83,909	\$71,914	0.19	\$453,562		Land Table RIS	26.34%
96-17-32-428-013	2305 WENONA DR	06/24/22	\$310,000	\$116,130	\$232,258	\$149,656	\$71,914	0.21	\$712,648		Land Table RIS	30.96%
96-17-32-451-007	2826 APACHE TRL	05/02/22	\$315,000	\$124,210	\$248,426	\$133,694	\$67,120	0.17	\$805,386		Land Table RIS	27.02%
96-17-32-452-015	2820 WARRIOR DR	09/29/21	\$275,000	\$126,590	\$253,178	\$98,530	\$76,708	0.24	\$412,259		Land Table RIS	30.30%
96-17-32-454-001	2811 WARRIOR DR	09/30/21	\$245,000	\$118,370	\$236,734	\$80,180	\$71,914	0.19	\$428,770		Land Table RIS	30.38%
96-17-32-454-006	2781 WARRIOR DR	07/07/21	\$285,000	\$135,670	\$271,346	\$85,568	\$71,914	0.20	\$423,604		Land Table RIS	26.50%

City of Wixom

Land Table RLW

BSA DATABASE		SALES DATA	
Parcel Count	43	# of Sales	3
ECF Nbhd	R32	Sales Ratio	40.67%
Min ECF	0.673	(Land Resid.-Est. Land Value)/Est. LV	111.11%
Max ECF	0.673	% Change	0.00%
Land Table LtoB	20.72%	Projected Land Table LtoB	20.72%
CVT LtoB	23.09%	Sales Sample Size	6.98%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$93,247	\$196,856	\$93,247
MINIMUM	\$90,234	\$190,495	\$90,234
MAXIMUM	\$99,700	\$210,479	\$99,700

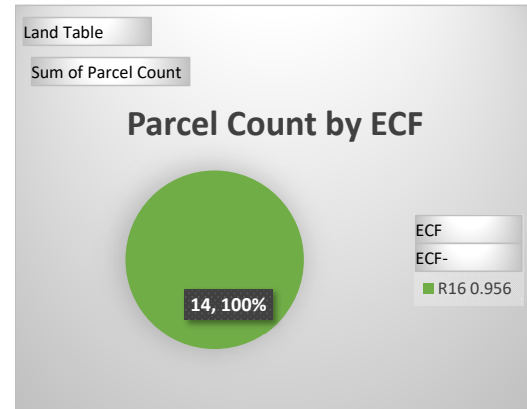
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-17-29-452-013	1267 ANDOVER DR	03/11/22	\$585,000	\$248,960	\$497,912	\$180,335	\$93,247	0.37	\$488,713		Land Table RLW	18.73%
96-17-29-452-016	1287 ANDOVER DR	07/29/22	\$596,500	\$224,320	\$448,638	\$241,109	\$93,247	0.38	\$627,888		Land Table RLW	20.78%
96-17-29-453-008	1268 GREENBRIAR CT	12/28/21	\$522,000	\$219,480	\$438,954	\$182,746	\$99,700	0.47	\$385,540		Land Table RLW	22.71%

City of Wixom

Land Table RML

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	0
ECF Nbhd	R16	Sales Ratio	#DIV/0!
Min ECF	0.956	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.956	% Change	0.00%
Land Table LtoB	26.21%	Projected Land Table LtoB	26.21%
CVT LtoB	23.09%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$75,075	#DIV/0!	\$75,075
MINIMUM	\$56,307	#DIV/0!	\$56,307
MAXIMUM	\$135,553	#DIV/0!	\$135,553

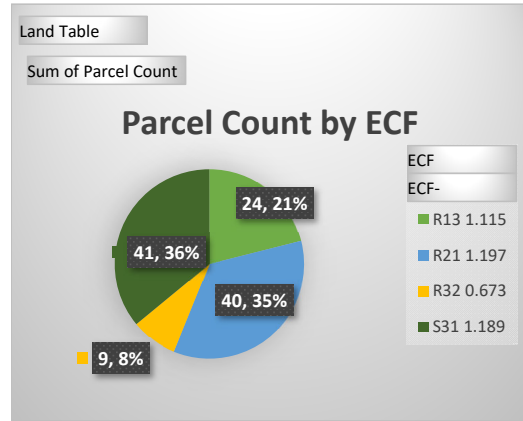
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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City of Wixom

Land Table RMR

BSA DATABASE		SALES DATA	
Parcel Count	114	# of Sales	9
ECF Nbhd	S31, R32, R13, R21	Sales Ratio	47.58%
Min ECF	0.673	(Land Resid.-Est. Land Value)/Est. LV	48.74%
Max ECF	1.197	% Change	24.00%
Land Table LtoB	18.24%	Projected Land Table LtoB	22.61%
CVT LtoB	23.09%	Sales Sample Size	7.89%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$87,793	\$130,584	\$108,864
MINIMUM	#REF!	#REF!	\$0
MAXIMUM	#REF!	#REF!	\$0

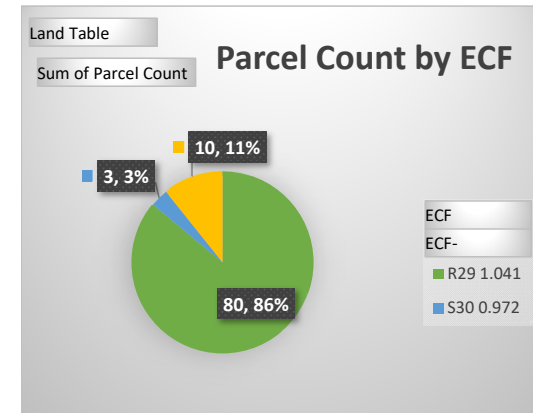
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-17-31-151-040	764 NISSEN CT	02/15/22	\$30,000	\$42,860				0.35	\$84,986		Land Table RMR	100.00%
96-17-31-151-060	4052 W MAPLE RD	04/27/21	\$85,000	\$35,530				1.64	\$51,829		Land Table RMR	100.00%
96-17-31-151-022	4072 W MAPLE RD	03/22/21	\$415,000	\$225,900	\$451,790	\$15,057	\$51,847	0.58	\$12,947		Land Table RMR	11.48%
96-17-31-151-034	3089 E MAPLE RD	04/08/21	\$320,000	\$148,560	\$297,121	\$69,886	\$47,007	0.37	\$188,881		Land Table RMR	15.82%
96-17-31-326-012	4089 W MAPLE RD	07/08/22	\$417,000	\$162,680	\$325,363	\$145,557	\$53,920	0.82	\$176,861		Land Table RMR	16.57%
96-17-31-326-053	485 HAMPTON CT	08/25/21	\$325,000	\$164,030	\$328,064	\$43,943	\$47,007	0.33	\$132,758		Land Table RMR	14.33%
96-17-31-326-057	437 HAMPTON CT	07/27/22	\$403,500	\$178,910	\$357,825	\$92,682	\$47,007	0.44	\$213,062		Land Table RMR	13.14%
96-17-31-328-009	732 KINGSLEY DR	09/27/21	\$340,000	\$167,040	\$334,070	\$52,937	\$47,007	0.43	\$123,685		Land Table RMR	14.07%
96-17-31-401-017	3843 W MAPLE RD	09/21/21	\$190,000	\$76,220	\$152,447	\$79,859	\$42,306	0.36	\$224,323		Land Table RMR	27.75%

City of Wixom

Land Table RNC

BSA DATABASE		SALES DATA	
Parcel Count	93	# of Sales	9
ECF Nbhd	R29, S30, S31	Sales Ratio	47.00%
Min ECF	0.972	(Land Resid.-Est. Land Value)/Est. LV	29.58%
Max ECF	1.189	% Change	7.00%
Land Table LtoB	25.27%	Projected Land Table LtoB	27.04%
CVT LtoB	23.09%	Sales Sample Size	9.68%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$110,163	\$142,750	\$117,874
MINIMUM	\$72,786	\$94,316	\$77,881
MAXIMUM	\$196,719	\$254,910	\$210,489

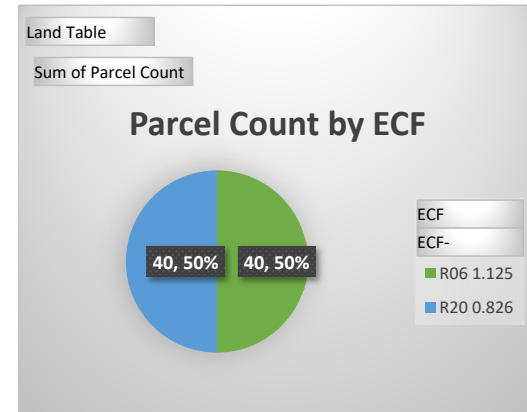
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-17-31-226-043	933 N WIXOM RD	10/13/21	\$45,000	\$30,290				0.52	\$86,705		Land Table RNC	100.00%
96-17-30-426-012	1634 BROOKSIDE CT	08/22/22	\$356,000	\$161,410	\$322,819	\$105,967	\$72,786	0.15	\$711,188		Land Table RNC	22.55%
96-17-30-426-015	1604 BROOKSIDE CT	11/30/22	\$300,000	\$136,070	\$272,132	\$100,654	\$72,786	0.19	\$544,076		Land Table RNC	26.75%
96-17-30-426-025	.638 NORTON CREEK BLVI	01/18/22	\$340,000	\$157,760	\$315,523	\$97,263	\$72,786	0.17	\$568,789		Land Table RNC	23.07%
96-17-30-427-003	1579 POND VIEW DR	07/21/21	\$337,500	\$164,590	\$329,178	\$90,944	\$82,622	0.23	\$393,697		Land Table RNC	25.10%
96-17-30-428-003	1519 POND VIEW DR	04/29/21	\$320,000	\$156,870	\$313,739	\$79,047	\$72,786	0.17	\$479,073		Land Table RNC	23.20%
96-17-30-429-004	1797 NORTON CREEK CT	10/24/22	\$355,000	\$162,490	\$324,986	\$112,636	\$82,622	0.21	\$536,362		Land Table RNC	25.42%
96-17-30-429-009	1752 NORTON CREEK CT	01/14/22	\$319,000	\$144,830	\$289,663	\$102,123	\$72,786	0.15	\$685,389		Land Table RNC	25.13%
96-17-30-476-004	.641 NORTON CREEK BLVI	11/03/21	\$333,000	\$157,200	\$314,397	\$91,389	\$72,786	0.15	\$613,349		Land Table RNC	23.15%

City of Wixom

Land Table RPL

BSA DATABASE		SALES DATA	
Parcel Count	80	# of Sales	5
ECF Nbhd	R06, R20	Sales Ratio	47.30%
Min ECF	0.826	(Land Resid.-Est. Land Value)/Est. LV	26.40%
Max ECF	1.125	% Change	7.00%
Land Table LtoB	22.64%	Projected Land Table LtoB	24.22%
CVT LtoB	23.09%	Sales Sample Size	6.25%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$70,816	\$89,511	\$75,773
MINIMUM	\$68,953	\$87,156	\$73,780
MAXIMUM	\$72,680	\$91,867	\$77,768

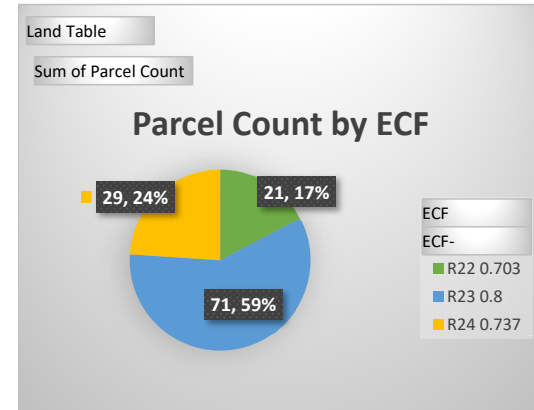
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-17-29-101-022	1857 HOPKINS DR	01/21/22	\$290,012	\$136,470	\$272,944	\$89,748	\$72,680	0.52	\$173,259		Land Table RPL	26.63%
96-17-29-101-053	1967 PALMER CT	06/22/22	\$427,500	\$190,370	\$380,732	\$119,448	\$72,680	0.37	\$325,471		Land Table RPL	19.09%
96-17-29-101-057	1951 PALMER CT	10/21/22	\$415,000	\$176,590	\$353,175	\$132,641	\$70,816	0.31	\$427,874		Land Table RPL	20.05%
96-17-29-101-062	1907 PALMER DR	01/29/21	\$339,000	\$177,770	\$355,536	\$54,280	\$70,816	0.31	\$175,097		Land Table RPL	19.92%
96-17-29-102-030	1929 HOPKINS DR	07/09/21	\$280,000	\$147,330	\$294,668	\$56,148	\$70,816	0.32	\$175,463		Land Table RPL	24.03%

City of Wixom

Land Table RQH

BSA DATABASE		SALES DATA	
Parcel Count	121	# of Sales	8
ECF Nbhd	R24, R23, R22	Sales Ratio	45.43%
Min ECF	0.703	(Land Resid.-Est. Land Value)/Est. LV	55.09%
Max ECF	0.800	% Change	0.00%
Land Table LtoB	18.44%	Projected Land Table LtoB	18.44%
CVT LtoB	23.09%	Sales Sample Size	6.61%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$89,162	\$138,284	\$89,162
MINIMUM	\$72,815	\$112,931	\$72,815
MAXIMUM	\$118,881	\$184,375	\$118,881

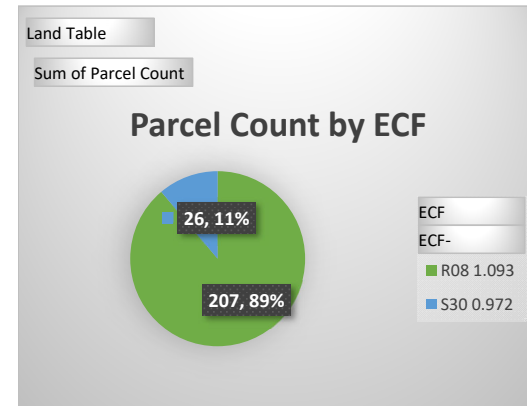
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-17-28-352-005	1380 AMBERWOOD DR	12/10/21	\$375,000	\$175,120	\$350,248	\$97,567	\$72,815	0.28	\$353,504		Land Table RQH	20.79%
96-17-28-353-014	1187 SOUTH CREEK DR	08/20/21	\$480,000	\$222,200	\$444,408	\$117,324	\$81,732	0.40	\$291,127		Land Table RQH	18.39%
96-17-29-427-001	1424 WOODBRIDGE LN	05/27/22	\$557,000	\$234,860	\$469,714	\$163,073	\$75,787	0.30	\$543,577		Land Table RQH	16.13%
96-17-29-427-015	1440 WOODBRIDGE LN	08/26/21	\$485,000	\$226,980	\$453,959	\$106,828	\$75,787	0.31	\$346,844		Land Table RQH	16.69%
96-17-29-428-006	1367 WOODBRIDGE LN	03/31/21	\$440,200	\$213,780	\$427,558	\$94,374	\$81,732	0.36	\$263,615		Land Table RQH	19.12%
96-17-29-428-021	1381 SOUTH CREEK DR	09/02/22	\$548,030	\$243,690	\$487,374	\$145,360	\$84,704	0.45	\$322,306		Land Table RQH	17.38%
96-17-29-429-004	1379 NORTH CREEK DR	06/03/22	\$508,000	\$209,350	\$418,697	\$165,090	\$75,787	0.30	\$557,736		Land Table RQH	18.10%
96-17-29-477-019	1248 BRIARWOOD CT	03/29/21	\$370,000	\$183,710	\$367,423	\$78,364	\$75,787	0.31	\$256,931		Land Table RQH	20.63%

City of Wixom

Land Table RSW

BSA DATABASE		SALES DATA	
Parcel Count	233	# of Sales	23
ECF Nbhd	S30, R08	Sales Ratio	45.13%
Min ECF	0.972	(Land Resid.-Est. Land Value)/Est. LV	39.05%
Max ECF	1.093	% Change	2.78%
Land Table LtoB	28.50%	Projected Land Table LtoB	29.29%
CVT LtoB	23.09%	Sales Sample Size	9.87%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$136,739	\$190,134	\$136,739
MINIMUM	\$68,875	\$95,770	\$75,763
MAXIMUM	\$759,653	\$1,056,293	\$759,653

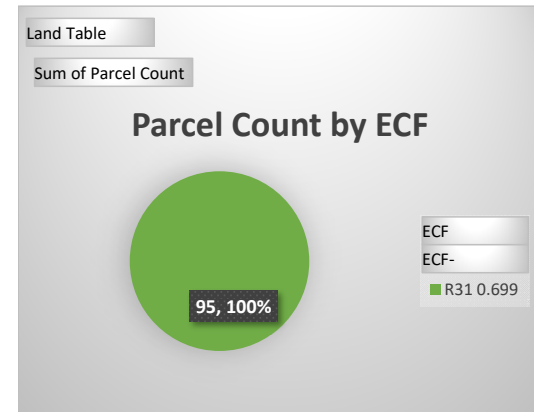
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-17-30-178-033	2008 CHARMS RD	12/09/21	\$210,000	\$121,230	\$242,462	\$99,437	\$131,899	0.80	\$40,096	96-17-30-178-032	Land Table RSW	54.40%
96-17-30-202-003	3764 LOON LAKE RD	12/07/22	\$315,000	\$137,060	\$274,122	\$109,753	\$68,875	0.23	\$477,187		Land Table RSW	25.13%
96-17-30-203-001	3770 BARBERRY CIR	03/05/21	\$310,000	\$162,260	\$324,510	\$58,418	\$72,928	0.28	\$210,895		Land Table RSW	22.47%
96-17-30-203-013	3668 BARBERRY CIR	08/18/21	\$245,000	\$127,670	\$255,335	\$58,540	\$68,875	0.23	\$251,245		Land Table RSW	26.97%
96-17-30-203-024	3641 LOON LAKE RD	06/16/21	\$218,000	\$119,660	\$239,322	\$49,579	\$70,901	0.26	\$187,799		Land Table RSW	29.63%
96-17-30-203-026	3625 LOON LAKE RD	11/29/21	\$263,500	\$132,220	\$264,444	\$69,957	\$70,901	0.26	\$271,151		Land Table RSW	26.81%
96-17-30-203-032	3569 LOON LAKE RD	06/16/22	\$350,000	\$141,680	\$283,350	\$137,551	\$70,901	0.24	\$570,751		Land Table RSW	25.02%
96-17-30-226-009	3500 LOON LAKE RD	08/01/22	\$301,000	\$109,210	\$218,415	\$155,513	\$72,928	0.33	\$477,034		Land Table RSW	33.39%
96-17-30-227-013	3604 BARBERRY CIR	05/27/22	\$230,000	\$118,200	\$236,401	\$62,474	\$68,875	0.23	\$271,626		Land Table RSW	29.13%
96-17-30-228-004	3521 BARBERRY CIR	09/20/21	\$300,000	\$137,210	\$274,424	\$96,477	\$70,901	0.26	\$368,233		Land Table RSW	25.84%
96-17-30-228-014	3593 BARBERRY CIR	07/28/22	\$305,000	\$117,590	\$235,185	\$138,690	\$68,875	0.23	\$603,000		Land Table RSW	29.29%
96-17-30-251-020	2047 WINDINGWAY DR	09/23/22	\$350,000	\$139,620	\$279,242	\$141,659	\$70,901	0.24	\$580,570		Land Table RSW	25.39%
96-17-30-251-040	3702 RAIN TREE CT	01/25/21	\$293,000	\$146,400	\$292,809	\$73,119	\$72,928	0.29	\$249,553		Land Table RSW	24.91%
96-17-30-251-045	2056 BAYWOOD DR	09/26/22	\$285,000	\$133,260	\$266,529	\$91,399	\$72,928	0.31	\$294,835		Land Table RSW	27.36%
96-17-30-252-010	1841 BAYWOOD DR	12/08/22	\$395,000	\$153,710	\$307,415	\$160,513	\$72,928	0.28	\$575,315		Land Table RSW	23.72%
96-17-30-253-003	1632 WINDINGWAY DR	09/27/21	\$245,000	\$107,350	\$214,701	\$99,174	\$68,875	0.23	\$431,191		Land Table RSW	32.08%
96-17-30-253-004	1616 WINDINGWAY DR	11/16/21	\$303,000	\$117,780	\$235,558	\$136,724	\$69,282	0.28	\$488,300		Land Table RSW	29.41%
96-17-30-253-009	1699 BRENTWOOD DR	05/11/22	\$383,000	\$140,810	\$281,613	\$172,288	\$70,901	0.24	\$711,934		Land Table RSW	25.18%
96-17-30-254-013	1872 WINDINGWAY DR	03/04/22	\$250,000	\$112,350	\$224,693	\$94,182	\$68,875	0.23	\$409,487		Land Table RSW	30.65%
96-17-30-254-025	3665 BARBERRY CIR	09/27/21	\$291,000	\$141,480	\$282,953	\$76,922	\$68,875	0.23	\$332,996		Land Table RSW	24.34%
96-17-30-300-016	2063 CHARMS RD	06/22/21	\$270,000	\$112,570	\$225,149	\$130,725	\$85,874	0.99	\$132,716		Land Table RSW	38.14%
96-17-30-300-017	2055 CHARMS RD	08/20/21	\$469,000	\$226,220	\$452,443	\$81,073	\$64,516	1.31	\$61,982		Land Table RSW	14.26%
96-17-30-400-028	1731 CHARMS RD	06/17/22	\$339,900	\$168,030	\$336,059	\$106,799	\$102,958	1.35	\$79,110		Land Table RSW	30.64%

City of Wixom

Land Table RTL

BSA DATABASE		SALES DATA	
Parcel Count	95	# of Sales	7
ECF Nbhd	R31	Sales Ratio	46.42%
Min ECF	0.699	(Land Resid.-Est. Land Value)/Est. LV	39.96%
Max ECF	0.699	% Change	0.00%
Land Table LtoB	19.28%	Projected Land Table LtoB	19.28%
CVT LtoB	23.09%	Sales Sample Size	7.37%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$76,523	\$107,105	\$76,523
MINIMUM	\$73,462	\$102,821	\$73,462
MAXIMUM	\$79,584	\$111,389	\$79,584

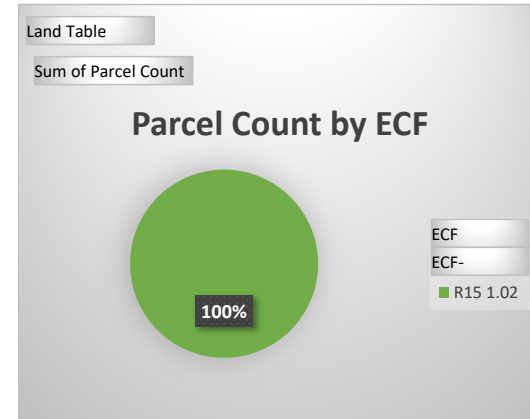
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-17-29-308-016	1484 TRAILSIDE BLVD	11/30/21	\$465,000	\$219,300	\$438,594	\$102,929	\$76,523	0.27	\$386,951		Land Table RTL	17.45%
96-17-29-352-001	1497 TRAILSIDE BLVD	03/23/21	\$385,000	\$187,610	\$375,211	\$86,312	\$76,523	0.29	\$299,694		Land Table RTL	20.39%
96-17-29-353-011	1239 TRAILSIDE BLVD	03/08/21	\$398,300	\$192,700	\$385,405	\$86,357	\$73,462	0.25	\$339,988		Land Table RTL	19.06%
96-17-29-353-016	1131 PARKVIEW CT	10/12/22	\$440,000	\$203,810	\$407,627	\$105,835	\$73,462	0.23	\$460,152		Land Table RTL	18.02%
96-17-29-353-019	1119 PARKVIEW CT	04/12/21	\$410,000	\$207,790	\$415,573	\$74,011	\$79,584	0.30	\$247,528		Land Table RTL	19.15%
96-17-29-353-025	1071 TRAILSIDE BLVD	10/22/21	\$409,000	\$181,260	\$362,520	\$119,942	\$73,462	0.23	\$521,487		Land Table RTL	20.26%
96-17-29-353-035	1427 TRAILSIDE BLVD	04/05/22	\$435,000	\$173,480	\$346,966	\$161,496	\$73,462	0.23	\$702,157		Land Table RTL	21.17%

City of Wixom

Land Table RWM

BSA DATABASE		SALES DATA	
Parcel Count	213	# of Sales	14
ECF Nbhd	R15	Sales Ratio	46.22%
Min ECF	1.020	(Land Resid.-Est. Land Value)/Est. LV	33.86%
Max ECF	1.020	% Change	0.00%
Land Table LtoB	24.80%	Projected Land Table LtoB	24.80%
CVT LtoB	23.09%	Sales Sample Size	6.57%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$90,597	\$121,273	\$90,597
MINIMUM	\$86,281	\$115,495	\$86,281
MAXIMUM	\$94,910	\$127,046	\$94,910

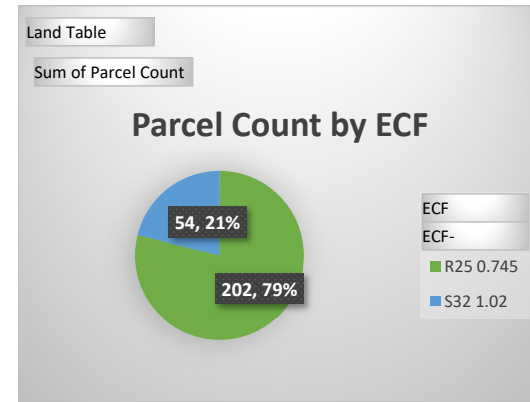
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-17-30-126-023	1918 GRASMERE LN	08/30/21	\$395,000	\$185,120	\$370,230	\$111,051	\$86,281	0.23	\$491,376		Land Table RWM	23.30%
96-17-30-126-024	1904 GRASMERE LN	08/13/21	\$315,000	\$156,450	\$312,891	\$88,390	\$86,281	0.23	\$384,304		Land Table RWM	27.58%
96-17-30-126-043	3888 CORRAN DR	06/22/22	\$426,100	\$194,310	\$388,615	\$123,766	\$86,281	0.23	\$538,113		Land Table RWM	22.20%
96-17-30-126-056	3827 CORRAN CT	05/28/21	\$373,000	\$188,040	\$376,085	\$87,512	\$90,597	0.31	\$280,487		Land Table RWM	24.09%
96-17-30-127-012	2068 DOWNHAM DR	05/27/22	\$470,000	\$193,830	\$387,668	\$168,613	\$86,281	0.23	\$733,100		Land Table RWM	22.26%
96-17-30-127-032	2021 HUNTINGDON DR	06/07/21	\$350,000	\$172,870	\$345,747	\$90,534	\$86,281	0.26	\$352,272		Land Table RWM	24.95%
96-17-30-128-015	1980 HUNTINGDON DR	08/05/21	\$420,000	\$203,920	\$407,837	\$102,760	\$90,597	0.32	\$321,125		Land Table RWM	22.21%
96-17-30-129-009	3874 GLANDORE CT	08/19/21	\$365,000	\$182,550	\$365,097	\$86,184	\$86,281	0.27	\$320,387		Land Table RWM	23.63%
96-17-30-129-018	1860 HUNTINGDON DR	06/16/22	\$430,000	\$179,330	\$358,654	\$157,627	\$86,281	0.23	\$685,335		Land Table RWM	24.06%
96-17-30-129-022	1926 HUNTINGDON DR	07/20/21	\$385,000	\$166,830	\$333,650	\$137,631	\$86,281	0.24	\$564,061		Land Table RWM	25.86%
96-17-30-155-009	1786 WILLOWICKE DR	02/25/22	\$431,000	\$185,000	\$370,005	\$147,276	\$86,281	0.23	\$640,330		Land Table RWM	23.32%
96-17-30-177-005	1942 ROTHBURY DR	11/04/21	\$355,000	\$165,810	\$331,623	\$109,658	\$86,281	0.25	\$443,960		Land Table RWM	26.02%
96-17-30-178-003	3986 WEXFORD DR	12/02/22	\$400,000	\$199,020	\$398,041	\$88,240	\$86,281	0.24	\$370,756		Land Table RWM	21.68%
96-17-30-179-001	1850 GRASMERE LN	12/28/22	\$375,000	\$164,560	\$329,112	\$140,798	\$94,910	0.40	\$354,655		Land Table RWM	28.84%

City of Wixom

Land Table RWW

BSA DATABASE		SALES DATA	
Parcel Count	256	# of Sales	11
ECF Nbhd	S32, R25	Sales Ratio	44.37%
Min ECF	0.745	(Land Resid.-Est. Land Value)/Est. LV	60.46%
Max ECF	1.020	% Change	0.00%
Land Table LtoB	21.74%	Projected Land Table LtoB	21.74%
CVT LtoB	23.09%	Sales Sample Size	4.30%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$127,393	\$204,419	\$122,298
MINIMUM	\$73,039	\$117,201	\$73,039
MAXIMUM	\$169,861	\$272,564	\$434,385

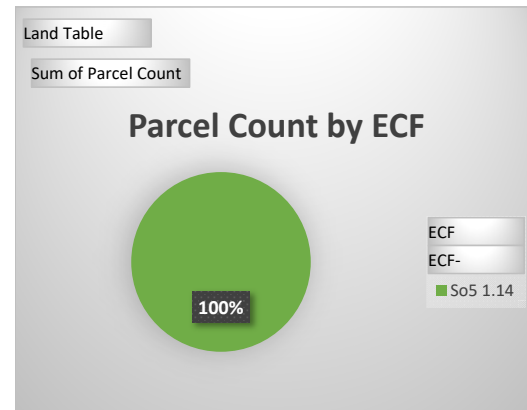
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-17-32-101-045	3196 W MAPLE RD	07/19/21	\$390,000	\$208,200	\$416,396	\$45,455	\$71,851	0.54	\$84,646		Land Table RWW	17.26%
96-17-32-101-061	750 N WIXOM RD	05/20/22	\$314,000	\$133,480	\$266,955	\$123,481	\$76,436	1.28	\$193,848		Land Table RWW	28.63%
96-17-32-101-114	810 N WIXOM RD	09/23/21	\$110,000	\$66,020	\$132,045	\$41,652	\$63,697	0.60	\$69,075		Land Table RWW	48.24%
96-17-32-102-015	59 PHEASANT RUN WEST	12/05/22	\$441,000	\$187,300	\$374,595	\$142,842	\$76,437	0.33	\$428,955		Land Table RWW	20.41%
96-17-32-105-013	6 PHEASANT RUN WEST I	07/06/21	\$455,000	\$212,240	\$424,486	\$106,951	\$76,437	0.28	\$377,919		Land Table RWW	18.01%
96-17-32-105-038	6 PHEASANT RUN WEST I	08/31/21	\$455,000	\$203,790	\$407,589	\$123,848	\$76,437	0.35	\$349,853		Land Table RWW	18.75%
96-17-32-108-010	2843 OTTER CT	05/19/22	\$512,500	\$202,220	\$404,434	\$184,503	\$76,437	0.34	\$547,487		Land Table RWW	18.90%
96-17-32-108-021	2861 BLUE HERON LN	11/30/21	\$419,000	\$176,960	\$353,925	\$138,114	\$73,039	0.23	\$600,496		Land Table RWW	20.64%
96-17-32-109-005	32 PHEASANT RUN EAST	07/18/22	\$425,000	\$178,250	\$356,507	\$141,532	\$73,039	0.25	\$575,333		Land Table RWW	20.49%
96-17-32-201-014	2605 POTTER RD	10/24/22	\$280,000	\$100,470	\$200,948	\$118,969	\$39,917	0.49	\$242,299		Land Table RWW	19.86%
96-17-32-101-076	793 SAINT CHARLES PL	08/13/21	\$349,900	\$172,890	\$345,782	\$73,986	\$69,868	0.72	\$102,758		Land Table RSC	20.21%

City of Wixom

Land Table So5

BSA DATABASE		SALES DATA	
Parcel Count	13	# of Sales	0
ECF Nbhd	So5	Sales Ratio	#DIV/0!
Min ECF	1.140	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.140	% Change	0.00%
Land Table LtoB	51.40%	Projected Land Table LtoB	51.40%
CVT LtoB	23.09%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale

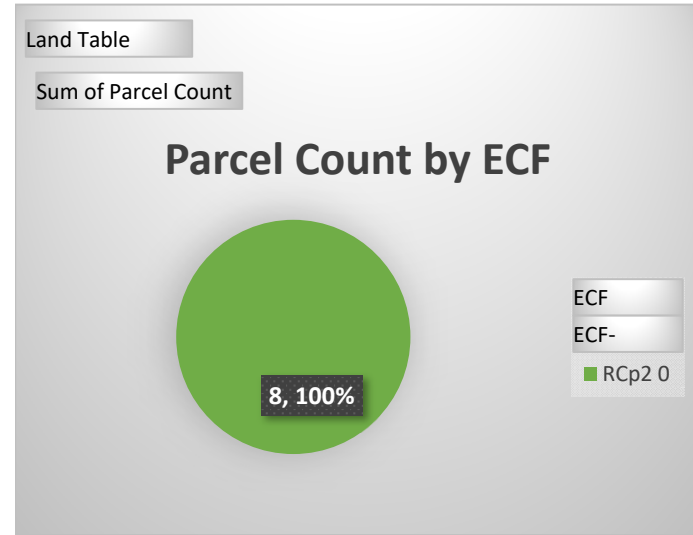


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$658,692	#DIV/0!	\$658,692
MINIMUM	\$113,202	#DIV/0!	\$113,202
MAXIMUM	\$3,064,932	#DIV/0!	\$3,064,932

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	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 Wixom

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	0
ECF Nbhd	RCp2	Sales Ratio	#DIV/0!
Min ECF	0.700	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.700	% Change	0.00%
Land Table LtoB	14.30%	Projected Land Table LtoB	14.30%
CVT LtoB	23.09%	Sales Sample Size	0.00%



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$9,350	#DIV/0!	\$9,350
MINIMUM	\$9,350	#DIV/0!	\$9,350
MAXIMUM	\$9,350	#DIV/0!	\$9,350

Parcel Number	HL BLDG-UNIT	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	LtoB
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