

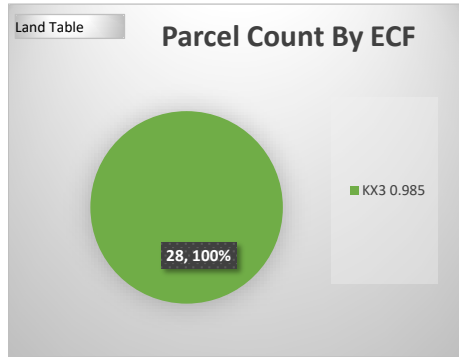
# Township of Commerce/Village of Wolverine Lake

Land Table K11

BSA DATABASE		SALES DATA	
Parcel Count	28	# of Sales	3
ECF Nbhd	KX3	Sales Ratio	42.63%
Min ECF	0.985	(Land Resid.-Est. Land Value)/Est. LV	71.82%
Max ECF	0.985	% Change	0.00%
Land Table LtoB	24.41%	Projected Land Table LtoB	24.41%
CVT LtoB	24.93%	Sales Sample Size	10.71%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$76,262	\$131,032	\$76,262
MINIMUM	\$74,277	\$127,623	\$74,277
MAXIMUM	\$78,246	\$134,442	\$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
E -17-26-251-050	1740 ASHLEY CT	6/30/2022	\$360,000	\$301,916	\$132,361	\$74,277	0.29	\$456,417		K11	24.60%
E -17-26-251-042	1942 ASHSTAN DR	4/23/2021	\$400,000	\$339,937	\$138,309	\$78,246	0.32	\$432,216		K11	23.02%
E -17-26-251-041	1948 ASHSTAN DR	11/16/2021	\$365,000	\$317,409	\$125,837	\$78,246	0.41	\$306,920		K11	24.65%

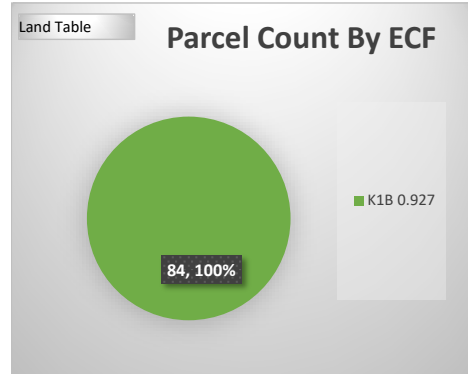
# Township of Commerce/Village of Wolverine Lake

Land Table K1B

BSA DATABASE		SALES DATA	
Parcel Count	84	# of Sales	15
ECF Nbhd	K1B	Sales Ratio	48.63%
Min ECF	0.927	(Land Resid.-Est. Land Value)/Est. LV	19.14%
Max ECF	0.927	% Change	5.00%
Land Table LtoB	17.77%	Projected Land Table LtoB	18.66%
CVT LtoB	24.93%	Sales Sample Size	17.86%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$63,651	\$75,833	\$66,834
MINIMUM	\$63,651	\$75,833	\$66,834
MAXIMUM	\$63,651	\$75,833	\$66,834

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
E -17-33-401-008	202 COPPER RIDGE CT	6/29/2022	\$530,000	\$430,300	\$163,351	\$63,651	0.2	\$816,755		K1B	14.79%
E -17-33-401-004	141 COPPER RIDGE CT	12/9/2022	\$470,000	\$402,740	\$130,911	\$63,651	0.17	\$770,065		K1B	15.80%
E -17-33-401-013	152 COPPER RIDGE CT	11/3/2022	\$463,612	\$403,862	\$123,401	\$63,651	0.17	\$725,888		K1B	15.76%
E -17-33-401-011	172 COPPER RIDGE CT	11/23/2021	\$450,000	\$398,410	\$115,241	\$63,651	0.17	\$677,888		K1B	15.98%
E -17-33-401-002	121 COPPER RIDGE CT	5/27/2022	\$440,160	\$398,666	\$105,145	\$63,651	0.17	\$618,500		K1B	15.97%
E -17-27-303-009	1123 TARTAN LN	7/12/2021	\$375,000	\$349,599	\$89,052	\$63,651	0.27	\$329,822		K1B	18.21%
E -17-33-401-005	151 COPPER RIDGE CT	1/12/2022	\$437,500	\$418,092	\$83,059	\$63,651	0.17	\$488,582		K1B	15.22%
E -17-28-453-010	1135 DRAKESHIRE DR	8/25/2022	\$481,200	\$486,332	\$58,519	\$63,651	0.28	\$208,996		K1B	13.09%
E -17-28-453-006	1175 DRAKESHIRE CT	8/31/2022	\$474,100	\$484,576	\$53,175	\$63,651	0.3	\$177,250		K1B	13.14%
E -17-28-453-001	1235 DRAKESHIRE DR	12/16/2022	\$435,000	\$445,262	\$53,389	\$63,651	0.34	\$157,026		K1B	14.30%
E -17-28-453-017	1160 DRAKESHIRE DR	10/5/2022	\$453,900	\$487,567	\$29,984	\$63,651	0.36	\$83,289		K1B	13.05%
E -17-28-453-004	1195 DRAKESHIRE CT	5/19/2022	\$488,400	\$537,023	\$15,028	\$63,651	0.36	\$41,744		K1B	11.85%
E -17-28-453-020	1190 DRAKESHIRE DR	7/29/2022	\$445,600	\$490,385	\$18,866	\$63,651	0.29	\$65,055		K1B	12.98%
E -17-27-303-002	1041 TARTAN LN	2/16/2022	\$260,000	\$301,116	\$22,535	\$63,651	0.28	\$80,482		K1B	21.14%
E -17-28-453-009	1145 DRAKESHIRE DR	6/21/2022	\$72,500				0.28	-\$1,506,664		K1B	11.41%

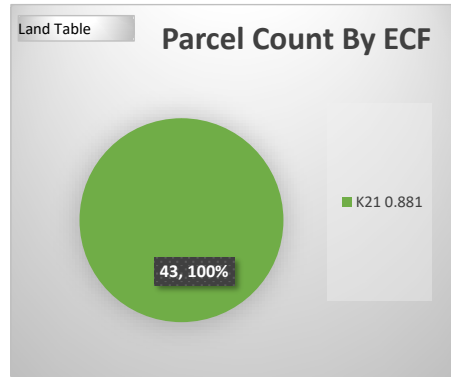
# Township of Commerce/Village of Wolverine Lake

Land Table K21

BSA DATABASE		SALES DATA	
Parcel Count	43	# of Sales	5
ECF Nbhd	K21	Sales Ratio	49.42%
Min ECF	0.881	(Land Resid.-Est. Land Value)/Est. LV	11.52%
Max ECF	0.881	% Change	10.00%
Land Table LtoB	9.75%	Projected Land Table LtoB	10.72%
CVT LtoB	24.93%	Sales Sample Size	11.63%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	<b>\$57,938</b>	<b>\$64,610</b>	<b>\$63,732</b>
<b>MINIMUM</b>	<b>\$51,750</b>	<b>\$57,710</b>	<b>\$56,925</b>
<b>MAXIMUM</b>	<b>\$69,609</b>	<b>\$77,626</b>	<b>\$76,570</b>

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
E -17-28-126-078	2016 DEER PATH TRL	11/16/2022	\$740,000	\$610,479	\$191,396	\$61,875	1.3	\$147,228		K21	10.14%
E -17-28-126-043	1979 TRANQUIL CT	7/6/2021	\$520,600	\$512,790	\$61,810	\$54,000	0.52	\$118,865		K21	10.53%
E -17-28-126-068	2109 DEER PATH TRL	7/26/2022	\$612,000	\$609,524	\$54,226	\$51,750	0.44	\$123,241		K21	8.49%
E -17-28-126-046	1949 TRANQUIL CT	12/17/2021	\$475,000	\$522,726	\$6,274	\$54,000	0.54	\$11,619		K21	10.33%
E -17-28-126-047	1987 CARSONS CV	11/17/2021	\$550,000	\$608,540	\$11,069	\$69,609	0.7	\$15,813		K21	11.44%

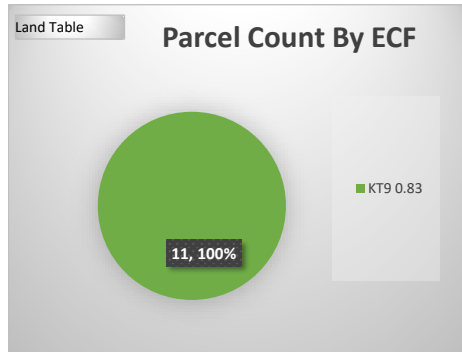
# Township of Commerce/Village of Wolverine Lake

Land Table K2A

BSA DATABASE		SALES DATA	
Parcel Count	11	# of Sales	1
ECF Nbhd	KT9	Sales Ratio	52.96%
Min ECF	0.830	(Land Resid.-Est. Land Value)/Est. LV	-39.68%
Max ECF	0.830	% Change	0.00%
Land Table LtoB	13.45%	Projected Land Table LtoB	13.45%
CVT LtoB	24.93%	Sales Sample Size	9.09%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$61,875	\$37,321	\$61,875
MINIMUM	\$60,500	\$36,492	\$60,500
MAXIMUM	\$63,250	\$38,151	\$63,250

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
E-17-28-452-006	1257 LOON RDG	1/5/2021	\$406,000	\$430,008	\$36,492	\$60,500	0.28	\$130,329		K2A	14.07%

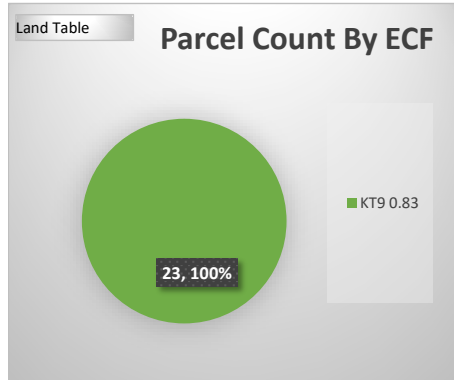
# Township of Commerce/Village of Wolverine Lake

Land Table K2Z

BSA DATABASE		SALES DATA	
Parcel Count	23	# of Sales	1
ECF Nbhd	KT9	Sales Ratio	49.34%
Min ECF	0.830	(Land Resid.-Est. Land Value)/Est. LV	11.62%
Max ECF	0.830	% Change	0.00%
Land Table LtoB	13.78%	Projected Land Table LtoB	13.78%
CVT LtoB	24.93%	Sales Sample Size	4.35%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$57,063	\$63,695	\$57,063
MINIMUM	\$56,375	\$62,928	\$56,375
MAXIMUM	\$57,750	\$64,463	\$57,750

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
E-17-28-426-030	1603 ANGELA RD	10/14/2021	\$500,000	\$493,447	\$62,928	\$56,375	0.29	\$216,993		K2Z	11.42%

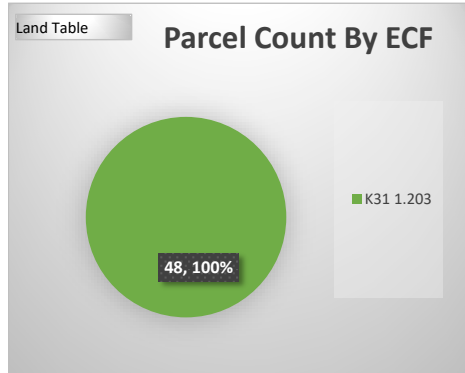
# Township of Commerce/Village of Wolverine Lake

Land Table K31

BSA DATABASE		SALES DATA	
Parcel Count	48	# of Sales	2
ECF Nbhd	K31	Sales Ratio	45.05%
Min ECF	1.203	(Land Resid.-Est. Land Value)/Est. LV	54.23%
Max ECF	1.203	% Change	5.00%
Land Table LtoB	21.97%	Projected Land Table LtoB	23.07%
CVT LtoB	24.93%	Sales Sample Size	4.17%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$74,250	\$114,514	\$77,963
MINIMUM	\$70,125	\$108,152	\$73,631
MAXIMUM	\$80,438	\$124,057	\$84,460

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
E -17-33-426-005	501 ALEXANDER DR	3/15/2021	\$375,000	\$336,705	\$108,420	\$70,125	0.34	\$318,882		K31	20.83%
E -17-33-428-012	1600 HIGH POINTE DR	6/1/2022	\$393,000	\$355,241	\$107,884	\$70,125	0.34	\$317,306		K31	19.74%

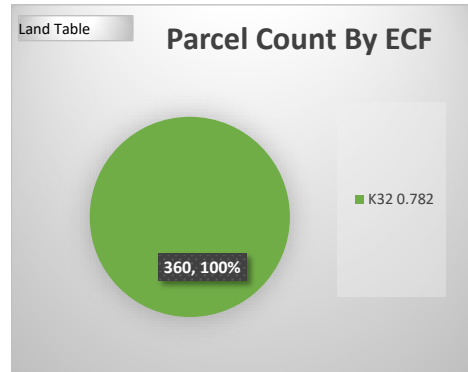
# Township of Commerce/Village of Wolverine Lake

Land Table K32

BSA DATABASE		SALES DATA	
Parcel Count	360	# of Sales	45
ECF Nbhd	K32	Sales Ratio	44.95%
Min ECF	0.782	(Land Resid.-Est. Land Value)/Est. LV	55.37%
Max ECF	0.782	% Change	0.00%
Land Table LtoB	20.12%	Projected Land Table LtoB	20.12%
CVT LtoB	24.93%	Sales Sample Size	12.50%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$38,682	\$60,099	\$38,682
<b>MINIMUM</b>	\$38,682	\$60,099	\$38,682
<b>MAXIMUM</b>	\$38,682	\$60,099	\$38,682

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
E -17-33-106-199	17200 CHESAPEAKE CIR	8/31/2022	\$247,500	\$180,195	\$105,987	\$38,682	1	\$105,987		K32	21.47%
E -17-33-106-247	21210 CHESAPEAKE CIR	5/28/2022	\$247,000	\$180,221	\$105,461	\$38,682	1	\$105,461		K32	21.46%
E -17-33-106-190	16104 CHESAPEAKE CIR	10/18/2022	\$255,000	\$190,418	\$103,264	\$38,682	1	\$103,264		K32	20.31%
E -17-33-106-001	1201 SARATOGA BLVD	8/3/2022	\$236,000	\$178,298	\$96,384	\$38,682	1	\$96,384		K32	21.70%
E -17-33-106-316	27106 CHESAPEAKE CIR	6/30/2022	\$250,000	\$194,124	\$94,558	\$38,682	1	\$94,558		K32	19.93%
E -17-33-106-034	3107 CHESAPEAKE CIR	11/16/2021	\$240,000	\$188,898	\$89,784	\$38,682	1	\$89,784		K32	20.48%
E -17-33-106-285	24105 CHESAPEAKE CIR	5/20/2022	\$240,000	\$189,949	\$88,733	\$38,682	1	\$88,733		K32	20.36%
E -17-33-106-159	14107 CHESAPEAKE CIR	1/3/2022	\$240,000	\$190,418	\$88,264	\$38,682	1	\$88,264		K32	20.31%
E -17-33-106-163	14200 CHESAPEAKE CIR	6/1/2021	\$220,000	\$179,268	\$79,414	\$38,682	1	\$79,414		K32	21.58%
E -17-33-106-320	27202 CHESAPEAKE CIR	9/29/2022	\$257,000	\$210,267	\$85,415	\$38,682	1	\$85,415		K32	18.40%
E -17-33-106-209	18209 CHESAPEAKE CIR	5/27/2022	\$252,000	\$208,161	\$82,521	\$38,682	1	\$82,521		K32	18.58%
E -17-33-106-166	14105 CHESAPEAKE CIR	8/20/2021	\$229,000	\$190,389	\$77,293	\$38,682	1	\$77,293		K32	20.32%
E -17-33-106-348	29201 CHESAPEAKE CIR	12/6/2022	\$222,500	\$185,372	\$75,810	\$38,682	1	\$75,810		K32	20.87%
E -17-33-106-346	29105 CHESAPEAKE CIR	4/14/2022	\$231,000	\$195,969	\$73,713	\$38,682	1	\$73,713		K32	19.74%
E -17-33-106-144	12210 CHESAPEAKE CIR	2/1/2022	\$209,500	\$178,485	\$69,697	\$38,682	1	\$69,697		K32	21.67%
E -17-33-106-241	21201 CHESAPEAKE CIR	8/19/2021	\$210,000	\$180,221	\$68,461	\$38,682	1	\$68,461		K32	21.46%
E -17-33-106-091	8211 CHESAPEAKE CIR	12/29/2021	\$207,000	\$178,485	\$67,197	\$38,682	1	\$67,197		K32	21.67%
E -17-33-106-255	22104 CHESAPEAKE CIR	7/15/2022	\$220,000	\$190,418	\$68,264	\$38,682	1	\$68,264		K32	20.31%
E -17-33-106-110	10202 CHESAPEAKE CIR	7/21/2022	\$232,000	\$204,113	\$66,569	\$38,682	1	\$66,569		K32	18.95%
E -17-33-106-055	5211 CHESAPEAKE CIR	10/29/2021	\$200,000	\$178,434	\$60,248	\$38,682	1	\$60,248		K32	21.68%
E -17-33-106-179	15203 CHESAPEAKE CIR	10/19/2022	\$230,000	\$206,196	\$62,486	\$38,682	1	\$62,486		K32	18.76%
E -17-33-106-175	15200 CHESAPEAKE CIR	7/14/2021	\$200,000	\$180,195	\$58,487	\$38,682	1	\$58,487		K32	21.47%

**Township of Commerce/Village of Wolverine Lake**

## Land Table K32

E -17-33-106-178	15105 CHESAPEAKE CIR	8/27/2021	\$210,000	\$190,418	\$58,264	\$38,682	1	\$58,264	K32	20.31%
E -17-33-106-045	4107 CHESAPEAKE CIR	8/12/2021	\$205,000	\$188,901	\$54,781	\$38,682	1	\$54,781	K32	20.48%
E -17-33-106-154	13107 CHESAPEAKE CIR	5/24/2021	\$205,000	\$190,389	\$53,293	\$38,682	1	\$53,293	K32	20.32%
E -17-33-106-201	17104 CHESAPEAKE CIR	11/30/2021	\$205,000	\$190,418	\$53,264	\$38,682	1	\$53,264	K32	20.31%
E -17-33-106-265	23210 CHESAPEAKE CIR	6/10/2021	\$192,500	\$180,195	\$50,987	\$38,682	1	\$50,987	K32	21.47%
E -17-33-106-054	5201 CHESAPEAKE CIR	10/29/2021	\$190,000	\$178,434	\$50,248	\$38,682	1	\$50,248	K32	21.68%
E -17-33-106-254	22202 CHESAPEAKE CIR	8/31/2021	\$218,000	\$206,196	\$50,486	\$38,682	1	\$50,486	K32	18.76%
E -17-33-106-329	28209 CHESAPEAKE CIR	7/16/2021	\$219,900	\$208,144	\$50,438	\$38,682	1	\$50,438	K32	18.58%
E -17-33-106-219	19107 CHESAPEAKE CIR	7/16/2021	\$200,000	\$190,418	\$48,264	\$38,682	1	\$48,264	K32	20.31%
E -17-33-106-273	23105 CHESAPEAKE CIR	8/10/2021	\$200,000	\$190,412	\$48,270	\$38,682	1	\$48,270	K32	20.31%
E -17-33-106-278	24208 CHESAPEAKE CIR	7/14/2021	\$216,500	\$206,175	\$49,007	\$38,682	1	\$49,007	K32	18.76%
E -17-33-106-145	13201 CHESAPEAKE CIR	5/28/2021	\$185,000	\$179,268	\$44,414	\$38,682	1	\$44,414	K32	21.58%
E -17-33-106-020	2209 SARATOGA BLVD	8/5/2021	\$210,000	\$204,144	\$44,538	\$38,682	1	\$44,538	K32	18.95%
E -17-33-106-288	24200 CHESAPEAKE CIR	1/19/2021	\$180,000	\$179,543	\$39,139	\$38,682	1	\$39,139	K32	21.54%
E -17-33-106-108	9211 FARMINGDALE LN	4/16/2021	\$178,900	\$178,485	\$39,097	\$38,682	1	\$39,097	K32	21.67%
E -17-33-106-233	20208 CHESAPEAKE CIR	12/28/2021	\$203,000	\$206,175	\$35,507	\$38,682	1	\$35,507	K32	18.76%
E -17-33-106-355	30211 CHESAPEAKE CIR	7/1/2021	\$181,000	\$185,372	\$34,310	\$38,682	1	\$34,310	K32	20.87%
E -17-33-106-228	19201 CHESAPEAKE CIR	9/23/2022	\$175,000	\$180,221	\$33,461	\$38,682	1	\$33,461	K32	21.46%
E -17-33-106-128	11208 FARMINGDALE LN	3/29/2021	\$195,000	\$204,113	\$29,569	\$38,682	1	\$29,569	K32	18.95%
E -17-33-106-006	1200 SARATOGA BLVD	3/2/2021	\$168,000	\$178,430	\$28,252	\$38,682	1	\$28,252	K32	21.68%
E -17-33-106-358	30106 CHESAPEAKE CIR	6/28/2021	\$180,000	\$195,969	\$22,713	\$38,682	1	\$22,713	K32	19.74%
E -17-33-106-113	10203 CHESAPEAKE CIR	3/1/2021	\$184,000	\$204,113	\$18,569	\$38,682	1	\$18,569	K32	18.95%
E -17-33-106-143	12208 CHESAPEAKE CIR	2/16/2021	\$165,000	\$204,113	-\$431	\$38,682	1	-\$431	K32	18.95%



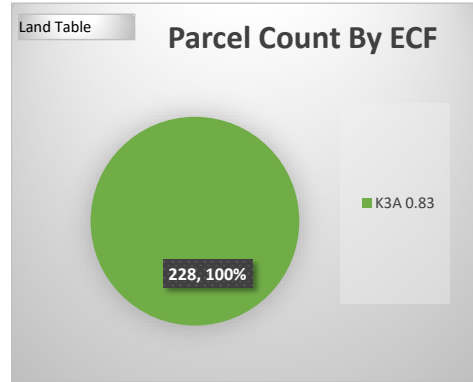
# Township of Commerce/Village of Wolverine Lake

Land Table K3A

BSA DATABASE		SALES DATA	
Parcel Count	228	# of Sales	29
ECF Nbhd	K3A	Sales Ratio	43.31%
Min ECF	0.830	(Land Resid.-Est. Land Value)/Est. LV	76.62%
Max ECF	0.830	% Change	5.00%
Land Table LtoB	20.14%	Projected Land Table LtoB	21.15%
CVT LtoB	24.93%	Sales Sample Size	12.72%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$36,364	\$64,226	\$38,182
<b>MINIMUM</b>	\$36,364	\$64,226	\$38,182
<b>MAXIMUM</b>	\$36,364	\$64,226	\$38,182

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
E -17-33-351-220	18104 ADDINGTON DR	11/21/2022	\$251,000	\$181,034	\$106,330	\$36,364	1	\$106,330		K3A	20.09%
E -17-33-351-217	18201 ADDINGTON DR	11/30/2022	\$241,000	\$175,354	\$102,010	\$36,364	1	\$102,010		K3A	20.74%
E -17-33-351-218	18103 ADDINGTON DR	8/16/2022	\$236,000	\$182,948	\$89,416	\$36,364	1	\$89,416		K3A	19.88%
E -17-33-351-030	3201 ADDINGTON DR	6/14/2022	\$224,000	\$175,809	\$84,555	\$36,364	1	\$84,555		K3A	20.68%
E -17-33-351-195	17104 ADDINGTON DR	5/9/2022	\$230,000	\$182,823	\$83,541	\$36,364	1	\$83,541		K3A	19.89%
E -17-33-351-204	17210 ADDINGTON DR	12/19/2022	\$220,000	\$177,125	\$79,239	\$36,364	1	\$79,239		K3A	20.53%
E -17-33-351-197	17103 ADDINGTON DR	4/22/2022	\$229,000	\$184,599	\$80,765	\$36,364	1	\$80,765		K3A	19.70%
E -17-33-351-159	15104 ADDINGTON DR	8/19/2022	\$226,000	\$182,898	\$79,466	\$36,364	1	\$79,466		K3A	19.88%
E -17-33-351-138	11201 ADDINGTON DR	11/7/2022	\$215,000	\$175,809	\$75,555	\$36,364	1	\$75,555		K3A	20.68%
E -17-33-351-066	6200 ADDINGTON DR	3/14/2022	\$214,000	\$175,809	\$74,555	\$36,364	1	\$74,555		K3A	20.68%
E -17-33-351-072	6211 ADDINGTON DR	5/20/2022	\$212,500	\$175,809	\$73,055	\$36,364	1	\$73,055		K3A	20.68%
E -17-33-351-083	7108 ADDINGTON DR	4/29/2022	\$218,000	\$182,948	\$71,416	\$36,364	1	\$71,416		K3A	19.88%
E -17-33-351-131	9108 ADDINGTON DR	10/7/2022	\$215,000	\$182,948	\$68,416	\$36,364	1	\$68,416		K3A	19.88%
E -17-33-351-012	1210 ADDINGTON DR	12/15/2022	\$205,000	\$175,809	\$65,555	\$36,364	1	\$65,555		K3A	20.68%
E -17-33-351-011	1108 ADDINGTON DR	3/21/2022	\$213,000	\$182,948	\$66,416	\$36,364	1	\$66,416		K3A	19.88%
E -17-33-351-192	16211 ADDINGTON DR	11/17/2022	\$202,500	\$177,531	\$61,333	\$36,364	1	\$61,333		K3A	20.48%
E -17-33-351-190	16107 ADDINGTON DR	10/25/2021	\$205,000	\$182,823	\$58,541	\$36,364	1	\$58,541		K3A	19.89%
E -17-33-351-033	3107 ADDINGTON DR	10/11/2022	\$203,000	\$181,034	\$58,330	\$36,364	1	\$58,330		K3A	20.09%
E -17-33-351-113	12102 ADDINGTON DR	1/27/2022	\$201,000	\$183,295	\$54,069	\$36,364	1	\$54,069		K3A	19.84%
E -17-33-351-137	11103 ADDINGTON DR	5/19/2021	\$200,000	\$182,948	\$53,416	\$36,364	1	\$53,416		K3A	19.88%
E -17-33-351-206	19102 ADDINGTON DR	1/21/2022	\$201,000	\$184,222	\$53,142	\$36,364	1	\$53,142		K3A	19.74%

**Township of Commerce/Village of Wolverine Lake**

Land Table K3A

E -17-33-351-123	9104 ADDINGTON DR	1/11/2022	\$194,222	\$181,034	\$49,552	\$36,364	1	\$49,552	K3A	20.09%
E -17-33-351-150	13201 ADDINGTON DR	9/3/2021	\$190,000	\$177,531	\$48,833	\$36,364	1	\$48,833	K3A	20.48%
E -17-33-351-228	18211 ADDINGTON DR	11/19/2021	\$185,000	\$175,727	\$45,637	\$36,364	1	\$45,637	K3A	20.69%
E -17-33-351-128	9109 ADDINGTON DR	6/3/2021	\$192,000	\$182,948	\$45,416	\$36,364	1	\$45,416	K3A	19.88%
E -17-33-351-170	14103 ADDINGTON DR	5/14/2021	\$192,000	\$184,756	\$43,608	\$36,364	1	\$43,608	K3A	19.68%
E -17-33-351-043	4210 ADDINGTON DR	4/26/2021	\$175,000	\$175,809	\$35,555	\$36,364	1	\$35,555	K3A	20.68%
E -17-33-351-038	4103 ADDINGTON DR	4/21/2021	\$177,000	\$182,948	\$30,416	\$36,364	1	\$30,416	K3A	19.88%
E -17-33-351-140	11109 ADDINGTON DR	1/8/2021	\$171,000	\$182,948	\$24,416	\$36,364	1	\$24,416	K3A	19.88%

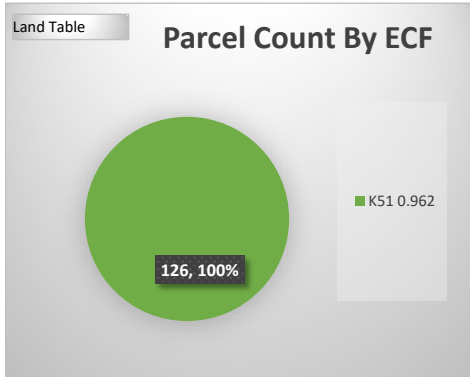
# Township of Commerce/Village of Wolverine Lake

Land Table K51

BSA DATABASE		SALES DATA	
Parcel Count	126	# of Sales	8
ECF Nbhd	K51	Sales Ratio	44.65%
Min ECF	0.962	(Land Resid.-Est. Land Value)/Est. LV	56.93%
Max ECF	0.962	% Change	14.00%
Land Table LtoB	21.00%	Projected Land Table LtoB	23.94%
CVT LtoB	24.93%	Sales Sample Size	6.35%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$79,005	\$123,981	\$90,066
MINIMUM	\$76,681	\$120,334	\$87,416
MAXIMUM	\$81,330	\$127,629	\$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
E -17-35-401-020	1921 DOGWOOD TRL	11/23/2022	\$440,000	\$358,767	\$160,238	\$79,005	0.24	\$667,658		K51	22.02%
E -17-35-402-005	430 CHITAMWOOD CT	6/27/2022	\$435,000	\$372,565	\$143,765	\$81,330	0.32	\$449,266		K51	21.83%
E -17-35-403-001	1840 BIRCHWOOD CIR	12/9/2021	\$435,000	\$370,851	\$143,154	\$79,005	0.25	\$572,616		K51	21.30%
E -17-35-404-016	325 CHERRY GROVE LN	5/19/2022	\$461,000	\$418,362	\$121,643	\$79,005	0.2	\$608,215		K51	18.88%
E -17-35-451-008	1891 PLUMRIDGE CT	3/22/2021	\$380,000	\$350,659	\$110,671	\$81,330	0.34	\$325,503		K51	23.19%
E -17-35-477-001	265 CHERRY GROVE LN	11/9/2021	\$395,000	\$369,145	\$107,185	\$81,330	0.3	\$357,283		K51	22.03%
E -17-35-478-006	1911 CHESTNUT CT	5/12/2022	\$436,500	\$394,822	\$120,683	\$79,005	0.22	\$548,559		K51	20.01%
E -17-35-478-015	130 CHERRY GROVE LN	12/20/2022	\$415,000	\$398,554	\$95,451	\$79,005	0.24	\$397,712		K51	19.82%

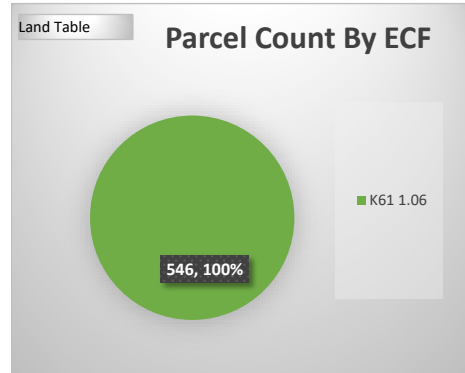
# Township of Commerce/Village of Wolverine Lake

Land Table K61

BSA DATABASE		SALES DATA	
Parcel Count	546	# of Sales	51
ECF Nbhd	K61	Sales Ratio	46.56%
Min ECF	1.060	(Land Resid.-Est. Land Value)/Est. LV	40.42%
Max ECF	1.060	% Change	5.00%
Land Table LtoB	18.21%	Projected Land Table LtoB	19.12%
CVT LtoB	24.93%	Sales Sample Size	9.34%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$49,654	\$69,724	\$52,137
MINIMUM	\$49,654	\$69,724	\$52,137
MAXIMUM	\$49,654	\$69,724	\$52,137

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
E -17-36-351-103	262 WINDING BRK	10/28/2022	\$341,500	\$262,476	\$128,678	\$49,654	1	\$128,678		K61	18.92%
E -17-35-252-061	671 WOODHAVEN DR	10/24/2022	\$350,000	\$279,130	\$120,524	\$49,654	1	\$120,524		K61	17.79%
E -17-36-351-098	290 WINDING BRK	8/19/2022	\$339,000	\$271,086	\$117,568	\$49,654	1	\$117,568		K61	18.32%
E -17-35-479-046	371 WINSLOW CIR	4/25/2022	\$425,000	\$354,521	\$120,133	\$49,654	1	\$120,133		K61	14.01%
E -17-36-351-073	265 WINDING BRK	5/19/2022	\$294,900	\$246,015	\$98,539	\$49,654	1	\$98,539		K61	20.18%
E -17-35-252-074	742 WOODHAVEN DR	7/7/2022	\$329,900	\$275,463	\$104,091	\$49,654	1	\$104,091		K61	18.03%
E -17-36-352-067	360 SHORE BROOK LN	10/15/2021	\$387,000	\$326,181	\$135,300	\$74,481	1	\$135,300		K61	22.83%
E -17-35-426-018	2093 MAPLEHURST DR	7/25/2022	\$310,000	\$263,274	\$96,380	\$49,654	1	\$96,380		K61	18.86%
E -17-35-426-079	469 N OAK DR	12/16/2022	\$314,900	\$271,147	\$93,407	\$49,654	1	\$93,407		K61	18.31%
E -17-35-426-065	440 MULBERRY DR	6/14/2021	\$300,000	\$259,708	\$89,946	\$49,654	1	\$89,946		K61	19.12%
E -17-36-351-109	222 WINDING BRK	4/11/2022	\$290,000	\$251,338	\$88,316	\$49,654	1	\$88,316		K61	19.76%
E -17-35-252-065	713 WOODHAVEN DR	10/19/2022	\$325,000	\$282,384	\$92,270	\$49,654	1	\$92,270		K61	17.58%
E -17-35-426-006	2110 OAKBROOK BLVD	3/31/2022	\$302,000	\$263,797	\$87,857	\$49,654	1	\$87,857		K61	18.82%
E -17-35-426-117	404 WOODVALE DR	3/31/2022	\$355,000	\$310,929	\$93,725	\$49,654	1	\$93,725		K61	15.97%
E -17-36-352-009	157 SHORE BROOK LN	11/16/2021	\$350,000	\$307,911	\$91,743	\$49,654	1	\$91,743		K61	16.13%
E -17-35-426-041	2116 MAPLEHURST DR	10/26/2021	\$294,000	\$260,505	\$83,149	\$49,654	1	\$83,149		K61	19.06%
E -17-36-351-022	125 WINDING BRK	4/5/2022	\$296,000	\$264,979	\$80,675	\$49,654	1	\$80,675		K61	18.74%
E -17-35-426-017	2091 MAPLEHURST DR	3/30/2022	\$290,000	\$261,796	\$77,858	\$49,654	1	\$77,858		K61	18.97%
E -17-35-252-126	868 WOODHAVEN DR	8/22/2022	\$340,000	\$308,845	\$80,809	\$49,654	1	\$80,809		K61	16.08%
E -17-36-351-107	242 WINDING BRK	2/16/2022	\$290,000	\$264,977	\$74,677	\$49,654	1	\$74,677		K61	18.74%
E -17-36-351-046	2150 PLEASANT DR	9/8/2022	\$298,000	\$273,662	\$73,992	\$49,654	1	\$73,992		K61	18.14%
E -17-35-252-069	753 WOODHAVEN DR	1/31/2022	\$335,000	\$308,845	\$75,809	\$49,654	1	\$75,809		K61	16.08%

**Township of Commerce/Village of Wolverine Lake**

Land Table K61

E -17-36-352-065	356 SHORE BROOK LN	7/29/2022	\$375,500	\$346,795	\$103,186	\$74,481	1	\$103,186	K61	21.48%
E -17-35-252-043	513 WOODHAVEN DR	5/21/2021	\$305,000	\$282,020	\$72,634	\$49,654	1	\$72,634	K61	17.61%
E -17-36-351-082	307 WINDING BRK	8/6/2021	\$267,000	\$248,304	\$68,350	\$49,654	1	\$68,350	K61	20.00%
E -17-35-252-103	2096 RED MAPLE LN	5/17/2021	\$330,000	\$308,097	\$71,557	\$49,654	1	\$71,557	K61	16.12%
E -17-35-252-016	849 WOODHAVEN DR	11/8/2021	\$321,000	\$301,915	\$68,739	\$49,654	1	\$68,739	K61	16.45%
E -17-35-426-061	420 MULBERRY DR	9/28/2022	\$285,000	\$269,231	\$65,423	\$49,654	1	\$65,423	K61	18.44%
E -17-35-426-010	2070 OAKBROOK BLVD	10/22/2021	\$305,000	\$289,653	\$65,001	\$49,654	1	\$65,001	K61	17.14%
E -17-36-352-041	2426 BEACH RD	11/30/2021	\$350,000	\$333,131	\$91,350	\$74,481	1	\$91,350	K61	22.36%
E -17-36-351-111	212 WINDING BRK	9/13/2021	\$258,000	\$245,964	\$61,690	\$49,654	1	\$61,690	K61	20.19%
E -17-36-351-008	2251 MEADOW BROOK CT	9/8/2022	\$277,500	\$266,130	\$61,024	\$49,654	1	\$61,024	K61	18.66%
E -17-36-352-025	303 SHORE BROOK LN	7/12/2021	\$314,000	\$301,884	\$61,770	\$49,654	1	\$61,770	K61	16.45%
E -17-36-351-075	275 WINDING BRK	10/25/2021	\$272,000	\$262,354	\$59,300	\$49,654	1	\$59,300	K61	18.93%
E -17-35-252-067	733 WOODHAVEN DR	10/24/2022	\$316,000	\$305,968	\$59,686	\$49,654	1	\$59,686	K61	16.23%
E -17-35-252-062	675 WOODHAVEN DR	4/6/2021	\$282,000	\$273,052	\$58,602	\$49,654	1	\$58,602	K61	18.18%
E -17-35-426-109	2137 OAKBROOK BLVD	11/23/2021	\$295,000	\$286,480	\$58,174	\$49,654	1	\$58,174	K61	17.33%
E -17-36-352-052	238 SHORE BROOK LN	12/27/2021	\$369,900	\$360,237	\$84,144	\$74,481	1	\$84,144	K61	20.68%
E -17-36-351-033	177 WINDING BRK	4/26/2022	\$305,000	\$298,080	\$56,574	\$49,654	1	\$56,574	K61	16.66%
E -17-35-252-024	359 WOODHAVEN DR	3/17/2021	\$279,000	\$274,267	\$54,387	\$49,654	1	\$54,387	K61	18.10%
E -17-36-351-016	2262 MEADOW BROOK CT	3/22/2022	\$335,500	\$330,840	\$54,314	\$49,654	1	\$54,314	K61	15.01%
E -17-35-426-132	445 WOODVALE DR	1/4/2021	\$265,000	\$261,412	\$53,242	\$49,654	1	\$53,242	K61	18.99%
E -17-36-352-035	136 SHORE BROOK LN	10/20/2022	\$294,250	\$290,694	\$78,037	\$74,481	1	\$78,037	K61	25.62%
E -17-35-426-102	431 MULBERRY DR	4/12/2021	\$258,000	\$256,253	\$51,401	\$49,654	1	\$51,401	K61	19.38%
E -17-35-426-139	2077 OAKBROOK BLVD	3/11/2021	\$295,000	\$297,369	\$47,285	\$49,654	1	\$47,285	K61	16.70%
E -17-35-426-067	450 MULBERRY DR	3/19/2021	\$289,900	\$297,562	\$41,992	\$49,654	1	\$41,992	K61	16.69%
E -17-36-351-056	2073 PLEASANT DR	11/29/2021	\$230,000	\$248,304	\$31,350	\$49,654	1	\$31,350	K61	20.00%
E -17-35-479-058	235 WINSLOW CIR	11/22/2021	\$271,000	\$294,951	\$25,703	\$49,654	1	\$25,703	K61	16.83%
E -17-35-426-070	462 MULBERRY DR	4/1/2021	\$230,000	\$257,083	\$22,571	\$49,654	1	\$22,571	K61	19.31%
E -17-35-479-022	254 WINSLOW CIR	11/9/2021	\$256,500	\$293,541	\$12,613	\$49,654	1	\$12,613	K61	16.92%
E -17-35-252-092	540 WOODHAVEN DR	4/6/2021	\$215,000	\$279,951	-\$15,297	\$49,654	1	-\$15,297	K61	17.74%

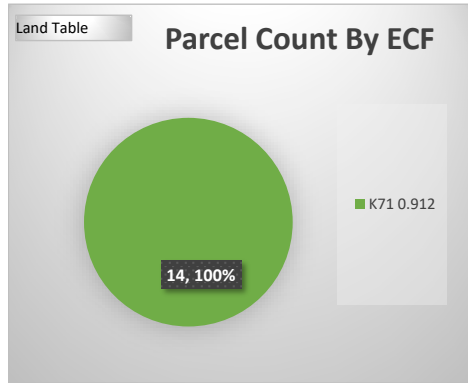
# Township of Commerce/Village of Wolverine Lake

Land Table K71

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	3
ECF Nbhd	K71	Sales Ratio	43.37%
Min ECF	0.912	(Land Resid.-Est. Land Value)/Est. LV	59.50%
Max ECF	0.912	% Change	10.00%
Land Table LtoB	25.17%	Projected Land Table LtoB	27.69%
CVT LtoB	24.93%	Sales Sample Size	21.43%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$37,489	\$59,794	\$41,238
MINIMUM	\$37,489	\$59,794	\$41,238
MAXIMUM	\$37,489	\$59,794	\$41,238

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
EW-17-23-302-046	2569 S COMMERCE RD	5/19/2022	\$195,000	\$145,003	\$87,486	\$37,489	1	\$87,486		K71	25.85%
EW-17-23-302-051	2577 S COMMERCE RD	3/17/2021	\$165,000	\$148,199	\$54,290	\$37,489	1	\$54,290		K71	25.30%
EW-17-23-302-052	2575 S COMMERCE RD	11/24/2021	\$145,000	\$144,884	\$37,605	\$37,489	1	\$37,605		K71	25.88%

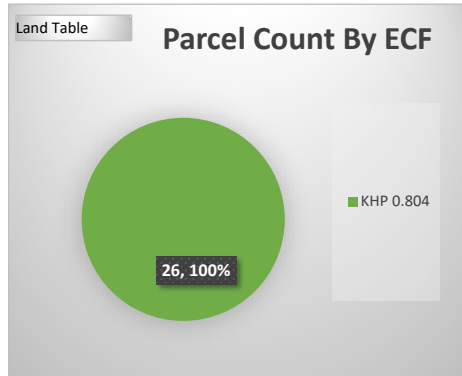
# Township of Commerce/Village of Wolverine Lake

Land Table K81

BSA DATABASE		SALES DATA	
Parcel Count	26	# of Sales	1
ECF Nbhd	KHP	Sales Ratio	43.52%
Min ECF	0.804	(Land Resid.-Est. Land Value)/Est. LV	84.51%
Max ECF	0.804	% Change	0.00%
Land Table LtoB	17.39%	Projected Land Table LtoB	17.39%
CVT LtoB	24.93%	Sales Sample Size	3.85%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$52,500	\$96,867	\$52,500
MINIMUM	\$52,500	\$96,867	\$52,500
MAXIMUM	\$52,500	\$96,867	\$52,500

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
E -17-28-427-018	1709 PINE FOREST DR	8/6/2021	\$342,500	\$298,133	\$96,867	\$52,500	1	\$96,867		K81	17.61%

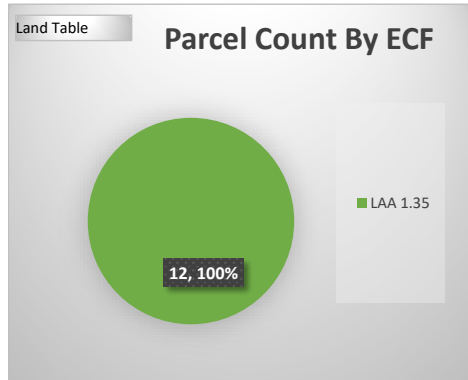
# Township of Commerce/Village of Wolverine Lake

Land Table KA1

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	2
ECF Nbhd	LAA	Sales Ratio	48.20%
Min ECF	1.350	(Land Resid.-Est. Land Value)/Est. LV	9.74%
Max ECF	1.350	% Change	10.00%
Land Table LtoB	37.29%	Projected Land Table LtoB	41.02%
CVT LtoB	24.93%	Sales Sample Size	16.67%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$149,080	\$163,605	\$163,988
MINIMUM	\$149,080	\$163,605	\$163,988
MAXIMUM	\$149,080	\$163,605	\$163,988

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
E -17-01-133-009	8627 COOLEY LAKE RD	6/4/2021	\$426,000	\$387,165	\$187,915	\$149,080	1	\$187,915		KA1	38.51%
E -17-01-133-016	8627 COOLEY LAKE RD	4/12/2021	\$381,000	\$390,785	\$139,295	\$149,080	1	\$139,295		KA1	38.15%



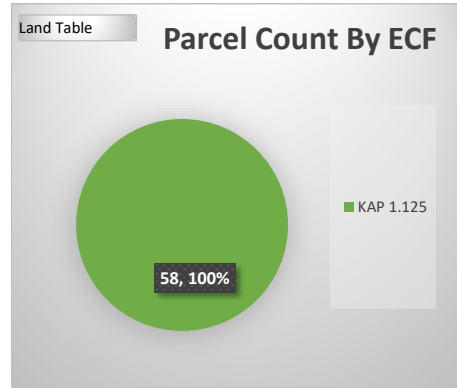
# Township of Commerce/Village of Wolverine Lake

Land Table KAP

BSA DATABASE		SALES DATA	
Parcel Count	58	# of Sales	31
ECF Nbhd	KAP	Sales Ratio	47.04%
Min ECF	1.125	(Land Resid.-Est. Land Value)/Est. LV	36.28%
Max ECF	1.125	% Change	5.00%
Land Table LtoB	16.80%	Projected Land Table LtoB	17.64%
CVT LtoB	24.93%	Sales Sample Size	53.45%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$108,900	\$148,404	\$114,345
MINIMUM	\$96,800	\$131,915	\$101,640
MAXIMUM	\$133,100	\$181,383	\$139,755

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
E-17-14-401-001	4101 ASCOTT LN	6/17/2022	\$110,000				0.36	-\$667,856		KAP	22.69%
E-17-14-401-002	4107 ASCOTT LN	12/19/2022	\$579,143	\$569,126	\$106,817	\$96,800	0.28	\$381,489		KAP	17.01%
E-17-14-401-003	4113 ASCOTT LN	9/15/2022	\$685,000	\$636,896	\$144,904	\$96,800	0.28	\$517,514		KAP	15.20%
E-17-14-401-005	4125 ASCOTT LN	9/1/2021	\$110,000				0.28	-\$1,457,796		KAP	15.74%
E-17-14-401-008	4143 ASCOTT LN	3/30/2021	\$110,000				0.28	-\$1,592,454		KAP	14.83%
E-17-14-401-009	4149 ASCOTT LN	3/19/2021	\$110,000				0.28	-\$1,696,829		KAP	14.20%
E-17-14-401-012	4167 ASCOTT LN	4/16/2021	\$110,000				0.28	-\$1,351,471		KAP	16.54%
E-17-14-401-015	4185 ASCOTT LN	3/18/2022	\$110,000				0.28	-\$1,198,604		KAP	17.85%
E-17-14-401-016	4191 ASCOTT LN	6/9/2022	\$110,000				0.3	-\$1,158,137		KAP	17.47%
E-17-14-401-018	4203 ASCOTT LN	10/5/2021	\$110,000				1.19	-\$368,387		KAP	17.33%
E-17-14-401-019	4209 ASCOTT LN	6/13/2022	\$110,000				0.63	-\$218,984		KAP	30.52%
E-17-14-401-020	4215 ASCOTT LN	9/17/2021	\$110,000				0.28	-\$1,672,121		KAP	14.34%
E-17-14-401-021	4221 ASCOTT LN	3/8/2021	\$110,000				0.28	-\$1,348,586		KAP	16.56%
E-17-14-401-025	4251 ASCOTT LN	10/27/2021	\$487,124	\$479,374	\$104,550	\$96,800	0.28	\$373,393		KAP	20.19%
E-17-14-401-028	4269 ASCOTT LN	10/3/2022	\$550,000	\$531,858	\$114,942	\$96,800	0.28	\$410,507		KAP	18.20%
E-17-14-401-030	4276 ASCOTT LN	1/12/2022	\$675,000	\$530,540	\$241,260	\$96,800	0.28	\$861,643		KAP	18.25%
E-17-14-401-032	4264 ASCOTT LN	6/15/2021	\$550,000	\$528,952	\$117,848	\$96,800	0.28	\$420,886		KAP	18.30%
E-17-14-401-033	4258 ASCOTT LN	12/8/2021	\$685,000	\$621,700	\$160,100	\$96,800	0.28	\$571,786		KAP	15.57%
E-17-14-401-036	4240 ASCOTT LN	1/21/2022	\$469,000	\$526,682	\$39,118	\$96,800	0.28	\$139,707		KAP	18.38%
E-17-14-401-037	4238 ASCOTT LN	1/29/2021	\$145,000				0.36	-\$921,269		KAP	17.75%

**Township of Commerce/Village of Wolverine Lake**

Land Table KAP

E -17-14-401-038	4236 ASCOTT LN	5/3/2021	\$567,565	\$566,736	\$103,679	\$102,850	0.36	\$287,997	KAP	18.15%
E -17-14-401-039	4234 ASCOTT LN	11/3/2022	\$730,000	\$632,624	\$194,176	\$96,800	0.29	\$669,572	KAP	15.30%
E -17-14-401-040	4228 ASCOTT LN	7/12/2021	\$110,000				0.28	-\$1,385,036	KAP	16.28%
E -17-14-401-041	4222 ASCOTT LN	10/1/2021	\$110,000				0.28	-\$1,646,136	KAP	14.50%
E -17-14-401-042	4216 ASCOTT LN	1/31/2022	\$110,000				0.28	-\$1,559,625	KAP	15.04%
E -17-14-401-043	4210 ASCOTT LN	1/11/2022	\$110,000				0.28	-\$1,629,868	KAP	14.60%
E -17-14-401-046	4160 ASCOTT LN	2/28/2022	\$110,000				0.28	-\$1,225,346	KAP	17.60%
E -17-14-401-047	4154 ASCOTT LN	6/1/2021	\$110,000				0.28	-\$1,560,546	KAP	15.04%
E -17-14-401-048	4148 ASCOTT LN	3/5/2021	\$110,000				0.28	-\$1,586,654	KAP	14.87%
E -17-14-401-049	4142 ASCOTT LN	1/24/2022	\$110,000				0.28	-\$1,592,514	KAP	14.83%
E -17-14-401-051	4132 ASCOTT LN	7/23/2021	\$110,000				0.28	-\$1,378,514	KAP	16.33%

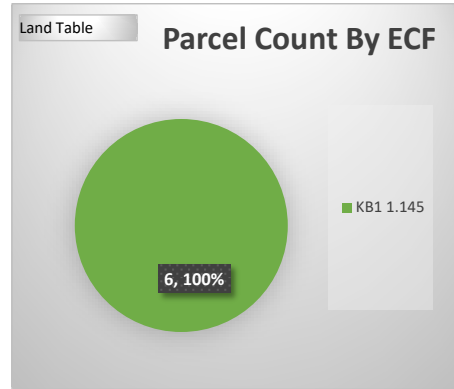
# Township of Commerce/Village of Wolverine Lake

Land Table KB1

BSA DATABASE		SALES DATA	
Parcel Count	6	# of Sales	0
ECF Nbhd	KB1	Sales Ratio	#DIV/0!
Min ECF	1.145	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.145	% Change	0.00%
Land Table LtoB	23.66%	Projected Land Table LtoB	23.66%
CVT LtoB	24.93%	Sales Sample Size	0.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$39,375	#DIV/0!	\$39,375
MINIMUM	\$39,375	#DIV/0!	\$39,375
MAXIMUM	\$39,375	#DIV/0!	\$39,375

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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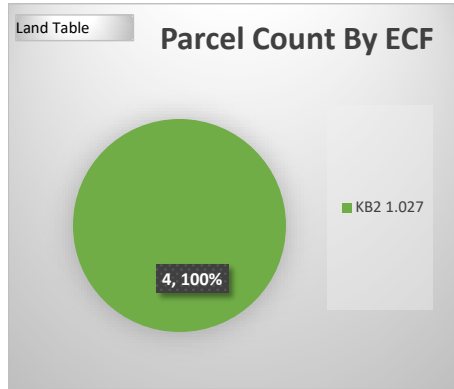
# Township of Commerce/Village of Wolverine Lake

Land Table KB2

BSA DATABASE		SALES DATA	
Parcel Count	4	# of Sales	0
ECF Nbhd	KB2	Sales Ratio	#DIV/0!
Min ECF	1.027	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.027	% Change	5.00%
Land Table LtoB	19.96%	Projected Land Table LtoB	20.96%
CVT LtoB	24.93%	Sales Sample Size	0.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$29,280	#DIV/0!	\$30,744
MINIMUM	\$29,280	#DIV/0!	\$30,744
MAXIMUM	\$29,280	#DIV/0!	\$30,744

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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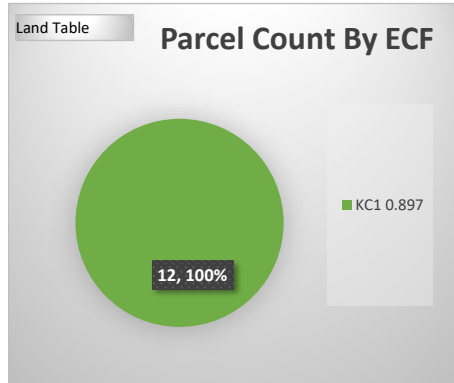
# Township of Commerce/Village of Wolverine Lake

Land Table KB3

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	0
ECF Nbhd	KC1	Sales Ratio	#DIV/0!
Min ECF	0.897	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.897	% Change	5.00%
Land Table LtoB	12.92%	Projected Land Table LtoB	13.57%
CVT LtoB	24.93%	Sales Sample Size	0.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$51,638	#DIV/0!	\$54,220
MINIMUM	\$51,638	#DIV/0!	\$54,220
MAXIMUM	\$51,638	#DIV/0!	\$54,220

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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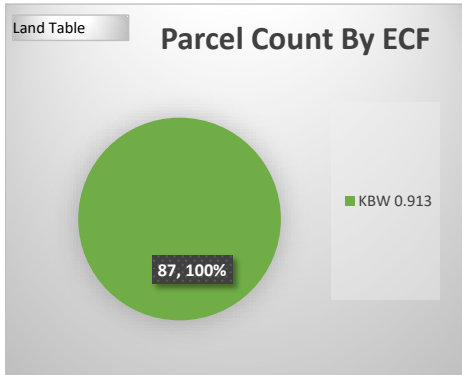
# Township of Commerce/Village of Wolverine Lake

Land Table KBW

BSA DATABASE		SALES DATA	
Parcel Count	87	# of Sales	13
ECF Nbhd	KBW	Sales Ratio	47.71%
Min ECF	0.913	(Land Resid.-Est. Land Value)/Est. LV	36.26%
Max ECF	0.913	% Change	10.00%
Land Table LtoB	13.32%	Projected Land Table LtoB	14.65%
CVT LtoB	24.93%	Sales Sample Size	14.94%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$29,355	\$39,998	\$32,290
<b>MINIMUM</b>	\$26,686	\$36,362	\$29,355
<b>MAXIMUM</b>	\$32,023	\$43,634	\$35,225

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
EW-17-23-151-143	13100 EGRET LN	5/27/2022	\$285,000	\$226,289	\$90,734	\$32,023	1	\$90,734		KBW	14.15%
EW-17-23-151-047	3209 GOLDEN EYE LN	9/7/2021	\$190,000	\$165,741	\$50,945	\$26,686	1	\$50,945		KBW	16.10%
EW-17-23-151-132	11102 EGRET LN	12/8/2021	\$260,000	\$228,518	\$58,168	\$26,686	1	\$58,168		KBW	11.68%
EW-17-23-151-138	12102 EGRET LN	9/30/2021	\$245,000	\$225,320	\$46,366	\$26,686	1	\$46,366		KBW	11.84%
EW-17-23-151-137	12100 EGRET LN	9/17/2021	\$250,000	\$230,657	\$51,366	\$32,023	1	\$51,366		KBW	13.88%
EW-17-23-151-062	7208 HERON HILLS DR	7/12/2022	\$208,000	\$193,465	\$46,558	\$32,023	1	\$46,558		KBW	16.55%
EW-17-23-151-141	12108 EGRET LN	9/15/2021	\$240,000	\$230,991	\$35,695	\$26,686	1	\$35,695		KBW	11.55%
EW-17-23-151-022	5204 WIDGEON LN	11/30/2021	\$215,000	\$214,753	\$26,933	\$26,686	1	\$26,933		KBW	12.43%
EW-17-23-151-038	4203 TEAL LN	3/10/2021	\$210,000	\$210,316	\$26,370	\$26,686	1	\$26,370		KBW	12.69%
EW-17-23-151-029	5101 WIDGEON LN	1/14/2021	\$172,000	\$179,606	\$19,080	\$26,686	1	\$19,080		KBW	14.86%
EW-17-23-151-078	8104 HERON HILLS DR	2/18/2021	\$212,500	\$222,920	\$16,266	\$26,686	1	\$16,266		KBW	11.97%
EW-17-23-151-056	6108 HERON HILLS DR	10/22/2021	\$210,000	\$220,952	\$15,734	\$26,686	1	\$15,734		KBW	12.08%
EW-17-23-151-025	5102 WIDGEON LN	11/23/2021	\$176,000	\$192,376	\$10,310	\$26,686	1	\$10,310		KBW	13.87%

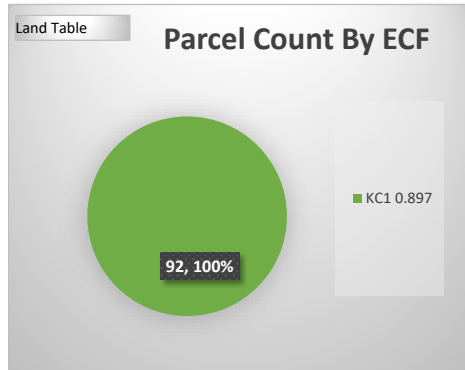
# Township of Commerce/Village of Wolverine Lake

Land Table KC1

BSA DATABASE		SALES DATA	
Parcel Count	92	# of Sales	7
ECF Nbhd	KC1	Sales Ratio	48.98%
Min ECF	0.897	(Land Resid.-Est. Land Value)/Est. LV	15.49%
Max ECF	0.897	% Change	5.00%
Land Table LtoB	13.35%	Projected Land Table LtoB	14.02%
CVT LtoB	24.93%	Sales Sample Size	7.61%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$56,613	\$65,380	\$59,444
<b>MINIMUM</b>	\$55,424	\$64,007	\$58,195
<b>MAXIMUM</b>	\$57,800	\$66,751	\$60,690

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
E -17-03-482-007	405 AUSTIN ST	7/11/2022	\$450,000	\$412,180	\$94,037	\$56,217	0.3	\$313,457		KC1	13.64%
E -17-03-435-012	5470 MILL RACE WAY	5/17/2021	\$428,000	\$404,261	\$80,748	\$57,009	0.4	\$201,870		KC1	14.10%
E -17-03-452-002	5360 RIVERWALK TRL	6/17/2022	\$400,000	\$380,096	\$75,328	\$55,424	0.28	\$269,029		KC1	14.58%
E -17-02-208-003	9557 TRACE HOLLOW CT	8/15/2022	\$465,000	\$446,444	\$73,980	\$55,424	0.279	\$265,161		KC1	12.41%
E -17-03-452-009	5290 RIVERWALK TRL	7/29/2022	\$424,900	\$409,335	\$72,574	\$57,009	0.43	\$168,777		KC1	13.93%
E -17-02-208-013	1664 TRACE HOLLOW DR	1/7/2022	\$418,000	\$445,475	\$28,742	\$56,217	0.3	\$95,807		KC1	12.62%
E -17-02-208-001	9533 TRACE HOLLOW CT	7/7/2021	\$410,000	\$437,169	\$29,048	\$56,217	0.335	\$86,710		KC1	12.86%

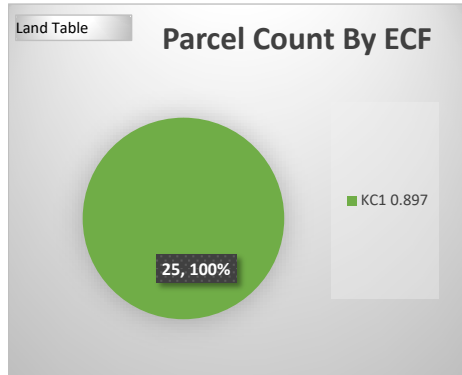
# Township of Commerce/Village of Wolverine Lake

Land Table KC2

BSA DATABASE		SALES DATA	
Parcel Count	25	# of Sales	1
ECF Nbhd	KC1	Sales Ratio	43.97%
Min ECF	0.897	(Land Resid.-Est. Land Value)/Est. LV	72.13%
Max ECF	0.897	% Change	5.00%
Land Table LtoB	18.32%	Projected Land Table LtoB	19.24%
CVT LtoB	24.93%	Sales Sample Size	4.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$75,219	\$129,473	\$78,980
MINIMUM	\$75,219	\$129,473	\$78,980
MAXIMUM	\$75,219	\$129,473	\$78,980

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
E -17-03-451-019	5261 RIVERWALK TRL	9/29/2021	\$450,000	\$395,746	\$129,473	\$75,219	0.33	\$392,342		KC2	19.01%



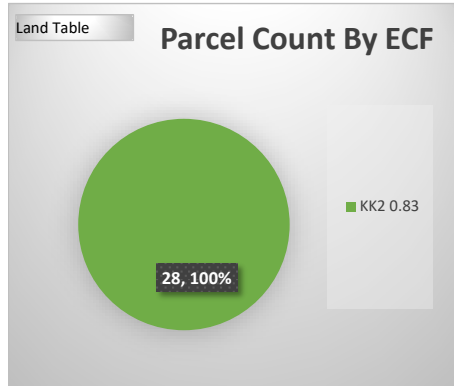
# Township of Commerce/Village of Wolverine Lake

Land Table KC3

BSA DATABASE		SALES DATA	
Parcel Count	28	# of Sales	1
ECF Nbhd	KK2	Sales Ratio	53.43%
Min ECF	0.830	(Land Resid.-Est. Land Value)/Est. LV	-35.76%
Max ECF	0.830	% Change	0.00%
Land Table LtoB	19.73%	Projected Land Table LtoB	19.73%
CVT LtoB	24.93%	Sales Sample Size	3.57%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$53,748	\$34,527	\$53,748
MINIMUM	\$53,748	\$34,527	\$53,748
MAXIMUM	\$53,748	\$34,527	\$53,748

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
E-17-03-454-025	5323 S RIVER DR	6/30/2021	\$280,000	\$299,221	\$34,527	\$53,748	1	\$34,527		KC3	17.96%

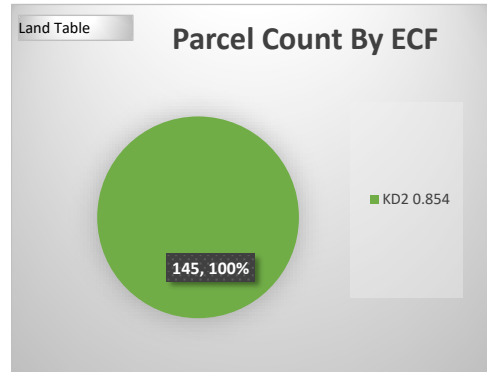
# Township of Commerce/Village of Wolverine Lake

Land Table KD2

BSA DATABASE		SALES DATA	
Parcel Count	145	# of Sales	22
ECF Nbhd	KD2	Sales Ratio	44.09%
Min ECF	0.854	(Land Resid.-Est. Land Value)/Est. LV	75.79%
Max ECF	0.854	% Change	0.00%
Land Table LtoB	18.32%	Projected Land Table LtoB	18.32%
CVT LtoB	24.93%	Sales Sample Size	15.17%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	<b>\$79,258</b>	<b>\$139,327</b>	<b>\$79,258</b>
<b>MINIMUM</b>	<b>\$74,037</b>	<b>\$130,149</b>	<b>\$74,037</b>
<b>MAXIMUM</b>	<b>\$87,101</b>	<b>\$153,114</b>	<b>\$87,101</b>

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
E -17-04-476-088	5551 HURON HILLS DR	6/17/2022	\$542,000	\$417,767	\$203,796	\$79,563	0.34	\$599,400		KD2	19.04%
E -17-04-476-002	5251 HURON HILLS DR	10/22/2021	\$466,000	\$367,724	\$175,798	\$77,522	0.39	\$450,764		KD2	21.08%
E -17-04-476-104	1590 SALISHAN LN	3/28/2022	\$500,000	\$410,040	\$165,734	\$75,774	0.31	\$534,626		KD2	18.48%
E -17-04-476-022	5401 HURON HILLS DR	4/16/2021	\$465,000	\$385,256	\$159,002	\$79,258	0.43	\$369,772		KD2	20.57%
E -17-04-476-038	5290 HURON HILLS DR	7/25/2022	\$512,500	\$429,878	\$160,361	\$77,739	0.27	\$593,930		KD2	18.08%
E -17-04-476-030	1575 HURON SPRINGS LN	11/2/2021	\$549,000	\$462,857	\$160,180	\$74,037	0.28	\$572,071		KD2	16.00%
E -17-04-476-058	5510 HURON HILLS DR	9/30/2022	\$510,000	\$430,756	\$160,239	\$80,995	0.5	\$320,478		KD2	18.80%
E -17-04-476-021	5381 HURON HILLS DR	8/4/2022	\$465,000	\$394,387	\$146,387	\$75,774	0.32	\$457,459		KD2	19.21%
E -17-04-476-029	1595 HURON SPRINGS LN	4/1/2022	\$445,000	\$377,899	\$141,138	\$74,037	0.28	\$504,064		KD2	19.59%
E -17-04-476-070	1385 WOODCREST LN	8/1/2022	\$549,900	\$469,303	\$156,371	\$75,774	0.31	\$504,423		KD2	16.15%
E -17-04-476-091	5501 HURON HILLS DR	11/24/2021	\$469,000	\$408,495	\$140,068	\$79,563	0.32	\$437,712		KD2	19.48%
E -17-04-476-052	5450 HURON HILLS DR	7/21/2021	\$545,000	\$477,942	\$146,621	\$79,563	0.34	\$431,238		KD2	16.65%
E -17-04-476-019	5341 HURON HILLS DR	10/14/2022	\$475,000	\$420,073	\$128,964	\$74,037	0.29	\$444,703		KD2	17.62%
E -17-04-476-060	5530 HURON HILLS DR	5/25/2021	\$419,500	\$375,364	\$119,910	\$75,774	0.31	\$386,806		KD2	20.19%
E -17-04-476-126	5525 BENTWOOD LN	12/20/2021	\$450,000	\$407,976	\$116,061	\$74,037	0.27	\$429,856		KD2	18.15%
E -17-04-476-098	1645 SALISHAN LN	8/16/2022	\$690,000	\$626,289	\$155,167	\$91,456	1.25	\$124,134		KD2	14.60%
E -17-04-476-105	1600 SALISHAN LN	1/18/2022	\$445,000	\$415,713	\$105,061	\$75,774	0.33	\$318,367		KD2	18.23%
E -17-04-476-099	1635 SALISHAN LN	10/26/2021	\$551,111	\$519,876	\$118,115	\$86,880	0.72	\$164,049		KD2	16.71%
E -17-04-476-081	1445 WOODCREST LN	9/27/2021	\$470,000	\$446,565	\$102,693	\$79,258	0.4	\$256,732		KD2	17.75%
E -17-04-476-090	5521 HURON HILLS DR	8/30/2021	\$540,622	\$524,057	\$96,128	\$79,563	0.32	\$300,400		KD2	15.18%
E -17-04-476-113	5522 BENTWOOD LN	4/9/2021	\$445,000	\$436,096	\$84,678	\$75,774	0.32	\$264,619		KD2	17.38%
E -17-04-476-074	1440 WOODCREST LN	9/17/2021	\$505,000	\$503,327	\$77,447	\$75,774	0.3	\$258,157		KD2	15.05%

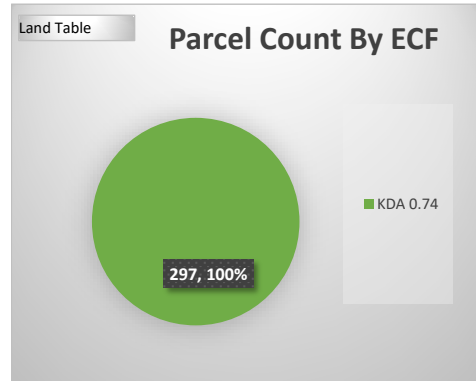
# Township of Commerce/Village of Wolverine Lake

Land Table KDA

BSA DATABASE		SALES DATA	
Parcel Count	297	# of Sales	26
ECF Nbhd	KDA	Sales Ratio	45.50%
Min ECF	0.740	(Land Resid.-Est. Land Value)/Est. LV	58.12%
Max ECF	0.740	% Change	0.00%
Land Table LtoB	16.85%	Projected Land Table LtoB	16.85%
CVT LtoB	24.93%	Sales Sample Size	8.75%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$89,796	\$141,983	\$89,796
<b>MINIMUM</b>	\$45,972	\$72,690	\$45,972
<b>MAXIMUM</b>	\$94,020	\$148,662	\$94,020

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
E -17-04-226-185	1720 CARRIAGE HL	2/11/2022	\$588,000	\$465,290	\$211,090	\$88,380	0.27	\$781,815		KDA	18.99%
E -17-04-226-100	6135 STRAWBERRY CIR	11/24/2021	\$510,000	\$408,716	\$189,664	\$88,380	0.29	\$654,014		KDA	21.62%
E -17-04-226-203	1785 CARRIAGE HL	7/22/2022	\$625,000	\$515,480	\$197,900	\$88,380	0.28	\$706,786		KDA	17.15%
E -17-04-226-249	1938 TROWBRIDGE LN	7/11/2022	\$725,000	\$603,200	\$211,128	\$89,328	0.37	\$570,616		KDA	14.81%
E -17-04-226-082	6081 BALMORAL WAY	5/27/2022	\$685,000	\$573,348	\$200,032	\$88,380	0.29	\$689,766		KDA	15.41%
E -17-04-226-276	1911 TROWBRIDGE LN	11/29/2022	\$710,000	\$599,208	\$200,120	\$89,328	0.31	\$645,548		KDA	14.91%
E -17-04-226-141	1943 CHESHIRE LN	9/9/2022	\$599,999	\$518,077	\$171,250	\$89,328	0.35	\$489,286		KDA	17.24%
E -17-04-403-007	5282 VINEYARD CT	6/30/2022	\$775,000	\$676,200	\$188,128	\$89,328	0.34	\$553,318		KDA	13.21%
E -17-04-226-192	5971 STRAWBERRY CIR	4/12/2022	\$605,000	\$531,079	\$162,301	\$88,380	0.28	\$579,646		KDA	16.64%
E -17-04-226-144	1901 CHESHIRE LN	9/30/2021	\$595,000	\$525,974	\$158,354	\$89,328	0.36	\$439,872		KDA	16.98%
E -17-04-226-122	6075 BIRCHCREST LN	9/3/2021	\$600,000	\$531,248	\$158,080	\$89,328	0.32	\$494,000		KDA	16.81%
E -17-04-226-075	1782 CHESHIRE LN	1/14/2022	\$525,000	\$469,626	\$143,754	\$88,380	0.28	\$513,407		KDA	18.82%
E -17-04-226-002	6144 STRAWBERRY CIR	4/23/2021	\$495,005	\$448,693	\$134,692	\$88,380	0.29	\$464,455		KDA	19.70%
E -17-04-226-004	6132 STRAWBERRY CIR	1/14/2022	\$515,000	\$470,860	\$133,468	\$89,328	0.3	\$444,893		KDA	18.97%
E -17-04-226-043	5724 STRAWBERRY CIR	7/22/2022	\$600,000	\$550,815	\$138,513	\$89,328	0.36	\$384,758		KDA	16.22%
E -17-04-226-162	5940 STRAWBERRY CIR	8/2/2021	\$543,000	\$507,557	\$124,771	\$89,328	0.3	\$415,903		KDA	17.60%
E -17-04-226-026	1783 CHESHIRE LN	4/30/2021	\$520,000	\$488,486	\$119,894	\$88,380	0.25	\$479,576		KDA	18.09%
E -17-04-226-030	1825 CHESHIRE LN	1/21/2022	\$605,000	\$574,052	\$120,276	\$89,328	0.34	\$353,753		KDA	15.56%
E -17-04-226-091	6040 BALMORAL WAY	5/26/2021	\$460,000	\$440,772	\$107,608	\$88,380	0.26	\$413,877		KDA	20.05%
E -17-04-226-087	6080 BALMORAL WAY	1/21/2021	\$515,000	\$493,714	\$110,614	\$89,328	0.32	\$345,669		KDA	18.09%
E -17-04-226-020	6041 BALMORAL WAY	11/4/2021	\$490,000	\$479,007	\$99,373	\$88,380	0.26	\$382,204		KDA	18.45%

**Township of Commerce/Village of Wolverine Lake**

Land Table KDA

E -17-04-226-133	5765 STRAWBERRY CIR	9/27/2021	\$530,000	\$522,717	\$96,611	\$89,328	0.33	\$292,761	KDA	17.09%
E -17-04-226-048	5678 STRAWBERRY CIR	4/2/2021	\$565,000	\$565,014	\$89,314	\$89,328	0.31	\$288,110	KDA	15.81%
E -17-04-403-024	5243 VINEYARD CT	10/11/2021	\$530,000	\$541,233	\$78,095	\$89,328	0.34	\$229,691	KDA	16.50%
E -17-04-226-065	5735 STRAWBERRY CIR	4/29/2021	\$545,000	\$567,089	\$67,239	\$89,328	0.33	\$203,755	KDA	15.75%
E -17-04-226-001	6150 STRAWBERRY CIR	5/21/2021	\$490,000	\$534,811	\$43,569	\$88,380	0.27	\$161,367	KDA	16.53%

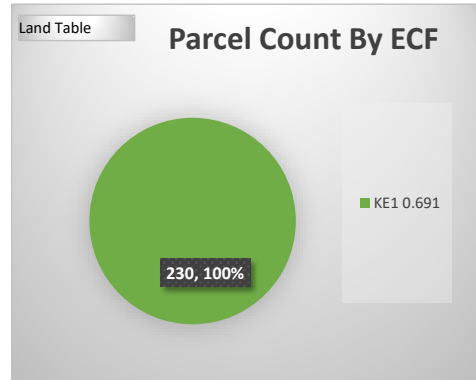
# Township of Commerce/Village of Wolverine Lake

Land Table KE1

BSA DATABASE		SALES DATA	
Parcel Count	230	# of Sales	17
ECF Nbhd	KE1	Sales Ratio	43.92%
Min ECF	0.691	(Land Resid.-Est. Land Value)/Est. LV	80.99%
Max ECF	0.691	% Change	0.00%
Land Table LtoB	17.85%	Projected Land Table LtoB	17.85%
CVT LtoB	24.93%	Sales Sample Size	7.39%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$68,540	\$124,052	\$68,540
MINIMUM	\$67,200	\$121,627	\$67,200
MAXIMUM	\$69,880	\$126,477	\$69,880

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
E -17-05-476-038	5421 WENTWORTH DR	9/28/2022	\$500,000	\$346,246	\$224,314	\$70,560	0.24	\$934,642		KE1	20.38%
E -17-05-203-011	2567 IVY HILL DR	5/17/2022	\$498,000	\$348,958	\$219,602	\$70,560	0.25	\$878,408		KE1	20.22%
E -17-05-476-020	2420 BALTIMORE CT	9/29/2022	\$502,000	\$362,685	\$210,810	\$71,495	0.39	\$540,538		KE1	19.71%
E -17-05-476-049	2473 BALTUSROL DR	12/22/2021	\$370,000	\$287,203	\$149,997	\$67,200	0.25	\$599,988		KE1	23.40%
E -17-05-203-017	2649 IVY HILL DR	6/17/2022	\$450,000	\$354,557	\$166,003	\$70,560	0.26	\$638,473		KE1	19.90%
E -17-05-203-018	2669 IVY HILL DR	8/9/2022	\$485,000	\$384,980	\$170,580	\$70,560	0.26	\$656,077		KE1	18.33%
E -17-05-202-004	2760 IVY HILL DR	8/8/2022	\$525,000	\$428,848	\$166,712	\$70,560	0.27	\$617,452		KE1	16.45%
E -17-05-201-011	2779 AUGUSTA DR	10/26/2022	\$410,000	\$340,397	\$136,803	\$67,200	0.22	\$621,832		KE1	19.74%
E -17-05-476-013	5450 WENTWORTH DR	10/20/2022	\$445,000	\$369,964	\$145,596	\$70,560	0.25	\$582,384		KE1	19.07%
E -17-05-201-002	2778 AUGUSTA DR	5/25/2021	\$370,000	\$325,452	\$111,748	\$67,200	0.28	\$399,100		KE1	20.65%
E -17-05-202-024	2484 IVY HILL DR	11/30/2021	\$437,000	\$407,064	\$100,496	\$70,560	0.26	\$386,523		KE1	17.33%
E -17-05-253-003	2322 IVY HILL DR	8/11/2021	\$534,900	\$502,648	\$100,342	\$68,090	0.36	\$278,728		KE1	13.55%
E -17-05-126-030	2820 AUGUSTA DR	6/4/2021	\$340,000	\$325,897	\$81,303	\$67,200	0.28	\$290,368		KE1	20.62%
E -17-05-130-002	2905 IVY HILL DR	6/18/2021	\$534,900	\$555,461	\$51,879	\$72,440	0.41	\$126,534		KE1	13.04%
E -17-05-130-003	2925 IVY HILL DR	4/15/2021	\$450,000	\$474,225	\$47,270	\$71,495	0.38	\$124,395		KE1	15.08%
E -17-05-251-001	2241 IVY HILL DR	7/21/2021	\$606,000	\$647,112	\$31,328	\$72,440	0.47	\$66,655		KE1	11.19%
E -17-05-129-002	2965 IVY HILL DR	1/6/2021	\$452,500	\$487,416	\$33,174	\$68,090	0.33	\$100,527		KE1	13.97%

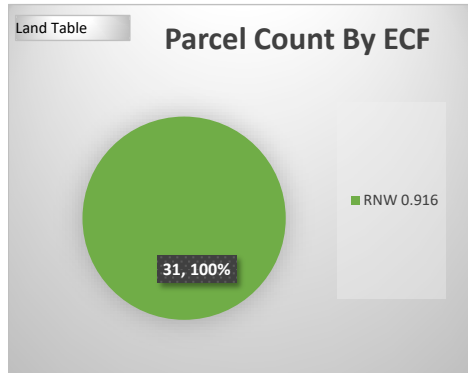
# Township of Commerce/Village of Wolverine Lake

Land Table KE2

BSA DATABASE		SALES DATA	
Parcel Count	31	# of Sales	1
ECF Nbhd	RNW	Sales Ratio	46.27%
Min ECF	0.916	(Land Resid.-Est. Land Value)/Est. LV	40.72%
Max ECF	0.916	% Change	0.00%
Land Table LtoB	19.24%	Projected Land Table LtoB	19.24%
CVT LtoB	24.93%	Sales Sample Size	3.23%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$69,460	\$97,742	\$69,460
MINIMUM	\$67,068	\$94,376	\$67,068
MAXIMUM	\$71,852	\$101,108	\$71,852

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
E -17-05-276-021	5850 OLD SHERWOOD DR	6/2/2021	\$490,000	\$453,430	\$126,385	\$89,815	1.64	\$77,064		KE2	19.81%

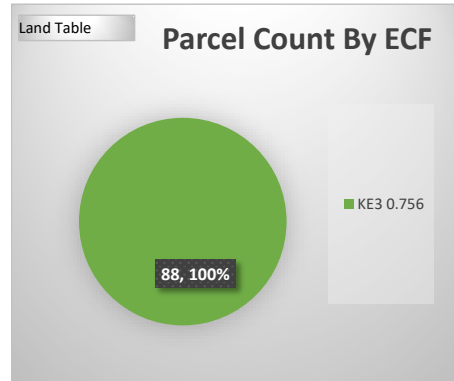
# Township of Commerce/Village of Wolverine Lake

Land Table KE3

BSA DATABASE		SALES DATA	
Parcel Count	88	# of Sales	14
ECF Nbhd	KE3	Sales Ratio	47.96%
Min ECF	0.756	(Land Resid.-Est. Land Value)/Est. LV	22.71%
Max ECF	0.756	% Change	0.00%
Land Table LtoB	18.33%	Projected Land Table LtoB	18.33%
CVT LtoB	24.93%	Sales Sample Size	15.91%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$60,808	\$74,620	\$60,808
MINIMUM	\$60,808	\$74,620	\$60,808
MAXIMUM	\$60,808	\$74,620	\$60,808

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
E -17-05-101-061	6021 LOCHMORE DR	8/3/2022	\$369,000	\$321,121	\$108,687	\$60,808	1	\$108,687		KE3	18.94%
E -17-05-101-034	3247 LACOSTA CT	10/24/2022	\$375,000	\$330,361	\$108,487	\$63,848	1	\$108,487		KE3	19.33%
E -17-05-101-070	6107 LOCHMORE DR	1/19/2022	\$360,000	\$322,813	\$97,995	\$60,808	1	\$97,995		KE3	18.84%
E -17-05-101-040	6182 LOCHMORE DR	3/1/2022	\$375,000	\$345,413	\$90,395	\$60,808	1	\$90,395		KE3	17.60%
E -17-05-101-067	6081 LOCHMORE DR	10/26/2021	\$376,500	\$352,647	\$84,661	\$60,808	1	\$84,661		KE3	17.24%
E -17-05-101-014	6062 WARWICK DR	12/21/2021	\$345,000	\$324,825	\$80,983	\$60,808	1	\$80,983		KE3	18.72%
E -17-05-101-001	6184 WARWICK DR	6/10/2022	\$340,000	\$322,100	\$81,748	\$63,848	1	\$81,748		KE3	19.82%
E -17-05-101-029	3203 LACOSTA CT	6/2/2022	\$375,000	\$355,398	\$83,450	\$63,848	1	\$83,450		KE3	17.97%
E -17-05-101-062	6025 LOCHMORE DR	8/13/2021	\$340,500	\$324,287	\$77,021	\$60,808	1	\$77,021		KE3	18.75%
E -17-05-101-087	6181 WARWICK DR	6/30/2021	\$330,500	\$320,322	\$70,986	\$60,808	1	\$70,986		KE3	18.98%
E -17-05-101-046	6090 LOCHMORE DR	6/25/2021	\$328,000	\$326,464	\$65,384	\$63,848	1	\$65,384		KE3	19.56%
E -17-05-101-068	6085 LOCHMORE DR	3/30/2021	\$306,900	\$323,775	\$43,933	\$60,808	1	\$43,933		KE3	18.78%
E -17-05-101-015	3266 LACOSTA CT	6/7/2021	\$315,100	\$334,872	\$41,036	\$60,808	1	\$41,036		KE3	18.16%
E -17-05-101-052	6030 LOCHMORE DR	2/2/2021	\$296,000	\$331,278	\$28,570	\$63,848	1	\$28,570		KE3	19.27%

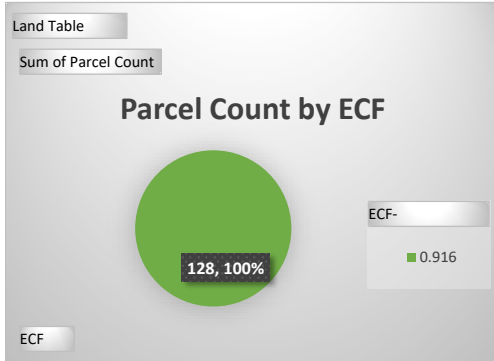
# Township of Commerce/Village of Wolverine Lake

Land Table KF1

BSA DATABASE		SALES DATA	
Parcel Count	128	# of Sales	11
ECF Nbhd	RNW	Sales Ratio	48.30%
Min ECF	0.916	(Land Resid.-Est. Land Value)/Est. LV	21.15%
Max ECF	0.916	% Change	0.00%
Land Table LtoB	17.51%	Projected Land Table LtoB	17.51%
CVT LtoB	24.93%	Sales Sample Size	8.59%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	<b>\$70,482</b>	<b>\$85,391</b>	<b>\$70,482</b>
<b>MINIMUM</b>	<b>\$66,984</b>	<b>\$81,153</b>	<b>\$66,984</b>
<b>MAXIMUM</b>	<b>\$80,000</b>	<b>\$96,922</b>	<b>\$80,000</b>

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
E -17-09-104-010	4945 GREENVIEW DR	7/22/2022	\$453,000	\$380,743	\$140,237	\$67,980	0.43	\$326,133		KF1	17.85%
E -17-09-104-009	4955 GREENVIEW DR	9/30/2022	\$445,000	\$375,646	\$138,330	\$68,976	0.5	\$276,660		KF1	18.36%
E -17-09-151-047	4800 FAIRGROVE LN	9/2/2021	\$450,000	\$412,240	\$105,740	\$67,980	0.49	\$215,796		KF1	16.49%
E -17-09-106-007	4853 WALDON WOODS DR	9/8/2021	\$432,000	\$406,227	\$94,749	\$68,976	0.59	\$160,592		KF1	16.98%
E -17-09-151-043	4862 GREENVIEW DR	11/3/2021	\$425,000	\$403,814	\$89,166	\$67,980	0.46	\$193,839		KF1	16.83%
E -17-08-276-020	5024 FAIRGROVE LN	10/27/2021	\$434,000	\$414,526	\$87,454	\$67,980	0.47	\$186,072		KF1	16.40%
E -17-09-106-006	4873 WALDON WOODS DR	11/12/2021	\$420,000	\$419,294	\$69,682	\$68,976	0.53	\$131,475		KF1	16.45%
E -17-09-106-005	4893 WALDON WOODS DR	7/20/2021	\$480,000	\$481,933	\$66,047	\$67,980	0.48	\$137,598		KF1	14.11%
E -17-09-154-004	4861 FAIRGROVE LN	8/19/2021	\$433,000	\$437,860	\$62,124	\$66,984	0.38	\$163,484		KF1	15.30%
E -17-09-154-008	2260 FAIRGROVE CT	8/20/2021	\$349,900	\$388,536	\$29,344	\$67,980	0.48	\$61,133		KF1	17.50%
E -17-08-276-003	4932 FAIRGROVE LN	8/31/2021	\$360,000	\$402,274	\$26,702	\$68,976	0.52	\$51,350		KF1	17.15%



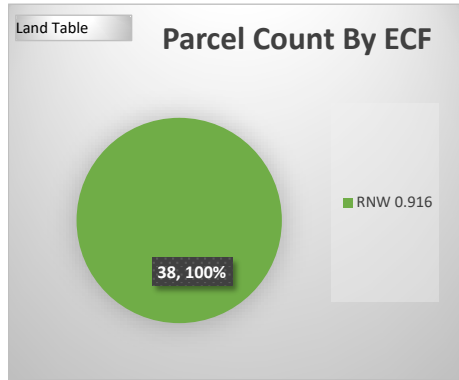
# Township of Commerce/Village of Wolverine Lake

Land Table KF2

BSA DATABASE		SALES DATA	
Parcel Count	38	# of Sales	2
ECF Nbhd	RNW	Sales Ratio	49.41%
Min ECF	0.916	(Land Resid.-Est. Land Value)/Est. LV	9.25%
Max ECF	0.916	% Change	0.00%
Land Table LtoB	14.60%	Projected Land Table LtoB	14.60%
CVT LtoB	24.93%	Sales Sample Size	5.26%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$62,013	\$67,746	\$62,013
MINIMUM	\$60,500	\$66,094	\$60,500
MAXIMUM	\$63,525	\$69,398	\$63,525

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
E -17-06-253-005	3591 STONERIDGE CT	10/6/2021	\$475,000	\$453,524	\$81,976	\$60,500	0.5	\$163,952		KF2	13.34%
E -17-06-276-010	3410 STONERIDGE CT	6/30/2021	\$475,000	\$485,289	\$50,211	\$60,500	0.63	\$79,700		KF2	12.47%

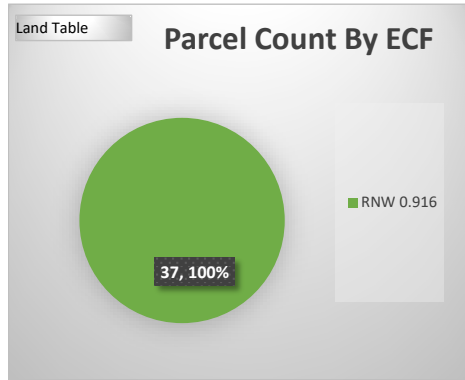
# Township of Commerce/Village of Wolverine Lake

Land Table KF4

BSA DATABASE		SALES DATA	
Parcel Count	37	# of Sales	5
ECF Nbhd	RNW	Sales Ratio	44.97%
Min ECF	0.916	(Land Resid.-Est. Land Value)/Est. LV	52.64%
Max ECF	0.916	% Change	10.00%
Land Table LtoB	20.83%	Projected Land Table LtoB	22.91%
CVT LtoB	24.93%	Sales Sample Size	13.51%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$71,500	\$109,135	\$78,650
MINIMUM	\$67,925	\$103,678	\$74,718
MAXIMUM	\$75,075	\$114,592	\$82,583

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
E -17-06-351-007	5275 PAULA CREST DR	10/28/2021	\$425,500	\$399,825	\$97,175	\$71,500	0.54	\$179,954		KF4	17.88%
E -17-06-351-012	5380 PAULA CREST DR	8/16/2021	\$335,000	\$331,278	\$78,797	\$75,075	0.64	\$123,120		KF4	22.66%
E -17-06-402-011	4364 RACEWOOD DR	2/9/2022	\$367,500	\$320,774	\$121,801	\$75,075	0.79	\$154,178		KF4	23.40%
E -17-06-402-013	5617 STARWOOD DR	5/27/2022	\$425,000	\$385,265	\$111,235	\$71,500	0.5	\$222,470		KF4	18.56%
E -17-06-426-008	5478 STARWOOD DR	6/14/2021	\$355,000	\$278,920	\$147,580	\$71,500	0.55	\$268,327		KF4	25.63%

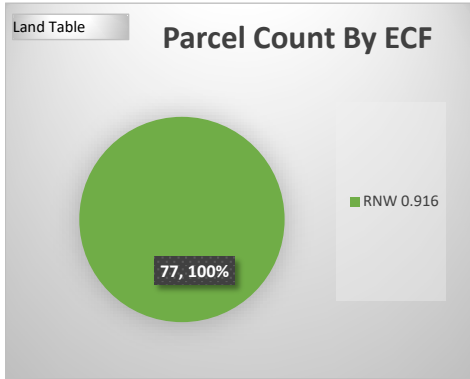
# Township of Commerce/Village of Wolverine Lake

Land Table KF5

BSA DATABASE		SALES DATA	
Parcel Count	77	# of Sales	8
ECF Nbhd	RNW	Sales Ratio	50.90%
Min ECF	0.916	(Land Resid.-Est. Land Value)/Est. LV	-13.90%
Max ECF	0.916	% Change	0.00%
Land Table LtoB	12.26%	Projected Land Table LtoB	12.26%
CVT LtoB	24.93%	Sales Sample Size	10.39%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$54,530	\$46,948	\$54,530
<b>MINIMUM</b>	\$53,015	\$45,643	\$53,015
<b>MAXIMUM</b>	\$68,162	\$58,684	\$68,162

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
E -17-06-102-005	4080 FOREST EDGE DR	7/8/2021	\$402,000	\$367,037	\$87,978	\$53,015	0.49	\$179,547		KF5	14.44%
E -17-06-176-017	3983 DUN ROVIN CT	12/12/2022	\$380,000	\$353,291	\$79,724	\$53,015	0.49	\$162,702		KF5	15.01%
E -17-06-127-006	6041 NORTHBROOK CT	10/14/2022	\$480,000	\$461,410	\$73,877	\$55,287	0.7	\$105,539		KF5	11.98%
E -17-06-126-010	3985 FOREST EDGE DR	9/1/2021	\$435,000	\$447,232	\$40,783	\$53,015	0.46	\$88,659		KF5	11.85%
E -17-06-127-025	3950 FOREST EDGE DR	10/29/2021	\$355,000	\$370,215	\$39,315	\$54,530	0.62	\$63,411		KF5	14.73%
E -17-06-127-003	4030 FOREST EDGE DR	5/28/2021	\$408,000	\$437,982	\$23,033	\$53,015	0.46	\$50,072		KF5	12.10%
E -17-06-126-009	3975 FOREST EDGE DR	10/22/2021	\$471,000	\$508,173	\$15,842	\$53,015	0.46	\$34,439		KF5	10.43%
E -17-06-126-005	3935 FOREST EDGE DR	10/21/2022	\$400,000	\$445,370	\$9,160	\$54,530	0.6	\$15,267		KF5	12.24%

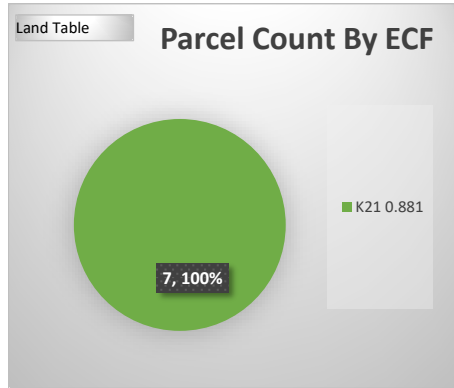
# Township of Commerce/Village of Wolverine Lake

Land Table KG2

BSA DATABASE		SALES DATA	
Parcel Count	7	# of Sales	0
ECF Nbhd	K21	Sales Ratio	#DIV/0!
Min ECF	0.881	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.881	% Change	15.00%
Land Table LtoB	10.75%	Projected Land Table LtoB	12.37%
CVT LtoB	24.93%	Sales Sample Size	0.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$62,172	#DIV/0!	\$71,498
MINIMUM	\$61,449	#DIV/0!	\$70,666
MAXIMUM	\$62,895	#DIV/0!	\$72,329

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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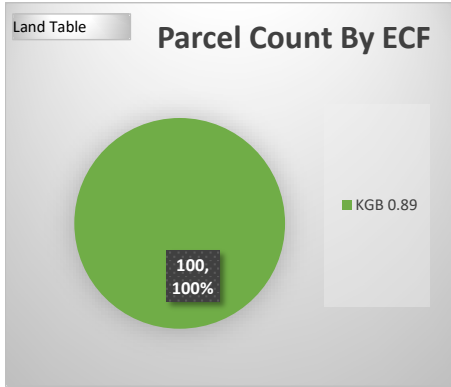
# Township of Commerce/Village of Wolverine Lake

Land Table KGB

BSA DATABASE		SALES DATA	
Parcel Count	100	# of Sales	11
ECF Nbhd	KGB	Sales Ratio	44.30%
Min ECF	0.890	(Land Resid.-Est. Land Value)/Est. LV	83.94%
Max ECF	0.890	% Change	10.00%
Land Table LtoB	14.83%	Projected Land Table LtoB	16.32%
CVT LtoB	24.93%	Sales Sample Size	11.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$50,013	\$91,992	\$55,014
MINIMUM	\$50,013	\$91,992	\$55,014
MAXIMUM	\$50,013	\$91,992	\$55,014

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
E-17-20-353-026	2254 CALIBOUGE	8/15/2022	\$395,000	\$304,197	\$140,816	\$50,013	1	\$140,816		KGB	16.44%
E-17-20-353-006	2183 PALMETTO	8/25/2022	\$412,400	\$330,923	\$131,490	\$50,013	1	\$131,490		KGB	15.11%
E-17-20-353-070	2305 BRIGANTINE	11/19/2021	\$376,000	\$309,122	\$116,891	\$50,013	1	\$116,891		KGB	16.18%
E-17-20-353-077	2326 BRIGANTINE	10/17/2022	\$376,700	\$313,363	\$113,350	\$50,013	1	\$113,350		KGB	15.96%
E-17-20-353-078	2314 BRIGANTINE	3/10/2022	\$352,000	\$298,650	\$103,363	\$50,013	1	\$103,363		KGB	16.75%
E-17-20-353-079	2300 BRIGANTINE	5/13/2022	\$375,000	\$325,880	\$99,133	\$50,013	1	\$99,133		KGB	15.35%
E-17-20-353-092	3155 BELLE TERRE	8/6/2021	\$344,000	\$307,344	\$86,669	\$50,013	1	\$86,669		KGB	16.27%
E-17-20-353-054	2312 PALMETTO	10/29/2021	\$380,000	\$363,760	\$66,253	\$50,013	1	\$66,253		KGB	13.75%
E-17-20-353-075	2350 BRIGANTINE	4/22/2021	\$350,000	\$341,576	\$58,437	\$50,013	1	\$58,437		KGB	14.64%
E-17-20-353-061	2234 PALMETTO	8/2/2021	\$316,500	\$312,737	\$53,776	\$50,013	1	\$53,776		KGB	15.99%
E-17-20-353-057	2345 PALMETTO	8/11/2021	\$370,000	\$378,277	\$41,736	\$50,013	1	\$41,736		KGB	13.22%

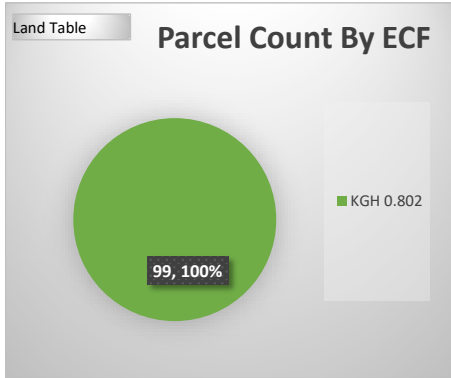
# Township of Commerce/Village of Wolverine Lake

Land Table KGH

BSA DATABASE		SALES DATA	
Parcel Count	99	# of Sales	21
ECF Nbhd	KGH	Sales Ratio	46.17%
Min ECF	0.802	(Land Resid.-Est. Land Value)/Est. LV	48.24%
Max ECF	0.802	% Change	0.00%
Land Table LtoB	17.79%	Projected Land Table LtoB	17.79%
CVT LtoB	24.93%	Sales Sample Size	21.21%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$89,088	\$132,061	\$89,088
MINIMUM	\$82,877	\$122,855	\$82,877
MAXIMUM	\$95,298	\$141,268	\$95,298

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
E -17-22-129-027	2873 SECRET WAY	9/7/2022	\$590,000	\$466,512	\$210,502	\$87,014	0.29	\$725,869		KGH	18.65%
E -17-22-129-006	3083 SECRET WAY	8/26/2022	\$565,000	\$467,328	\$180,549	\$82,877	0.22	\$820,677		KGH	17.73%
E -17-22-129-039	2974 SECRET WAY	12/22/2022	\$605,000	\$504,245	\$183,632	\$82,877	0.21	\$874,438		KGH	16.44%
E -17-22-129-064	3155 FORTUNE LN	4/19/2021	\$525,000	\$438,768	\$169,109	\$82,877	0.21	\$805,281		KGH	18.89%
E -17-21-402-003	2650 CHISANA DR	6/10/2022	\$660,000	\$563,763	\$183,251	\$87,014	0.28	\$654,468		KGH	15.43%
E -17-22-129-009	3053 SECRET WAY	12/6/2021	\$585,000	\$519,143	\$148,734	\$82,877	0.21	\$708,257		KGH	15.96%
E -17-21-402-011	2576 CHISANA DR	11/1/2021	\$200,000				0.33	\$327,869	E -17-21-402-009	KGH	100.00%
E -17-22-129-002	829 SECRET WAY	2/8/2022	\$449,900	\$410,625	\$122,152	\$82,877	0.24	\$508,967		KGH	20.18%
E -17-22-129-058	3126 FORTUNE LN	2/3/2021	\$517,000	\$479,464	\$120,413	\$82,877	0.21	\$573,395		KGH	17.29%
E -17-21-402-001	2674 CHISANA DR	8/31/2022	\$550,000	\$527,352	\$113,809	\$91,161	0.35	\$325,169		KGH	17.29%
E -17-21-402-016	1945 CAMROSE CT	8/20/2021	\$600,000	\$583,034	\$108,127	\$91,161	0.32	\$337,897		KGH	15.64%
E -17-21-402-013	2583 CHISANA DR	1/21/2021	\$475,570	\$478,992	\$83,592	\$87,014	0.28	\$298,543		KGH	18.17%
E -17-22-129-003	833 SECRET WAY	12/21/2021	\$475,000	\$492,640	\$65,237	\$82,877	0.24	\$271,821		KGH	16.82%
E -17-21-402-021	2673 CHISANA DR	1/28/2022	\$494,205	\$528,369	\$56,997	\$91,161	0.29	\$196,541		KGH	17.25%
E -17-21-402-020	2661 CHISANA DR	1/11/2021	\$484,990	\$536,765	\$35,239	\$87,014	0.3	\$117,463		KGH	16.21%
E -17-21-402-015	1933 CAMROSE CT	3/2/2021	\$100,000				0.28	\$357,143		KGH	59.19%
E -17-21-402-006	2624 CHISANA DR	3/24/2022	\$100,000				0.28	\$357,143		KGH	49.36%
E -17-21-402-017	1957 CAMROSE CT	4/29/2022	\$120,000				0.27	-\$163,196		KGH	34.66%
E -17-21-402-008	2600 CHISANA DR	4/15/2022	\$105,000				0.28	-\$137,721		KGH	37.74%
E -17-21-402-004	2648 CHISANA DR	4/1/2021	\$91,000				0.28	-\$1,250,864		KGH	16.47%

**Township of Commerce/Village of Wolverine Lake**

Land Table KGH

E-17-21-402-018	1969 CAMROSE CT	4/16/2021	\$84,000		0.28	-\$1,511,507	KGH	14.64%
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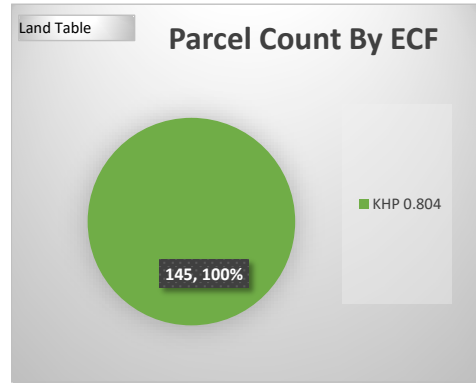
# Township of Commerce/Village of Wolverine Lake

Land Table KHP

BSA DATABASE		SALES DATA	
Parcel Count	145	# of Sales	12
ECF Nbhd	KHP	Sales Ratio	45.79%
Min ECF	0.804	(Land Resid.-Est. Land Value)/Est. LV	61.02%
Max ECF	0.804	% Change	0.00%
Land Table LtoB	15.14%	Projected Land Table LtoB	15.14%
CVT LtoB	24.93%	Sales Sample Size	8.28%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$48,125	\$77,491	\$48,125
MINIMUM	\$48,125	\$77,491	\$48,125
MAXIMUM	\$48,125	\$77,491	\$48,125

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
E -17-28-477-086	1134 ANDOVER CIR	5/6/2022	\$400,000	\$326,945	\$121,180	\$48,125	1	\$121,180		KHP	14.72%
E -17-28-477-153	1463 ANDOVER CIR	5/9/2022	\$380,000	\$311,560	\$116,565	\$48,125	1	\$116,565		KHP	15.45%
E -17-28-477-081	1180 ANDOVER CIR	3/11/2022	\$335,000	\$292,181	\$90,944	\$48,125	1	\$90,944		KHP	16.47%
E -17-28-477-158	1565 ANDOVER CIR	8/5/2022	\$395,000	\$346,062	\$97,063	\$48,125	1	\$97,063		KHP	13.91%
E -17-28-477-174	1510 ANDOVER CIR	4/8/2022	\$377,500	\$334,832	\$90,793	\$48,125	1	\$90,793		KHP	14.37%
E -17-28-477-051	1213 ANDOVER CIR	5/6/2022	\$340,000	\$309,800	\$78,325	\$48,125	1	\$78,325		KHP	15.53%
E -17-28-477-166	1572 ANDOVER CIR	11/22/2022	\$380,000	\$348,846	\$79,279	\$48,125	1	\$79,279		KHP	13.80%
E -17-28-477-089	1124 ANDOVER CIR	9/3/2021	\$300,000	\$288,330	\$59,795	\$48,125	1	\$59,795		KHP	16.69%
E -17-28-477-065	1338 ANDOVER CIR	6/1/2021	\$329,000	\$326,220	\$50,905	\$48,125	1	\$50,905		KHP	14.75%
E -17-28-477-132	1470 ANDOVER CIR	10/29/2021	\$348,000	\$345,115	\$51,010	\$48,125	1	\$51,010		KHP	13.94%
E -17-28-477-033	1636 NOTTINGHAM CT	1/28/2021	\$291,900	\$290,150	\$49,875	\$48,125	1	\$49,875		KHP	16.59%
E -17-28-477-088	1128 ANDOVER CIR	1/19/2021	\$310,000	\$313,969	\$44,156	\$48,125	1	\$44,156		KHP	15.33%



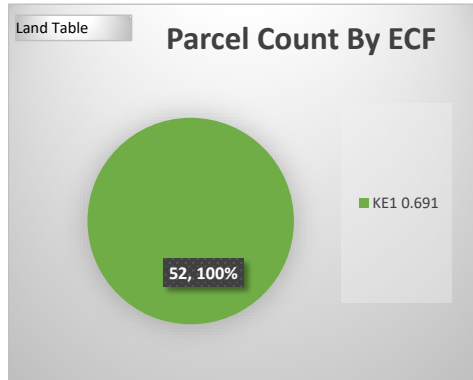
# Township of Commerce/Village of Wolverine Lake

Land Table KHW

BSA DATABASE		SALES DATA	
Parcel Count	52	# of Sales	3
ECF Nbhd	KE1	Sales Ratio	46.79%
Min ECF	0.691	(Land Resid.-Est. Land Value)/Est. LV	34.15%
Max ECF	0.691	% Change	0.00%
Land Table LtoB	19.68%	Projected Land Table LtoB	19.68%
CVT LtoB	24.93%	Sales Sample Size	5.77%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$74,172	\$99,504	\$74,172
MINIMUM	\$74,172	\$99,504	\$74,172
MAXIMUM	\$74,172	\$99,504	\$74,172

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
E -17-08-255-003	5040 WHITE TAIL CT	4/29/2021	\$375,000	\$409,130	\$40,042	\$74,172	0.21	\$190,676		KHW	18.13%
E -17-08-255-026	5021 WHITE TAIL CT	11/18/2022	\$410,000	\$371,698	\$112,474	\$74,172	0.23	\$489,017		KHW	19.95%
E -17-08-255-037	2720 RAVINEWOOD DR	9/19/2022	\$400,000	\$328,176	\$145,996	\$74,172	0.27	\$540,726		KHW	22.60%

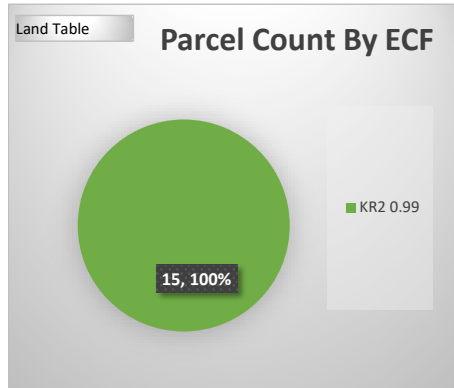
# Township of Commerce/Village of Wolverine Lake

Land Table KI2

BSA DATABASE		SALES DATA	
Parcel Count	15	# of Sales	1
ECF Nbhd	KR2	Sales Ratio	49.78%
Min ECF	0.990	(Land Resid.-Est. Land Value)/Est. LV	2.28%
Max ECF	0.990	% Change	0.00%
Land Table LtoB	20.83%	Projected Land Table LtoB	20.83%
CVT LtoB	24.93%	Sales Sample Size	6.67%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$48,400	\$49,505	\$48,400
MINIMUM	\$48,400	\$49,505	\$48,400
MAXIMUM	\$48,400	\$49,505	\$48,400

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
E -17-09-426-018	4622 BENSTEIN RD	6/25/2021	\$247,000	\$245,895	\$49,505	\$48,400	1	\$49,505		KI2	19.68%

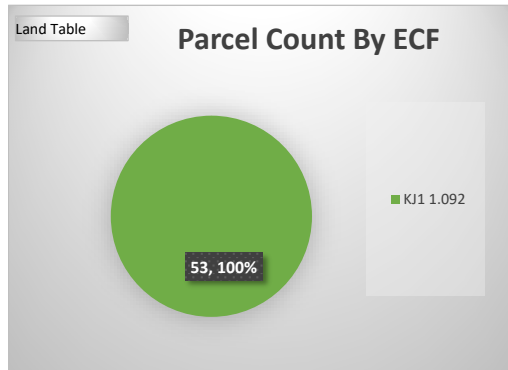
# Township of Commerce/Village of Wolverine Lake

Land Table KJ1

BSA DATABASE		SALES DATA	
Parcel Count	53	# of Sales	6
ECF Nbhd	KJ1	Sales Ratio	45.08%
Min ECF	1.092	(Land Resid.-Est. Land Value)/Est. LV	49.23%
Max ECF	1.092	% Change	5.00%
Land Table LtoB	22.73%	Projected Land Table LtoB	23.87%
CVT LtoB	24.93%	Sales Sample Size	11.32%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$79,189	\$118,173	\$83,148
MINIMUM	\$79,189	\$118,173	\$83,148
MAXIMUM	\$79,189	\$118,173	\$83,148

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
E -17-10-306-010	4630 COMMERCE WOODS DR	11/15/2021	\$400,500	\$331,741	\$147,948	\$79,189	0.28	\$528,386		KJ1	23.87%
E -17-10-305-015	4495 COMMERCE WOODS DR	7/25/2022	\$420,000	\$373,186	\$126,003	\$79,189	0.37	\$340,549		KJ1	21.22%
E -17-10-306-018	4550 COMMERCE WOODS DR	7/13/2022	\$395,000	\$354,807	\$119,382	\$79,189	0.28	\$426,364		KJ1	22.32%
E -17-10-304-013	4675 COMMERCE WOODS DR	10/28/2021	\$350,000	\$319,342	\$109,847	\$79,189	0.28	\$392,311		KJ1	24.80%
E -17-10-301-015	4529 CHADSWORTH ST	10/10/2022	\$400,000	\$376,186	\$103,003	\$79,189	0.28	\$367,868		KJ1	21.05%
E -17-10-306-005	4680 COMMERCE WOODS DR	8/24/2021	\$411,000	\$387,332	\$102,857	\$79,189	0.28	\$367,346		KJ1	20.44%

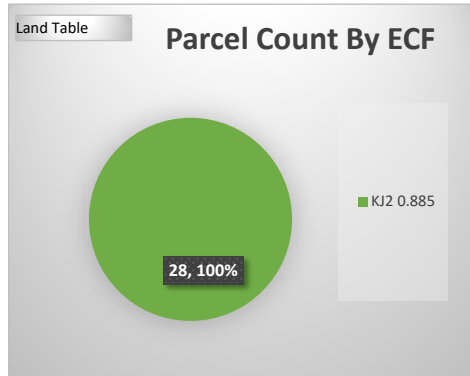
# Township of Commerce/Village of Wolverine Lake

Land Table KJ2

BSA DATABASE		SALES DATA	
Parcel Count	28	# of Sales	3
ECF Nbhd	KJ2	Sales Ratio	46.51%
Min ECF	0.885	(Land Resid.-Est. Land Value)/Est. LV	62.35%
Max ECF	0.885	% Change	5.00%
Land Table LtoB	11.79%	Projected Land Table LtoB	12.38%
CVT LtoB	24.93%	Sales Sample Size	10.71%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$52,309	\$84,924	\$54,924
MINIMUM	\$52,309	\$84,924	\$54,924
MAXIMUM	\$52,309	\$84,924	\$54,924

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
E -17-10-228-004	5043 CARINAS WAY CT	11/8/2021	\$425,000	\$378,980	\$98,329	\$52,309	0.26	\$378,188		KJ2	13.80%
E -17-10-228-007	5061 CARINAS WAY CT	7/6/2021	\$475,200	\$447,578	\$79,931	\$52,309	0.21	\$380,624		KJ2	11.69%
E -17-10-228-026	5145 CARINAS WAY CT	9/9/2021	\$500,000	\$475,797	\$76,512	\$52,309	0.21	\$364,343		KJ2	10.99%

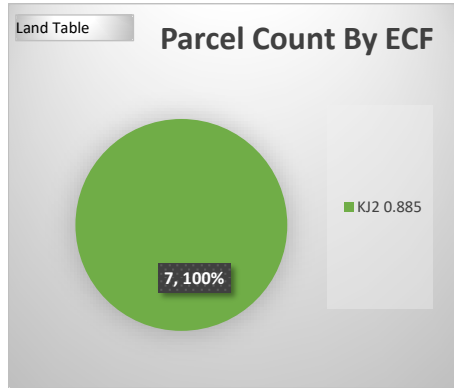
# Township of Commerce/Village of Wolverine Lake

Land Table KJ3

BSA DATABASE		SALES DATA	
Parcel Count	7	# of Sales	0
ECF Nbhd	KJ2	Sales Ratio	#DIV/0!
Min ECF	0.885	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.885	% Change	10.00%
Land Table LtoB	12.94%	Projected Land Table LtoB	14.24%
CVT LtoB	24.93%	Sales Sample Size	0.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$47,440	#DIV/0!	\$52,184
MINIMUM	\$46,750	#DIV/0!	\$51,425
MAXIMUM	\$48,130	#DIV/0!	\$52,943

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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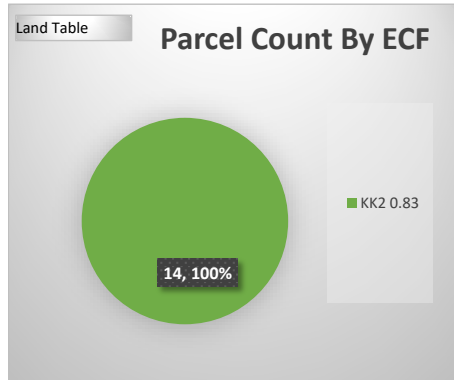
# Township of Commerce/Village of Wolverine Lake

Land Table KK2

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	4
ECF Nbhd	KK2	Sales Ratio	44.62%
Min ECF	0.830	(Land Resid.-Est. Land Value)/Est. LV	71.23%
Max ECF	0.830	% Change	15.00%
Land Table LtoB	17.72%	Projected Land Table LtoB	20.38%
CVT LtoB	24.93%	Sales Sample Size	28.57%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$37,330	\$63,922	\$42,930
MINIMUM	\$37,330	\$63,922	\$42,930
MAXIMUM	\$37,330	\$63,922	\$42,930

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
E -17-11-276-006	2961 GABRIEL DR	2/16/2021	\$202,000	\$206,818	\$32,512	\$37,330	1	\$32,512		KK2	18.05%
E -17-11-276-014	2921 GABRIEL DR	9/15/2022	\$289,900	\$215,358	\$111,872	\$37,330	1	\$111,872		KK2	17.33%
E -17-11-251-004	2963 SILENT WOODS	9/29/2021	\$288,000	\$264,096	\$65,704	\$41,800	1	\$65,704		KK1	15.83%
E -17-11-251-011	2927 SILENT WOODS	1/25/2021	\$268,500	\$249,393	\$60,907	\$41,800	1	\$60,907		KK1	16.76%

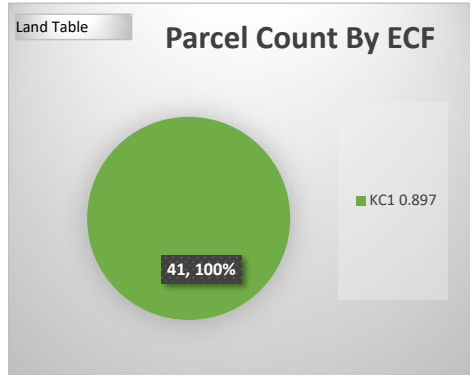
# Township of Commerce/Village of Wolverine Lake

Land Table KL1

BSA DATABASE		SALES DATA	
Parcel Count	41	# of Sales	7
ECF Nbhd	KC1	Sales Ratio	47.56%
Min ECF	0.897	(Land Resid.-Est. Land Value)/Est. LV	27.69%
Max ECF	0.897	% Change	0.00%
Land Table LtoB	20.24%	Projected Land Table LtoB	20.24%
CVT LtoB	24.93%	Sales Sample Size	17.07%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$72,933	\$93,129	\$72,933
MINIMUM	\$70,723	\$90,307	\$70,723
MAXIMUM	\$110,504	\$141,103	\$110,504

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
E -17-12-101-003	9043 WOODS EDGE DR	1/3/2022	\$400,000	\$320,125	\$150,598	\$70,723	0.33	\$456,358		KL1	22.09%
E -17-12-101-014	8984 CYNTHIA CT	12/15/2021	\$404,000	\$342,033	\$132,690	\$70,723	0.38	\$349,184		KL1	20.68%
E -17-12-101-008	8924 WOODS EDGE DR	10/13/2022	\$394,000	\$342,116	\$122,607	\$70,723	0.35	\$350,306		KL1	20.67%
E -17-12-101-039	2749 LAURYL DR	2/28/2022	\$365,000	\$326,337	\$109,386	\$70,723	0.28	\$390,664		KL1	21.67%
E -17-12-101-016	2590 LAURYL DR	7/16/2021	\$392,000	\$412,966	\$49,757	\$70,723	0.3	\$165,857		KL1	17.13%
E -17-12-101-037	2701 LAURYL DR	1/20/2021	\$340,000	\$365,579	\$45,144	\$70,723	0.28	\$161,229		KL1	19.35%
E -17-12-101-022	9167 WINTERCOVE DR	2/26/2021	\$530,000	\$578,147	\$24,786	\$72,933	0.59	\$42,010		KL1	12.61%

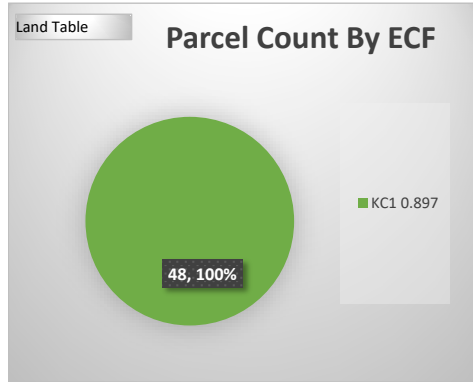
# Township of Commerce/Village of Wolverine Lake

Land Table KL2

BSA DATABASE		SALES DATA	
Parcel Count	48	# of Sales	3
ECF Nbhd	KC1	Sales Ratio	48.16%
Min ECF	0.897	(Land Resid.-Est. Land Value)/Est. LV	23.62%
Max ECF	0.897	% Change	0.00%
Land Table LtoB	17.06%	Projected Land Table LtoB	17.06%
CVT LtoB	24.93%	Sales Sample Size	6.25%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$69,546	\$85,973	\$69,546
MINIMUM	\$67,667	\$83,650	\$67,667
MAXIMUM	\$71,425	\$88,296	\$71,425

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
E -17-12-277-008	2884 GREENLAWN AVE	6/7/2022	\$500,000	\$447,941	\$123,484	\$71,425	0.43	\$287,172		KL2	15.95%
E -17-12-279-015	2863 GREENLAWN AVE	12/18/2021	\$450,000	\$431,266	\$90,159	\$71,425	0.41	\$219,900		KL2	16.56%
E -17-12-277-019	2690 GREENLAWN AVE	4/6/2022	\$400,000	\$421,068	\$46,599	\$67,667	0.2	\$232,995		KL2	16.07%



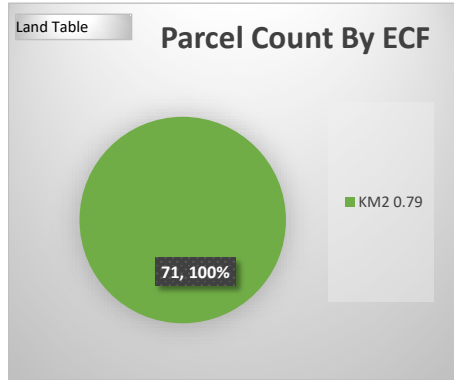
# Township of Commerce/Village of Wolverine Lake

Land Table KM2

BSA DATABASE		SALES DATA	
Parcel Count	71	# of Sales	5
ECF Nbhd	KM2	Sales Ratio	41.91%
Min ECF	0.790	(Land Resid.-Est. Land Value)/Est. LV	103.94%
Max ECF	0.790	% Change	0.00%
Land Table LtoB	17.22%	Projected Land Table LtoB	17.22%
CVT LtoB	24.93%	Sales Sample Size	7.04%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$105,000	\$214,139	\$105,000
MINIMUM	\$92,988	\$189,641	\$92,988
MAXIMUM	\$125,000	\$254,927	\$125,000

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
E -17-13-176-015	3906 RANYA DR	5/6/2022	\$650,000	\$466,046	\$276,942	\$92,988	0.46	\$602,048		KM2	19.95%
E -17-13-176-016	3896 RANYA DR	10/12/2021	\$604,000	\$522,403	\$174,585	\$92,988	0.49	\$356,296		KM2	17.80%
E -17-13-176-040	8380 WOODSPUR DR	4/25/2022	\$520,000	\$498,306	\$114,682	\$92,988	0.53	\$216,381		KM2	18.66%
E -17-13-176-045	3805 RANYA DR	12/15/2021	\$590,000	\$497,813	\$185,175	\$92,988	0.46	\$402,554		KM2	18.68%
E -17-13-176-051	3895 RANYA DR	12/5/2022	\$622,000	\$518,165	\$196,823	\$92,988	0.56	\$351,470		KM2	17.95%

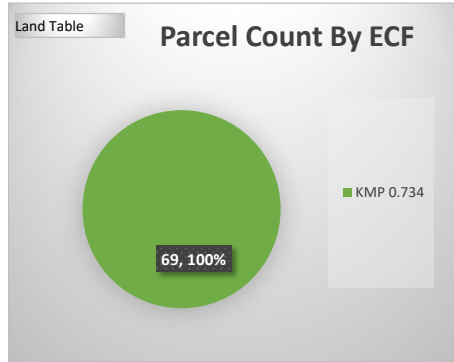
# Township of Commerce/Village of Wolverine Lake

Land Table KMP

BSA DATABASE		SALES DATA	
Parcel Count	69	# of Sales	5
ECF Nbhd	KMP	Sales Ratio	45.37%
Min ECF	0.734	(Land Resid.-Est. Land Value)/Est. LV	77.33%
Max ECF	0.734	% Change	0.00%
Land Table LtoB	13.25%	Projected Land Table LtoB	13.25%
CVT LtoB	24.93%	Sales Sample Size	7.25%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$88,594	\$157,106	\$88,594
<b>MINIMUM</b>	\$78,750	\$139,649	\$78,750
<b>MAXIMUM</b>	\$98,438	\$174,563	\$98,438

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
E -17-24-203-068	3015 DALTON DR	10/21/2022	\$765,000	\$588,355	\$261,958	\$85,313	0.3	\$873,193		KMP	14.50%
E -17-24-203-011	2991 LANKFORD LN	5/26/2022	\$800,000	\$663,696	\$215,054	\$78,750	0.27	\$796,496		KMP	11.87%
E -17-24-203-039	2934 MONTGOMERY CIR	3/30/2021	\$669,000	\$612,252	\$142,061	\$85,313	0.34	\$417,826		KMP	13.93%
E -17-24-203-007	2874 MONTGOMERY CIR	12/24/2021	\$672,000	\$665,012	\$92,301	\$85,313	0.33	\$279,700		KMP	12.83%
E -17-24-203-037	2942 MONTGOMERY CIR	11/1/2021	\$550,000	\$606,962	\$21,788	\$78,750	0.27	\$80,696		KMP	12.97%

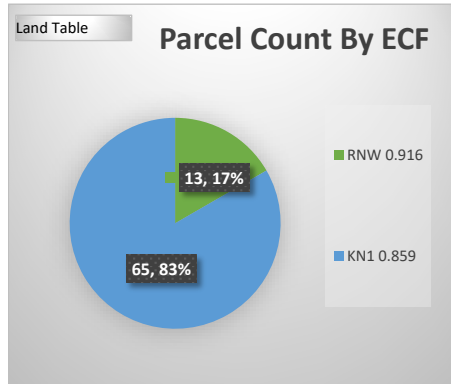
# Township of Commerce/Village of Wolverine Lake

Land Table KN1

BSA DATABASE		SALES DATA	
Parcel Count	78	# of Sales	7
ECF Nbhd	RNW, KN1	Sales Ratio	50.68%
Min ECF	0.859	(Land Resid.-Est. Land Value)/Est. LV	-7.76%
Max ECF	0.916	% Change	0.00%
Land Table LtoB	19.29%	Projected Land Table LtoB	19.29%
CVT LtoB	24.93%	Sales Sample Size	8.97%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$109,740	\$101,223	\$109,740
<b>MINIMUM</b>	\$104,842	\$96,705	\$104,842
<b>MAXIMUM</b>	\$115,000	\$106,075	\$115,000

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
E -17-05-401-011	2345 MEDINAH CT	4/5/2021	\$580,000	\$710,659	-\$23,858	\$106,801	0.59	-\$40,437		KN1	15.03%
E -17-14-200-037	3941 LOCH BEND DR	5/10/2021	\$615,000	\$678,430	\$41,412	\$104,842	0.47	\$88,111		KN1	15.45%
E -17-14-200-056	9376 PARK LN	5/24/2022	\$620,000	\$559,152	\$167,649	\$106,801	0.54	\$310,461		KN1	19.10%
E -17-14-200-090	9455 PARK LN	4/8/2021	\$650,000	\$720,477	\$39,263	\$109,740	0.66	\$59,489		KN1	15.23%
E -17-14-200-093	9437 PARK LN	5/13/2021	\$470,000	\$436,120	\$138,722	\$104,842	0.49	\$283,106		KN1	24.04%
E -17-14-200-102	9381 PARK LN	11/2/2021	\$640,000	\$623,718	\$123,083	\$106,801	0.54	\$227,931		KN1	17.12%
E -17-14-200-120	3989 S SHORE DR	7/29/2022	\$681,000	\$585,555	\$204,379	\$108,934	1.29	\$158,433		KN3	18.60%

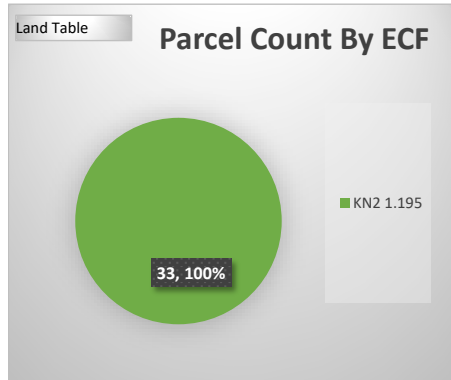
# Township of Commerce/Village of Wolverine Lake

Land Table KN2

BSA DATABASE		SALES DATA	
Parcel Count	33	# of Sales	2
ECF Nbhd	KN2	Sales Ratio	42.89%
Min ECF	1.195	(Land Resid.-Est. Land Value)/Est. LV	72.11%
Max ECF	1.195	% Change	10.00%
Land Table LtoB	23.77%	Projected Land Table LtoB	26.14%
CVT LtoB	24.93%	Sales Sample Size	6.06%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,875	\$4,948	\$3,163
MINIMUM	\$2,875	\$4,948	\$3,163
MAXIMUM	\$2,875	\$4,948	\$3,163

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
E -17-14-200-016	3807 LOCH BEND DR	6/29/2022	\$1,060,000	\$873,531	\$468,788	\$282,319	0.775	\$604,888		KN2	32.32%
E -17-14-200-068	3567 LOCH BEND DR	12/29/2021	\$1,600,000	\$1,408,221	\$433,997	\$242,218	0.564	\$769,498		KN2	17.20%

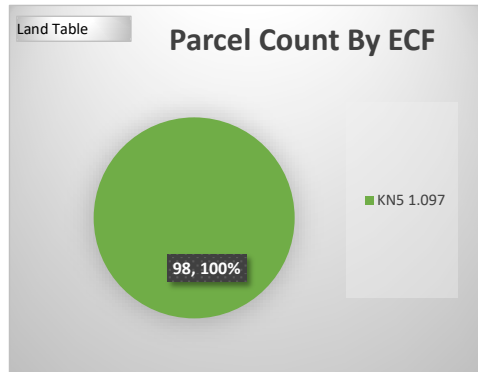
# Township of Commerce/Village of Wolverine Lake

Land Table KN5

BSA DATABASE		SALES DATA	
Parcel Count	98	# of Sales	7
ECF Nbhd	KN5	Sales Ratio	46.48%
Min ECF	1.097	(Land Resid.-Est. Land Value)/Est. LV	31.51%
Max ECF	1.097	% Change	10.00%
Land Table LtoB	24.20%	Projected Land Table LtoB	26.61%
CVT LtoB	24.93%	Sales Sample Size	7.14%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$85,470	\$112,400	\$94,017
MINIMUM	\$83,226	\$109,449	\$91,549
MAXIMUM	\$87,725	\$115,365	\$96,498

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
E -17-14-426-001	4016 EMERALD PINES DR	5/11/2022	\$357,500	\$311,499	\$131,471	\$85,470	0.46	\$285,807		KN5	27.44%
E -17-14-426-047	4049 PINESTEAD DR	4/21/2022	\$466,500	\$414,386	\$135,340	\$83,226	0.34	\$398,059		KN5	20.08%
E -17-14-427-022	4359 REBECCA CIR	4/14/2022	\$400,000	\$359,434	\$123,792	\$83,226	0.28	\$442,114		KN5	23.15%
E -17-14-426-058	4053 CUMBERLAND CT	2/2/2021	\$316,000	\$284,263	\$114,963	\$83,226	0.33	\$348,373		KN5	29.28%
E -17-14-427-013	4302 REBECCA CIR	6/1/2021	\$355,800	\$325,265	\$113,761	\$83,226	0.33	\$344,730		KN5	25.59%
E -17-14-426-052	4135 CUMBERLAND CT	12/13/2022	\$420,000	\$390,014	\$115,456	\$85,470	0.41	\$281,600		KN5	21.91%
E -17-14-427-028	4263 REBECCA CIR	2/15/2021	\$312,000	\$357,967	\$37,259	\$83,226	0.28	\$133,068		KN5	23.25%

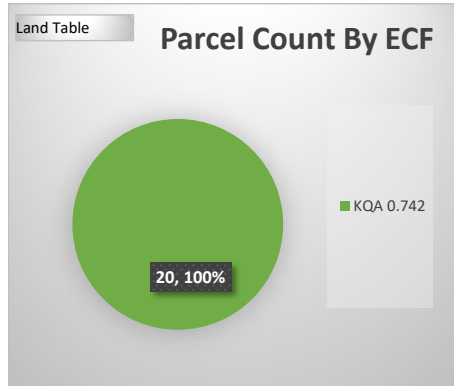
# Township of Commerce/Village of Wolverine Lake

Land Table KNA

BSA DATABASE		SALES DATA	
Parcel Count	20	# of Sales	0
ECF Nbhd	KQA	Sales Ratio	#DIV/0!
Min ECF	0.742	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.742	% Change	5.00%
Land Table LtoB	12.23%	Projected Land Table LtoB	12.85%
CVT LtoB	24.93%	Sales Sample Size	0.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$59,640	#DIV/0!	\$62,622
MINIMUM	\$1,100	#DIV/0!	\$1,155
MAXIMUM	\$68,160	#DIV/0!	\$71,568

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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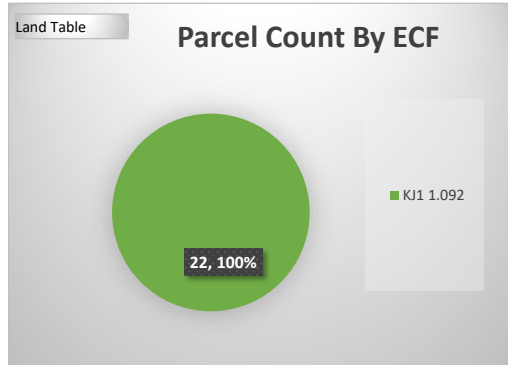
# Township of Commerce/Village of Wolverine Lake

Land Table KQ1

BSA DATABASE		SALES DATA	
Parcel Count	22	# of Sales	5
ECF Nbhd	KJ1	Sales Ratio	47.16%
Min ECF	1.092	(Land Resid.-Est. Land Value)/Est. LV	29.15%
Max ECF	1.092	% Change	5.00%
Land Table LtoB	20.86%	Projected Land Table LtoB	21.90%
CVT LtoB	24.93%	Sales Sample Size	22.73%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	<b>\$83,356</b>	<b>\$107,655</b>	<b>\$87,524</b>
<b>MINIMUM</b>	<b>\$79,187</b>	<b>\$102,271</b>	<b>\$83,146</b>
<b>MAXIMUM</b>	<b>\$97,944</b>	<b>\$126,496</b>	<b>\$102,841</b>

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
E -17-16-226-031	1542 COMMERCE SHORES DR	11/29/2022	\$415,000	\$373,542	\$120,645	\$79,187	0.27	\$446,833		KQ1	21.20%
E -17-16-226-036	1611 COMMERCE SHORES DR	11/30/2021	\$387,500	\$352,270	\$118,586	\$83,356	0.44	\$269,514		KQ1	23.66%
E -17-16-226-035	1643 COMMERCE SHORES DR	8/17/2021	\$350,000	\$329,578	\$103,778	\$83,356	0.43	\$241,344		KQ1	25.29%
E -17-16-226-034	1659 COMMERCE SHORES DR	4/20/2021	\$355,000	\$340,101	\$94,086	\$79,187	0.38	\$247,595		KQ1	23.28%
E -17-16-376-028	2065 EDWARDS CT	3/17/2022	\$590,000	\$582,943	\$90,413	\$83,356	0.83	\$108,931		KQ1	14.30%

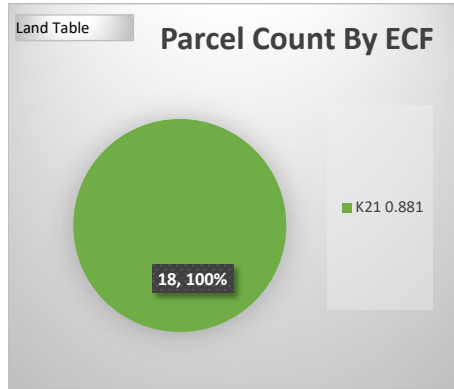
# Township of Commerce/Village of Wolverine Lake

Land Table KQ2

BSA DATABASE		SALES DATA	
Parcel Count	18	# of Sales	1
ECF Nbhd	K21	Sales Ratio	41.58%
Min ECF	0.881	(Land Resid.-Est. Land Value)/Est. LV	121.79%
Max ECF	0.881	% Change	5.00%
Land Table LtoB	15.40%	Projected Land Table LtoB	16.17%
CVT LtoB	24.93%	Sales Sample Size	5.56%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$81,760	\$181,338	\$85,848
MINIMUM	\$77,456	\$171,793	\$81,329
MAXIMUM	\$86,063	\$190,883	\$90,366

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
E-17-16-226-068	1602 WANDREI CT	12/6/2021	\$560,000	\$465,663	\$171,793	\$77,456	0.3	\$572,643		KQ2	16.63%



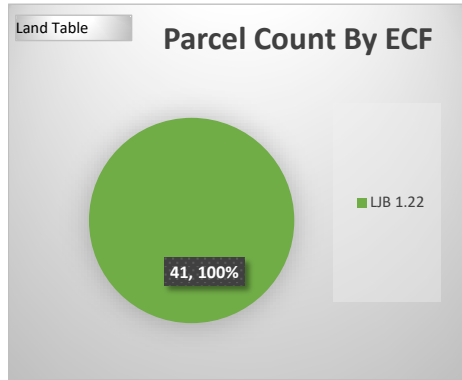
# Township of Commerce/Village of Wolverine Lake

Land Table KQ3

BSA DATABASE		SALES DATA	
Parcel Count	41	# of Sales	4
ECF Nbhd	LJB	Sales Ratio	#DIV/0!
Min ECF	1.220	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.220	% Change	5.00%
Land Table LtoB	22.16%	Projected Land Table LtoB	23.27%
CVT LtoB	24.93%	Sales Sample Size	9.76%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$199,870	#DIV/0!	\$209,864
MINIMUM	\$156,228	#DIV/0!	\$164,039
MAXIMUM	\$222,651	#DIV/0!	\$233,784

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
E -17-16-480-003	1820 SADIE SHORE DR	9/20/2021	\$195,000				0.17	\$1,147,059		KQ3	75.90%
E -17-16-480-004	1810 SADIE SHORE DR	9/3/2021	\$210,000				0.23	\$913,043		KQ3	65.00%
E -17-16-480-005	1800 SADIE SHORE DR	7/7/2021	\$235,000				0.27	\$870,370		KQ3	95.24%
E -17-16-480-006	1790 SADIE SHORE DR	3/5/2021	\$260,000				0.36	\$722,222		KQ3	100.00%

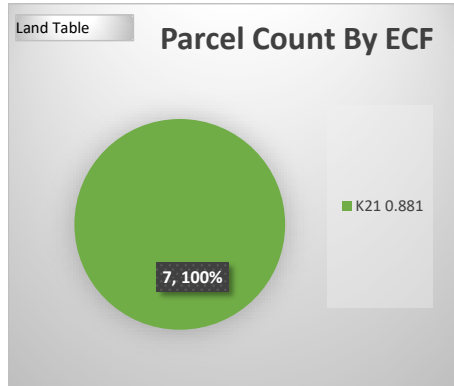
# Township of Commerce/Village of Wolverine Lake

Land Table KQ5

BSA DATABASE		SALES DATA	
Parcel Count	7	# of Sales	1
ECF Nbhd	K21	Sales Ratio	#DIV/0!
Min ECF	0.881	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.881	% Change	10.00%
Land Table LtoB	13.11%	Projected Land Table LtoB	14.42%
CVT LtoB	24.93%	Sales Sample Size	14.29%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$68,163	#DIV/0!	\$74,979
MINIMUM	\$63,902	#DIV/0!	\$70,292
MAXIMUM	\$72,423	#DIV/0!	\$79,665

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
E-17-16-101-036	3787 KERRIEL CT	8/4/2021	\$90,000				0.56	\$160,714		KQ5	100.00%

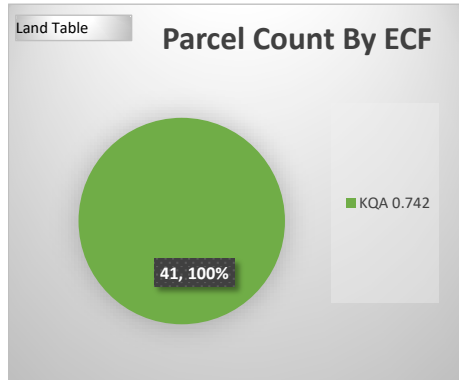
# Township of Commerce/Village of Wolverine Lake

Land Table KQA

BSA DATABASE		SALES DATA	
Parcel Count	41	# of Sales	4
ECF Nbhd	KQA	Sales Ratio	46.35%
Min ECF	0.742	(Land Resid.-Est. Land Value)/Est. LV	53.33%
Max ECF	0.742	% Change	0.00%
Land Table LtoB	14.33%	Projected Land Table LtoB	14.33%
CVT LtoB	24.93%	Sales Sample Size	9.76%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$104,511	\$160,246	\$104,511
MINIMUM	\$95,425	\$146,314	\$95,425
MAXIMUM	\$118,151	\$181,160	\$118,151

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
E -17-15-403-002	3300 TIMBERLAKE DR	9/16/2021	\$675,000	\$635,771	\$134,654	\$95,425	0.5	\$269,308		KQA	15.01%
E -17-15-403-010	3412 TIMBERLAKE DR	11/23/2022	\$730,000	\$616,732	\$217,779	\$104,511	0.67	\$325,043		KQA	16.95%
E -17-15-403-023	714 ELDERBERRY CT	3/17/2021	\$650,000	\$621,945	\$123,480	\$95,425	0.32	\$385,875		KQA	15.34%
E -17-15-403-034	721 ELDERBERRY CT	5/13/2021	\$800,000	\$772,150	\$123,275	\$95,425	0.38	\$324,408		KQA	12.36%

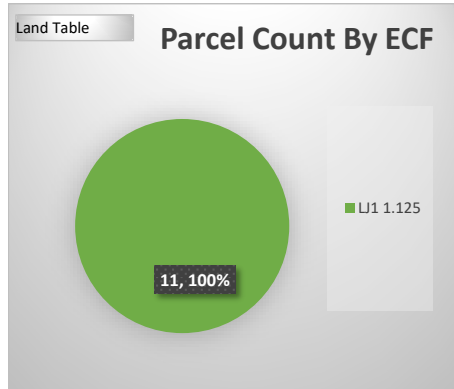
# Township of Commerce/Village of Wolverine Lake

Land Table KQC

BSA DATABASE		SALES DATA	
Parcel Count	11	# of Sales	2
ECF Nbhd	LJ1	Sales Ratio	52.41%
Min ECF	1.125	(Land Resid.-Est. Land Value)/Est. LV	-28.49%
Max ECF	1.125	% Change	15.00%
Land Table LtoB	14.95%	Projected Land Table LtoB	17.19%
CVT LtoB	24.93%	Sales Sample Size	18.18%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$141,100	\$100,905	\$162,265
MINIMUM	\$141,100	\$100,905	\$162,265
MAXIMUM	\$141,100	\$100,905	\$162,265

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
E-17-16-226-046	1619 WANDREI CT	7/2/2021	\$714,000	\$902,808	-\$47,708	\$141,100	0.34	-\$140,318		KQC	15.63%
E-17-16-226-047	1611 WANDREI CT	11/30/2021	\$955,000	\$846,582	\$249,518	\$141,100	0.29	\$860,407		KQC	16.67%

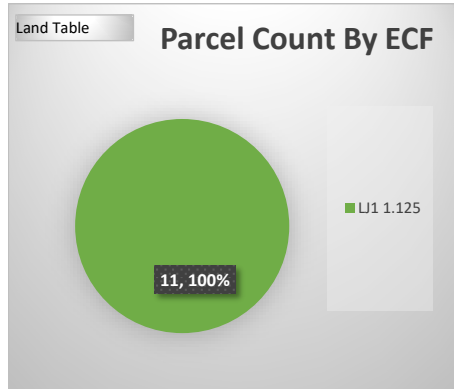
# Township of Commerce/Village of Wolverine Lake

Land Table KRC

BSA DATABASE		SALES DATA	
Parcel Count		# of Sales	0
ECF Nbhd		Sales Ratio	#DIV/0!
Min ECF		(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF		% Change	0.00%
Land Table LtoB		Projected Land Table LtoB	0.00%
CVT LtoB	24.93%	Sales Sample Size	#DIV/0!

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$90,259	#DIV/0!	\$90,259
MINIMUM	\$83,655	#DIV/0!	\$83,655
MAXIMUM	\$96,863	#DIV/0!	\$96,863

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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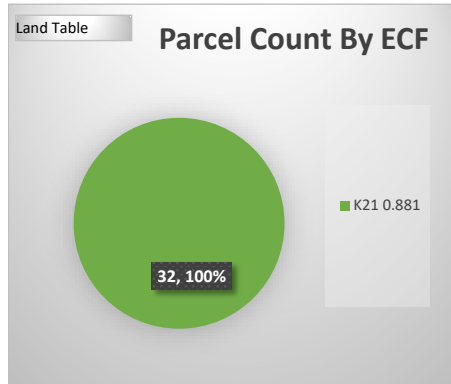
# Township of Commerce/Village of Wolverine Lake

Land Table KT1

BSA DATABASE		SALES DATA	
Parcel Count	32	# of Sales	4
ECF Nbhd	K21	Sales Ratio	48.75%
Min ECF	0.881	(Land Resid.-Est. Land Value)/Est. LV	16.66%
Max ECF	0.881	% Change	10.00%
Land Table LtoB	16.50%	Projected Land Table LtoB	18.15%
CVT LtoB	24.93%	Sales Sample Size	12.50%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$106,029	\$123,691	\$116,632
MINIMUM	\$90,125	\$105,138	\$99,138
MAXIMUM	\$121,934	\$142,246	\$134,127

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
E -17-19-202-002	3720 STALLION WAY	11/4/2021	\$170,000				1.43	\$118,881		KT1	100.00%
E -17-19-279-002	3461 STALLION WAY	12/28/2022	\$175,000				2.27	\$77,093		KT1	100.00%
E -17-19-252-001	3821 STALLION WAY	6/23/2021	\$105,000				0.47	\$223,404		KT1	100.00%
E -17-19-277-007	3530 MARE CIR	6/9/2021	\$600,000	\$584,987	\$105,138	\$90,125	0.46	\$228,561		KT1	15.41%

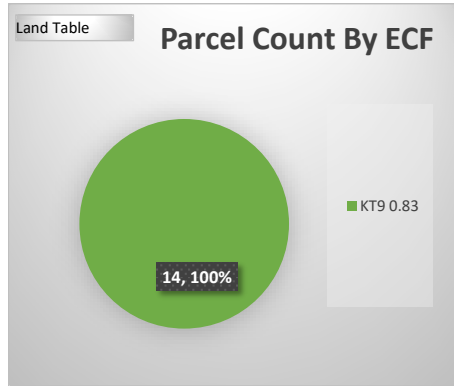
# Township of Commerce/Village of Wolverine Lake

Land Table KT2

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	1
ECF Nbhd	KT9	Sales Ratio	40.48%
Min ECF	0.830	(Land Resid.-Est. Land Value)/Est. LV	186.12%
Max ECF	0.830	% Change	0.00%
Land Table LtoB	15.55%	Projected Land Table LtoB	15.55%
CVT LtoB	24.93%	Sales Sample Size	7.14%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$58,311	\$166,837	\$58,311
MINIMUM	\$58,311	\$166,837	\$58,311
MAXIMUM	\$58,311	\$166,837	\$58,311

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
E-17-19-300-084	2440 BEVIN CT	1/20/2022	\$570,000	\$461,474	\$166,837	\$58,311	0.46	\$362,689		KT2	12.64%

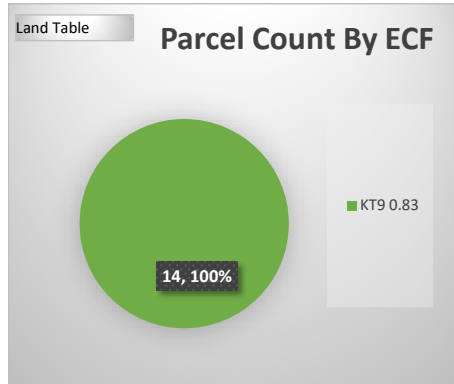
# Township of Commerce/Village of Wolverine Lake

Land Table KT3

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	2
ECF Nbhd	KT9	Sales Ratio	44.65%
Min ECF	0.830	(Land Resid.-Est. Land Value)/Est. LV	76.75%
Max ECF	0.830	% Change	0.00%
Land Table LtoB	15.87%	Projected Land Table LtoB	15.87%
CVT LtoB	24.93%	Sales Sample Size	14.29%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$56,800	\$100,395	\$56,800
<b>MINIMUM</b>	\$53,010	\$93,696	\$53,010
<b>MAXIMUM</b>	\$60,590	\$107,094	\$60,590

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
E-17-19-326-005	2478 ROCKY TOP CT	7/29/2021	\$390,000	\$417,795	\$25,215	\$53,010	0.49	\$51,459		KT3	12.69%
E-17-19-326-011	2537 ROCKY TOP CT	5/2/2022	\$370,000	\$260,833	\$162,177	\$53,010	0.47	\$345,057		KT3	20.32%



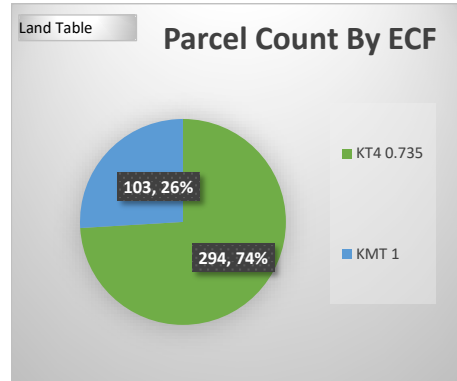
# Township of Commerce/Village of Wolverine Lake

Land Table KT4

BSA DATABASE		SALES DATA	
Parcel Count	397	# of Sales	53
ECF Nbhd	KMT, KT4	Sales Ratio	47.59%
Min ECF	0.735	(Land Resid.-Est. Land Value)/Est. LV	31.03%
Max ECF	1.000	% Change	0.00%
Land Table LtoB	18.69%	Projected Land Table LtoB	18.69%
CVT LtoB	24.93%	Sales Sample Size	13.35%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$49,479	\$64,833	\$49,479
MINIMUM	\$47,123	\$61,746	\$47,123
MAXIMUM	\$51,835	\$67,920	\$51,835

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
E-17-35-253-165	35101 EMMA CIR	8/12/2022	\$289,000	\$232,114	\$104,009	\$47,123	1	\$104,009		KT4	20.30%
E-17-35-253-084	8202 ALEXA DR	9/1/2022	\$290,000	\$233,946	\$103,177	\$47,123	1	\$103,177		KT4	20.14%
E-17-35-253-080	9204 ALEXA DR	3/11/2022	\$310,000	\$251,793	\$105,330	\$47,123	1	\$105,330		KT4	18.71%
E-17-35-253-175	34101 EMMA CIR	3/23/2022	\$286,000	\$234,034	\$99,089	\$47,123	1	\$99,089		KT4	20.14%
E-17-35-253-201	32104 ALEXA DR	9/21/2022	\$280,000	\$229,460	\$97,663	\$47,123	1	\$97,663		KT4	20.54%
E-17-35-253-032	4204 CAMERON CIR	9/7/2022	\$312,000	\$256,776	\$102,347	\$47,123	1	\$102,347		KT4	18.35%
E-17-35-253-291	19103 ALEXA DR	7/11/2022	\$279,900	\$231,282	\$95,741	\$47,123	1	\$95,741		KT4	20.37%
E-17-35-253-224	30202 CHANTEL DR	4/13/2022	\$305,000	\$253,861	\$98,262	\$47,123	1	\$98,262		KT4	18.56%
E-17-35-253-262	20205 ALEXA DR	6/8/2022	\$289,900	\$244,226	\$92,797	\$47,123	1	\$92,797		KT4	19.29%
E-17-35-253-158	12201 CAITLIN CIR	3/9/2022	\$285,000	\$240,870	\$91,253	\$47,123	1	\$91,253		KT4	19.56%
E-17-35-253-035	4106 CAMERON CIR	5/5/2021	\$270,000	\$229,963	\$87,160	\$47,123	1	\$87,160		KT4	20.49%
E-17-35-253-034	4205 CAMERON CIR	11/26/2021	\$280,000	\$239,420	\$87,703	\$47,123	1	\$87,703		KT4	19.68%
E-17-35-253-130	14201 ADRI CIR	6/30/2022	\$279,900	\$242,313	\$84,710	\$47,123	1	\$84,710		KT4	19.45%
E-17-35-253-037	5101 TAMARA CIR	11/29/2021	\$259,900	\$227,275	\$79,748	\$47,123	1	\$79,748		KT4	20.73%
E-17-35-253-307	22105 ALEXA DR	7/15/2022	\$259,515	\$231,345	\$75,293	\$47,123	1	\$75,293		KT4	20.37%
E-17-35-253-212	21201 ALEXA DR	2/15/2022	\$295,000	\$263,388	\$78,735	\$47,123	1	\$78,735		KT4	17.89%
E-17-35-253-074	9201 ALEXA DR	8/23/2021	\$266,000	\$239,904	\$73,219	\$47,123	1	\$73,219		KT4	19.64%
E-17-24-204-088	1988 ADDISON CIR	12/30/2022	\$539,560	\$489,129	\$102,266	\$51,835	1	\$102,266		KT4	10.60%
E-17-35-253-067	16102 CAITLIN CIR	11/10/2021	\$265,000	\$240,523	\$71,600	\$47,123	1	\$71,600		KT4	19.59%
E-17-35-253-289	19102 ALEXA DR	1/10/2022	\$255,500	\$232,114	\$70,509	\$47,123	1	\$70,509		KT4	20.30%

**Township of Commerce/Village of Wolverine Lake**

Land Table KT4

E-17-35-253-076	9202 ALEXA DR	5/27/2022	\$278,000	\$254,523	\$70,600	\$47,123	1	\$70,600	KT4	18.51%
E-17-24-204-083	1983 ADDISON CIR	12/20/2022	\$512,160	\$472,793	\$91,202	\$51,835	1	\$91,202	KT4	10.96%
E-17-35-253-024	3202 CAMERON CIR	8/6/2021	\$278,000	\$256,776	\$68,347	\$47,123	1	\$68,347	KT4	18.35%
E-17-35-253-261	20105 ALEXA DR	11/18/2022	\$250,000	\$231,282	\$65,841	\$47,123	1	\$65,841	KT4	20.37%
E-17-35-253-047	5106 TAMARA CIR	9/7/2021	\$245,000	\$228,066	\$64,057	\$47,123	1	\$64,057	KT4	20.66%
E-17-35-253-033	4105 CAMERON CIR	8/16/2021	\$240,000	\$226,790	\$60,333	\$47,123	1	\$60,333	KT4	20.78%
E-17-35-253-259	20104 ALEXA DR	1/18/2022	\$245,000	\$231,731	\$60,392	\$47,123	1	\$60,392	KT4	20.34%
E-17-35-253-071	16104 CAITLIN CIR	8/5/2021	\$240,000	\$227,269	\$59,854	\$47,123	1	\$59,854	KT4	20.73%
E-17-24-204-075	1675 ADDISON CIR	10/25/2022	\$511,460	\$485,943	\$77,352	\$51,835	1	\$77,352	KT4	10.67%
E-17-35-253-277	25103 ALEXA DR	11/30/2022	\$244,000	\$233,981	\$57,142	\$47,123	1	\$57,142	KT4	20.14%
E-17-35-253-219	21105 ALEXA DR	3/1/2021	\$240,000	\$234,347	\$52,776	\$47,123	1	\$52,776	KT4	20.11%
E-17-35-253-124	18204 ADRI CIR	8/31/2021	\$259,000	\$254,351	\$51,772	\$47,123	1	\$51,772	KT4	18.53%
E-17-35-253-284	24203 ALEXA DR	9/26/2021	\$250,000	\$246,631	\$50,492	\$47,123	1	\$50,492	KT4	19.11%
E-17-35-253-042	5203 TAMARA CIR	8/25/2021	\$242,500	\$239,904	\$49,719	\$47,123	1	\$49,719	KT4	19.64%
E-17-24-204-092	2092 ADDISON CIR	12/30/2022	\$452,450	\$447,706	\$51,867	\$47,123	1	\$51,867	KT4	10.53%
E-17-35-253-156	17206 CAITLIN CIR	4/6/2021	\$255,000	\$254,351	\$47,772	\$47,123	1	\$47,772	KT4	18.53%
E-17-24-204-087	1987 ADDISON CIR	12/27/2022	\$463,625	\$462,602	\$48,146	\$47,123	1	\$48,146	KT4	10.19%
E-17-35-253-292	19203 ALEXA DR	8/23/2021	\$243,500	\$244,204	\$46,419	\$47,123	1	\$46,419	KT4	19.30%
E-17-24-204-071	1671 ADDISON CIR	11/23/2022	\$485,000	\$489,492	\$47,343	\$51,835	1	\$47,343	KT4	10.59%
E-17-24-204-091	2091 ADDISON CIR	12/30/2022	\$424,400	\$430,798	\$40,725	\$47,123	1	\$40,725	KT4	10.94%
E-17-35-253-236	29204 APRIL CT	5/25/2021	\$254,500	\$258,967	\$42,656	\$47,123	1	\$42,656	KT4	18.20%
E-17-35-253-141	13103 MARIAH LN	5/11/2021	\$225,000	\$229,016	\$43,107	\$47,123	1	\$43,107	KT4	20.58%
E-17-35-253-132	14202 ADRI CIR	3/5/2021	\$247,500	\$254,351	\$40,272	\$47,123	1	\$40,272	KT4	18.53%
E-17-35-253-030	4203 CAMERON CIR	6/8/2021	\$230,000	\$239,420	\$37,703	\$47,123	1	\$37,703	KT4	19.68%
E-17-24-204-086	1986 ADDISON CIR	12/21/2022	\$451,670	\$472,360	\$26,433	\$47,123	1	\$26,433	KT4	9.98%
E-17-24-204-085	1985 ADDISON CIR	12/27/2022	\$454,990	\$480,502	\$21,611	\$47,123	1	\$21,611	KT4	9.81%
E-17-24-204-084	1984 ADDISON CIR	12/23/2022	\$444,990	\$472,818	\$19,295	\$47,123	1	\$19,295	KT4	9.97%
E-17-24-204-090	2090 ADDISON CIR	12/30/2022	\$391,478	\$419,191	\$19,410	\$47,123	1	\$19,410	KT4	11.24%
E-17-35-253-314	23202 ALEXA DR	1/29/2021	\$229,000	\$245,812	\$30,311	\$47,123	1	\$30,311	KT4	19.17%
E-17-35-253-303	22103 ALEXA DR	2/7/2022	\$215,000	\$231,282	\$30,841	\$47,123	1	\$30,841	KT4	20.37%
E-17-35-253-134	14203 ADRI CIR	3/7/2022	\$225,000	\$242,313	\$29,810	\$47,123	1	\$29,810	KT4	19.45%
E-17-35-253-181	34104 EMMA CIR	4/19/2021	\$200,000	\$229,016	\$18,107	\$47,123	1	\$18,107	KT4	20.58%
E-17-24-204-073	1673 ADDISON CIR	12/28/2022	\$393,500	\$465,723	-\$25,100	\$47,123	1	-\$25,100	KT4	10.12%

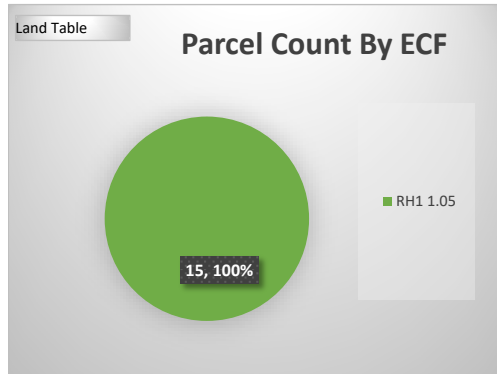
# Township of Commerce/Village of Wolverine Lake

Land Table KT6

BSA DATABASE		SALES DATA	
Parcel Count	15	# of Sales	4
ECF Nbhd	RH1	Sales Ratio	44.86%
Min ECF	1.050	(Land Resid.-Est. Land Value)/Est. LV	74.21%
Max ECF	1.050	% Change	15.00%
Land Table LtoB	12.35%	Projected Land Table LtoB	14.20%
CVT LtoB	24.93%	Sales Sample Size	26.67%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$65,564	\$114,221	\$75,399
MINIMUM	\$64,413	\$112,216	\$74,075
MAXIMUM	\$66,714	\$116,224	\$76,721

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
E -17-07-302-001	4280 STONE MEADOWS CT	1/20/2022	\$82,400				0.46	-\$788,600		KT6	12.64%
E -17-07-302-004	4226 STONE MEADOWS CT	8/9/2021	\$322,000	\$296,597	\$89,816	\$64,413	0.46	\$195,252		KT6	21.72%
E -17-07-302-011	4205 STONE MEADOWS CT	8/18/2021	\$608,000	\$537,798	\$134,615	\$64,413	0.46	\$292,641		KT6	11.98%
E -17-07-302-015	4281 STONE MEADOWS CT	11/3/2021	\$60,000				0.55	\$109,091		KT6	100.00%

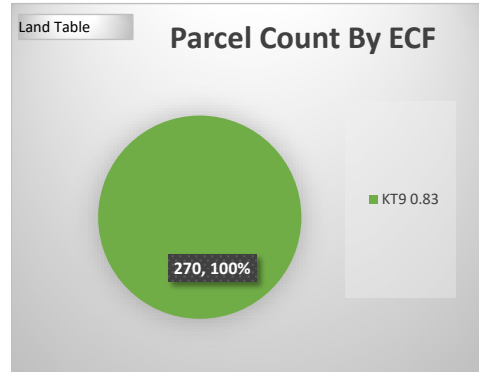
# Township of Commerce/Village of Wolverine Lake

Land Table KT9

BSA DATABASE		SALES DATA	
Parcel Count	270	# of Sales	37
ECF Nbhd	KT9	Sales Ratio	45.24%
Min ECF	0.830	(Land Resid.-Est. Land Value)/Est. LV	85.02%
Max ECF	0.830	% Change	0.00%
Land Table LtoB	14.38%	Projected Land Table LtoB	14.38%
CVT LtoB	24.93%	Sales Sample Size	13.70%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$65,962	\$122,046	\$65,962
MINIMUM	\$63,999	\$118,414	\$63,999
MAXIMUM	\$68,913	\$127,506	\$68,913

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
E -17-20-326-073	2557 SOLACE DR	5/18/2022	\$460,000	\$366,005	\$157,994	\$63,999	0.28	\$564,264		KT9	17.49%
E -17-20-326-062	2419 YASMIN DR	9/2/2022	\$530,000	\$439,759	\$155,228	\$64,987	0.37	\$419,535		KT9	14.78%
E -17-20-301-011	2695 IRONTON DR	10/27/2022	\$660,915	\$560,066	\$164,848	\$63,999	0.21	\$784,990		KT9	11.43%
E -17-20-301-007	2655 IRONTON DR	9/27/2022	\$677,265	\$574,974	\$166,290	\$63,999	0.21	\$791,857		KT9	11.13%
E -17-20-326-051	2478 YASMIN DR	9/13/2021	\$500,000	\$429,021	\$134,978	\$63,999	0.28	\$482,064		KT9	14.92%
E -17-20-301-016	2745 IRONTON DR	11/23/2022	\$561,840	\$483,627	\$142,212	\$63,999	0.21	\$677,200		KT9	13.23%
E -17-20-301-009	2675 IRONTON DR	9/21/2022	\$649,990	\$561,152	\$152,837	\$63,999	0.21	\$727,795		KT9	11.40%
E -17-20-326-082	2684 TRILLIUM HILLS DR	7/13/2022	\$470,000	\$406,593	\$128,394	\$64,987	0.38	\$337,879		KT9	15.98%
E -17-20-326-077	2731 TRILLIUM HILLS DR	10/13/2021	\$450,000	\$389,429	\$124,570	\$63,999	0.29	\$429,552		KT9	16.43%
E -17-20-326-164	2425 SOLACE DR	10/28/2022	\$425,000	\$368,845	\$120,154	\$63,999	0.28	\$429,121		KT9	17.35%
E -17-20-301-033	2610 IRONTON DR	10/13/2022	\$661,565	\$575,393	\$150,171	\$63,999	0.26	\$577,581		KT9	11.12%
E -17-20-301-031	2630 IRONTON DR	6/28/2022	\$572,000	\$500,625	\$135,374	\$63,999	0.21	\$644,638		KT9	12.78%
E -17-20-301-027	2670 IRONTON DR	10/14/2022	\$660,140	\$579,157	\$144,982	\$63,999	0.21	\$690,390		KT9	11.05%
E -17-20-301-015	2735 IRONTON DR	10/28/2022	\$710,465	\$624,110	\$150,354	\$63,999	0.211	\$712,578		KT9	10.25%
E -17-20-301-013	2715 IRONTON DR	10/27/2022	\$681,190	\$599,389	\$146,788	\$64,987	0.32	\$458,712		KT9	10.84%
E -17-20-301-019	2775 IRONTON DR	10/31/2022	\$634,815	\$560,126	\$138,688	\$63,999	0.21	\$660,419		KT9	11.43%
E -17-20-301-022	2755 TRILLIUM HILLS DR	12/9/2022	\$654,465	\$579,212	\$139,252	\$63,999	0.26	\$535,585		KT9	11.05%
E -17-20-301-024	2795 TULIP WAY	11/29/2022	\$657,365	\$585,046	\$136,318	\$63,999	0.26	\$524,300		KT9	10.94%
E -17-20-301-004	2625 IRONTON DR	6/28/2022	\$619,665	\$551,908	\$131,756	\$63,999	0.21	\$627,410		KT9	11.60%
E -17-20-301-005	2635 IRONTON DR	5/26/2022	\$639,540	\$569,612	\$133,927	\$63,999	0.21	\$637,748		KT9	11.24%
E -17-20-301-029	2650 IRONTON DR	9/27/2022	\$571,515	\$518,007	\$117,507	\$63,999	0.21	\$559,557		KT9	12.35%
E -17-20-301-032	2620 IRONTON DR	8/12/2022	\$521,565	\$472,947	\$112,617	\$63,999	0.21	\$536,271		KT9	13.53%

**Township of Commerce/Village of Wolverine Lake**

## Land Table KT9

E -17-20-301-010	2685 IRONTON DR	10/28/2022	\$703,815	\$638,471	\$129,343	\$63,999	0.21	\$615,919	KT9	10.02%
E -17-20-301-008	2665 IRONTON DR	9/28/2022	\$645,590	\$591,109	\$118,480	\$63,999	0.21	\$564,190	KT9	10.83%
E -17-20-301-030	2640 IRONTON DR	8/29/2022	\$540,815	\$496,292	\$108,522	\$63,999	0.21	\$516,771	KT9	12.90%
E -17-20-301-028	2660 IRONTON DR	8/23/2022	\$607,215	\$559,835	\$111,379	\$63,999	0.21	\$530,376	KT9	11.43%
E -17-20-301-006	2645 IRONTON DR	7/28/2022	\$624,990	\$578,341	\$110,648	\$63,999	0.21	\$526,895	KT9	11.07%
E -17-20-301-014	2725 IRONTON DR	10/28/2022	\$664,865	\$617,861	\$111,003	\$63,999	0.21	\$528,586	KT9	10.36%
E -17-20-326-155	2323 YASMIN DR	10/1/2021	\$483,000	\$453,005	\$94,982	\$64,987	0.37	\$256,708	KT9	14.35%
E -17-20-301-034	2932 TRILLIUM HILLS DR	7/27/2022	\$505,970	\$475,711	\$94,258	\$63,999	0.21	\$448,848	KT9	13.45%
E -17-20-326-036	2599 TRILLIUM HILLS DR	8/5/2021	\$431,000	\$413,101	\$81,898	\$63,999	0.28	\$292,493	KT9	15.49%
E -17-20-301-025	2690 IRONTON DR	9/22/2022	\$646,815	\$620,935	\$89,879	\$63,999	0.25	\$359,516	KT9	10.31%
E -17-20-326-038	2637 TRILLIUM HILLS DR	10/29/2021	\$519,900	\$501,026	\$82,873	\$63,999	0.29	\$285,769	KT9	12.77%
E -17-20-301-035	2922 TRILLIUM HILLS DR	7/29/2022	\$581,315	\$585,769	\$59,545	\$63,999	0.21	\$283,548	KT9	10.93%
E -17-20-326-050	2490 YASMIN DR	2/26/2021	\$385,000	\$388,773	\$60,226	\$63,999	0.28	\$215,093	KT9	16.46%
E -17-20-326-117	2334 YASMIN DR	8/11/2021	\$525,000	\$568,137	\$20,862	\$63,999	0.28	\$74,507	KT9	11.26%
E -17-20-326-165	2437 SOLACE DR	12/20/2022	\$365,000	\$399,518	\$29,481	\$63,999	0.28	\$105,289	KT9	16.02%

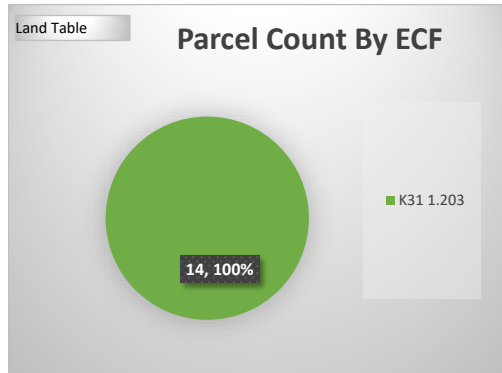
# Township of Commerce/Village of Wolverine Lake

Land Table KU1

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	1
ECF Nbhd	K31	Sales Ratio	49.76%
Min ECF	1.203	(Land Resid.-Est. Land Value)/Est. LV	2.62%
Max ECF	1.203	% Change	0.00%
Land Table LtoB	18.75%	Projected Land Table LtoB	18.75%
CVT LtoB	24.93%	Sales Sample Size	7.14%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$68,922	\$70,730	\$68,922
MINIMUM	\$63,616	\$65,285	\$63,616
MAXIMUM	\$74,214	\$76,161	\$74,214

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
E -17-21-201-075	1810 MEGANS MEADOW DR	7/30/2021	\$380,000	\$378,192	\$70,730	\$68,922	0.5	\$141,460		KU1	18.22%

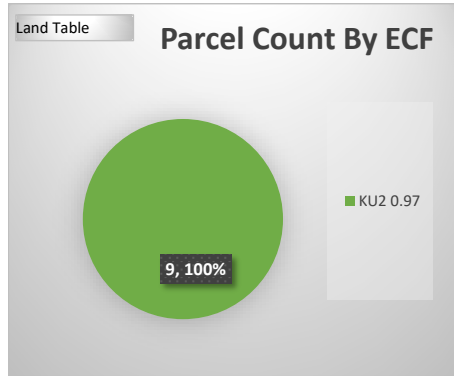
# Township of Commerce/Village of Wolverine Lake

Land Table KU2

BSA DATABASE		SALES DATA	
Parcel Count	9	# of Sales	1
ECF Nbhd	KU2	Sales Ratio	44.74%
Min ECF	0.970	(Land Resid.-Est. Land Value)/Est. LV	49.38%
Max ECF	0.970	% Change	25.00%
Land Table LtoB	22.25%	Projected Land Table LtoB	27.82%
CVT LtoB	24.93%	Sales Sample Size	11.11%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$25,552	\$38,169	\$31,940
MINIMUM	\$25,552	\$38,169	\$31,940
MAXIMUM	\$25,552	\$38,169	\$31,940

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
E-17-21-401-052	2657 BENSTEIN RD	10/24/2022	\$120,000	\$107,383	\$38,169	\$25,552	1	\$38,169		KU2	23.80%

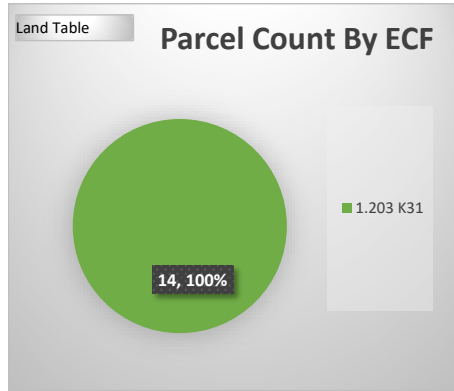
# Township of Commerce/Village of Wolverine Lake

Land Table KV1

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	1
ECF Nbhd	K31	Sales Ratio	52.51%
Min ECF	1.203	(Land Resid.-Est. Land Value)/Est. LV	-24.65%
Max ECF	1.203	% Change	10.00%
Land Table LtoB	16.73%	Projected Land Table LtoB	18.40%
CVT LtoB	24.93%	Sales Sample Size	7.14%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$54,913	\$41,377	\$60,404
MINIMUM	\$53,013	\$39,945	\$58,314
MAXIMUM	\$56,800	\$42,798	\$62,480

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
E-17-20-351-005	3225 SILVER CT	9/9/2022	\$260,000	\$273,068	\$39,945	\$53,013	0.28	\$142,661		KV1	19.41%



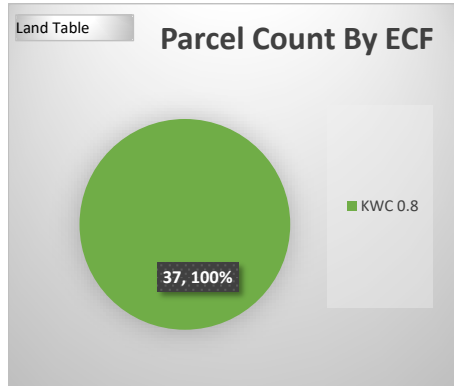
# Township of Commerce/Village of Wolverine Lake

Land Table KWC

BSA DATABASE		SALES DATA	
Parcel Count	37	# of Sales	0
ECF Nbhd	KWC	Sales Ratio	#DIV/0!
Min ECF	0.800	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.800	% Change	0.00%
Land Table LtoB	14.86%	Projected Land Table LtoB	14.86%
CVT LtoB	24.93%	Sales Sample Size	0.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$106,737	#DIV/0!	\$106,737
MINIMUM	\$94,875	#DIV/0!	\$94,875
MAXIMUM	\$118,599	#DIV/0!	\$118,599

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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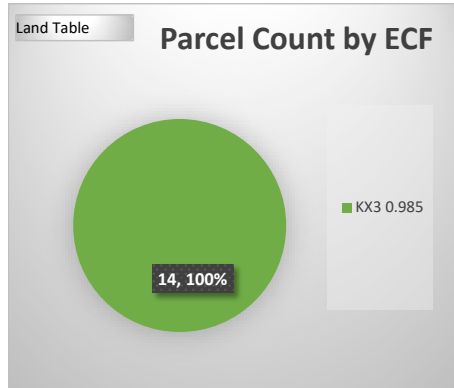
# Township of Commerce/Village of Wolverine Lake

Land Table KX1

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	3
ECF Nbhd	KX3	Sales Ratio	46.24%
Min ECF	0.985	(Land Resid.-Est. Land Value)/Est. LV	45.25%
Max ECF	0.985	% Change	0.00%
Land Table LtoB	18.38%	Projected Land Table LtoB	18.38%
CVT LtoB	24.93%	Sales Sample Size	21.43%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$84,315	\$122,467	\$84,315
MINIMUM	\$80,555	\$117,006	\$80,555
MAXIMUM	\$88,074	\$127,928	\$88,074

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
E -17-23-476-047	2065 ROB RIDGE DR	9/23/2021	\$432,000	\$433,152	\$79,403	\$80,555	0.28	\$283,582		KX1	18.60%
E -17-23-476-050	2005 ROB RIDGE DR	6/28/2022	\$517,000	\$472,228	\$125,327	\$80,555	0.28	\$447,596		KX1	17.06%
E -17-23-476-055	2120 ROB RIDGE DR	3/30/2022	\$505,000	\$439,266	\$146,289	\$80,555	0.28	\$522,461		KX1	18.34%

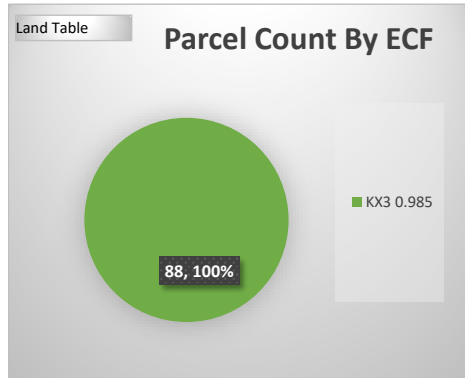
# Township of Commerce/Village of Wolverine Lake

Land Table KX3

BSA DATABASE		SALES DATA	
Parcel Count	88	# of Sales	5
ECF Nbhd	KX3	Sales Ratio	49.00%
Min ECF	0.985	(Land Resid.-Est. Land Value)/Est. LV	8.66%
Max ECF	0.985	% Change	0.00%
Land Table LtoB	22.92%	Projected Land Table LtoB	22.92%
CVT LtoB	24.93%	Sales Sample Size	5.68%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$85,202	\$92,581	\$85,202
MINIMUM	\$83,652	\$90,897	\$83,652
MAXIMUM	\$86,752	\$94,265	\$86,752

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
E -17-23-477-006	2077 HOLLY BERRY LN	8/12/2021	\$330,000	\$343,332	\$70,320	\$83,652	0.28	\$251,143		KX3	24.36%
E -17-24-151-001	9138 LYNISS DR	10/14/2022	\$306,000	\$268,860	\$120,792	\$83,652	0.27	\$447,378		KX3	31.11%
E -17-24-151-006	8976 LYNISS DR	6/24/2021	\$305,000	\$305,681	\$82,971	\$83,652	0.28	\$296,325		KX3	27.37%
E -17-24-151-009	8937 LYNISS DR	10/7/2021	\$370,000	\$368,447	\$88,305	\$86,752	0.43	\$205,360		KX3	23.55%
E -17-25-127-004	2061 TYLER DR	3/7/2022	\$507,000	\$495,188	\$95,464	\$83,652	0.3	\$318,213		KX3	16.89%

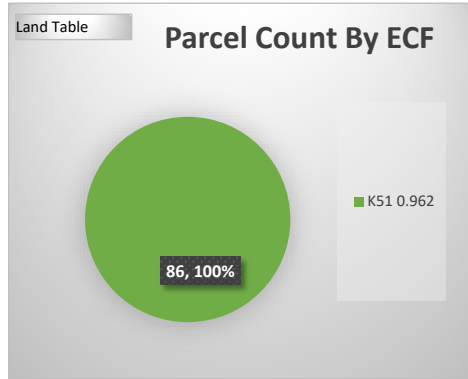
# Township of Commerce/Village of Wolverine Lake

Land Table KX4

BSA DATABASE		SALES DATA	
Parcel Count	86	# of Sales	5
ECF Nbhd	K51	Sales Ratio	46.91%
Min ECF	0.962	(Land Resid.-Est. Land Value)/Est. LV	38.00%
Max ECF	0.962	% Change	5.00%
Land Table LtoB	16.24%	Projected Land Table LtoB	17.05%
CVT LtoB	24.93%	Sales Sample Size	5.81%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$65,063	\$89,787	\$68,317
MINIMUM	\$62,376	\$86,079	\$65,495
MAXIMUM	\$68,159	\$94,059	\$71,567

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
E -17-23-226-002	3255 GATEWAY LEDGE	5/20/2021	\$425,000	\$396,085	\$92,945	\$64,030	0.31	\$299,823		KX4	16.17%
E -17-23-226-006	3215 GATEWAY LEDGE	6/11/2021	\$426,000	\$375,757	\$114,273	\$64,030	0.36	\$317,425		KX4	17.04%
E -17-23-226-007	3205 GATEWAY LEDGE	5/27/2021	\$393,000	\$368,783	\$88,247	\$64,030	0.38	\$232,229		KX4	17.36%
E -17-23-226-008	3195 GATEWAY LEDGE	4/26/2021	\$400,000	\$364,127	\$101,969	\$66,096	0.4	\$254,922		KX4	18.15%
E -17-23-226-088	2200 BLUE STONE LN	7/7/2022	\$351,000	\$367,021	\$50,075	\$66,096	0.42	\$119,226		KX4	18.01%

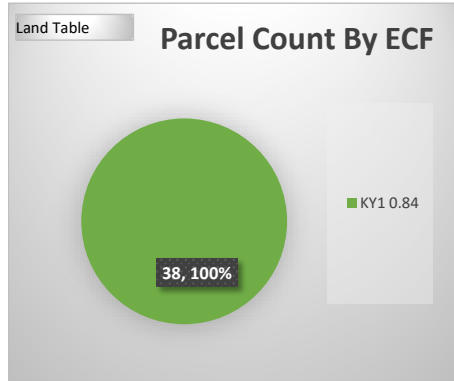
# Township of Commerce/Village of Wolverine Lake

Land Table KY1

BSA DATABASE		SALES DATA	
Parcel Count	38	# of Sales	3
ECF Nbhd	KY1	Sales Ratio	48.14%
Min ECF	0.840	(Land Resid.-Est. Land Value)/Est. LV	25.52%
Max ECF	0.840	% Change	0.00%
Land Table LtoB	17.99%	Projected Land Table LtoB	17.99%
CVT LtoB	24.93%	Sales Sample Size	7.89%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$81,330	\$102,084	\$81,330
MINIMUM	\$69,711	\$87,500	\$69,711
MAXIMUM	\$135,549	\$170,138	\$135,549

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
E -17-24-301-020	2721 DUFFERS LN	9/15/2021	\$425,000	\$462,579	\$45,920	\$83,499	0.41	\$112,000		KY1	18.05%
E -17-24-301-031	2812 DUFFERS LN	10/5/2021	\$525,740	\$526,191	\$69,260	\$69,711	0.28	\$247,357		KY1	13.25%
E -17-24-301-032	2822 DUFFERS LN	10/5/2021	\$575,000	\$480,085	\$164,626	\$69,711	0.29	\$567,676		KY1	14.52%

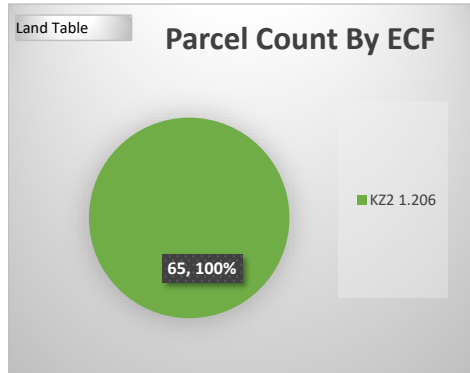
# Township of Commerce/Village of Wolverine Lake

Land Table KZ2

BSA DATABASE		SALES DATA	
Parcel Count	65	# of Sales	7
ECF Nbhd	KZ2	Sales Ratio	45.97%
Min ECF	1.206	(Land Resid.-Est. Land Value)/Est. LV	33.25%
Max ECF	1.206	% Change	15.00%
Land Table LtoB	26.62%	Projected Land Table LtoB	30.61%
CVT LtoB	24.93%	Sales Sample Size	10.77%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$37,170	\$49,530	\$42,746
MINIMUM	\$37,170	\$49,530	\$42,746
MAXIMUM	\$37,170	\$49,530	\$42,746

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
E -17-25-126-025	2683 KINGSTOWNE DR	10/25/2022	\$162,000	\$134,769	\$64,401	\$37,170	1	\$64,401		KZ2	27.58%
E -17-25-126-042	2617 KINGSTOWNE DR	6/30/2022	\$161,900	\$138,859	\$60,211	\$37,170	1	\$60,211		KZ2	26.77%
E -17-25-126-071	2549 KINGSTOWNE DR	9/13/2021	\$152,022	\$138,859	\$50,333	\$37,170	1	\$50,333		KZ2	26.77%
E -17-25-126-052	2593 KINGSTOWNE DR	7/15/2021	\$159,000	\$145,648	\$50,522	\$37,170	1	\$50,522		KZ2	25.52%
E -17-25-126-012	2667 KINGSTOWNE DR	1/20/2022	\$156,000	\$150,963	\$42,207	\$37,170	1	\$42,207		KZ2	24.62%
E -17-25-126-021	2647 KINGSTOWNE DR	3/5/2021	\$142,000	\$138,444	\$40,726	\$37,170	1	\$40,726		KZ2	26.85%
E -17-25-126-056	2583 KINGSTOWNE DR	10/29/2021	\$140,000	\$138,859	\$38,311	\$37,170	1	\$38,311		KZ2	26.77%

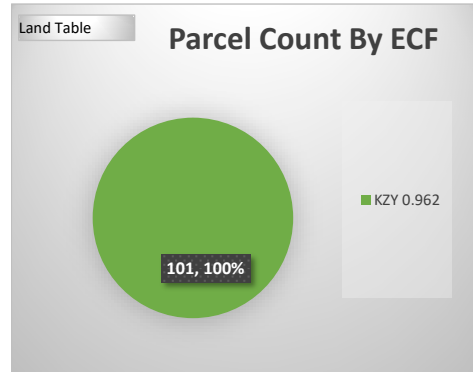
# Township of Commerce/Village of Wolverine Lake

Land Table KZY

BSA DATABASE		SALES DATA	
Parcel Count	101	# of Sales	18
ECF Nbhd	KZY	Sales Ratio	48.48%
Min ECF	0.962	(Land Resid.-Est. Land Value)/Est. LV	15.72%
Max ECF	0.962	% Change	0.00%
Land Table LtoB	21.06%	Projected Land Table LtoB	21.06%
CVT LtoB	24.93%	Sales Sample Size	17.82%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$73,500	\$85,055	\$73,500
MINIMUM	\$73,500	\$85,055	\$73,500
MAXIMUM	\$73,500	\$85,055	\$73,500

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
E -17-25-402-037	1710 TREYBORNE CIR	9/10/2021	\$435,000	\$364,614	\$140,465	\$70,079	1	\$140,465		KZY	19.22%
E -17-25-402-093	1807 TREYBORNE CIR	6/30/2022	\$390,000	\$365,723	\$101,196	\$76,919	1	\$101,196		KZY	21.03%
E -17-25-402-105	1939 TREYBORNE CIR	12/1/2021	\$399,900	\$379,842	\$96,977	\$76,919	1	\$96,977		KZY	20.25%
E -17-25-402-042	1746 TREYBORNE CIR	11/3/2021	\$382,500	\$364,548	\$88,031	\$70,079	1	\$88,031		KZY	19.22%
E -17-25-402-097	1837 TREYBORNE CIR	9/14/2022	\$370,000	\$357,469	\$89,450	\$76,919	1	\$89,450		KZY	21.52%
E -17-25-402-013	1480 TREYBORNE CIR	7/28/2021	\$381,000	\$368,232	\$89,687	\$76,919	1	\$89,687		KZY	20.89%
E -17-25-402-052	1848 TREYBORNE CIR	2/5/2021	\$370,000	\$364,617	\$75,462	\$70,079	1	\$75,462		KZY	19.22%
E -17-25-402-057	1900 TREYBORNE CIR	1/31/2022	\$405,000	\$400,026	\$75,053	\$70,079	1	\$75,053		KZY	17.52%
E -17-25-402-009	1450 TREYBORNE CIR	10/21/2022	\$359,000	\$370,760	\$65,159	\$76,919	1	\$65,159		KZY	20.75%
E -17-25-402-015	1512 TREYBORNE CIR	10/14/2021	\$360,000	\$378,098	\$58,821	\$76,919	1	\$58,821		KZY	20.34%
E -17-25-402-018	1536 TREYBORNE CIR	4/30/2021	\$330,000	\$349,628	\$57,291	\$76,919	1	\$57,291		KZY	22.00%
E -17-25-402-054	1868 TREYBORNE CIR	4/23/2021	\$339,900	\$366,240	\$43,739	\$70,079	1	\$43,739		KZY	19.13%
E -17-25-403-040	1410 COVINGTON XING	7/29/2021	\$420,000	\$379,360	\$115,640	\$75,000	1	\$115,640		K23	19.77%
E -17-25-403-041	1443 COVINGTON XING	9/12/2022	\$370,000	\$337,700	\$104,488	\$72,188	1	\$104,488		K23	21.38%
E -17-25-403-046	1463 COVINGTON XING	12/29/2022	\$420,000	\$386,932	\$105,256	\$72,188	1	\$105,256		K23	18.66%
E -17-25-403-007	1575 COVINGTON XING	9/21/2022	\$385,000	\$377,724	\$79,464	\$72,188	1	\$79,464		K23	19.11%
E -17-25-403-033	1438 COVINGTON XING	11/1/2021	\$390,000	\$388,326	\$76,674	\$75,000	1	\$76,674		K23	19.31%
E -17-25-403-043	1447 COVINGTON XING	4/2/2021	\$370,000	\$368,747	\$73,441	\$72,188	1	\$73,441		K23	19.58%

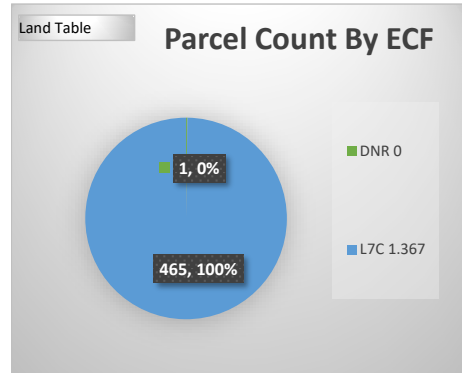
# Township of Commerce/Village of Wolverine Lake

## Land Table L7C

BSA DATABASE		SALES DATA	
Parcel Count	466	# of Sales	43
ECF Nbhd	L7C, DNR	Sales Ratio	46.15%
Min ECF	1.367	(Land Resid.-Est. Land Value)/Est. LV	20.00%
Max ECF	1.367	% Change	0.00%
Land Table LtoB	39.40%	Projected Land Table LtoB	39.40%
CVT LtoB	24.93%	Sales Sample Size	9.23%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$260,823	\$312,979	\$260,823
<b>MINIMUM</b>	\$209,180	\$251,010	\$209,180
<b>MAXIMUM</b>	\$302,005	\$362,397	\$302,005

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
EW-17-22-451-017	2370 VENTURA DR	2/23/2022	\$625,000	\$387,168	\$475,776	\$237,944	0.275	\$1,730,095		L7C	61.46%
EW-17-27-126-031	788 WOLVERINE DR	6/17/2022	\$1,090,000	\$729,565	\$634,985	\$274,550	0.594	\$1,068,998		L7C	37.63%
EW-17-22-378-026	721 LAGUNA DR	10/8/2021	\$689,900	\$489,794	\$447,200	\$247,094	0.62	\$721,290		L7C	50.45%
EW-17-27-253-004	700 WOLVERINE DR	3/8/2022	\$693,000	\$497,134	\$433,810	\$237,944	0.282	\$1,538,333		L7C	47.86%
EW-17-27-126-030	794 WOLVERINE DR	5/13/2022	\$830,000	\$625,662	\$488,039	\$283,701	0.597	\$817,486		L7C	45.34%
EW-17-22-432-005	282 OAK ISLAND DR	6/27/2022	\$635,000	\$489,099	\$374,692	\$228,791	0.124	\$3,021,710		L7C	46.78%
EW-17-27-276-013	1747 SHANKIN ST	4/4/2022	\$765,000	\$595,682	\$407,262	\$237,944	0.203	\$2,006,217		L7C	39.94%
EW-17-22-405-021	595 LAGUNA DR	5/26/2022	\$568,500	\$490,517	\$325,077	\$247,094	0.577	\$563,392		L7C	50.37%
EW-17-23-351-009	25 PAYNE CT	1/18/2022	\$565,000	\$493,845	\$301,777	\$230,622	0.265	\$1,138,781		L7C	46.70%
EW-17-27-255-008	570 WOLVERINE DR	11/8/2022	\$620,000	\$552,432	\$332,966	\$265,398	0.477	\$698,042		L7C	48.04%
EW-17-27-226-042	2103 HELMSFORD DR	9/6/2022	\$509,000	\$454,446	\$205,557	\$151,003	0.492	\$417,799		L7C	33.23%
EW-17-27-103-027	1285 DELMONTE ST	12/16/2022	\$760,000	\$687,401	\$328,846	\$256,247	0.201	\$1,636,050		L7C	37.28%
EW-17-27-276-009	1821 SHANKIN ST	8/16/2021	\$600,000	\$544,676	\$293,268	\$237,944	0.24	\$1,221,950		L7C	43.69%
EW-17-23-301-002	2661 TAMPA DR	6/18/2021	\$540,000	\$490,218	\$296,876	\$247,094	0.702	\$422,900		L7C	50.40%
EW-17-22-431-008	2618 OAKVIEW DR	11/15/2022	\$620,000	\$565,998	\$263,182	\$209,180	0.089	\$2,957,101		L7C	36.96%
EW-17-27-103-028	1141 DELMONTE ST	9/17/2021	\$502,000	\$458,815	\$281,129	\$237,944	0.146	\$1,925,541		L7C	51.86%
EW-17-23-351-007	41 PAYNE CT	1/8/2021	\$725,000	\$662,760	\$345,941	\$283,701	1.067	\$324,218		L7C	42.81%
EW-17-27-276-024	1605 SHANKIN ST	10/3/2022	\$625,000	\$575,102	\$287,842	\$237,944	0.172	\$1,673,500		L7C	41.37%
EW-17-27-406-009	430 WOLVERINE DR	5/16/2022	\$800,000	\$737,620	\$346,081	\$283,701	0.625	\$553,730		L7C	38.46%
EW-17-27-178-004	738 WOLVERINE DR	6/17/2021	\$370,000	\$342,975	\$255,816	\$228,791	0.278	\$920,201		L7C	66.71%
EW-17-22-378-014	815 LAGUNA DR	3/12/2021	\$500,000	\$464,635	\$300,763	\$265,398	1.363	\$220,663		L7C	57.12%



**Township of Commerce/Village of Wolverine Lake**

Land Table L7C

EW-17-27-201-006	2209 SHANKIN ST	9/27/2021	\$550,000	\$512,372	\$293,875	\$256,247	0.331	\$887,840	L7C	50.01%	
EW-17-27-103-014	1215 DELMONTE ST	9/1/2021	\$612,300	\$573,631	\$285,763	\$247,094	0.222	\$1,287,221	L7C	43.08%	
EW-17-22-405-027	535 LAGUNA CT	3/29/2022	\$1,397,000	\$1,311,367	\$332,727	\$247,094	0.611	\$544,561	L7C	18.84%	
EW-17-27-203-017	2264 PAULETTE AVE	5/24/2021	\$724,900	\$694,129	\$203,737	\$172,966	0.627	\$324,939	L7C	24.92%	
EW-17-27-427-004	1559 SHANKIN ST	3/25/2022	\$865,000	\$831,671	\$289,576	\$256,247	0.287	\$1,008,976	L7C	30.81%	
EW-17-22-432-001	350 OAK ISLAND DR	9/2/2022	\$460,000	\$443,801	\$328,270	\$312,071	0.388	\$846,057	L7C	70.32%	
EW-17-23-301-024	2585 TAMPA DR	10/29/2021	\$650,000	\$637,222	\$296,479	\$283,701	1.095	\$270,757	L7C	44.52%	
EW-17-27-126-041	784 WOLVERINE DR	5/28/2021	\$830,000	\$816,146	\$279,252	\$265,398	0.552	\$505,891	L7C	32.52%	
EW-17-22-451-033	2328 VENTURA DR	6/9/2021	\$730,000	\$720,924	\$256,170	\$247,094	0.312	\$821,058	L7C	34.27%	
EW-17-27-255-009	550 WOLVERINE DR	12/20/2022	\$870,000	\$862,212	\$282,338	\$274,550	0.504	\$560,194	L7C	31.84%	
EW-17-22-451-005	2334 SOLANO DR	12/19/2022	\$430,000	\$434,444	\$242,650	\$247,094	1.131	\$214,545	L7C	56.88%	
EW-17-22-433-001	250 OAK ISLAND DR	6/29/2021	\$735,000	\$745,658	\$449,670	\$460,328	0.356	\$971,210	EW-17-22-433-002	L7C	61.73%
EW-17-27-226-026	2145 HELMSFORD DR	6/30/2021	\$720,000	\$735,684	\$150,419	\$166,103	0.669	\$224,842	L7C	22.58%	
EW-17-28-236-007	1625 DELMONTE ST	6/14/2021	\$750,000	\$770,390	\$217,554	\$237,944	0.195	\$1,115,662	L7C	30.89%	
EW-17-27-427-005	1547 SHANKIN ST	4/8/2022	\$782,567	\$811,580	\$236,385	\$265,398	0.309	\$765,000	L7C	32.70%	
EW-17-22-476-011	358 ANGOLA ST	8/9/2021	\$700,000	\$733,881	\$231,517	\$265,398	0.31	\$746,829	L7C	36.16%	
EW-17-23-351-031	2285 BRIAR RDG	9/14/2021	\$712,000	\$755,924	\$230,626	\$274,550	0.338	\$682,325	L7C	36.32%	
EW-17-27-152-005	1148 LAKEVIEW DR	4/19/2021	\$209,000				0.16	\$1,306,250	L7C	100.00%	
EW-17-23-351-016	2413 ETHEL DR	10/7/2022	\$360,000	\$414,455	\$192,639	\$247,094	0.276	\$697,967	L7C	59.62%	
EW-17-27-427-011	1425 SHANKIN ST	12/2/2022	\$450,000	\$545,077	\$179,473	\$274,550	0.333	\$538,958	L7C	50.37%	
EW-17-27-255-011	600 WOLVERINE DR	9/30/2021	\$315,250	\$386,789	\$175,555	\$247,094	0.354	\$495,918	L7C	63.88%	
EW-17-27-255-004	596 WOLVERINE DR	8/10/2021	\$290,000	\$372,469	\$146,322	\$228,791	0.244	\$599,680	L7C	61.43%	

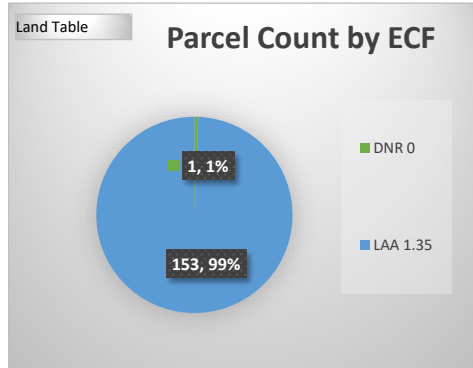
# Township of Commerce/Village of Wolverine Lake

Land Table LAA

BSA DATABASE		SALES DATA	
Parcel Count	154	# of Sales	6
ECF Nbhd	LAA, DNR	Sales Ratio	46.36%
Min ECF	1.350	(Land Resid.-Est. Land Value)/Est. LV	21.09%
Max ECF	1.350	% Change	5.00%
Land Table LtoB	39.56%	Projected Land Table LtoB	41.54%
CVT LtoB	24.93%	Sales Sample Size	3.90%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$246,059	\$297,954	\$258,362
<b>MINIMUM</b>	\$207,207	\$250,908	\$217,567
<b>MAXIMUM</b>	\$284,910	\$344,999	\$299,156

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
E -17-01-126-016	8729 COOLEY LAKE RD	10/17/2022	\$575,000	\$420,146	\$396,596	\$241,742	0.28	\$1,416,414		LAA	57.54%
E -17-01-127-019	1565 SWITZERLAND DR	5/25/2022	\$650,000	\$508,587	\$357,254	\$215,841	0.138	\$2,588,797		LAA	42.44%
E -17-01-127-020	1555 SWITZERLAND DR	7/29/2021	\$650,000	\$551,706	\$314,135	\$215,841	0.138	\$2,276,341		LAA	39.12%
E -17-01-126-009	8697 COOLEY LAKE RD	9/8/2021	\$599,000	\$561,005	\$253,836	\$215,841	0.362	\$701,204		LAA	38.47%
E -17-01-177-002	8694 AQUAVIEW ST	1/11/2022	\$1,200,000	\$1,200,539	\$267,103	\$267,642	0.497	\$537,431		LAA	22.29%
E -17-02-227-046	9084 GITTINS BLVD	2/9/2021	\$400,000	\$535,214	\$115,161	\$250,375	0.387	\$297,574		LAA	46.78%

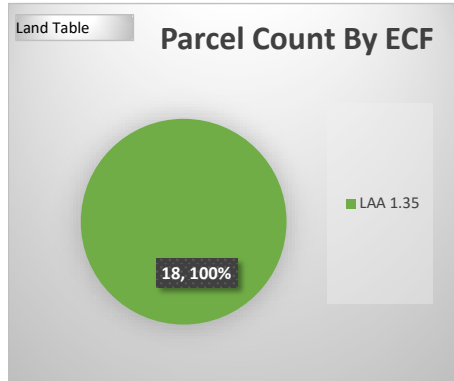
# Township of Commerce/Village of Wolverine Lake

Land Table LAV

BSA DATABASE		SALES DATA	
Parcel Count	18	# of Sales	4
ECF Nbhd	LAA	Sales Ratio	48.84%
Min ECF	1.350	(Land Resid.-Est. Land Value)/Est. LV	4.89%
Max ECF	1.350	% Change	5.00%
Land Table LtoB	50.55%	Projected Land Table LtoB	53.08%
CVT LtoB	24.93%	Sales Sample Size	22.22%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$164,450	\$172,499	\$172,673
MINIMUM	\$164,450	\$172,499	\$172,673
MAXIMUM	\$164,450	\$172,499	\$172,673

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
E -17-01-208-006	8467 LAGOON ST	5/6/2022	\$320,000	\$349,579	\$134,871	\$164,450	0.169	\$798,053		LAV	47.04%
E -17-01-208-011	8421 LAGOON ST	6/7/2021	\$281,400	\$251,668	\$194,182	\$164,450	0.149	\$1,303,235		LAV	65.34%
E -17-01-208-012	8415 LAGOON ST	2/23/2022	\$250,000	\$228,566	\$185,884	\$164,450	0.137	\$1,356,818		LAV	71.95%
E -17-01-208-017	8338 LAGOON ST	8/31/2022	\$535,000	\$524,391	\$175,059	\$164,450	0.158	\$1,107,968		LAV	31.36%

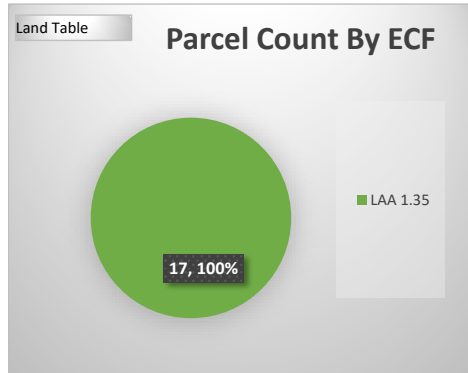
# Township of Commerce/Village of Wolverine Lake

Land Table LBA

BSA DATABASE		SALES DATA	
Parcel Count	17	# of Sales	1
ECF Nbhd	LAA	Sales Ratio	55.71%
Min ECF	1.350	(Land Resid.-Est. Land Value)/Est. LV	-24.20%
Max ECF	1.350	% Change	0.00%
Land Table LtoB	26.45%	Projected Land Table LtoB	26.45%
CVT LtoB	24.93%	Sales Sample Size	5.88%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$164,450	\$124,661	\$164,450
MINIMUM	\$144,716	\$109,701	\$144,716
MAXIMUM	\$184,184	\$139,620	\$184,184

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
E -17-01-128-002	8596 COOLEY LAKE RD	4/8/2021	\$390,000	\$434,564	\$139,620	\$184,184	0.198	\$705,152		LBA	42.38%

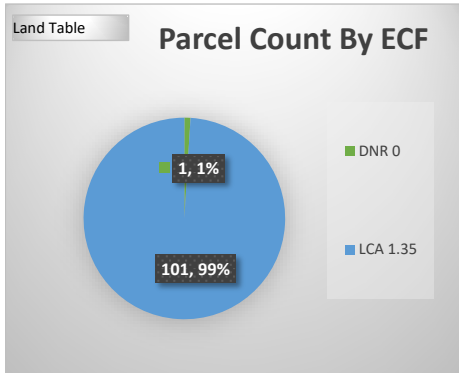
# Township of Commerce/Village of Wolverine Lake

Land Table LCA

BSA DATABASE		SALES DATA	
Parcel Count	102	# of Sales	10
ECF Nbhd	LCA, DNR	Sales Ratio	48.74%
Min ECF	1.350	(Land Resid.-Est. Land Value)/Est. LV	5.48%
Max ECF	1.350	% Change	5.00%
Land Table LtoB	39.45%	Projected Land Table LtoB	41.43%
CVT LtoB	24.93%	Sales Sample Size	9.80%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	<b>\$358,468</b>	<b>\$378,124</b>	<b>\$376,392</b>
<b>MINIMUM</b>	<b>\$341,892</b>	<b>\$360,639</b>	<b>\$358,987</b>
<b>MAXIMUM</b>	<b>\$372,973</b>	<b>\$393,424</b>	<b>\$391,622</b>

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
E -17-01-230-007	8091 LOCKLIN LN	6/30/2021	\$1,060,000	\$974,321	\$454,508	\$368,829	0.331	\$1,373,136		LCA	37.85%
E -17-01-277-001	1807 UNION LAKE RD	3/18/2022	\$500,000	\$674,572	\$185,968	\$360,540	0.243	\$765,300		LCA	53.45%
E -17-01-277-002	1821 UNION LAKE RD	5/17/2021	\$640,000	\$924,505	\$80,179	\$364,684	0.222	\$361,167		LCA	39.45%
E -17-01-277-003	1825 UNION LAKE RD	4/30/2021	\$447,000	\$443,028	\$352,080	\$348,108	0.13	\$2,708,308		LCA	78.57%
E -17-01-277-009	1863 UNION LAKE RD	6/3/2022	\$655,000	\$579,914	\$427,338	\$352,252	0.208	\$2,054,510		LCA	60.74%
E -17-01-277-020	8110 FLAGSTAFF DR	7/12/2022	\$672,000	\$420,793	\$599,315	\$348,108	0.23	\$2,605,717		LCA	82.73%
E -17-01-277-041	8000 FLAGSTAFF DR	2/5/2021	\$1,350,000	\$1,273,025	\$429,227	\$352,252	0.24	\$1,788,446		LCA	27.67%
E -17-01-431-002	8185 FARRANT DR	9/24/2021	\$535,000				0.413	\$612,829	E -17-01-431-001	LCA	100.00%
E -17-01-431-008	8147 FARRANT DR	12/22/2022	\$375,000				0.227	\$1,651,982		LCA	100.00%
E -17-01-431-017	8083 FARRANT DR	5/7/2021	\$859,900	\$737,633	\$474,519	\$352,252	0.232	\$2,045,341		LCA	47.75%

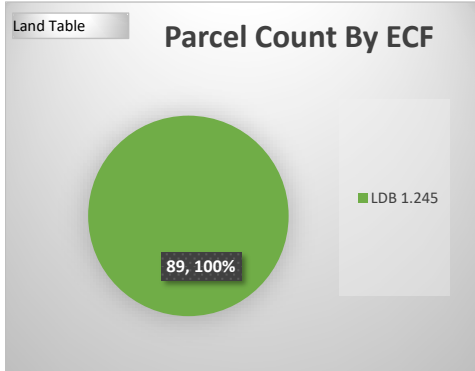
# Township of Commerce/Village of Wolverine Lake

Land Table LDB

BSA DATABASE		SALES DATA	
Parcel Count	89	# of Sales	12
ECF Nbhd	LDB	Sales Ratio	52.60%
Min ECF	1.245	(Land Resid.-Est. Land Value)/Est. LV	-11.89%
Max ECF	1.245	% Change	0.00%
Land Table LtoB	38.28%	Projected Land Table LtoB	38.28%
CVT LtoB	24.93%	Sales Sample Size	13.48%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	<b>\$136,950</b>	<b>\$120,670</b>	<b>\$136,950</b>
<b>MINIMUM</b>	<b>\$93,802</b>	<b>\$82,651</b>	<b>\$93,802</b>
<b>MAXIMUM</b>	<b>\$150,081</b>	<b>\$132,240</b>	<b>\$150,081</b>

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
E -17-02-102-007	6152 BOROWY DR	3/14/2022	\$250,000	\$278,567	\$102,754	\$131,321	0.453	\$226,830		LDB	47.14%
E -17-02-102-008	6140 BOROWY DR	7/19/2022	\$350,000	\$360,159	\$138,047	\$148,206	0.909	\$151,867		LDB	41.15%
E -17-02-102-014	395 ANNISON DR	4/28/2021	\$350,000	\$338,100	\$140,220	\$128,320	0.482	\$290,913		LDB	37.95%
E -17-02-102-023	323 ANNISON DR	12/7/2021	\$299,000	\$273,288	\$147,279	\$121,567	0.35	\$420,797		LDB	44.48%
E -17-02-103-003	128 ANNISON DR	9/3/2021	\$220,000	\$221,186	\$120,755	\$121,941	0.677	\$178,368		LDB	55.13%
E -17-02-126-017	6121 VENICE DR	10/17/2022	\$310,000	\$402,066	\$36,254	\$128,320	0.765	\$47,391		LDB	31.92%
E -17-02-126-021	6079 VENICE DR	4/29/2022	\$500,000	\$472,185	\$152,758	\$124,943	0.496	\$307,980		LDB	26.46%
E -17-02-151-001		8/26/2022	\$5,000				0.742	\$6,739		LDB	100.00%
E -17-02-151-033	5950 CARROLL LAKE RD	4/23/2021	\$230,000	\$300,141	\$76,188	\$146,329	0.655	\$116,318		LDB	48.75%
E -17-02-152-005	327 ANNAPOLIS ST	3/26/2021	\$310,000	\$306,855	\$141,971	\$138,826	0.238	\$596,517		LDB	45.24%
E -17-02-176-001	393 ANNAPOLIS ST	1/25/2021	\$70,000				0.234	\$299,145		LDB	100.00%
E -17-02-176-003	417 ANNAPOLIS ST	3/19/2021	\$205,000	\$228,498	\$107,823	\$131,321	0.186	\$579,694		LDB	57.47%

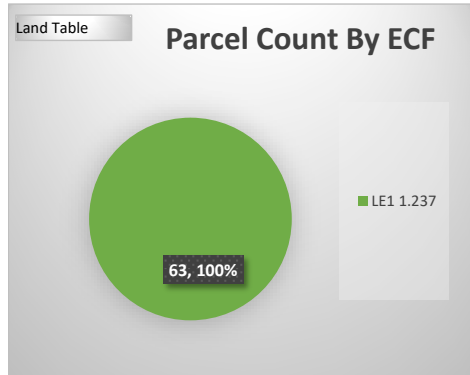
# Township of Commerce/Village of Wolverine Lake

Land Table LE1

BSA DATABASE		SALES DATA	
Parcel Count	63	# of Sales	8
ECF Nbhd	LE1	Sales Ratio	49.28%
Min ECF	1.237	(Land Resid.-Est. Land Value)/Est. LV	3.88%
Max ECF	1.237	% Change	0.00%
Land Table LtoB	34.12%	Projected Land Table LtoB	34.12%
CVT LtoB	24.93%	Sales Sample Size	12.70%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$103,855	\$107,888	\$103,855
MINIMUM	\$96,130	\$99,863	\$96,130
MAXIMUM	\$120,162	\$124,828	\$120,162

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
E -17-03-228-034	6128 BROCKWAY ST	6/17/2021	\$333,000	\$280,747	\$153,532	\$101,279	0.296	\$518,689		LE1	36.07%
E -17-03-228-031	6072 BROCKWAY ST	2/11/2022	\$340,000	\$316,102	\$126,894	\$102,996	0.183	\$693,410		LE1	32.58%
E -17-03-228-029	6136 BROCKWAY ST	4/23/2021	\$300,000	\$282,187	\$120,809	\$102,996	0.299	\$404,043		LE1	36.50%
E -17-03-206-019	6080 AMADORE ST	11/9/2022	\$297,000	\$294,434	\$105,562	\$102,996	0.261	\$404,452		LE1	34.98%
E -17-03-229-024	6031 CARROLL LAKE RD	5/24/2022	\$275,000	\$280,331	\$115,089	\$120,420	0.74	\$155,526		LE1	42.96%
E -17-03-206-029	5944 AMADORE ST	5/30/2022	\$248,000	\$263,237	\$89,476	\$104,713	0.406	\$220,384		LE1	39.78%
E -17-03-228-013	6110 BROCKWAY ST	5/18/2021	\$224,500	\$239,262	\$84,802	\$99,564	0.236	\$359,331		LE1	41.61%
E -17-03-206-002	631 MUSKOKA	12/20/2021	\$250,000	\$278,726	\$72,553	\$101,279	0.243	\$298,572		LE1	36.34%

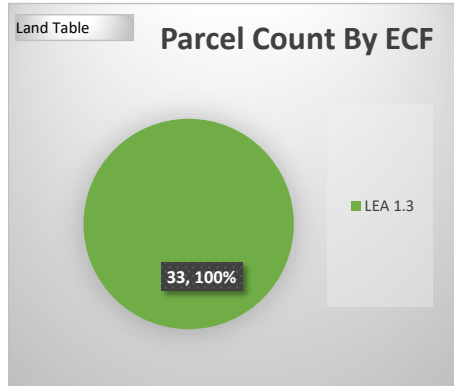
# Township of Commerce/Village of Wolverine Lake

Land Table LEA

BSA DATABASE		SALES DATA	
Parcel Count	33	# of Sales	2
ECF Nbhd	LEA	Sales Ratio	43.25%
Min ECF	1.300	(Land Resid.-Est. Land Value)/Est. LV	32.40%
Max ECF	1.300	% Change	10.00%
Land Table LtoB	37.35%	Projected Land Table LtoB	41.09%
CVT LtoB	24.93%	Sales Sample Size	6.06%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$134,861	\$178,555	\$148,347
MINIMUM	\$121,542	\$160,921	\$133,696
MAXIMUM	\$148,181	\$196,190	\$162,999

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
E -17-03-206-043	403 ANACONDA ST	6/10/2022	\$285,000	\$231,733	\$178,140	\$124,873	0.156	\$1,141,923		LEA	53.89%
E -17-03-206-076	385 ANACONDA ST	12/1/2021	\$330,000	\$300,194	\$161,338	\$131,532	0.244	\$661,221		LEA	43.82%



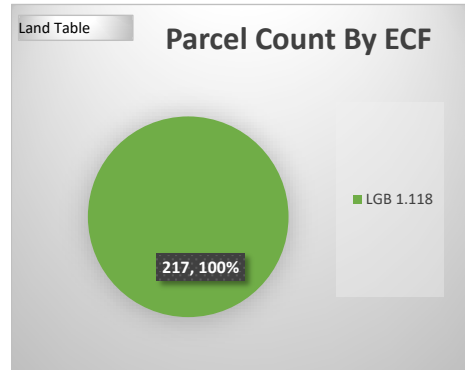
# Township of Commerce/Village of Wolverine Lake

Land Table LGB

BSA DATABASE		SALES DATA	
Parcel Count	217	# of Sales	23
ECF Nbhd	LGB	Sales Ratio	43.26%
Min ECF	1.118	(Land Resid.-Est. Land Value)/Est. LV	47.50%
Max ECF	1.118	% Change	10.00%
Land Table LtoB	36.36%	Projected Land Table LtoB	40.00%
CVT LtoB	24.93%	Sales Sample Size	10.60%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$273,687	\$403,687	\$301,055
MINIMUM	\$265,916	\$392,226	\$292,508
MAXIMUM	\$281,457	\$415,149	\$309,603

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
E -17-07-401-021	4551 RAVINEWOOD DR	6/25/2021	\$725,000				0.398	\$1,821,608		LGB	66.99%
E -17-07-278-013	3364 TIQUEWOOD	7/1/2022	\$900,000	\$624,969	\$505,463	\$230,432	0.535	\$944,791		LGB	36.87%
E -17-07-253-010	4732 SURFWOOD DR	10/14/2022	\$660,000	\$471,851	\$424,452	\$236,303	0.696	\$609,845		LGB	50.08%
E -17-07-178-002	5002 DRIFTWOOD DR	9/14/2021	\$745,800	\$544,941	\$473,682	\$272,823	0.341	\$1,389,097		LGB	50.06%
E -17-07-227-002	3545 TRENTWOOD DR	6/16/2022	\$560,000	\$428,488	\$360,476	\$228,964	0.595	\$605,842		LGB	53.44%
E -17-07-376-015	3760 SLEETH RD	7/28/2022	\$3,500,000	\$2,702,958	\$1,120,718	\$323,676	1.726	\$649,315		LGB	11.97%
E -17-07-201-014	4983 SURFWOOD DR	11/23/2022	\$690,000	\$556,283	\$403,086	\$269,369	0.32	\$1,259,644		LGB	48.42%
E -17-07-327-016	4376 DRIFTWOOD DR	7/15/2022	\$639,000	\$515,786	\$392,583	\$269,369	0.578	\$679,209		LGB	52.22%
E -17-07-253-008	4750 SURFWOOD DR	4/29/2021	\$962,587	\$783,063	\$417,294	\$237,770	0.697	\$598,700		LGB	30.36%
E -17-07-278-015	3376 TIQUEWOOD	3/23/2022	\$775,000	\$639,458	\$367,442	\$231,900	0.492	\$746,833		LGB	36.27%
E -17-07-201-009	5071 SURFWOOD DR	7/29/2022	\$738,000	\$612,390	\$396,706	\$271,096	0.478	\$829,929		LGB	44.27%
E -17-07-376-010	3872 SLEETH RD	7/30/2021	\$860,000	\$713,950	\$418,873	\$272,823	0.35	\$1,196,780		LGB	38.21%
E -17-07-452-018	3680 SLEETH RD	9/23/2022	\$725,000	\$612,407	\$378,509	\$265,916	0.485	\$780,431		LGB	43.42%
E -17-07-401-024	4505 RAVINEWOOD DR	4/4/2022	\$710,000	\$600,558	\$378,811	\$269,369	0.439	\$862,895		LGB	44.85%
E -17-07-327-007	4556 DRIFTWOOD DR	2/28/2022	\$1,150,000	\$1,005,506	\$420,770	\$276,276	0.839	\$501,514		LGB	27.48%
E -17-07-278-007	4707 RAVINEWOOD DR	4/11/2022	\$925,000	\$830,278	\$328,090	\$233,368	0.504	\$650,972		LGB	28.11%
E -17-07-127-014	3901 E COMMERCE RD	8/4/2022	\$750,000	\$705,858	\$318,692	\$274,550	0.443	\$719,395		LGB	38.90%
E -17-07-253-020	4776 SURFWOOD DR	4/9/2021	\$605,000	\$572,284	\$303,812	\$271,096	0.49	\$620,024		LGB	47.37%
E -17-07-228-021	3372 LEDGEWOOD CT W	7/28/2021	\$1,300,000	\$1,264,035	\$308,788	\$272,823	0.338	\$913,574		LGB	21.58%
E -17-07-253-011	4726 SURFWOOD DR	5/21/2021	\$736,000	\$746,534	\$225,769	\$236,303	0.607	\$371,942		LGB	31.65%
E -17-07-452-022	3730 SLEETH RD	10/6/2021	\$775,000	\$807,529	\$248,928	\$281,457	0.693	\$359,203		LGB	34.85%
E -17-07-226-008	3495 E COMMERCE RD	6/9/2021	\$860,000	\$953,213	\$135,751	\$228,964	1.181	\$114,946		LGB	24.02%

**Township of Commerce/Village of Wolverine Lake**

Land Table LGB

E-17-07-401-014	3531 RAVINEWOOD CT	8/30/2021	\$580,000	\$736,787	\$109,129	\$265,916	0.387	\$281,987	LGB	36.09%
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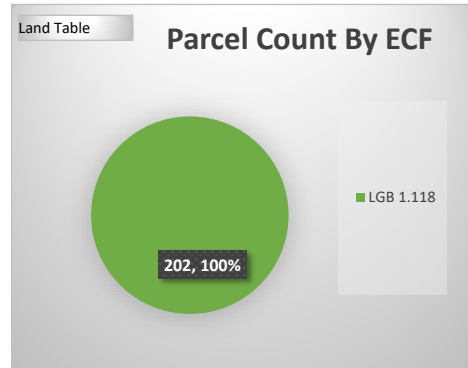
# Township of Commerce/Village of Wolverine Lake

Land Table LH1

BSA DATABASE		SALES DATA	
Parcel Count	202	# of Sales	15
ECF Nbhd	LGB	Sales Ratio	48.25%
Min ECF	1.118	(Land Resid.-Est. Land Value)/Est. LV	11.59%
Max ECF	1.118	% Change	10.00%
Land Table LtoB	34.59%	Projected Land Table LtoB	38.05%
CVT LtoB	24.93%	Sales Sample Size	7.43%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$225,005	\$251,089	\$247,505
MINIMUM	\$204,551	\$228,265	\$225,006
MAXIMUM	\$241,742	\$269,767	\$265,916

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
E -17-08-126-032	2944 BARBWOOD CT	6/1/2021	\$620,000	\$476,180	\$361,391	\$217,571	0.49	\$737,533		LH1	45.69%
E -17-08-103-010	5121 BEACHWOOD CT	10/28/2022	\$675,000	\$566,840	\$331,306	\$223,146	0.418	\$792,598		LH1	39.37%
E -17-06-451-024	3749 GULFWOOD DR	10/24/2022	\$520,000	\$436,947	\$300,624	\$217,571	0.436	\$689,505		LH1	49.79%
E -17-07-228-016	3365 LEDGEWOOD CT W	8/25/2022	\$630,000	\$540,221	\$323,551	\$233,772	0.4	\$808,878		LH1	43.27%
E -17-06-300-066	3931 LAKES EDGE DR	4/8/2022	\$951,500	\$824,014	\$350,632	\$223,146	0.606	\$578,601		LH1	27.08%
E -17-08-126-024	2864 TAMWOOD CT	6/11/2021	\$810,000	\$713,308	\$306,818	\$210,126	0.632	\$485,472		LH1	29.46%
E -17-06-451-044	3733 SANDBAR DR	11/15/2021	\$235,000				0.522	\$450,192		LH1	100.00%
E -17-07-278-011	3352 TIQUEWOOD	7/30/2021	\$920,000	\$841,676	\$295,895	\$217,571	0.542	\$545,932		LH1	25.85%
E -17-06-327-004	5605 DEERWOOD LN	8/20/2021	\$730,000	\$674,656	\$269,198	\$213,854	0.418	\$644,014		LH1	31.70%
E -17-06-451-007	5553 LEAFWOOD CT	10/22/2021	\$549,900	\$513,608	\$253,863	\$217,571	0.392	\$647,610		LH1	42.36%
E -17-06-328-002	5440 INVERRARY LN	10/5/2022	\$922,000	\$947,360	\$201,503	\$226,863	0.566	\$356,012		LH1	23.95%
E -17-08-126-046	2929 TAMWOOD CT	3/10/2022	\$999,900	\$1,046,821	\$176,225	\$223,146	0.714	\$246,814		LH1	21.32%
E -17-08-102-008	3241 LEDGEWOOD CT E	4/27/2021	\$825,000	\$866,328	\$185,535	\$226,863	0.257	\$721,926		LH1	26.19%
E -17-06-451-047	3679 SANDBAR DR	1/12/2022	\$510,000	\$639,031	\$81,095	\$210,126	0.766	\$105,868		LH1	32.88%
E -17-06-327-001	5709 DEERWOOD LN	2/11/2021	\$585,000	\$802,864	\$12,716	\$230,580	0.947	\$13,428		LH1	28.72%

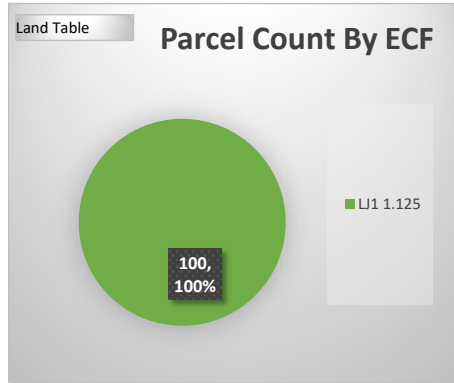
# Township of Commerce/Village of Wolverine Lake

Land Table LJ1

BSA DATABASE		SALES DATA	
Parcel Count	100	# of Sales	4
ECF Nbhd	LJ1	Sales Ratio	49.11%
Min ECF	1.125	(Land Resid.-Est. Land Value)/Est. LV	5.03%
Max ECF	1.125	% Change	5.00%
Land Table LtoB	38.67%	Projected Land Table LtoB	40.61%
CVT LtoB	24.93%	Sales Sample Size	4.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$163,013	\$171,219	\$171,164
<b>MINIMUM</b>	\$155,768	\$163,609	\$163,556
<b>MAXIMUM</b>	\$170,258	\$178,829	\$178,771

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
E-17-10-428-016	4525 BLUEBIRD DR	6/17/2022	\$415,000	\$334,312	\$240,078	\$159,390	0.658	\$364,860		LJ1	47.68%
E-17-10-409-010	594 CREEDMORE ST	6/10/2022	\$320,000	\$267,827	\$207,941	\$155,768	0.155	\$1,341,555		LJ1	58.16%
E-17-10-428-041	4419 BLUEBIRD DR	2/18/2021	\$420,000	\$456,632	\$119,136	\$155,768	0.156	\$763,692		LJ1	34.11%
E-17-10-226-008	5067 ELKIN ST	5/14/2021	\$530,000	\$596,369	\$55,891	\$122,260	0.821	\$68,077		LJ1	20.50%

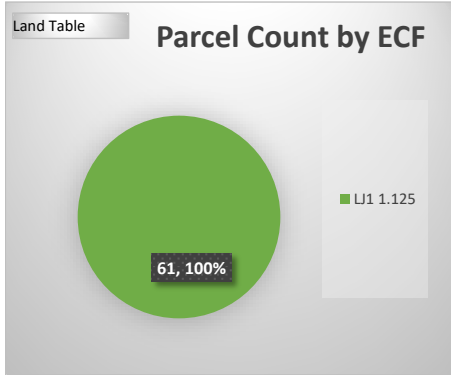
**Township of Commerce/Village of Wolverine Lake**

Land Table LJ5

BSA DATABASE		SALES DATA	
Parcel Count	61	# of Sales	5
ECF Nbhd	LJ1	Sales Ratio	42.30%
Min ECF	1.125	(Land Resid.-Est. Land Value)/Est. LV	54.61%
Max ECF	1.125	% Change	5.00%
Land Table LtoB	34.49%	Projected Land Table LtoB	36.22%
CVT LtoB	24.93%	Sales Sample Size	8.20%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$157,113	\$242,912	\$164,969
MINIMUM	\$150,133	\$232,120	\$157,640
MAXIMUM	\$164,094	\$253,705	\$172,299

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
E -17-15-253-016	3868 TAHOE ST	10/13/2022	\$494,000	\$363,245	\$287,868	\$157,113	0.319	\$902,408		LJ5	43.25%
E -17-15-276-018	520 WOODCREEK CT	8/16/2022	\$900,000	\$768,347	\$377,794	\$246,141	1.316	\$287,078		LJ5	32.04%
E -17-16-254-003	3700 BENSTEIN RD	12/23/2021	\$537,500	\$423,374	\$286,779	\$172,653	0.579	\$495,301		LJ5	40.78%
E -17-16-455-004	3464 BENSTEIN RD	2/9/2022	\$150,000				0.331	-\$311,526		LJ5	37.77%
E -17-16-455-008	3396 BENSTEIN RD	5/3/2021	\$656,000	\$634,145	\$175,472	\$153,617	0.349	\$502,785		LJ5	24.22%

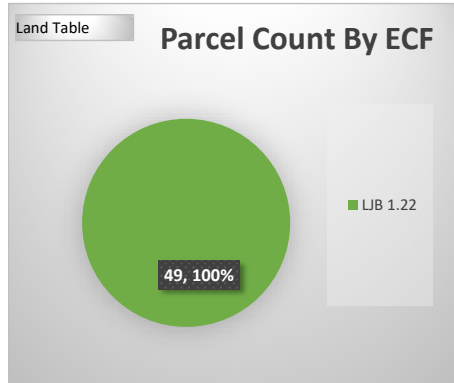
# Township of Commerce/Village of Wolverine Lake

Land Table LJ6

BSA DATABASE		SALES DATA	
Parcel Count	49	# of Sales	4
ECF Nbhd	LJB	Sales Ratio	48.04%
Min ECF	1.220	(Land Resid.-Est. Land Value)/Est. LV	9.60%
Max ECF	1.220	% Change	5.00%
Land Table LtoB	38.27%	Projected Land Table LtoB	40.18%
CVT LtoB	24.93%	Sales Sample Size	8.16%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$172,207	\$188,743	\$180,817
<b>MINIMUM</b>	\$165,473	\$181,363	\$173,747
<b>MAXIMUM</b>	\$180,859	\$198,226	\$189,902

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
E-17-15-302-044	3435 BUSS DR	7/23/2021	\$440,000	\$301,498	\$305,894	\$167,392	0.221	\$1,384,136		LJ6	55.52%
E-17-15-302-063	3419 BUSS DR	7/2/2021	\$470,000	\$562,008	\$85,001	\$177,009	0.439	\$193,624		LJ6	31.50%
E-17-15-326-018		3/25/2021	\$90,000				0.459	\$196,078		LJ6	100.00%
E-17-15-327-023	922 CLARA ST	3/21/2022	\$355,000	\$351,793	\$176,379	\$173,172	0.367	\$480,597		LJ6	49.23%

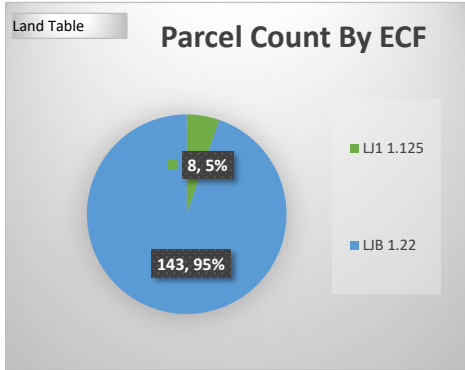
# Township of Commerce/Village of Wolverine Lake

Land Table LJB

BSA DATABASE		SALES DATA	
Parcel Count	151	# of Sales	9
ECF Nbhd	LJB, LJ1	Sales Ratio	48.43%
Min ECF	1.125	(Land Resid.-Est. Land Value)/Est. LV	8.69%
Max ECF	1.220	% Change	5.00%
Land Table LtoB	40.44%	Projected Land Table LtoB	42.46%
CVT LtoB	24.93%	Sales Sample Size	5.96%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$298,661	\$324,604	\$313,594
MINIMUM	\$280,859	\$305,256	\$294,902
MAXIMUM	\$316,462	\$343,952	\$332,285

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
E -17-10-377-012	997 SHERBROOKE ST	5/28/2021	\$360,000				0.185	\$1,945,946		LJB	100.00%
E -17-16-478-004	1726 W OAKLEY PARK RD	9/22/2021	\$530,304	\$462,355	\$376,499	\$308,550	0.675	\$557,776		LJB	66.73%
E -17-10-377-031	955 SHERBROOKE ST	9/26/2022	\$862,500	\$786,998	\$380,097	\$304,595	0.307	\$1,238,101		LJB	38.70%
E -17-15-229-020	391 LONGSPUR LN	6/14/2021	\$1,205,000	\$1,116,006	\$397,544	\$308,550	0.641	\$620,193		LJB	27.65%
E -17-15-226-004	4199 BLUEBIRD DR	11/30/2022	\$400,000	\$382,635	\$302,181	\$284,816	0.244	\$1,238,447		LJB	74.44%
E -17-10-351-050	3091 RIDGEMONT ST	11/30/2021	\$1,481,547	\$1,425,313	\$348,961	\$292,727	0.639	\$546,105		LJB	20.54%
E -17-10-476-008	4289 BLUEBIRD DR	9/14/2021	\$370,000	\$391,367	\$224,088	\$245,455	0.283	\$791,830		LJB	62.72%
E -17-10-451-006	4307 CREEDMORE ST	1/19/2021	\$777,500	\$885,881	\$176,435	\$284,816	0.147	\$1,200,238		LJB	32.15%
E -17-10-451-004	4323 CREEDMORE ST	10/19/2021	\$300,000				0.191	\$349,545		LJB	54.98%

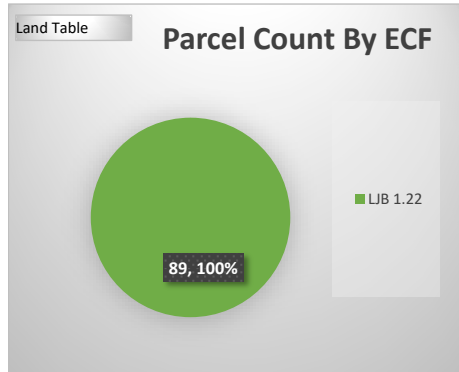
# Township of Commerce/Village of Wolverine Lake

Land Table LJF

BSA DATABASE		SALES DATA	
Parcel Count	89	# of Sales	3
ECF Nbhd	LJB	Sales Ratio	50.41%
Min ECF	1.220	(Land Resid.-Est. Land Value)/Est. LV	-3.12%
Max ECF	1.220	% Change	0.00%
Land Table LtoB	36.90%	Projected Land Table LtoB	36.90%
CVT LtoB	24.93%	Sales Sample Size	3.37%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$246,675	\$238,972	\$246,675
MINIMUM	\$233,519	\$226,226	\$233,519
MAXIMUM	\$263,120	\$254,903	\$263,120

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
E -17-15-126-002	4205 LAKE POINTE LN	5/23/2022	\$564,000	\$479,238	\$328,148	\$243,386	0.623	\$526,722		LJF	50.79%
E -17-15-202-011	692 APPALACHI ST	4/22/2022	\$800,000	\$723,194	\$375,632	\$298,826	0.24	\$873,563	E -17-15-252-001	LJF	41.32%
E -17-15-301-001	1341 VANSTONE DR	4/6/2022	\$1,650,000	\$1,836,204	\$60,471	\$246,675	0.452	\$133,785		LJF	13.43%



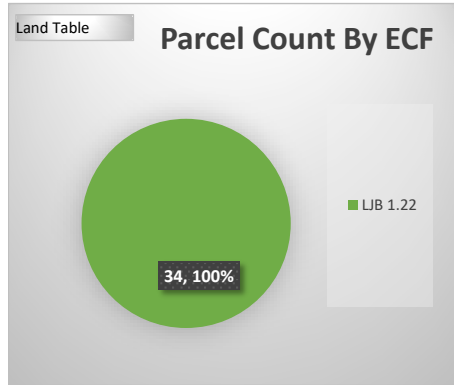
# Township of Commerce/Village of Wolverine Lake

Land Table LJN

BSA DATABASE		SALES DATA	
Parcel Count	34	# of Sales	0
ECF Nbhd	LJB	Sales Ratio	#DIV/0!
Min ECF	1.220	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.220	% Change	0.00%
Land Table LtoB	33.66%	Projected Land Table LtoB	33.66%
CVT LtoB	24.93%	Sales Sample Size	0.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$249,964	#DIV/0!	\$249,964
MINIMUM	\$236,808	#DIV/0!	\$236,808
MAXIMUM	\$263,120	#DIV/0!	\$263,120

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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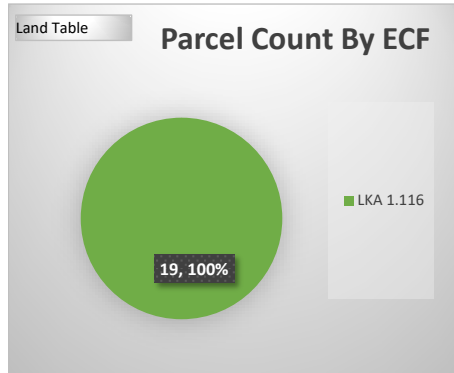
# Township of Commerce/Village of Wolverine Lake

Land Table LK2

BSA DATABASE		SALES DATA	
Parcel Count	19	# of Sales	3
ECF Nbhd	LKA	Sales Ratio	43.95%
Min ECF	1.116	(Land Resid.-Est. Land Value)/Est. LV	35.13%
Max ECF	1.116	% Change	0.00%
Land Table LtoB	41.05%	Projected Land Table LtoB	41.05%
CVT LtoB	24.93%	Sales Sample Size	15.79%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$218,213	\$294,863	\$218,213
MINIMUM	\$203,665	\$275,205	\$203,665
MAXIMUM	\$240,034	\$324,349	\$240,034

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
E -17-11-427-014	9130 MARILYN TER	9/10/2021	\$580,000	\$543,056	\$262,431	\$225,487	0.327	\$802,541		LK2	41.52%
E -17-11-427-019	9050 MARILYN TER	5/12/2021	\$445,000	\$373,931	\$296,556	\$225,487	0.255	\$1,162,965		LK2	60.30%
E -17-11-427-028	9005 COMMERCE RD	1/31/2022	\$1,050,000	\$906,855	\$407,182	\$264,037	1.712	\$237,840		LK2	29.12%

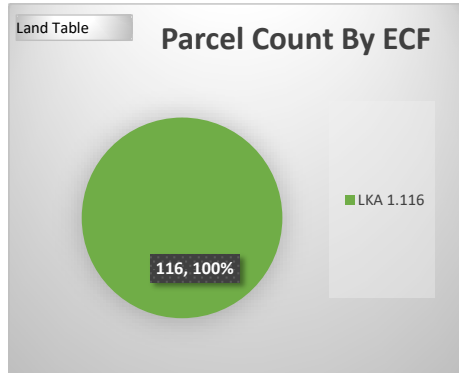
# Township of Commerce/Village of Wolverine Lake

Land Table LKA

BSA DATABASE		SALES DATA	
Parcel Count	116	# of Sales	8
ECF Nbhd	LKA	Sales Ratio	48.62%
Min ECF	1.116	(Land Resid.-Est. Land Value)/Est. LV	5.92%
Max ECF	1.116	% Change	0.00%
Land Table LtoB	35.30%	Projected Land Table LtoB	35.30%
CVT LtoB	24.93%	Sales Sample Size	6.90%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	<b>\$292,880</b>	<b>\$310,223</b>	<b>\$292,880</b>
<b>MINIMUM</b>	<b>\$251,040</b>	<b>\$265,905</b>	<b>\$251,040</b>
<b>MAXIMUM</b>	<b>\$334,720</b>	<b>\$354,540</b>	<b>\$334,720</b>

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
E -17-11-431-006	9123 TANBAY ST	4/29/2022	\$1,050,000	\$806,577	\$550,253	\$306,830	0.189	\$2,911,392		LKA	38.04%
E -17-11-451-003	9467 BONCREST ST	4/6/2021	\$510,000	\$568,880	\$192,160	\$251,040	0.129	\$1,489,612		LKA	44.13%
E -17-11-476-001	9211 TANBAY ST	11/5/2021	\$597,000	\$592,518	\$255,522	\$251,040	0.123	\$2,077,415		LKA	42.37%
E -17-11-476-006	9181 TANBAY ST	5/27/2022	\$280,000	\$292,890	\$238,150	\$251,040	0.088	\$2,706,250		LKA	85.71%
E -17-12-452-009	8425 ARLIS ST	8/2/2022	\$500,000	\$473,548	\$305,382	\$278,930	0.295	\$1,035,193		LKA	58.90%
E -17-12-452-014	8345 DICKERT ST	3/15/2021	\$700,000	\$799,272	\$179,658	\$278,930	0.317	\$566,744		LKA	34.90%
E -17-12-455-006	3500 UNION LAKE RD	2/28/2022	\$475,000	\$538,511	\$196,829	\$260,340	0.19	\$1,035,942		LKA	48.34%
E -17-13-201-010	3518 UNION LAKE RD	5/12/2022	\$484,000	\$396,623	\$357,017	\$269,640	0.202	\$1,767,411		LKA	67.98%

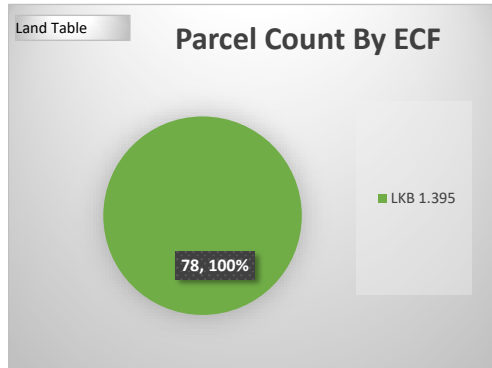
# Township of Commerce/Village of Wolverine Lake

Land Table LKB

BSA DATABASE		SALES DATA	
Parcel Count	78	# of Sales	3
ECF Nbhd	LKB	Sales Ratio	46.11%
Min ECF	1.395	(Land Resid.-Est. Land Value)/Est. LV	19.29%
Max ECF	1.395	% Change	20.00%
Land Table LtoB	40.89%	Projected Land Table LtoB	49.07%
CVT LtoB	24.93%	Sales Sample Size	3.85%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$472,205	\$563,302	\$566,646
MINIMUM	\$439,896	\$524,760	\$527,875
MAXIMUM	\$494,573	\$589,985	\$593,488

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
E -17-12-351-018	3280 EDGEWOOD PARK DR	6/25/2021	\$650,000	\$647,352	\$467,397	\$464,749	0.702	\$665,808		LKB	71.79%
E -17-12-351-051	8849 EDGEWOOD PARK DR	10/29/2021	\$857,000				2.482	\$345,286		LKB	97.98%
E -17-12-351-086	8549 EDGEWOOD PARK DR	6/30/2022	\$1,715,000	\$1,533,536	\$671,066	\$489,602	2.07	\$324,186		LKB	31.93%

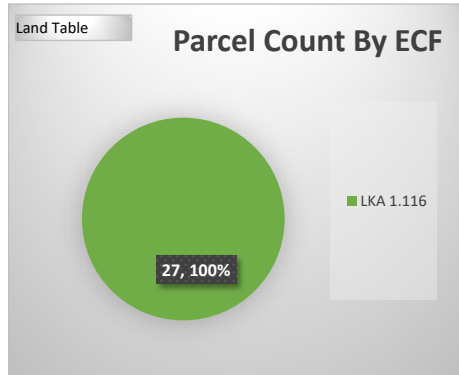
# Township of Commerce/Village of Wolverine Lake

Land Table LKD

BSA DATABASE		SALES DATA	
Parcel Count	27	# of Sales	3
ECF Nbhd	LKA	Sales Ratio	52.05%
Min ECF	1.116	(Land Resid.-Est. Land Value)/Est. LV	-9.92%
Max ECF	1.116	% Change	0.00%
Land Table LtoB	46.15%	Projected Land Table LtoB	46.15%
CVT LtoB	24.93%	Sales Sample Size	11.11%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$265,585	\$239,243	\$265,585
MINIMUM	\$246,680	\$222,213	\$246,680
MAXIMUM	\$287,790	\$259,245	\$287,790

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
E -17-12-480-027	8109 ELDORA BLVD	12/21/2022	\$585,000	\$592,035	\$244,575	\$251,610	0.383	\$638,577		LKD	42.50%
E -17-12-480-035	8129 ELDORA BLVD	9/8/2021	\$760,000	\$778,565	\$246,195	\$264,760	0.952	\$258,608		LKD	34.01%
E -17-13-226-008	3545 UNION LAKE RD	5/21/2021	\$275,000	\$315,982	\$113,932	\$154,914	0.15	\$759,547		LKD	49.03%

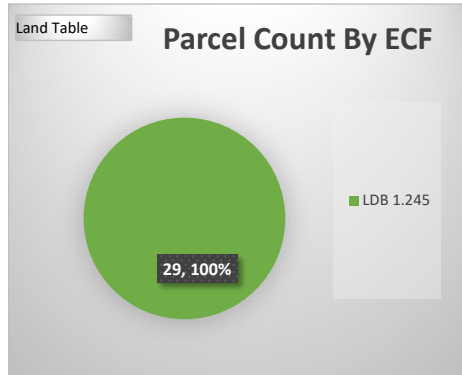
# Township of Commerce/Village of Wolverine Lake

Land Table LN1

BSA DATABASE		SALES DATA	
Parcel Count	29	# of Sales	3
ECF Nbhd	LDB	Sales Ratio	38.77%
Min ECF	1.245	(Land Resid.-Est. Land Value)/Est. LV	118.21%
Max ECF	1.245	% Change	20.00%
Land Table LtoB	22.12%	Projected Land Table LtoB	26.55%
CVT LtoB	24.93%	Sales Sample Size	10.34%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$96,140	\$209,791	\$115,368
MINIMUM	\$78,430	\$171,145	\$94,116
MAXIMUM	\$101,200	\$220,832	\$121,440

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
E -17-14-301-013	3600 FLANNERY CT	11/9/2021	\$650,000	\$446,984	\$304,216	\$101,200	11.309	\$26,900		LN1	22.64%
E -17-14-352-006	3358 WESTWIND DR	4/4/2022	\$425,000	\$327,568	\$183,452	\$86,020	0.44	\$416,936		LN1	26.26%
E -17-14-352-010	3116 SOUTHWIND DR	9/9/2022	\$430,000	\$392,487	\$136,183	\$98,670	0.327	\$416,462		LN1	25.14%

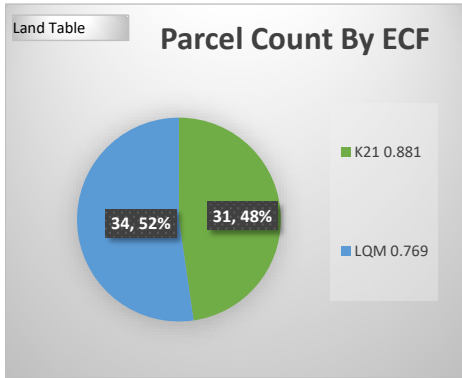
# Township of Commerce/Village of Wolverine Lake

Land Table LP1

BSA DATABASE		SALES DATA	
Parcel Count	65	# of Sales	6
ECF Nbhd	LQM, K21	Sales Ratio	47.69%
Min ECF	0.769	(Land Resid.-Est. Land Value)/Est. LV	31.28%
Max ECF	0.881	% Change	0.00%
Land Table LtoB	16.98%	Projected Land Table LtoB	16.98%
CVT LtoB	24.93%	Sales Sample Size	9.23%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	<b>\$129,030</b>	<b>\$169,393</b>	<b>\$129,030</b>
<b>MINIMUM</b>	<b>\$121,440</b>	<b>\$159,429</b>	<b>\$121,440</b>
<b>MAXIMUM</b>	<b>\$151,800</b>	<b>\$199,286</b>	<b>\$151,800</b>

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
E -17-15-426-022	205 FOREST CREST DR	3/5/2021	\$115,000				0.562	\$204,626		LP1	100.00%
E -17-28-126-055	1961 SUN ISLAND VW	8/12/2021	\$675,000	\$644,737	\$155,843	\$125,580	0.511	\$304,977		LP1	19.48%
E -17-28-126-057	1906 CARSONS CV	10/7/2022	\$850,000	\$965,829	\$19,411	\$135,240	0.434	\$44,726		LP1	14.00%
E -17-28-126-070	2096 DEER PATH TRL	7/6/2021	\$898,000	\$886,459	\$141,261	\$129,720	0.731	\$193,244		LP1	14.63%
E -17-28-126-073	2066 DEER PATH TRL	2/25/2022	\$1,200,000	\$814,548	\$529,420	\$143,968	2.499	\$57,740	E -17-28-126-012	LP1	17.67%
E -17-28-201-035	2091 SERENITY WAY	9/1/2021	\$850,000	\$954,939	\$20,641	\$125,580	0.42	\$49,145		LP1	13.15%

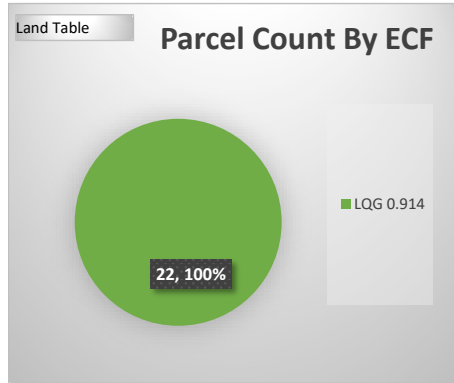
# Township of Commerce/Village of Wolverine Lake

Land Table LQ1

BSA DATABASE		SALES DATA	
Parcel Count	22	# of Sales	2
ECF Nbhd	LQG	Sales Ratio	44.79%
Min ECF	0.914	(Land Resid.-Est. Land Value)/Est. LV	27.86%
Max ECF	0.914	% Change	0.00%
Land Table LtoB	47.08%	Projected Land Table LtoB	47.08%
CVT LtoB	24.93%	Sales Sample Size	9.09%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$115,719	\$147,958	\$115,719
MINIMUM	\$100,625	\$128,659	\$100,625
MAXIMUM	\$125,063	\$159,905	\$125,063

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
E-17-16-181-002	3915 BALMONY RD	11/10/2022	\$225,000	\$247,029	\$87,940	\$109,969	0.53	\$165,925		LQ1	44.52%
E-17-16-182-007	1936 NACONA	1/14/2022	\$349,900	\$267,999	\$186,839	\$104,938	0.146	\$1,279,719		LQ1	39.16%



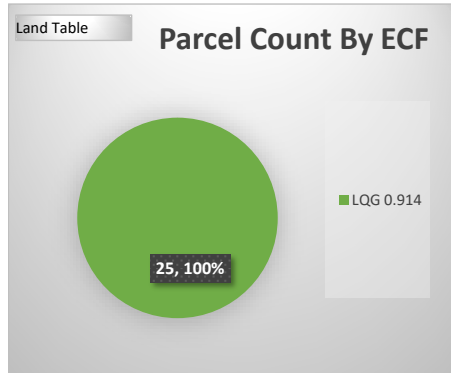
# Township of Commerce/Village of Wolverine Lake

Land Table LQG

BSA DATABASE		SALES DATA	
Parcel Count	25	# of Sales	3
ECF Nbhd	LQG	Sales Ratio	51.95%
Min ECF	0.914	(Land Resid.-Est. Land Value)/Est. LV	-13.37%
Max ECF	0.914	% Change	0.00%
Land Table LtoB	31.63%	Projected Land Table LtoB	31.63%
CVT LtoB	24.93%	Sales Sample Size	12.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$199,546	\$172,875	\$199,546
MINIMUM	\$188,437	\$163,251	\$188,437
MAXIMUM	\$210,794	\$182,620	\$210,794

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
E -17-16-127-008	2115 LAKESHORE DR	8/12/2021	\$738,000	\$712,314	\$226,898	\$201,212	0.341	\$665,390		LQG	28.25%
E -17-16-127-018	1977 LAKESHORE DR	4/19/2022	\$600,000	\$557,565	\$234,065	\$191,630	0.72	\$325,090		LQG	34.37%
E -17-16-201-019	1841 HAMPSHIRE CT	10/7/2021	\$660,000	\$806,240	\$45,390	\$191,630	0.54	\$84,056		LQG	23.77%

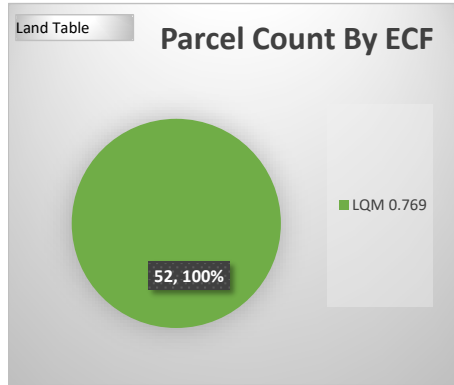
# Township of Commerce/Village of Wolverine Lake

Land Table LQM

BSA DATABASE		SALES DATA	
Parcel Count	52	# of Sales	2
ECF Nbhd	LQM	Sales Ratio	47.84%
Min ECF	0.769	(Land Resid.-Est. Land Value)/Est. LV	6.35%
Max ECF	0.769	% Change	0.00%
Land Table LtoB	48.20%	Projected Land Table LtoB	48.20%
CVT LtoB	24.93%	Sales Sample Size	3.85%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$144,538	\$153,717	\$144,538
MINIMUM	\$132,149	\$140,542	\$132,149
MAXIMUM	\$181,705	\$193,245	\$181,705

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
E -17-16-182-010	1920 NACONA	12/17/2021	\$177,000	\$194,180	\$117,722	\$134,902	0.143	\$823,231		LQM	69.47%
E -17-16-251-032	3965 BURNET RD	6/9/2021	\$335,000	\$295,747	\$251,904	\$212,651	0.24	\$503,808	E -17-16-251-033	LQM	71.90%

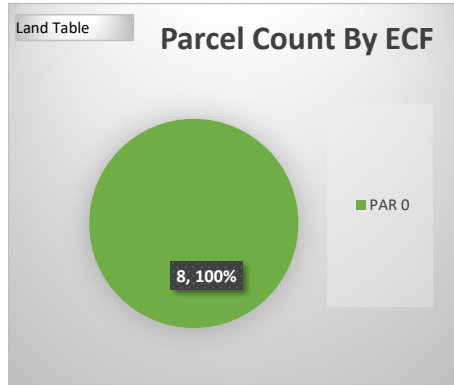
# Township of Commerce/Village of Wolverine Lake

Land Table PAR

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	0
ECF Nbhd	PAR	Sales Ratio	#DIV/0!
Min ECF	0.000	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.000	% Change	0.00%
Land Table LtoB	0.00%	Projected Land Table LtoB	0.00%
CVT LtoB	24.93%	Sales Sample Size	0.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



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

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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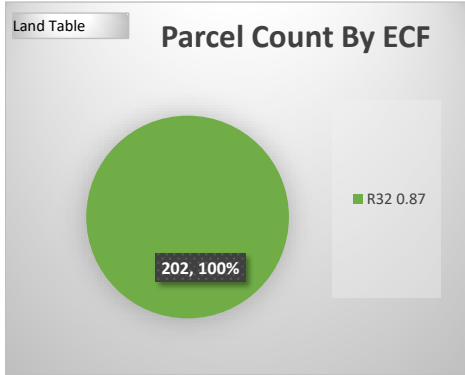
# Township of Commerce/Village of Wolverine Lake

Land Table R32

BSA DATABASE		SALES DATA	
Parcel Count	202	# of Sales	14
ECF Nbhd	R32	Sales Ratio	47.51%
Min ECF	0.870	(Land Resid.-Est. Land Value)/Est. LV	28.01%
Max ECF	0.870	% Change	0.00%
Land Table LtoB	18.64%	Projected Land Table LtoB	18.64%
CVT LtoB	24.93%	Sales Sample Size	6.93%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$77,077	\$98,663	\$77,077
MINIMUM	\$72,259	\$92,496	\$72,259
MAXIMUM	\$83,501	\$106,886	\$83,501

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
E -17-33-201-025	1945 DORCHESTER DR	9/16/2022	\$445,000	\$343,591	\$173,668	\$72,259	0.28	\$620,243		R32	21.03%
E -17-33-205-007	1874 DORCHESTER DR	8/15/2022	\$390,000	\$325,605	\$139,866	\$75,471	0.38	\$368,068		R32	23.18%
E -17-33-201-011	1880 AYRSHIRE DR	3/30/2021	\$467,500	\$397,943	\$143,422	\$73,865	0.33	\$434,612		R32	18.56%
E -17-33-206-003	1934 DORCHESTER DR	6/7/2021	\$361,000	\$322,305	\$110,954	\$72,259	0.28	\$396,264		R32	22.42%
E -17-33-206-010	2014 DORCHESTER DR	6/3/2022	\$415,000	\$370,848	\$116,411	\$72,259	0.28	\$415,754		R32	19.48%
E -17-33-201-012	1870 AYRSHIRE DR	5/26/2021	\$400,000	\$369,517	\$104,348	\$73,865	0.31	\$336,606		R32	19.99%
E -17-33-107-025	1153 GRANDVIEW DR	6/3/2022	\$475,000	\$444,084	\$103,175	\$72,259	0.28	\$368,482		R32	16.27%
E -17-28-401-044	1921 TWIN SUN CIR	8/31/2022	\$505,000	\$475,192	\$102,067	\$72,259	0.27	\$378,026		R32	15.21%
E -17-33-201-020	1865 DORCHESTER DR	1/13/2022	\$369,000	\$350,090	\$91,169	\$72,259	0.28	\$325,604		R32	20.64%
E -17-28-401-049	1941 TWIN SUN CIR	6/18/2021	\$535,000	\$549,786	\$73,852	\$88,638	0.31	\$238,232		R32	16.12%
E -17-33-203-002	1060 DRAKESHIRE DR	1/7/2021	\$319,000	\$333,893	\$58,972	\$73,865	0.36	\$163,811		R32	22.12%
E -17-33-254-024	758 GRANDVIEW DR	4/21/2021	\$435,000	\$464,674	\$42,585	\$72,259	0.28	\$152,089		R32	15.55%
E -17-28-401-028	1857 TWIN SUN CIR	10/8/2021	\$353,500	\$387,393	\$39,972	\$73,865	0.3	\$133,240		R32	19.07%
E -17-28-401-033	1877 TWIN SUN CIR	12/20/2022	\$385,000	\$429,031	\$29,834	\$73,865	0.31	\$96,239		R32	17.22%

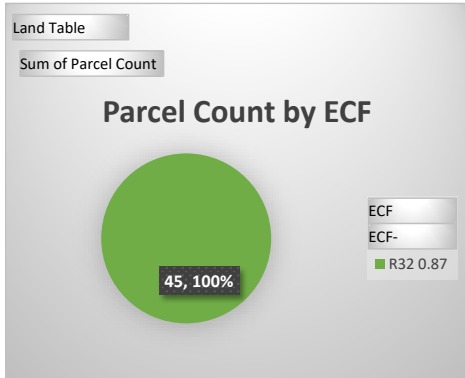
# Township of Commerce/Village of Wolverine Lake

Land Table R41

BSA DATABASE		SALES DATA	
Parcel Count	45	# of Sales	8
ECF Nbhd	R32	Sales Ratio	42.71%
Min ECF	0.870	(Land Resid.-Est. Land Value)/Est. LV	73.53%
Max ECF	0.870	% Change	0.00%
Land Table LtoB	23.53%	Projected Land Table LtoB	23.53%
CVT LtoB	24.93%	Sales Sample Size	17.78%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$75,471	\$130,968	\$75,471
<b>MINIMUM</b>	\$70,653	\$122,607	\$70,653
<b>MAXIMUM</b>	\$83,501	\$144,903	\$83,501

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
E -17-33-102-012	2195 SILVERMAPLE CT	4/15/2022	\$370,000	\$294,930	\$148,935	\$73,865	0.41	\$363,256		R41	25.04%
E -17-33-102-016	2235 SILVERMAPLE CT	4/1/2022	\$375,000	\$311,338	\$134,315	\$70,653	0.34	\$395,044		R41	22.69%
E -17-33-102-021	2224 WHITE PINE DR	4/9/2021	\$355,000	\$302,317	\$123,336	\$70,653	0.34	\$362,753		R41	23.37%
E -17-33-102-035	994 SYCAMORE CT	4/11/2022	\$415,000	\$343,309	\$142,344	\$70,653	0.31	\$459,174		R41	20.58%
E -17-33-103-005	2225 WHITE PINE DR	11/19/2021	\$380,000	\$359,496	\$94,369	\$73,865	0.43	\$219,463		R41	20.55%
E -17-33-103-006	2215 WHITE PINE DR	6/27/2022	\$405,000	\$335,390	\$143,475	\$73,865	0.41	\$349,939		R41	22.02%
E -17-33-103-009	933 SYCAMORE CT	4/26/2021	\$320,000	\$275,747	\$118,118	\$73,865	0.46	\$256,778		R41	26.79%
E -17-33-104-002	904 SYCAMORE CT	8/13/2021	\$310,000	\$280,030	\$103,835	\$73,865	0.41	\$253,256		R41	26.38%

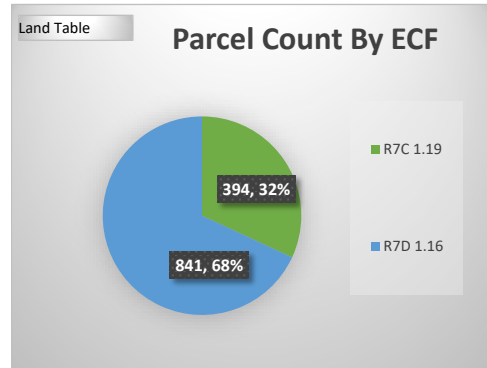
# Township of Commerce/Village of Wolverine Lake

Land Table R7D

BSA DATABASE		SALES DATA	
Parcel Count	1235	# of Sales	100
ECF Nbhd	R7C, R7D	Sales Ratio	46.83%
Min ECF	1.160	(Land Resid.-Est. Land Value)/Est. LV	22.51%
Max ECF	1.190	% Change	0.00%
Land Table LtoB	31.35%	Projected Land Table LtoB	31.35%
CVT LtoB	24.93%	Sales Sample Size	8.10%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$84,389	\$103,385	\$84,389
MINIMUM	\$55,660	\$68,189	\$55,660
MAXIMUM	\$136,458	\$167,174	\$136,458

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
EW-17-27-181-024	717 LUCILLE DR	7/16/2021	\$225,456	\$171,036	\$122,649	\$68,229	0.24	\$511,038		R7D	39.89%
EW-17-23-302-010	2550 TAMPA DR	3/31/2022	\$245,000	\$185,921	\$127,308	\$68,229	0.26	\$489,646		R7D	36.70%
EW-17-27-177-040	783 ALBERTON ST	7/1/2022	\$267,500	\$223,908	\$117,208	\$73,616	0.28	\$418,600		R7D	32.88%
EW-17-27-278-011	249 WABASSO ST	6/4/2021	\$265,000	\$224,389	\$121,409	\$80,798	0.3	\$404,697		R7D	36.01%
EW-17-27-154-001	1347 LAKEVIEW DR	10/7/2021	\$170,900	\$145,645	\$108,745	\$83,490	0.13	\$418,250	EW-17-27-154-002	R7D	57.32%
EW-17-27-155-026	1660 WILKSHIRE ST	8/11/2022	\$280,000	\$242,232	\$118,566	\$80,798	0.34	\$348,724		R7D	33.36%
EW-17-27-278-005	1746 SHANKIN ST	4/1/2021	\$218,000	\$188,645	\$97,584	\$68,229	0.23	\$424,278		R7D	36.17%
EW-17-23-351-024	2389 ETHEL DR	4/12/2022	\$260,000	\$226,147	\$107,469	\$73,616	0.28	\$383,818		R7D	32.55%
EW-17-27-278-020	220 WANDA ST	3/28/2022	\$268,000	\$234,045	\$136,298	\$102,343	0.5	\$272,596		R7D	43.73%
EW-17-27-229-006	2122 GLENCOVE RD	12/3/2021	\$251,900	\$223,540	\$101,976	\$73,616	0.28	\$364,200		R7D	32.93%
EW-17-27-102-005	2180 PENDELL ST	10/4/2021	\$230,000	\$204,333	\$93,896	\$68,229	0.24	\$391,233		R7D	33.39%
EW-17-27-226-039	2047 HELMSFORD DR	11/9/2022	\$260,000	\$232,329	\$101,287	\$73,616	0.28	\$361,739		R7D	31.69%
EW-17-27-227-002	2306 INDIANA AVE	5/20/2021	\$268,000	\$244,912	\$107,477	\$84,389	0.36	\$298,547		R7D	34.46%
EW-17-22-301-014	2565 BRISBANE AVE	7/14/2021	\$235,000	\$216,997	\$98,801	\$80,798	0.32	\$308,753		R7D	37.23%
EW-17-27-228-011	2159 GLENCOVE RD	10/31/2022	\$240,000	\$224,253	\$89,363	\$73,616	0.28	\$319,154		R7D	32.83%
EW-17-27-180-064	1658 LADD RD	10/25/2021	\$195,917	\$186,118	\$103,165	\$93,366	0.45	\$229,256		R7D	50.16%
EW-17-27-277-023	1918 SHANKIN ST	9/2/2022	\$277,500	\$264,790	\$97,099	\$84,389	0.39	\$248,972		R7D	31.87%
EW-17-22-307-009	2425 WOODLAWN AVE	8/5/2021	\$285,000	\$272,852	\$92,946	\$80,798	0.31	\$299,826		R7D	29.61%
EW-17-27-251-016	682 LUCILLE DR	12/23/2021	\$170,000	\$167,192	\$71,037	\$68,229	0.26	\$273,219		R7D	40.81%
EW-17-27-327-013	907 BRUSHWOOD AVE	11/19/2021	\$159,900	\$157,730	\$75,786	\$73,616	0.29	\$261,331		R7D	46.67%
EW-17-21-476-024	1422 CONNECTICUT AVE	3/9/2022	\$218,000	\$223,060	\$63,169	\$68,229	0.23	\$274,648		R7D	30.59%
EW-17-22-301-015	2645 BRISBANE AVE	3/15/2021	\$185,000	\$191,655	\$74,143	\$80,798	0.32	\$231,697		R7D	42.16%

## Township of Commerce/Village of Wolverine Lake

### Land Table R7D

EW-17-27-176-005	1860 LADD RD	12/23/2021	\$155,000	\$162,449	\$85,917	\$93,366	0.41	\$209,554	R7D	57.47%
EW-17-22-428-010	2511 OAKVIEW DR	11/19/2021	\$695,000	\$732,985	\$46,404	\$84,389	0.39	\$118,985	R7D	11.51%
EW-17-27-229-002	2178 HELMSFORD DR	7/23/2021	\$220,000	\$237,057	\$56,559	\$73,616	0.29	\$195,031	R7D	31.05%
EW-17-27-326-002	1560 LADD RD	1/10/2022	\$147,000	\$159,403	\$68,395	\$80,798	0.3	\$227,983	R7D	50.69%
EW-17-22-426-020	2525 MARCHAR DR	2/22/2022	\$190,000	\$218,428	\$52,370	\$80,798	0.34	\$154,029	R7D	36.99%
EW-17-23-351-040	2270 BRIAR RDG	10/29/2021	\$445,000	\$542,775	-\$24,159	\$73,616	0.28	-\$86,282	R7D	13.56%
EW-17-23-351-042	2230 BRIAR RDG	9/1/2021	\$40,000				0.31	\$129,032	R7D	80.16%
EW-17-21-482-048	1467 TRIMONT ST	5/5/2022	\$326,467	\$212,376	\$182,320	\$68,229	0.23	\$792,696	R7D	32.13%
EW-17-27-179-013	941 ADELAIDE DR	4/1/2022	\$270,000	\$191,131	\$134,529	\$55,660	0.14	\$960,921	R7D	29.12%
EW-17-22-327-007	738 MANZANO DR	10/22/2021	\$300,000	\$218,932	\$154,684	\$73,616	0.29	\$533,393	R7D	33.63%
EW-17-22-310-005	2446 TERRY DR	5/5/2022	\$327,500	\$239,692	\$156,037	\$68,229	0.24	\$650,154	R7D	28.47%
EW-17-28-230-007	1330 THURSTON ST	6/24/2022	\$315,000	\$232,679	\$145,163	\$62,842	0.19	\$764,016	R7D	27.01%
EW-17-22-353-002	2370 ROSELAWN AVE	6/10/2022	\$300,000	\$224,130	\$138,712	\$62,842	0.22	\$630,509	R7D	28.04%
EW-17-27-404-007	1454 MEADOW DR	11/9/2022	\$265,000	\$204,737	\$128,492	\$68,229	0.26	\$494,200	R7D	33.33%
EW-17-28-229-003	1430 THURSTON ST	11/9/2022	\$187,000	\$144,758	\$97,902	\$55,660	0.14	\$699,300	R7D	38.45%
EW-17-22-329-005	841 MANZANO DR	12/2/2021	\$250,000	\$194,445	\$118,397	\$62,842	0.21	\$563,795	R7D	32.32%
EW-17-21-477-023	2353 DARNELL DR	4/26/2022	\$175,000	\$136,999	\$93,661	\$55,660	0.13	\$720,469	R7D	40.63%
EW-17-27-404-013	1408 MEADOW DR	3/14/2022	\$323,000	\$257,819	\$133,410	\$68,229	0.25	\$533,640	R7D	26.46%
EW-17-27-181-023	733 LUCILLE DR	8/25/2022	\$227,000	\$185,066	\$104,776	\$62,842	0.2	\$523,880	R7D	33.96%
EW-17-22-351-011	1230 WOODLAWN CT	11/12/2021	\$287,000	\$234,211	\$121,018	\$68,229	0.24	\$504,242	R7D	29.13%
EW-17-21-479-008	2374 ELLINGTON DR	12/3/2021	\$225,000	\$184,654	\$103,188	\$62,842	0.21	\$491,371	R7D	34.03%
EW-17-21-480-009	2360 MENTONE ST	11/23/2022	\$182,000	\$149,397	\$91,854	\$59,251	0.16	\$574,088	R7D	39.66%
EW-17-21-485-015	2235 MENTONE ST	12/14/2022	\$190,000	\$156,060	\$89,600	\$55,660	0.14	\$640,000	R7D	35.67%
EW-17-27-158-030	1652 MEADOWLANE ST	6/27/2022	\$363,000	\$300,956	\$124,886	\$62,842	0.21	\$594,695	R7D	20.88%
EW-17-22-357-018	1267 MALLOW ST	7/1/2022	\$269,400	\$223,482	\$108,760	\$62,842	0.21	\$517,905	R7D	28.12%
EW-17-22-310-009	2414 TERRY DR	12/29/2021	\$223,800	\$187,609	\$104,420	\$68,229	0.24	\$435,083	R7D	36.37%
EW-17-27-127-036	800 ALBERTON ST	3/10/2022	\$320,000	\$271,528	\$116,701	\$68,229	0.26	\$448,850	R7D	25.13%
EW-17-21-477-011	2375 DARNELL DR	6/30/2022	\$250,000	\$212,996	\$92,664	\$55,660	0.13	\$712,800	R7D	26.13%
EW-17-27-177-022	900 ADELAIDE DR	7/25/2022	\$234,900	\$200,367	\$90,193	\$55,660	0.14	\$644,236	R7D	27.78%
EW-17-21-426-041	2599 MCINTOSH CT	5/25/2022	\$276,000	\$236,251	\$113,365	\$73,616	0.28	\$404,875	R7D	31.16%
EW-17-27-328-006	757 BRUSHWOOD AVE	10/7/2022	\$240,000	\$206,223	\$107,393	\$73,616	0.29	\$370,321	R7D	35.70%
EW-17-27-402-015	1473 MEADOW DR	6/7/2022	\$325,000	\$281,381	\$111,848	\$68,229	0.26	\$430,185	R7D	24.25%
EW-17-21-478-010	2369 ELLINGTON DR	9/27/2022	\$265,000	\$230,460	\$108,156	\$73,616	0.27	\$400,578	R7D	31.94%
EW-17-27-402-020	1451 SUNSET DR	9/29/2021	\$259,000	\$227,802	\$99,427	\$68,229	0.23	\$432,291	R7D	29.95%
EW-17-27-404-008	1446 MEADOW DR	3/4/2022	\$205,000	\$180,547	\$92,682	\$68,229	0.23	\$402,965	R7D	37.79%
EW-17-22-376-003	835 LOS ARBOLES DR	10/21/2022	\$280,000	\$246,596	\$114,202	\$80,798	0.3	\$380,673	R7D	32.77%
EW-17-27-279-007	165 WANDA ST	4/1/2022	\$283,165	\$250,228	\$135,280	\$102,343	0.49	\$276,082	R7D	40.90%
EW-17-22-331-005	731 LOS ARBOLES DR	9/17/2021	\$257,000	\$227,280	\$103,336	\$73,616	0.28	\$369,057	R7D	32.39%
EW-17-27-330-012	743 DUNREATH RD	11/1/2021	\$219,500	\$195,334	\$87,008	\$62,842	0.19	\$457,937	R7D	32.17%
EW-17-22-377-006	860 LAGUNA DR	7/8/2022	\$390,000	\$347,448	\$123,350	\$80,798	0.31	\$397,903	R7D	23.25%
EW-17-23-302-017	2530 TAMPA DR	7/28/2021	\$296,000	\$264,412	\$105,204	\$73,616	0.28	\$375,729	R7D	27.84%
EW-17-28-231-018	2174 BENSTEIN RD	11/10/2022	\$240,000	\$215,225	\$87,617	\$62,842	0.21	\$417,224	R7D	29.20%
EW-17-27-407-011	465 PENNY LAKE RD	8/20/2021	\$315,000	\$283,146	\$100,083	\$68,229	0.23	\$435,143	R7D	24.10%
EW-17-22-308-024	2376 WOODLAWN AVE	6/3/2022	\$307,000	\$276,588	\$111,210	\$80,798	0.31	\$358,742	R7D	29.21%
EW-17-21-484-014	2259 ELLINGTON DR	10/5/2022	\$203,000	\$182,964	\$75,696	\$55,660	0.14	\$540,686	R7D	30.42%
EW-17-21-426-035	1444 APPLE ORCHARD LN	11/14/2022	\$330,000	\$301,033	\$109,765	\$80,798	0.3	\$365,883	R7D	26.84%
EW-17-27-402-012	1428 WEST DR	12/3/2021	\$265,000	\$243,574	\$89,655	\$68,229	0.24	\$373,562	R7D	28.01%
EW-17-27-229-008	2086 GLENCOVE RD	5/11/2022	\$318,000	\$292,330	\$99,286	\$73,616	0.28	\$354,593	R7D	25.18%
EW-17-22-331-008	707 LOS ARBOLES DR	10/24/2022	\$229,011	\$210,632	\$91,995	\$73,616	0.28	\$328,554	R7D	34.95%
EW-17-21-476-032	1400 CONNECTICUT AVE	5/21/2021	\$345,000	\$321,096	\$92,133	\$68,229	0.24	\$383,888	R7D	21.25%
EW-17-27-407-018	339 PENNY LAKE RD	3/5/2021	\$272,000	\$255,544	\$84,685	\$68,229	0.23	\$368,196	R7D	26.70%

**Township of Commerce/Village of Wolverine Lake**

Land Table R7D

EW-17-22-351-021	1228 AMARILLO ST	10/20/2022	\$226,000	\$215,479	\$78,750	\$68,229	0.23	\$342,391	R7D	31.66%
EW-17-22-326-003	1019 GLENGARY RD	3/24/2022	\$500,000	\$479,863	\$142,051	\$121,914	0.97	\$146,444	R7D	25.41%
EW-17-22-327-006	730 MANZANO DR	9/23/2021	\$261,000	\$251,928	\$89,870	\$80,798	0.31	\$289,903	R7D	32.07%
EW-17-22-331-006	723 LOS ARBOLES DR	7/30/2021	\$250,000	\$242,347	\$81,269	\$73,616	0.28	\$290,246	R7D	30.38%
EW-17-28-228-003	1550 THURSTON ST	12/19/2022	\$225,000	\$219,077	\$68,765	\$62,842	0.21	\$327,452	R7D	28.68%
EW-17-21-427-002	1401 APPLE ORCHARD LN	6/14/2021	\$315,000	\$309,847	\$78,769	\$73,616	0.28	\$281,318	R7D	23.76%
EW-17-22-309-022	2451 TERRY DR	1/31/2022	\$185,000	\$182,393	\$65,449	\$62,842	0.22	\$297,495	R7D	34.45%
EW-17-22-305-013	1037 GLENGARY RD	3/11/2022	\$300,000	\$296,778	\$71,451	\$68,229	0.24	\$297,712	R7D	22.99%
EW-17-23-302-028	2531 TAMPA DR	12/30/2021	\$265,000	\$262,405	\$76,211	\$73,616	0.28	\$272,182	R7D	28.05%
EW-17-27-404-004	505 WOLVERINE DR	11/3/2021	\$262,000	\$262,131	\$73,485	\$73,616	0.28	\$262,446	R7D	28.08%
EW-17-27-407-003	1443 WEST DR	3/12/2021	\$280,000	\$290,809	\$62,807	\$73,616	0.27	\$232,619	R7D	25.31%
EW-17-22-354-001	2388 TERRY DR	3/23/2021	\$238,500	\$253,768	\$47,574	\$62,842	0.21	\$226,543	R7D	24.76%
EW-17-27-154-026	1631 WILKSHIRE ST	6/13/2022	\$222,000	\$238,674	\$56,942	\$73,616	0.28	\$203,364	R7D	30.84%
EW-17-21-476-038	1790 CONNECTICUT AVE	5/5/2022	\$225,000	\$243,277	\$40,974	\$59,251	0.18	\$227,633	R7D	24.36%
EW-17-28-229-007	1440 THURSTON ST	9/8/2021	\$345,000	\$381,809	\$31,420	\$68,229	0.26	\$120,846	R7D	17.87%
EW-17-28-231-019	2162 BENSTEIN RD	7/30/2021	\$166,000	\$183,723	\$37,937	\$55,660	0.14	\$270,979	R7D	30.30%
EW-17-21-476-016	1500 CONNECTICUT AVE	12/28/2021	\$170,000	\$190,301	\$35,359	\$55,660	0.14	\$252,564	R7D	29.25%
EW-17-21-483-035	2260 BENSTEIN RD	12/22/2022	\$222,750	\$252,056	\$33,536	\$62,842	0.21	\$159,695	R7D	24.93%
EW-17-22-331-002	755 LOS ARBOLES DR	9/27/2022	\$182,500	\$206,512	\$56,786	\$80,798	0.31	\$183,181	R7D	39.13%
EW-17-27-180-031	928 LUCILLE DR	10/19/2021	\$135,000	\$155,276	\$35,384	\$55,660	0.14	\$252,743	R7D	35.85%
EW-17-27-404-016	1453 ADRIAN RD	2/25/2021	\$215,000	\$253,161	\$30,068	\$68,229	0.24	\$125,283	R7D	26.95%
EW-17-22-327-004	714 MANZANO DR	4/5/2022	\$200,000	\$238,318	\$55,048	\$93,366	0.42	\$131,067	R7D	39.18%
EW-17-21-427-020	1467 APPLE ORCHARD LN	8/19/2022	\$295,000	\$351,615	\$24,183	\$80,798	0.31	\$78,010	R7D	22.98%
EW-17-22-326-008	989 GLENGARY RD	3/24/2022	\$450,000	\$559,700	\$18,247	\$127,947	1.21	\$15,080	R7D	22.86%
EW-17-23-302-037	175 GLENGARY RD	3/29/2021	\$225,000	\$291,900	\$46,216	\$113,116	0.68	\$67,965	R7D	38.75%
EW-17-27-404-003	515 WOLVERINE DR	4/18/2022	\$170,000	\$221,354	\$29,444	\$80,798	0.3	\$98,147	R7D	36.50%
EW-17-27-127-019	860 ALBERTON ST	12/17/2021	\$180,000	\$263,509	-\$2,711	\$80,798	0.31	-\$8,745	R7D	30.66%



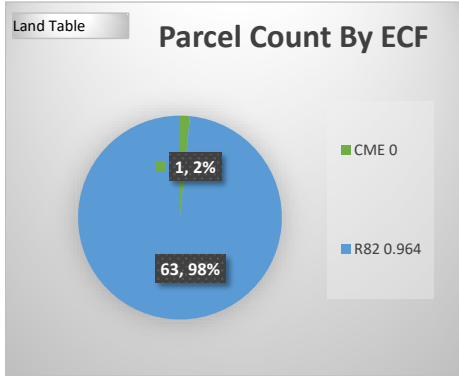
# Township of Commerce/Village of Wolverine Lake

Land Table R82

BSA DATABASE		SALES DATA	
Parcel Count	64	# of Sales	9
ECF Nbhd	R82, CME	Sales Ratio	44.41%
Min ECF	0.964	(Land Resid.-Est. Land Value)/Est. LV	36.00%
Max ECF	0.964	% Change	5.00%
Land Table LtoB	29.27%	Projected Land Table LtoB	30.73%
CVT LtoB	24.93%	Sales Sample Size	14.06%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	<b>\$91,000</b>	<b>\$123,756</b>	<b>\$95,550</b>
<b>MINIMUM</b>	<b>\$52,500</b>	<b>\$71,397</b>	<b>\$55,125</b>
<b>MAXIMUM</b>	<b>\$166,250</b>	<b>\$226,092</b>	<b>\$174,563</b>

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
E -17-26-278-053	2161 CALLIE DR	4/11/2022	\$302,500	\$246,580	\$115,420	\$59,500	0.28	\$412,214		R82	24.13%
E -17-27-376-007	1380 LADD RD	5/6/2022	\$270,000	\$221,544	\$150,520	\$102,064	1.17	\$128,650		R82	46.07%
E -17-26-278-038	2088 N PONTIAC TRL	8/15/2022	\$333,000	\$273,620	\$158,570	\$99,190	1.78	\$89,084		R82	36.25%
E -17-26-278-009	2120 N PONTIAC TRL	9/27/2022	\$360,000	\$307,323	\$153,337	\$100,660	1.92	\$79,863		R82	32.75%
E -17-22-154-030	1071 SUPERIOR BLVD	8/31/2022	\$307,500	\$263,045	\$107,455	\$63,000	0.3	\$358,183		R82	23.95%
E -17-22-154-034	1050 GLENGARY RD	12/14/2021	\$246,000	\$221,743	\$87,257	\$63,000	0.35	\$249,306		R82	28.41%
E -17-22-126-060	3153 BUSS DR	7/14/2021	\$150,000	\$146,696	\$62,804	\$59,500	0.28	\$224,300		R82	40.56%
E -17-26-278-036	2150 CALLIE DR	7/28/2021	\$250,000	\$260,983	\$55,517	\$66,500	0.39	\$142,351		R82	25.48%
E -17-27-376-006	1406 LADD RD	12/10/2021	\$135,000	\$149,469	\$102,764	\$117,233	2.59	\$39,677		R82	78.43%

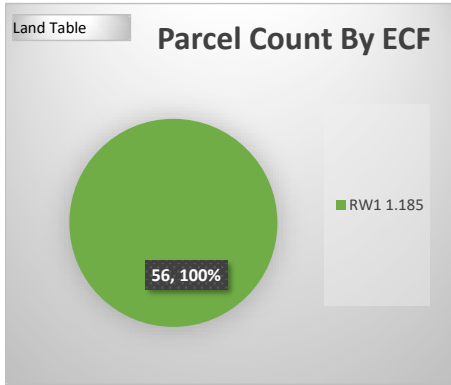
# Township of Commerce/Village of Wolverine Lake

Land Table R88

BSA DATABASE		SALES DATA	
Parcel Count	56	# of Sales	9
ECF Nbhd	RW1	Sales Ratio	51.19%
Min ECF	1.185	(Land Resid.-Est. Land Value)/Est. LV	-10.41%
Max ECF	1.185	% Change	0.00%
Land Table LtoB	24.69%	Projected Land Table LtoB	24.69%
CVT LtoB	24.93%	Sales Sample Size	16.07%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$87,725	\$78,590	\$87,725
MINIMUM	\$68,068	\$60,980	\$68,068
MAXIMUM	\$121,000	\$108,401	\$121,000

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
E -17-28-126-022	1960 MAGNOLIA DR	11/30/2021	\$340,000	\$321,551	\$94,074	\$75,625	0.54	\$174,211		R88	23.52%
E -17-28-126-009		1/21/2021	\$100,000				2	\$50,000		R88	100.00%
E -17-28-426-007	1685 MCCOY RD	4/16/2021	\$298,000	\$285,329	\$80,739	\$68,068	0.26	\$310,535		R88	23.86%
E -17-28-476-025	1637 MCCOY RD	2/4/2022	\$70,000				0.34	\$205,882		R88	100.00%
E -17-28-476-026	1625 MCCOY RD	2/4/2022	\$70,000				0.34	\$205,882		R88	100.00%
E -17-28-401-009	1961 KIRKLAND CT	4/20/2021	\$405,000	\$424,737	\$68,714	\$88,451	1.31	\$52,453		R88	20.82%
E -17-28-476-029	1473 MCCOY RD	4/29/2021	\$325,000	\$341,998	\$51,070	\$68,068	0.35	\$145,914		R88	19.90%
E -17-28-476-030	1459 MCCOY RD	1/5/2021	\$250,000	\$282,733	\$35,335	\$68,068	0.35	\$100,957		R88	24.08%
E -17-28-201-005	2125 BENSTEIN RD	4/6/2022	\$73,500				0.3	-\$467,683		R88	24.15%

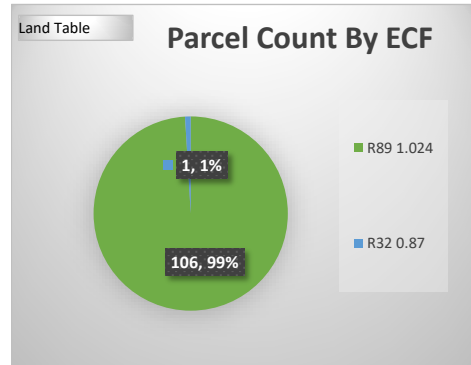
# Township of Commerce/Village of Wolverine Lake

Land Table R89

BSA DATABASE		SALES DATA	
Parcel Count	107	# of Sales	12
ECF Nbhd	R89, R32	Sales Ratio	46.43%
Min ECF	0.870	(Land Resid.-Est. Land Value)/Est. LV	39.12%
Max ECF	1.024	% Change	0.00%
Land Table LtoB	24.56%	Projected Land Table LtoB	24.56%
CVT LtoB	24.93%	Sales Sample Size	11.21%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$87,350	\$121,520	\$87,350
MINIMUM	\$54,863	\$76,325	\$54,863
MAXIMUM	\$649,688	\$903,837	\$649,688

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
E -17-23-326-039	2550 S COMMERCE RD	4/11/2022	\$329,000	\$278,819	\$112,268	\$62,087	0.44	\$255,155		R89	22.27%
E -17-24-151-020	2800 WELCH RD	9/2/2022	\$410,000	\$412,461	\$52,402	\$54,863	0.33	\$158,794		R89	13.30%
E -17-24-300-010	2650 WELCH RD	3/18/2021	\$280,000	\$183,432	\$151,431	\$54,863	0.38	\$398,503		R89	29.91%
E -17-24-300-014	2700 WELCH RD	3/18/2022	\$310,000	\$243,804	\$138,384	\$72,188	0.81	\$170,844		R89	29.61%
E -17-24-300-015	9130 CLUBWOOD DR	8/6/2021	\$280,000	\$221,355	\$113,508	\$54,863	0.29	\$391,407		R89	24.79%
E -17-25-101-038	1841 HOEFT DR	1/12/2022	\$220,000	\$184,495	\$97,592	\$62,087	0.49	\$199,167		R89	33.65%
E -17-25-303-013	2488 CRUMB RD	11/14/2022	\$300,000	\$221,361	\$213,995	\$135,356	6	\$35,666		R89	61.15%
E -17-28-451-007	1875 LOON LAKE RD	9/29/2021	\$536,500	\$568,213	\$43,362	\$75,075	0.87	\$49,841		R89	13.21%
E -17-33-176-004	1961 W WEST MAPLE RD	5/5/2021	\$53,160				2	\$23,665		R89	93.38%
E -17-33-254-019	1850 CRIMSON RIDGE DR	8/6/2021	\$449,900	\$478,465	\$43,623	\$72,188	0.75	\$58,164		R89	15.09%
E -17-33-254-029	1840 CRIMSON RIDGE DR	4/2/2021	\$429,900	\$485,685	\$19,290	\$75,075	0.89	\$21,674		R89	15.46%
E -17-33-254-030	1830 CRIMSON RIDGE DR	3/24/2021	\$442,700	\$425,143	\$26,870	\$9,313	0.44	\$61,068		R89	2.19%

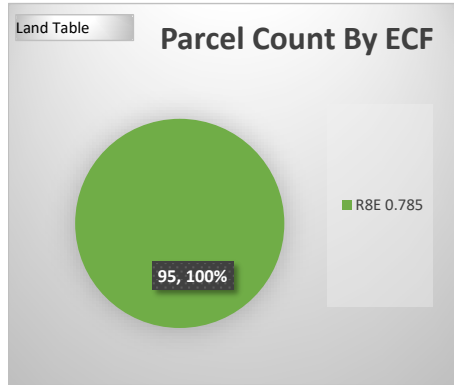
# Township of Commerce/Village of Wolverine Lake

Land Table R8E

BSA DATABASE		SALES DATA	
Parcel Count	95	# of Sales	1
ECF Nbhd	R8E	Sales Ratio	41.46%
Min ECF	0.785	(Land Resid.-Est. Land Value)/Est. LV	121.38%
Max ECF	0.785	% Change	0.00%
Land Table LtoB	31.18%	Projected Land Table LtoB	31.18%
CVT LtoB	24.93%	Sales Sample Size	1.05%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$138,535	\$306,694	\$138,535
MINIMUM	\$75,075	\$166,204	\$75,075
MAXIMUM	\$1,787,500	\$3,957,249	\$1,787,500

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
E-17-05-400-012	2875 OAK HILL TRL	5/9/2022	\$699,000	\$579,577	\$217,807	\$98,384	1.69	\$128,880		R8E	16.98%

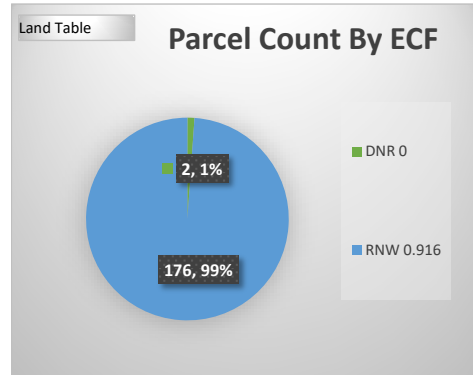
# Township of Commerce/Village of Wolverine Lake

Land Table R8F

BSA DATABASE		SALES DATA	
Parcel Count	178	# of Sales	11
ECF Nbhd	RNW, DNR	Sales Ratio	45.56%
Min ECF	0.916	(Land Resid.-Est. Land Value)/Est. LV	53.58%
Max ECF	0.916	% Change	0.00%
Land Table LtoB	23.18%	Projected Land Table LtoB	23.18%
CVT LtoB	24.93%	Sales Sample Size	6.18%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$105,875	\$162,600	\$105,875
MINIMUM	\$7	\$11	\$7
MAXIMUM	\$756,250	\$1,161,428	\$756,250

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
E -17-06-126-002	5901 FORD RD	9/30/2022	\$500,000	\$336,376	\$227,149	\$63,525	0.39	\$582,433		R8F	18.89%
E -17-06-200-004	5900 FORD RD	1/4/2022	\$430,000	\$367,871	\$168,004	\$105,875	5	\$33,601		R8F	28.78%
E -17-06-200-017	5800 FORD RD	1/4/2022	\$90,000				3.09	\$29,126		R8F	100.00%
E -17-06-200-044	4660 COOLEY LAKE RD	11/18/2021	\$359,900	\$302,230	\$155,988	\$98,318	3	\$51,996		R8F	32.53%
E -17-06-200-052	4600 KARA CT	10/26/2022	\$415,000	\$367,442	\$139,639	\$92,081	2.22	\$62,900		R8F	25.06%
E -17-06-200-082	4884 COOLEY LAKE CT	3/25/2021	\$325,000	\$299,313	\$98,287	\$72,600	1	\$98,287		R8F	24.26%
E -17-06-300-043	3920 E COMMERCE RD	1/29/2021	\$440,000	\$340,739	\$191,645	\$92,384	2.27	\$84,425		R8F	27.11%
E -17-06-476-028	5245 BUELL DR	12/5/2022	\$72,000				0.91	\$79,121		R8F	100.00%
E -17-06-476-029	5235 BUELL DR	11/30/2021	\$80,000				0.91	\$87,912		R8F	100.00%
E -17-07-151-017	4270 WHITE OAK TRL	10/4/2022	\$355,000	\$282,910	\$143,183	\$71,093	0.79	\$181,244		R8F	25.13%
E -17-09-476-007	4641 RACHELLE DR	7/13/2021	\$1,400,000	\$1,553,061	-\$49,092	\$103,969	4.37	-\$11,234		R8F	6.69%

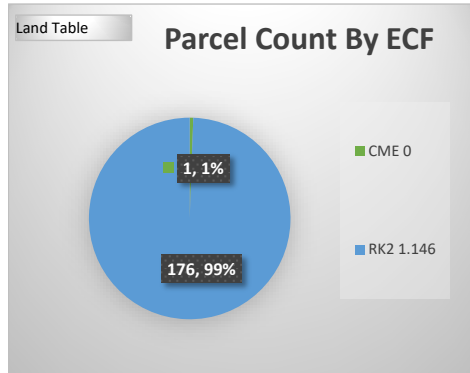
# Township of Commerce/Village of Wolverine Lake

Land Table R8K

BSA DATABASE		SALES DATA	
Parcel Count	177	# of Sales	8
ECF Nbhd	RK2, CME	Sales Ratio	50.36%
Min ECF	1.146	(Land Resid.-Est. Land Value)/Est. LV	-3.29%
Max ECF	1.146	% Change	10.00%
Land Table LtoB	23.67%	Projected Land Table LtoB	26.04%
CVT LtoB	24.93%	Sales Sample Size	4.52%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	<b>\$100,018</b>	<b>\$96,728</b>	<b>\$110,020</b>
<b>MINIMUM</b>	<b>\$46,881</b>	<b>\$45,339</b>	<b>\$51,569</b>
<b>MAXIMUM</b>	<b>\$1,562,738</b>	<b>\$1,511,333</b>	<b>\$1,719,012</b>

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
E -17-10-427-011	4632 TAMWORTH ST	9/15/2022	\$250,000	\$175,631	\$140,009	\$65,640	0.91	\$153,856		R8K	37.37%
E -17-01-304-016	8740 WISE RD	8/4/2022	\$320,000	\$253,137	\$129,374	\$62,511	0.61	\$212,089		R8K	24.69%
E -17-10-351-033	2074 RIDGEMONT ST	8/27/2021	\$301,000	\$248,193	\$112,190	\$59,383	0.56	\$200,339		R8K	23.93%
E -17-10-351-044	3076 RIDGEMONT ST	9/24/2021	\$400,000	\$429,995	\$61,148	\$91,143	2.08	\$29,398		R8K	21.20%
E -17-10-127-027	5100 WHITLOW CT	3/5/2021	\$355,000	\$383,821	\$36,819	\$65,640	0.89	\$41,370		R8K	17.10%
E -17-02-101-037	201 ANNISON DR	6/9/2021	\$384,000	\$419,174	\$47,811	\$82,985	1.51	\$31,663		R8K	19.80%
E -17-10-427-014	4629 S COMMERCE RD	4/2/2021	\$235,000	\$262,657	\$25,480	\$53,137	0.28	\$91,000		R8K	20.23%
E -17-03-229-036	6197 CARROLL LAKE RD	3/7/2022	\$240,000	\$330,252	-\$27,741	\$62,511	0.78	-\$35,565		R8K	18.93%

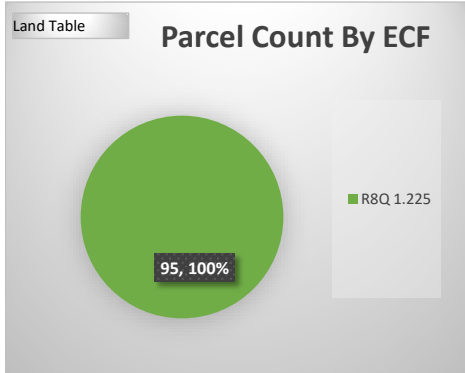
# Township of Commerce/Village of Wolverine Lake

Land Table R8Q

BSA DATABASE		SALES DATA	
Parcel Count	95	# of Sales	13
ECF Nbhd	R8Q	Sales Ratio	47.85%
Min ECF	1.225	(Land Resid.-Est. Land Value)/Est. LV	18.83%
Max ECF	1.225	% Change	14.00%
Land Table LtoB	25.40%	Projected Land Table LtoB	28.95%
CVT LtoB	24.93%	Sales Sample Size	13.68%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	<b>\$107,202</b>	<b>\$127,386</b>	<b>\$122,210</b>
<b>MINIMUM</b>	<b>\$57,173</b>	<b>\$67,938</b>	<b>\$65,177</b>
<b>MAXIMUM</b>	<b>\$1,588,125</b>	<b>\$1,887,147</b>	<b>\$1,810,463</b>

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
E -17-14-400-059	9451 SANDERSON CT	7/8/2022	\$390,000	\$407,621	\$70,107	\$87,728	1.31	\$53,517		R8Q	21.52%
E -17-14-400-060	9450 NEWTON CT	9/20/2022	\$287,000	\$286,556	\$73,498	\$73,054	0.56	\$131,246		R8Q	25.49%
E -17-14-400-061	9440 NEWTON CT	6/16/2021	\$280,000	\$263,920	\$85,958	\$69,878	0.44	\$195,359		R8Q	26.48%
E -17-14-400-074	9443 LOUISE LN	8/12/2022	\$415,000	\$373,642	\$128,197	\$86,839	1.17	\$109,570		R8Q	23.24%
E -17-14-400-080	4287 NEWTON RD	2/26/2021	\$235,000	\$226,195	\$81,859	\$73,054	0.71	\$115,294		R8Q	32.30%
E -17-14-400-087	4129 NEWTON RD	7/1/2022	\$407,000	\$405,303	\$58,870	\$57,173	0.24	\$245,292		R8Q	14.11%
E -17-14-400-094	1905 OAKLEY PARK RD	6/24/2022	\$285,000	\$231,111	\$133,295	\$79,406	0.82	\$162,555		R8Q	34.36%
E -17-12-151-019	2906 LAURYL DR	7/6/2021	\$350,000	\$348,904	\$73,861	\$72,765	0.32	\$230,816		RN4	20.86%
E -17-12-151-031	2798 LAURYL DR	10/18/2021	\$330,000	\$270,075	\$134,429	\$74,504	0.39	\$344,690		RN4	27.59%
E -17-12-203-006	2692 WATONGA DR	3/19/2021	\$255,000	\$232,712	\$93,327	\$71,039	0.24	\$388,862		RN4	30.53%
E -17-14-451-004	4305 KELSEY FARM DR	10/27/2022	\$320,000	\$316,982	\$74,057	\$71,039	0.27	\$274,285		RN4	22.41%
E -17-14-452-003	4272 KELSEY FARM DR	11/18/2021	\$310,000	\$311,333	\$69,706	\$71,039	0.28	\$248,950		RN4	22.82%
E -17-14-452-004	4248 KELSEY FARM DR	9/20/2021	\$334,900	\$344,063	\$61,876	\$71,039	0.28	\$220,986		RN4	20.65%

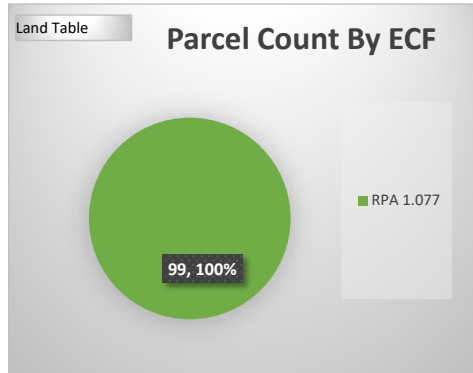
# Township of Commerce/Village of Wolverine Lake

Land Table R8T

BSA DATABASE		SALES DATA	
Parcel Count	99	# of Sales	4
ECF Nbhd	RPA	Sales Ratio	45.37%
Min ECF	1.077	(Land Resid.-Est. Land Value)/Est. LV	51.56%
Max ECF	1.077	% Change	5.00%
Land Table LtoB	17.83%	Projected Land Table LtoB	18.72%
CVT LtoB	24.93%	Sales Sample Size	4.04%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$92,483	\$140,171	\$97,107
MINIMUM	\$62,700	\$95,031	\$65,835
MAXIMUM	\$235,125	\$356,367	\$246,881

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
E -17-16-252-014	3805 BENSTEIN RD	9/13/2021	\$275,000	\$227,755	\$109,945	\$62,700	0.34	\$323,368		R8T	27.53%
E -17-16-376-018	2160 SUNNYBROOK RD	4/15/2022	\$425,000	\$359,044	\$148,880	\$82,924	1.29	\$115,411		R8T	23.10%
E -17-16-254-017	3809 VANSTONE DR	9/17/2021	\$300,000	\$265,508	\$97,192	\$62,700	0.34	\$285,859		R8T	23.62%
E -17-15-176-006	852 TEABERRY ST	7/21/2021	\$659,000	\$653,214	\$95,104	\$89,318	1.83	\$51,969		R8T	13.67%



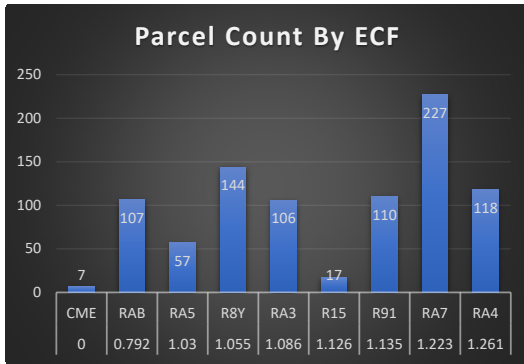
# Township of Commerce/Village of Wolverine Lake

Land Table R9B

BSA DATABASE		SALES DATA	
Parcel Count	893	# of Sales	60
ECF Nbhd	RA4, RA3, RA5, RA7, RAB, R8Y, R91, CME, R15	Sales Ratio	47.91%
Min ECF	0.792	(Land Resid.-Est. Land Value)/Est. LV	18.72%
Max ECF	1.261	% Change	13.50%
Land Table LtoB	24.24%	Projected Land Table LtoB	27.51%
CVT LtoB	24.93%	Sales Sample Size	6.72%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	<b>\$102,911</b>	<b>\$122,172</b>	<b>\$116,804</b>
<b>MINIMUM</b>	<b>\$59,252</b>	<b>\$70,342</b>	<b>\$67,251</b>
<b>MAXIMUM</b>	<b>\$623,700</b>	<b>\$740,431</b>	<b>\$707,900</b>

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
E -17-01-152-002	8845 ORRICK ST	5/14/2021	\$115,000	\$112,961	\$76,883	\$74,844	0.21	\$366,110		R9B	66.26%
E -17-01-153-010	1875 PORTLOCK AVE	12/7/2021	\$208,000	\$238,121	\$50,960	\$81,081	0.35	\$145,600		R9B	34.05%
E -17-01-156-001	1909 ALSUP AVE	9/24/2021	\$332,000	\$284,139	\$107,113	\$59,252	0.36	\$297,536		R9B	20.85%
E -17-01-157-002	1931 PORTLOCK AVE	10/29/2021	\$255,000	\$252,098	\$62,154	\$59,252	0.36	\$172,650		R9B	23.50%
E -17-01-179-012	8635 OAKSIDE AVE	1/13/2022	\$300,000	\$248,785	\$121,387	\$70,172	0.32	\$379,334		R9B	28.21%
E -17-01-180-001	8691 HIBBING ST	3/29/2021	\$218,000	\$233,029	\$59,815	\$74,844	0.22	\$271,886		R9B	32.12%
E -17-01-204-002	1515 GRINSHAW ST	9/3/2021	\$260,000	\$297,702	\$102,642	\$140,344	0.14	\$366,579	E -17-01-204-003	R9B	47.14%
E -17-01-209-008	8336 LAGOON ST	3/31/2022	\$230,000	\$211,506	\$88,666	\$70,172	0.49	\$180,951		R9B	33.18%
E -17-01-209-015	1652 UNION LAKE RD	1/7/2021	\$270,000	\$285,454	\$59,390	\$74,844	0.28	\$212,107		R9B	26.22%
E -17-01-211-014	1692 UNION CIR	2/19/2021	\$205,000	\$213,457	\$66,387	\$74,844	0.28	\$237,096		R9B	35.06%
E -17-01-254-003	1757 THORNDALE ST	4/9/2021	\$450,000	\$488,534	\$36,310	\$74,844	0.29	\$125,207		R9B	15.32%
E -17-01-257-008	1881 THORNDALE ST	8/16/2022	\$325,000	\$286,587	\$97,665	\$59,252	0.18	\$542,583		R9B	20.68%
E -17-01-258-005	1940 UNION LAKE RD	3/3/2022	\$285,000	\$260,214	\$84,038	\$59,252	0.18	\$466,878		R9B	22.77%
E -17-01-303-005	2051 PORTLOCK AVE	5/27/2022	\$278,500	\$223,615	\$114,137	\$59,252	0.36	\$317,047		R9B	26.50%
E -17-01-304-007	8721 KRATAGE AVE	5/11/2022	\$290,000	\$277,501	\$82,671	\$70,172	0.41	\$201,637		R9B	25.29%
E -17-01-326-006	8620 GOLFSIDE DR	7/5/2022	\$241,000	\$230,858	\$91,223	\$81,081	0.3	\$304,077		R9B	35.12%
E -17-01-326-007	8606 GOLFSIDE DR	8/11/2022	\$505,000	\$622,153	-\$36,072	\$81,081	0.34	-\$106,094		R9B	13.03%
E -17-01-326-008	8592 GOLFSIDE DR	10/8/2021	\$575,000	\$455,760	\$189,412	\$70,172	0.42	\$450,981		R9B	15.40%
E -17-01-327-008	8606 HUMMINGBIRD DR	10/14/2022	\$523,900	\$451,882	\$131,270	\$59,252	0.28	\$468,821		R9B	13.11%
E -17-01-327-011	8564 HUMMINGBIRD DR	3/15/2021	\$435,000	\$443,848	\$50,404	\$59,252	0.28	\$180,014		R9B	13.35%
E -17-01-328-014	2143 WARBLER CT	9/16/2022	\$420,000	\$432,873	\$46,379	\$59,252	0.29	\$159,928		R9B	13.69%

**Township of Commerce/Village of Wolverine Lake**

Land Table R9B

E -17-01-328-023	2055 CANAL ST	12/30/2021	\$475,000	\$370,386	\$163,866	\$59,252	0.28	\$585,236	R9B	16.00%	
E -17-01-328-028	2115 CANAL ST	1/28/2021	\$425,000	\$412,688	\$71,564	\$59,252	0.28	\$255,586	R9B	14.36%	
E -17-01-377-003	8681 GOLF LANE DR	11/19/2021	\$210,000	\$229,885	\$39,367	\$59,252	0.31	\$126,990	R9B	25.77%	
E -17-01-377-010	8549 GOLF LANE DR	6/2/2021	\$226,000	\$239,033	\$46,219	\$59,252	0.34	\$135,938	R9B	24.79%	
E -17-01-377-012	8517 GOLF LANE DR	6/28/2021	\$253,000	\$216,805	\$95,447	\$59,252	0.32	\$298,272	R9B	27.33%	
E -17-01-378-006	8628 GOLF LANE DR	6/6/2022	\$490,000	\$414,954	\$145,218	\$70,172	0.31	\$468,445	R9B	16.91%	
E -17-01-402-004	8410 HUMMINGBIRD DR	7/9/2021	\$485,000	\$430,496	\$113,756	\$59,252	0.27	\$421,319	R9B	13.76%	
E -17-01-402-025	8307 KINGFISHER CT	9/23/2021	\$430,000	\$426,171	\$74,001	\$70,172	0.35	\$211,431	R9B	16.47%	
E -17-01-403-006	8401 HUMMINGBIRD DR	4/26/2022	\$550,000	\$445,516	\$163,736	\$59,252	0.28	\$584,771	R9B	13.30%	
E -17-01-427-012	8150 MARSHALSEA DR	10/7/2021	\$415,000	\$454,051	\$20,201	\$59,252	0.18	\$112,228	R9B	13.05%	
E -17-01-428-008	7997 FLAGSTAFF DR	1/6/2021	\$229,000	\$222,743	\$76,429	\$70,172	0.2	\$382,145	R9B	31.50%	
E -17-01-429-005		4/13/2022	\$107,000				0.23	\$232,609	E -17-01-429-006	R9B	100.00%
E -17-01-429-026	8044 FARRANT DR	9/16/2021	\$279,900	\$279,718	\$70,354	\$70,172	0.23	\$305,887	R9B	25.09%	
E -17-01-429-033	8068 FARRANT DR	1/21/2022	\$375,000	\$295,688	\$149,484	\$70,172	0.23	\$649,930	R9B	23.73%	
E -17-01-452-001	8435 GOLF LANE DR	6/1/2022	\$299,000	\$253,581	\$104,671	\$59,252	0.33	\$317,185	R9B	23.37%	
E -17-01-452-005	8371 GOLF LANE DR	6/3/2021	\$256,000	\$219,058	\$96,194	\$59,252	0.32	\$300,606	R9B	27.05%	
E -17-01-453-001	8440 GOLF LANE DR	4/15/2022	\$542,000	\$441,069	\$171,103	\$70,172	0.31	\$551,945	R9B	15.91%	
E -17-12-226-011	2470 MASSENA ST	4/19/2021	\$165,000	\$142,344	\$92,828	\$70,172	0.23	\$403,600	R9B	49.30%	
E -17-12-227-015	2451 MASSENA ST	5/19/2022	\$290,000	\$302,311	\$62,533	\$74,844	0.34	\$183,921	R9B	24.76%	
E -17-12-231-037	2520 GREENLAWN AVE	7/15/2022	\$255,000	\$222,173	\$102,999	\$70,172	0.46	\$223,911	R9B	31.58%	
E -17-12-231-039	2610 GREENLAWN AVE	4/7/2021	\$270,000	\$313,433	\$26,739	\$70,172	0.32	\$83,559	R9B	22.39%	
E -17-12-232-011	2514 BARTON RD	2/8/2021	\$115,000	\$131,799	\$42,453	\$59,252	0.29	\$146,390	R9B	44.96%	
E -17-17-100-002	3215 SLEETH RD	10/28/2022	\$304,000	\$297,083	\$116,065	\$109,148	5	\$23,213	R9B	36.74%	
E -17-17-100-012	4150 MCALPINE DR	10/14/2021	\$325,000	\$293,121	\$112,960	\$81,081	0.92	\$122,783	R9B	27.66%	
E -17-17-100-013	4121 MCALPINE DR	11/23/2021	\$320,000	\$306,434	\$88,410	\$74,844	0.6	\$147,350	R9B	24.42%	
E -17-17-126-003	2943 SLEETH RD	5/27/2021	\$656,000	\$714,702	\$11,470	\$70,172	1	\$11,470	R9B	9.82%	
E -17-18-200-028	3543 SLEETH RD	4/23/2021	\$205,000	\$188,411	\$91,433	\$74,844	0.61	\$149,890	R9B	39.72%	
E -17-19-100-026	2490 WIXOM RD	3/11/2022	\$346,000	\$290,836	\$125,336	\$70,172	0.48	\$261,117	R9B	24.13%	
E -17-19-100-063	2800 WIXOM RD	8/11/2021	\$420,000	\$468,343	\$150,089	\$198,432	2.89	\$31,010	E -17-19-100-064	R9B	42.37%
E -17-19-100-073	2474 WILLOW WAY DR	11/19/2021	\$420,000	\$433,119	\$78,258	\$91,377	1.45	\$53,971	R9B	21.10%	
E -17-19-100-077	2434 COLLEDALE	3/3/2022	\$482,000	\$429,083	\$140,178	\$87,261	1.12	\$125,159	R9B	20.34%	
E -17-19-300-003	2645 WIXOM RD	10/1/2021	\$216,000	\$267,843	\$76,371	\$128,214	6.63	\$11,519	R9B	47.87%	
E -17-21-201-042	3137 LINDA MARIE WAY	8/13/2021	\$279,900	\$279,720	\$90,684	\$90,504	1.38	\$65,713	R9B	32.36%	
E -17-21-201-072		3/23/2022	\$20,000				0.32	\$62,500	R9B	100.00%	
E -17-21-201-096	1940 GLENGARY RD	2/26/2021	\$317,000	\$363,879	\$27,965	\$74,844	0.44	\$63,557	R9B	20.57%	
E -17-21-201-099		5/11/2021	\$24,599				0.33	\$74,542	R9B	100.00%	
E -17-21-401-019	2043 GLENGARY RD	5/14/2021	\$361,622	\$293,424	\$149,279	\$81,081	0.94	\$158,807	R9B	27.63%	
E -17-21-401-031	2605 BENSTEIN RD	4/16/2021	\$125,000				1.76	\$71,023	R9B	100.00%	
E -17-21-401-032	2593 BENSTEIN RD	11/17/2021	\$30,000				0.92	-\$249,271	R9B	23.82%	

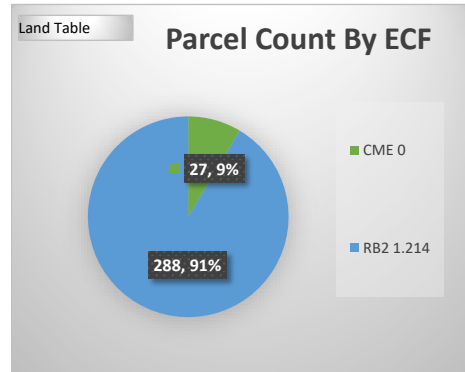
# Township of Commerce/Village of Wolverine Lake

Land Table RB2

BSA DATABASE		SALES DATA	
Parcel Count	315	# of Sales	23
ECF Nbhd	RB2, CME	Sales Ratio	49.18%
Min ECF	1.214	(Land Resid.-Est. Land Value)/Est. LV	6.42%
Max ECF	1.214	% Change	0.00%
Land Table LtoB	29.57%	Projected Land Table LtoB	29.57%
CVT LtoB	24.93%	Sales Sample Size	7.30%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$73,372	\$78,079	\$73,372
MINIMUM	\$9,678	\$10,299	\$9,678
MAXIMUM	\$103,387	\$110,021	\$103,387

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
E -17-02-158-050	297 E GRAND TRAVERSE ST	5/2/2022	\$219,960	\$222,069	\$64,592	\$66,701	0.26	\$248,431		RB2	30.04%
E -17-02-180-003	557 E GRAND TRAVERSE ST	9/24/2021	\$330,000	\$331,306	\$75,401	\$76,707	0.45	\$167,558		RB2	23.15%
E -17-02-180-007	620 ANNAPOLIS ST	11/15/2021	\$235,000	\$242,598	\$47,437	\$55,035	0.12	\$395,308		RB2	22.69%
E -17-02-180-013	660 ANNAPOLIS ST	5/13/2021	\$240,000	\$240,587	\$66,114	\$66,701	0.32	\$206,606		RB2	27.72%
E -17-02-180-016	545 E GRAND TRAVERSE ST	4/2/2021	\$270,000	\$245,879	\$90,822	\$66,701	0.35	\$259,491		RB2	27.13%
E -17-02-181-010	635 ANNAPOLIS ST	8/9/2022	\$225,000	\$162,129	\$129,572	\$66,701	0.26	\$498,354		RB2	41.14%
E -17-02-181-046		5/14/2021	\$15,000				0.37	\$40,541		RB2	100.00%
E -17-02-181-048	5849 GARTHBY ST	12/22/2022	\$345,000	\$429,991	-\$1,615	\$83,376	0.54	-\$2,991		RB2	19.39%
E -17-02-182-020	5983 PICKBOURNE ST	12/21/2022	\$225,000	\$218,621	\$66,411	\$60,032	0.19	\$349,532		RB2	27.46%
E -17-02-182-022	622 CRANBOURNE ST	2/19/2021	\$257,000	\$241,621	\$82,080	\$66,701	0.35	\$234,514		RB2	27.61%
E -17-02-184-001	6032 PICKBOURNE ST	12/10/2021	\$160,000	\$168,603	\$46,432	\$55,035	0.13	\$357,169		RB2	32.64%
E -17-02-186-009	5690 PICKBOURNE ST	4/12/2021	\$345,000	\$412,461	\$2,575	\$70,036	0.37	\$6,959		RB2	16.98%
E -17-03-201-079	10393 COOLEY LAKE RD	11/19/2021	\$195,000	\$203,316	\$58,385	\$66,701	0.34	\$171,721		RB2	32.81%
E -17-03-201-092	330 EAU CLAIR ST	11/17/2022	\$350,000	\$274,785	\$141,916	\$66,701	0.3	\$473,053		RB2	24.27%
E -17-03-202-019	6121 HINCKLEY ST	3/29/2021	\$230,000	\$245,662	\$51,039	\$66,701	0.26	\$196,304		RB2	27.15%
E -17-03-203-009	530 MUSKOKA	5/27/2022	\$230,000	\$192,844	\$103,857	\$66,701	0.26	\$399,450		RB2	34.59%
E -17-03-204-009	6069 HUXLEY ST	6/30/2021	\$379,900	\$328,176	\$148,841	\$97,117	1.03	\$144,506		RB2	29.59%
E -17-03-281-001	356 CHARLEVOIX ST	4/15/2022	\$200,000	\$238,501	\$21,531	\$60,032	0.17	\$126,653		RB2	25.17%
E -17-03-281-002	350 CHARLEVOIX ST	9/15/2021	\$200,000	\$187,811	\$67,224	\$55,035	0.14	\$480,171		RB2	29.30%
E -17-03-281-005	320 CHARLEVOIX ST	5/13/2021	\$340,000	\$338,385	\$56,650	\$55,035	0.14	\$404,643		RB2	16.26%
E -17-03-283-008	305 CHARLEVOIX ST	8/5/2021	\$205,000	\$196,126	\$68,906	\$60,032	0.17	\$405,329		RB2	30.61%
E -17-03-283-014	350 W GRAND TRAVERSE ST	5/20/2022	\$206,000	\$183,248	\$77,787	\$55,035	0.15	\$518,580		RB2	30.03%

**Township of Commerce/Village of Wolverine Lake**

Land Table RB2

E-17-03-478-006	5307 CARROLL LAKE RD	9/2/2021	\$250,000	\$240,564	\$69,468	\$60,032	0.24	\$289,450	RB2	24.95%
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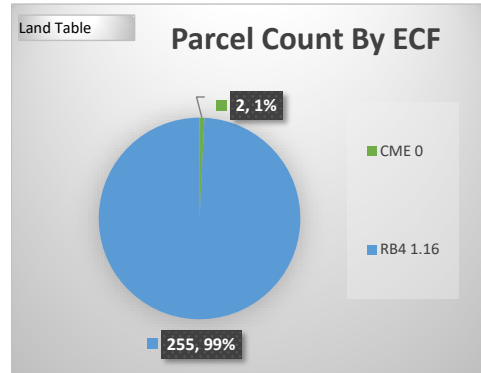
# Township of Commerce/Village of Wolverine Lake

Land Table RB4

BSA DATABASE		SALES DATA	
Parcel Count	257	# of Sales	19
ECF Nbhd	CME, RB4	Sales Ratio	44.31%
Min ECF	1.160	(Land Resid.-Est. Land Value)/Est. LV	43.35%
Max ECF	1.160	% Change	10.50%
Land Table LtoB	30.45%	Projected Land Table LtoB	33.64%
CVT LtoB	24.93%	Sales Sample Size	7.39%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$73,179	\$104,901	\$80,863
MINIMUM	\$25,179	\$36,094	\$27,823
MAXIMUM	\$106,221	\$152,266	\$117,374

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
E -17-02-301-001	5694 CARROLL LAKE RD	6/1/2022	\$40,000				0.22	\$181,818		RB4	100.00%
E -17-02-301-022	85 E BEECHDALE ST	8/31/2022	\$350,000	\$325,715	\$99,822	\$75,537	0.52	\$191,965		RB4	23.19%
E -17-02-303-035	183 OSBORNE ST	10/1/2021	\$180,000	\$145,464	\$83,326	\$48,790	0.13	\$640,969		RB4	33.54%
E -17-02-303-040	120 E BEECHDALE ST	3/23/2021	\$185,000	\$170,663	\$74,138	\$59,801	0.22	\$336,991		RB4	35.04%
E -17-02-303-041	130 E BEECHDALE ST	10/29/2021	\$232,000	\$213,031	\$83,496	\$64,527	0.33	\$253,018		RB4	30.29%
E -17-02-304-022	5437 SPOKANE ST	1/26/2021	\$175,000	\$173,400	\$61,401	\$59,801	0.28	\$219,289		RB4	34.49%
E -17-02-305-040	160 OSBORNE ST	9/3/2021	\$215,000	\$190,962	\$88,565	\$64,527	0.32	\$276,766		RB4	33.79%
E -17-02-308-018	234 ARABELLE ST	12/23/2021	\$180,000	\$180,421	\$59,380	\$59,801	0.21	\$282,762		RB4	33.15%
E -17-02-308-026	245 HAVANA ST	7/18/2022	\$241,000	\$196,025	\$104,776	\$59,801	0.22	\$476,255		RB4	30.51%
E -17-02-310-005	246 HAVANA ST	7/15/2022	\$159,000	\$135,692	\$78,393	\$55,085	0.15	\$522,620		RB4	40.60%
E -17-02-311-007	290 VINONA TER	3/30/2021	\$231,500	\$226,486	\$75,835	\$70,821	0.41	\$184,963		RB4	31.27%
E -17-02-311-049	245 HARPHAM ST	10/5/2021	\$193,700	\$172,719	\$76,066	\$55,085	0.18	\$422,589		RB4	31.89%
E -17-03-426-001	5694 PARADISE ST	7/21/2021	\$245,000	\$213,470	\$91,331	\$59,801	0.28	\$326,182		RB4	28.01%
E -17-03-426-008	468 W BEECHDALE ST	6/3/2022	\$310,000	\$232,715	\$137,086	\$59,801	0.28	\$489,593		RB4	25.70%
E -17-03-427-008	5643 KALKASKA ST	10/29/2021	\$190,000	\$172,640	\$72,445	\$55,085	0.15	\$482,967		RB4	31.91%
E -17-03-428-012	392 W BEECHDALE ST	8/25/2021	\$277,000	\$245,507	\$86,578	\$55,085	0.16	\$541,112		RB4	22.44%
E -17-03-428-017	368 W BEECHDALE ST	6/22/2021	\$254,000	\$237,992	\$80,535	\$64,527	0.3	\$268,450		RB4	27.11%
E -17-03-429-015	320 W BEECHDALE ST	4/25/2022	\$194,000	\$168,510	\$90,017	\$64,527	0.3	\$300,057		RB4	38.29%
E -17-03-433-039	5323 WESTON CT	8/22/2022	\$345,000	\$282,340	\$122,461	\$59,801	0.29	\$422,279		RB4	21.18%

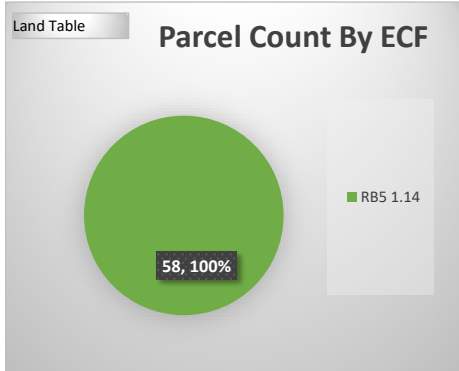
# Township of Commerce/Village of Wolverine Lake

Land Table RB5

BSA DATABASE		SALES DATA	
Parcel Count	58	# of Sales	12
ECF Nbhd	RB5	Sales Ratio	46.75%
Min ECF	1.140	(Land Resid.-Est. Land Value)/Est. LV	28.86%
Max ECF	1.140	% Change	7.00%
Land Table LtoB	29.58%	Projected Land Table LtoB	31.65%
CVT LtoB	24.93%	Sales Sample Size	20.69%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$90,480	\$116,593	\$96,814
MINIMUM	\$59,160	\$76,234	\$63,301
MAXIMUM	\$147,900	\$190,584	\$158,253

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
E -17-02-226-013	9154 CHAUMONT DR	2/24/2022	\$270,500	\$255,507	\$77,633	\$62,640	0.22	\$352,877		RB5	24.52%
E -17-02-227-023	9001 GITTINS BLVD	12/16/2022	\$185,000	\$182,163	\$65,477	\$62,640	0.22	\$297,623		RB5	34.39%
E -17-02-228-006	1782 BIRCHTON ST	5/3/2021	\$215,000	\$206,960	\$74,160	\$66,120	0.37	\$200,432		RB5	31.95%
E -17-03-479-019	5308 WESTON CT	9/23/2022	\$325,000	\$298,251	\$92,869	\$66,120	0.32	\$290,216		RB5	22.17%
E -17-03-479-020	5294 WESTON CT	2/28/2022	\$243,200	\$230,062	\$79,258	\$66,120	0.32	\$247,681		RB5	28.74%
E -17-03-479-021	5280 WESTON CT	8/13/2021	\$261,000	\$249,741	\$77,379	\$66,120	0.34	\$227,585		RB5	26.48%
E -17-03-480-002	5271 WESTON CT	6/7/2021	\$320,000	\$269,009	\$113,631	\$62,640	0.3	\$378,770		RB5	23.29%
E -17-02-202-004	6120 VENICE DR	8/22/2022	\$282,500	\$251,454	\$95,396	\$64,350	0.41	\$232,673		RB1	25.59%
E -17-02-205-002	9580 CHAUMONT DR	3/23/2021	\$265,000	\$252,542	\$73,508	\$61,050	0.32	\$229,712		RB1	24.17%
E -17-02-205-007	9532 CHAUMONT DR	8/4/2021	\$303,000	\$258,049	\$106,001	\$61,050	0.32	\$331,253		RB1	23.66%
E -17-02-206-001	9508 CHAUMONT DR	4/29/2021	\$387,500	\$415,143	\$33,407	\$61,050	0.36	\$92,797		RB1	14.71%
E -17-02-206-004	9464 CHAUMONT DR	5/19/2021	\$318,000	\$287,209	\$91,841	\$61,050	0.36	\$255,114		RB1	21.26%

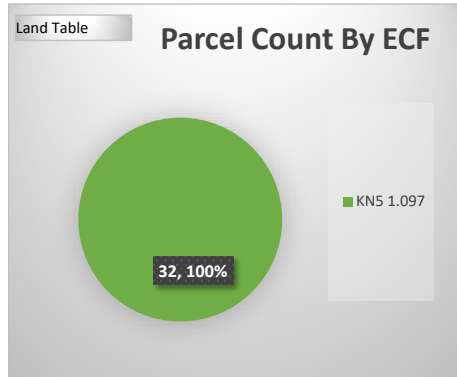
# Township of Commerce/Village of Wolverine Lake

Land Table RB6

BSA DATABASE		SALES DATA	
Parcel Count	32	# of Sales	3
ECF Nbhd	KN5	Sales Ratio	42.29%
Min ECF	1.097	(Land Resid.-Est. Land Value)/Est. LV	67.81%
Max ECF	1.097	% Change	34.00%
Land Table LtoB	24.46%	Projected Land Table LtoB	32.77%
CVT LtoB	24.93%	Sales Sample Size	9.38%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$68,400	\$114,780	\$91,656
MINIMUM	\$66,600	\$111,759	\$89,244
MAXIMUM	\$72,000	\$120,821	\$96,480

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
E -17-02-352-045	5307 KRISTI LN	10/14/2022	\$332,900	\$254,961	\$146,339	\$68,400	0.31	\$472,061		RB6	26.83%
E -17-02-352-047	5281 KRISTI LN	9/14/2022	\$320,000	\$280,191	\$108,209	\$68,400	0.36	\$300,581		RB6	24.41%
E -17-10-176-022	4785 HALF PENNY CT	12/29/2021	\$249,900	\$228,509	\$89,791	\$68,400	0.31	\$289,648		RB6	29.93%

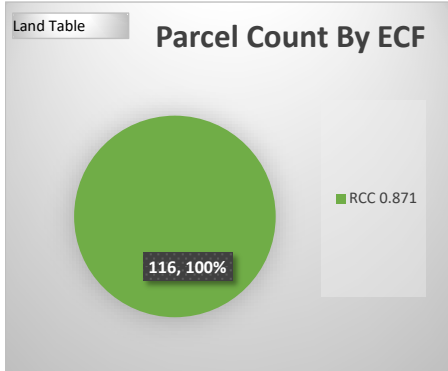
# Township of Commerce/Village of Wolverine Lake

Land Table RCC

BSA DATABASE		SALES DATA	
Parcel Count	116	# of Sales	9
ECF Nbhd	RCC	Sales Ratio	47.33%
Min ECF	0.871	(Land Resid.-Est. Land Value)/Est. LV	37.20%
Max ECF	0.871	% Change	0.00%
Land Table LtoB	15.73%	Projected Land Table LtoB	15.73%
CVT LtoB	24.93%	Sales Sample Size	7.76%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$69,675	\$95,592	\$69,675
MINIMUM	\$60,780	\$83,388	\$60,780
MAXIMUM	\$81,530	\$111,857	\$81,530

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
E -17-03-253-014	5750 BINGHAM DR	7/25/2022	\$480,000	\$435,066	\$105,714	\$60,780	0.28	\$377,550		RCC	13.97%
E -17-03-451-076	5300 LANCASTER LN	6/10/2021	\$455,000	\$406,530	\$126,746	\$78,276	0.319	\$397,323		RCC	19.25%
E -17-03-451-083	5416 LANCASTER LN	3/11/2022	\$400,000	\$487,808	-\$14,872	\$72,936	0.297	-\$50,074		RCC	14.95%
E -17-03-451-092	5556 LANCASTER LN	8/10/2022	\$550,000	\$438,082	\$184,854	\$72,936	0.284	\$650,894		RCC	16.65%
E -17-03-451-100	5664 LANCASTER LN	10/21/2021	\$440,000	\$426,610	\$86,326	\$72,936	0.297	\$290,660		RCC	17.10%
E -17-03-453-010	740 DEVON CT	6/25/2021	\$469,000	\$443,533	\$86,247	\$60,780	0.28	\$308,025		RCC	13.70%
E -17-03-453-012	720 DEVON CT	12/28/2022	\$475,000	\$456,405	\$79,375	\$60,780	0.28	\$283,482		RCC	13.32%
E -17-03-453-014	700 DEVON CT	12/30/2021	\$480,000	\$425,365	\$115,415	\$60,780	0.29	\$397,983		RCC	14.29%
E -17-03-453-020	715 KENTBROOK DR	1/20/2021	\$439,900	\$445,953	\$54,727	\$60,780	0.28	\$195,454		RCC	13.63%



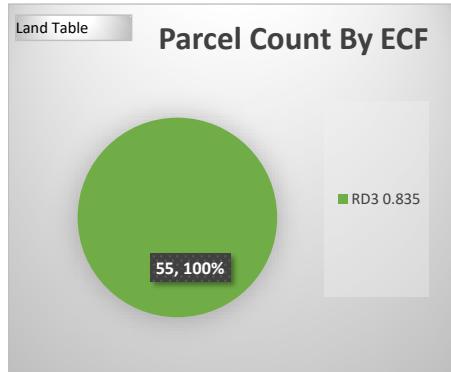
# Township of Commerce/Village of Wolverine Lake

Land Table RD3

BSA DATABASE		SALES DATA	
Parcel Count	55	# of Sales	3
ECF Nbhd	RD3	Sales Ratio	44.48%
Min ECF	0.835	(Land Resid.-Est. Land Value)/Est. LV	58.56%
Max ECF	0.835	% Change	0.00%
Land Table LtoB	21.02%	Projected Land Table LtoB	21.02%
CVT LtoB	24.93%	Sales Sample Size	5.45%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$85,000	\$134,779	\$85,000
MINIMUM	\$81,250	\$128,833	\$81,250
MAXIMUM	\$90,000	\$142,707	\$90,000

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
E -17-04-151-006	2036 JASON DR	10/25/2021	\$434,900	\$366,025	\$151,550	\$82,675	1.19	\$127,353		RD3	22.59%
E -17-04-153-004	2120 GOLFCREST DR	8/19/2022	\$403,000	\$395,335	\$89,740	\$82,075	1.11	\$80,847		RD3	20.76%
E -17-04-177-005	1965 GOLFCREST DR	7/23/2021	\$475,000	\$406,727	\$150,798	\$82,525	1.17	\$128,887		RD3	20.29%

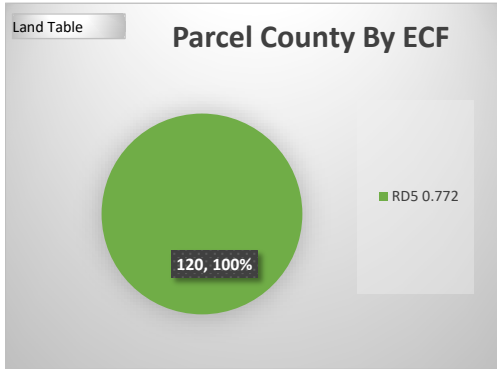
# Township of Commerce/Village of Wolverine Lake

Land Table RD5

BSA DATABASE		SALES DATA	
Parcel Count	120	# of Sales	12
ECF Nbhd	RD5	Sales Ratio	45.62%
Min ECF	0.772	(Land Resid.-Est. Land Value)/Est. LV	54.15%
Max ECF	0.772	% Change	0.00%
Land Table LtoB	18.22%	Projected Land Table LtoB	18.22%
CVT LtoB	24.93%	Sales Sample Size	10.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	<b>\$83,390</b>	<b>\$128,544</b>	<b>\$83,390</b>
<b>MINIMUM</b>	<b>\$79,080</b>	<b>\$121,901</b>	<b>\$79,080</b>
<b>MAXIMUM</b>	<b>\$89,140</b>	<b>\$137,408</b>	<b>\$89,140</b>

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
E -17-04-402-005	5412 BRIDGE TRL W	7/26/2022	\$600,000	\$539,942	\$143,448	\$83,390	0.41	\$349,873		RD5	15.44%
E -17-04-402-019	1869 J ANTHONY POINTE LN	7/19/2021	\$540,000	\$496,604	\$132,536	\$89,140	0.51	\$259,875		RD5	17.95%
E -17-04-451-017	1845 FALLS POINTE LN	2/23/2021	\$500,000	\$488,616	\$94,774	\$83,390	0.43	\$220,405		RD5	17.07%
E -17-04-451-020	1882 BAY MIST LN	8/9/2022	\$625,000	\$521,508	\$186,882	\$83,390	0.42	\$444,957		RD5	15.99%
E -17-04-451-028	1841 WEXPORT LN	6/29/2022	\$572,500	\$497,415	\$164,225	\$89,140	0.4	\$410,562		RD5	17.92%
E -17-04-451-049	5350 BRIDGE TRL W	12/10/2021	\$475,000	\$467,857	\$96,283	\$89,140	0.38	\$253,376		RD5	19.05%
E -17-04-451-050	5360 BRIDGE TRL W	7/15/2021	\$520,000	\$484,311	\$124,829	\$89,140	0.38	\$328,497		RD5	18.41%
E -17-04-451-052	1911 BRIDGE POINTE CT	10/22/2021	\$585,000	\$570,317	\$103,823	\$89,140	0.38	\$273,218		RD5	15.63%
E -17-04-452-012	5274 BRIDGE TRL E	1/25/2021	\$495,000	\$464,111	\$120,029	\$89,140	0.36	\$333,414		RD5	19.21%
E -17-04-454-007	5241 BRIDGE TRL W	10/24/2022	\$460,000	\$445,276	\$103,864	\$89,140	0.33	\$314,739		RD5	20.02%
E -17-04-454-008	5231 BRIDGE TRL W	10/8/2021	\$550,000	\$468,139	\$171,001	\$89,140	0.81	\$211,112		RD5	19.04%
E -17-04-454-010	5211 BRIDGE TRL W	9/29/2022	\$540,000	\$451,644	\$171,746	\$83,390	0.46	\$373,361		RD5	18.46%

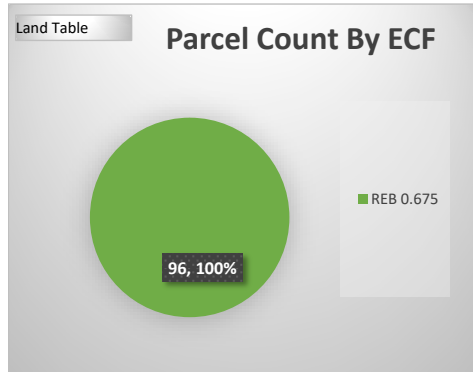
# Township of Commerce/Village of Wolverine Lake

Land Table REB

BSA DATABASE		SALES DATA	
Parcel Count	96	# of Sales	5
ECF Nbhd	REB	Sales Ratio	44.10%
Min ECF	0.675	(Land Resid.-Est. Land Value)/Est. LV	112.15%
Max ECF	0.675	% Change	14.00%
Land Table LtoB	12.61%	Projected Land Table LtoB	14.38%
CVT LtoB	24.93%	Sales Sample Size	5.21%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$66,000	\$140,022	\$75,240
MINIMUM	\$57,750	\$122,519	\$65,835
MAXIMUM	\$75,630	\$160,452	\$86,218

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
E -17-05-301-003	5683 EXPLORATION DR	7/27/2021	\$535,000	\$473,577	\$119,173	\$57,750	0.46	\$259,072		REB	12.19%
E -17-05-302-014	3271 CREEKVIEW LN	7/1/2022	\$800,000	\$593,828	\$263,922	\$57,750	0.46	\$573,743		REB	9.73%
E -17-05-351-018	3123 ESTATE VIEW CT	11/16/2022	\$567,000	\$485,855	\$138,895	\$57,750	0.46	\$301,946		REB	11.89%
E -17-05-351-023	5222 SANDLEWOOD DR	2/1/2021	\$455,000	\$491,934	\$24,946	\$61,880	0.63	\$39,597		REB	12.58%
E -17-05-352-018	3285 ESTATE VIEW CT	8/26/2021	\$555,000	\$523,213	\$103,014	\$71,227	1.18	\$87,300		REB	13.61%

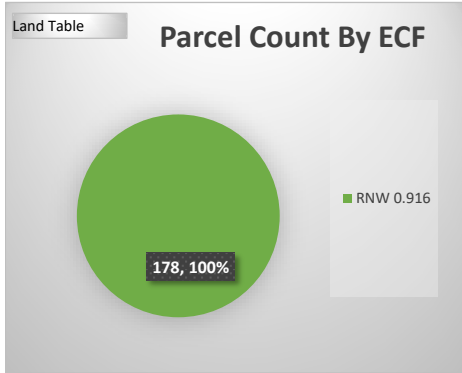
# Township of Commerce/Village of Wolverine Lake

Land Table RF4

BSA DATABASE		SALES DATA	
Parcel Count	178	# of Sales	14
ECF Nbhd	RNW	Sales Ratio	46.57%
Min ECF	0.916	(Land Resid.-Est. Land Value)/Est. LV	46.15%
Max ECF	0.916	% Change	10.00%
Land Table LtoB	19.72%	Projected Land Table LtoB	21.70%
CVT LtoB	24.93%	Sales Sample Size	7.87%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	<b>\$89,100</b>	<b>\$130,217</b>	<b>\$98,010</b>
<b>MINIMUM</b>	<b>\$62,700</b>	<b>\$91,634</b>	<b>\$68,970</b>
<b>MAXIMUM</b>	<b>\$156,756</b>	<b>\$229,094</b>	<b>\$172,432</b>

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
E -17-06-176-004	4004 HEATHERWOOD DR	4/15/2022	\$452,500	\$411,694	\$137,364	\$96,558	2.13	\$64,490		RF4	23.45%
E -17-06-326-003	5608 DEERWOOD LN	12/3/2022	\$532,000	\$576,723	\$27,877	\$72,600	0.63	\$44,249		RF4	12.59%
E -17-06-326-015	5630 DEERWOOD LN	9/27/2021	\$395,000	\$353,253	\$107,747	\$66,000	0.46	\$234,233		RF4	18.68%
E -17-06-379-007	4144 INVERRARY CT	10/28/2021	\$587,050	\$590,844	\$65,506	\$69,300	0.52	\$125,973		RF4	11.73%
E -17-06-379-008	4132 INVERRARY CT	2/18/2022	\$596,250	\$576,628	\$92,222	\$72,600	0.78	\$118,233		RF4	12.59%
E -17-06-379-009	4120 INVERRARY CT	4/19/2022	\$610,000	\$580,594	\$95,406	\$66,000	0.49	\$194,706		RF4	11.37%
E -17-06-379-010	4108 INVERRARY CT	10/20/2022	\$600,000	\$589,344	\$76,656	\$66,000	0.46	\$166,643		RF4	11.20%
E -17-06-402-004	5471 STARWOOD DR	9/28/2021	\$335,000	\$251,420	\$146,280	\$62,700	0.36	\$406,333		RF4	24.94%
E -17-06-402-024		6/18/2021	\$65,000				0.39	\$166,667		RF4	100.00%
E -17-06-426-011	5457 SHELTON DR	8/16/2021	\$465,000	\$602,312	-\$35,012	\$102,300	0.44	-\$79,573		RF4	16.98%
E -17-06-451-049	3645 SANDBAR DR	9/7/2022	\$475,000	\$393,720	\$147,280	\$66,000	0.46	\$320,174		RF4	16.76%
E -17-07-279-004	4732 BOBBWOOD CT	9/2/2022	\$395,000	\$293,325	\$167,675	\$66,000	0.49	\$342,194		RF4	22.50%
E -17-07-279-005	4736 BOBBWOOD CT	8/9/2021	\$460,000	\$338,459	\$184,241	\$62,700	0.37	\$497,949		RF4	18.53%
E -17-07-326-018	4637 DRIFTWOOD DR	8/25/2022	\$540,000	\$442,767	\$185,673	\$88,440	1.45	\$128,050		RF4	19.97%

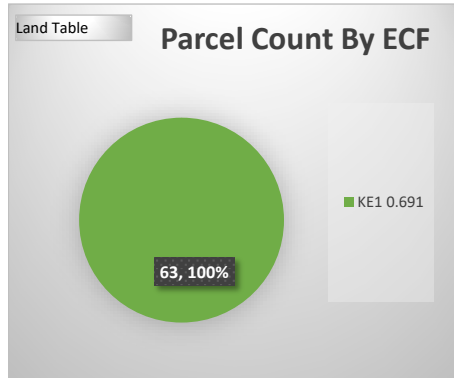
# Township of Commerce/Village of Wolverine Lake

Land Table RFY

BSA DATABASE		SALES DATA	
Parcel Count	63	# of Sales	5
ECF Nbhd	KE1	Sales Ratio	44.59%
Min ECF	0.691	(Land Resid.-Est. Land Value)/Est. LV	79.32%
Max ECF	0.691	% Change	0.00%
Land Table LtoB	15.53%	Projected Land Table LtoB	15.53%
CVT LtoB	24.93%	Sales Sample Size	7.94%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$87,840	\$157,514	\$87,840
MINIMUM	\$61,810	\$110,837	\$61,810
MAXIMUM	\$154,530	\$277,102	\$154,530

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
E -17-06-426-016	3523 CRANBERRY DR	10/8/2021	\$510,000	\$488,581	\$86,479	\$65,060	0.45	\$192,176		RFY	13.32%
E -17-06-427-002	4573 RACEWOOD DR	9/22/2021	\$415,000	\$353,330	\$129,990	\$68,320	0.53	\$245,264		RFY	19.34%
E -17-06-427-004	4593 RACEWOOD DR	5/20/2022	\$571,000	\$472,697	\$163,363	\$65,060	0.44	\$371,280		RFY	13.76%
E -17-06-476-024	5465 BUELL DR	11/1/2021	\$455,000	\$436,204	\$83,856	\$65,060	0.47	\$178,417		RFY	14.92%
E -17-06-477-001	5494 BUELL DR	7/22/2021	\$479,900	\$416,891	\$131,329	\$68,320	0.52	\$252,556		RFY	16.39%

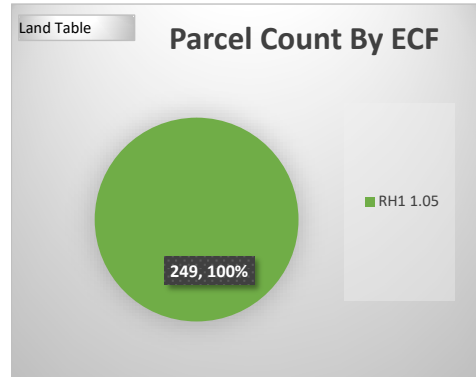
# Township of Commerce/Village of Wolverine Lake

Land Table RH1

BSA DATABASE		SALES DATA	
Parcel Count	249	# of Sales	20
ECF Nbhd	RH1	Sales Ratio	48.79%
Min ECF	1.050	(Land Resid.-Est. Land Value)/Est. LV	13.22%
Max ECF	1.050	% Change	13.00%
Land Table LtoB	20.21%	Projected Land Table LtoB	22.83%
CVT LtoB	24.93%	Sales Sample Size	8.03%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$90,057	\$101,958	\$101,764
<b>MINIMUM</b>	\$69,713	\$78,926	\$78,776
<b>MAXIMUM</b>	\$158,436	\$179,373	\$179,033

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
E -17-07-226-011	3564 TRENTWOOD DR	12/1/2021	\$295,000	\$260,013	\$108,369	\$73,382	0.48	\$225,769		RH1	28.22%
E -17-07-402-005	4576 RAVINEWOOD DR	10/22/2021	\$416,000	\$390,373	\$102,677	\$77,050	0.51	\$201,327		RH1	19.74%
E -17-07-427-007	4469 LYNNE LN	8/9/2022	\$490,000	\$422,391	\$144,659	\$77,050	0.52	\$278,190		RH1	18.24%
E -17-07-427-010	4429 LYNNE LN	11/30/2022	\$410,000	\$302,131	\$188,588	\$80,719	0.64	\$294,669		RH1	26.72%
E -17-07-428-006	3331 LUANNE DR	10/25/2022	\$399,000	\$359,304	\$113,078	\$73,382	0.46	\$245,822		RH1	20.42%
E -17-07-428-012	4486 LYNNE LN	3/19/2021	\$420,000	\$461,356	\$35,694	\$77,050	0.53	\$67,347		RH1	16.70%
E -17-07-428-020	4503 TREELINE CT	10/7/2022	\$485,000	\$562,825	\$2,894	\$80,719	0.74	\$3,911		RH1	14.34%
E -17-07-428-021	4487 TREELINE CT	2/18/2022	\$480,000	\$581,016	-\$20,297	\$80,719	0.74	-\$27,428		RH1	13.89%
E -17-07-451-013	4478 RAVINEWOOD DR	10/8/2021	\$405,000	\$397,192	\$81,190	\$73,382	0.42	\$193,310		RH1	18.48%
E -17-07-451-027	4367 MARCELLO DR	10/20/2022	\$387,530	\$402,181	\$55,062	\$69,713	0.34	\$161,947		RH1	17.33%
E -17-07-452-012	4299 RAVINEWOOD DR	5/14/2021	\$401,000	\$383,858	\$86,855	\$69,713	0.36	\$241,264		RH1	18.16%
E -17-07-453-002	4344 MARCELLO DR	10/29/2021	\$399,900	\$375,336	\$94,277	\$69,713	0.34	\$277,285		RH1	18.57%
E -17-08-126-044	3001 E COMMERCE RD	3/22/2022	\$455,000	\$427,063	\$104,987	\$77,050	0.52	\$201,898		RH1	18.04%
E -17-08-151-007	3310 TIQUEWOOD	1/19/2021	\$300,000	\$309,647	\$60,066	\$69,713	0.29	\$207,124		RH1	22.51%
E -17-08-153-010	3240 RAVINEWOOD DR	6/11/2021	\$550,000	\$578,175	\$45,207	\$73,382	0.44	\$102,743		RH1	12.69%
E -17-08-153-011	3222 RAVINEWOOD DR	2/11/2022	\$432,000	\$375,555	\$129,827	\$73,382	0.42	\$309,112		RH1	19.54%
E -17-08-154-005	3231 RAVINEWOOD DR	1/19/2022	\$415,000	\$373,104	\$122,615	\$80,719	0.67	\$183,007		RH1	21.63%
E -17-08-154-006	3193 RAVINEWOOD DR	2/8/2022	\$430,000	\$342,507	\$160,875	\$73,382	0.46	\$349,728		RH1	21.42%
E -17-08-179-011	2883 RAVINEWOOD DR	3/1/2021	\$265,000	\$295,372	\$39,341	\$69,713	0.34	\$115,709		RH1	23.60%
E -17-08-202-001	5144 WINEWOOD LN	11/10/2022	\$300,000	\$338,689	\$34,693	\$73,382	0.49	\$70,802		RH1	21.67%

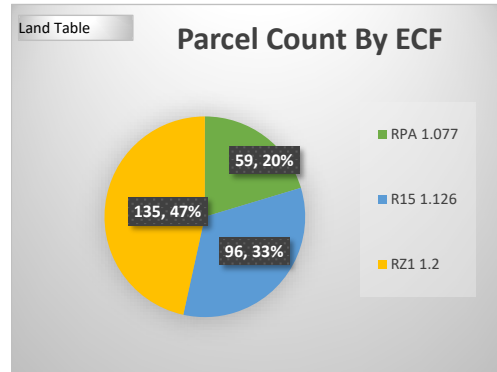
# Township of Commerce/Village of Wolverine Lake

Land Table RI2

BSA DATABASE		SALES DATA	
Parcel Count	290	# of Sales	25
ECF Nbhd	R15, RZ1, RPA	Sales Ratio	46.46%
Min ECF	1.077	(Land Resid.-Est. Land Value)/Est. LV	26.10%
Max ECF	1.200	% Change	11.00%
Land Table LtoB	29.24%	Projected Land Table LtoB	32.46%
CVT LtoB	24.93%	Sales Sample Size	8.62%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	<b>\$76,134</b>	<b>\$96,008</b>	<b>\$84,509</b>
<b>MINIMUM</b>	<b>\$6,215</b>	<b>\$7,837</b>	<b>\$6,899</b>
<b>MAXIMUM</b>	<b>\$80,795</b>	<b>\$101,886</b>	<b>\$89,682</b>

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
E -17-26-202-018	1971 TWILIGHT HL	10/1/2021	\$360,000	\$297,518	\$140,169	\$77,687	0.34	\$412,262		RI2	26.11%
E -17-26-203-022	1973 MEADOW RIDGE DR	6/27/2022	\$292,100	\$242,412	\$127,375	\$77,687	0.34	\$374,632		RI2	32.05%
E -17-26-426-093	1564 ROC DR	9/10/2021	\$312,000	\$260,205	\$129,482	\$77,687	0.31	\$417,684		RI2	29.86%
E -17-26-426-051	2028 PAULS WAY	4/16/2021	\$279,900	\$240,008	\$114,472	\$74,580	0.3	\$381,573		RI2	31.07%
E -17-26-228-005	1820 MARELLA LN	7/25/2022	\$270,500	\$236,606	\$108,474	\$74,580	0.28	\$387,407		RI2	31.52%
E -17-26-229-011	1874 LERENE DR	12/7/2022	\$300,000	\$262,876	\$111,704	\$74,580	0.29	\$385,186		RI2	28.37%
E -17-26-276-004	1778 ALTON CIR	10/17/2022	\$236,000	\$208,812	\$101,768	\$74,580	0.28	\$363,457		RI2	35.72%
E -17-26-228-013	1795 ALTON CIR	4/5/2022	\$346,000	\$306,521	\$120,274	\$80,795	0.4	\$300,685		RI2	26.36%
E -17-26-426-048	2013 PAULS WAY	11/2/2022	\$315,000	\$279,774	\$116,021	\$80,795	0.36	\$322,281		RI2	28.88%
E -17-26-426-043	2081 PAULS WAY	9/28/2021	\$290,000	\$259,011	\$108,676	\$77,687	0.32	\$339,612		RI2	29.99%
E -17-26-226-013	1739 HOLLINGSWORTH DR	9/10/2021	\$245,000	\$224,287	\$95,293	\$74,580	0.29	\$328,597		RI2	33.25%
E -17-26-203-005	1980 TWILIGHT HL	1/7/2022	\$309,000	\$284,892	\$101,795	\$77,687	0.34	\$299,397		RI2	27.27%
E -17-26-230-008	1910 ALTON CIR	4/16/2021	\$255,000	\$235,149	\$97,538	\$77,687	0.31	\$314,639		RI2	33.04%
E -17-26-426-058	2154 PAULS WAY	3/4/2021	\$285,000	\$263,015	\$96,565	\$74,580	0.28	\$344,875		RI2	28.36%
E -17-23-453-001	2084 TWILIGHT HL	8/31/2022	\$340,000	\$316,474	\$101,213	\$77,687	0.39	\$259,521		RI2	24.55%
E -17-26-226-016	1715 HOLLINGSWORTH DR	11/29/2022	\$230,000	\$214,649	\$89,931	\$74,580	0.28	\$321,182		RI2	34.75%
E -17-26-277-004	2066 METZNER RD	8/19/2021	\$224,000	\$211,761	\$86,819	\$74,580	0.28	\$310,068		RI2	35.22%
E -17-26-203-024	1961 MEADOW RIDGE DR	6/23/2021	\$309,000	\$292,769	\$93,918	\$77,687	0.34	\$276,229		RI2	26.54%
E -17-26-227-007	1764 HOLLINGSWORTH DR	3/10/2021	\$245,000	\$241,746	\$77,834	\$74,580	0.29	\$268,393		RI2	30.85%
E -17-26-203-023	1967 MEADOW RIDGE DR	4/21/2021	\$365,000	\$367,227	\$75,460	\$77,687	0.34	\$221,941		RI2	21.16%
E -17-26-226-017	2011 N PONTIAC TRL	9/2/2021	\$240,000	\$243,592	\$74,095	\$77,687	0.37	\$200,257		RI2	31.89%
E -17-26-230-011	1886 ALTON CIR	9/16/2021	\$317,000	\$327,891	\$66,796	\$77,687	0.37	\$180,530		RI2	23.69%

**Township of Commerce/Village of Wolverine Lake**

Land Table RI2

E -17-26-277-005	2080 METZNER RD	3/10/2022	\$242,500	\$254,671	\$62,409	\$74,580	0.28	\$222,889	RI2	29.28%
E -17-26-204-009	1940 MEADOW RIDGE DR	9/23/2022	\$202,000	\$215,613	\$64,074	\$77,687	0.34	\$188,453	RI2	36.03%
E -17-26-227-003	1836 HOLLINGSWORTH DR	11/21/2022	\$250,000	\$272,827	\$51,753	\$74,580	0.29	\$178,459	RI2	27.34%



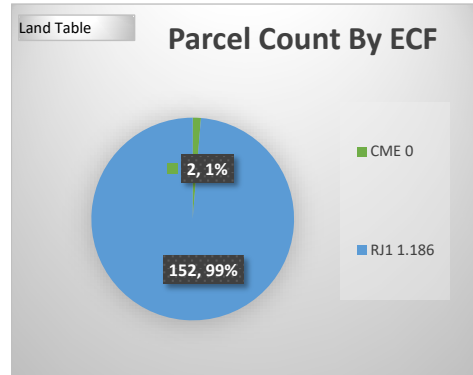
# Township of Commerce/Village of Wolverine Lake

Land Table RJ1

BSA DATABASE		SALES DATA	
Parcel Count	154	# of Sales	18
ECF Nbhd	CME, RJ1	Sales Ratio	47.21%
Min ECF	1.186	(Land Resid.-Est. Land Value)/Est. LV	20.79%
Max ECF	1.186	% Change	15.00%
Land Table LtoB	28.42%	Projected Land Table LtoB	32.68%
CVT LtoB	24.93%	Sales Sample Size	11.69%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$96,250	\$116,260	\$110,688
<b>MINIMUM</b>	\$67,727	\$81,807	\$77,886
<b>MAXIMUM</b>	\$169,323	\$204,524	\$194,721

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
E -17-10-401-003	4672 ALBAN ST	9/12/2022	\$170,000	\$162,652	\$75,075	\$67,727	0.35	\$214,500		RJ1	41.64%
E -17-10-402-006	4660 ROWENA ST	5/25/2022	\$310,000	\$237,625	\$140,102	\$67,727	0.23	\$609,139		RJ1	28.50%
E -17-10-402-016	4625 ACHILLA ST	6/28/2021	\$200,000	\$181,566	\$86,161	\$67,727	0.11	\$783,282		RJ1	37.30%
E -17-10-402-021	4646 ROWENA ST	8/20/2021	\$320,000	\$269,017	\$118,710	\$67,727	0.23	\$516,130		RJ1	25.18%
E -17-10-404-027	490 POLVADERA ST	11/19/2021	\$275,000	\$258,856	\$83,871	\$67,727	0.32	\$262,097		RJ1	26.16%
E -17-10-405-006	748 SHERBROOKE ST	11/7/2022	\$220,000	\$218,133	\$69,594	\$67,727	0.24	\$289,975		RJ1	31.05%
E -17-10-430-017	220 FOXBURY ST	3/21/2022	\$185,000	\$227,949	\$24,778	\$67,727	0.24	\$103,242		RJ1	29.71%
E -17-10-433-004	4525 S COMMERCE RD	8/1/2022	\$420,000	\$405,270	\$100,288	\$85,558	0.86	\$116,614		RJ1	21.11%
E -17-10-477-001	290 RUPPERT ST	3/12/2021	\$285,000	\$297,109	\$55,618	\$67,727	0.29	\$191,786		RJ1	22.80%
E -17-10-477-004	245 FOXBURY ST	3/16/2021	\$205,000	\$210,998	\$61,729	\$67,727	0.24	\$257,204		RJ1	32.10%
E -17-10-477-005		3/16/2021	\$205,000				0.12	\$1,708,333		RJ1	100.00%
E -17-10-477-023	132 RUPPERT ST	10/28/2021	\$110,000	\$107,719	\$70,008	\$67,727	0.12	\$583,400		RJ1	62.87%
E -17-10-477-028	197 FOXBURY ST	3/11/2021	\$175,500	\$210,105	\$33,122	\$67,727	0.22	\$150,555		RJ1	32.23%
E -17-10-477-030	200 RUPPERT ST	6/25/2021	\$347,000	\$306,636	\$108,091	\$67,727	0.32	\$337,784		RJ1	22.09%
E -17-10-477-037	155 FOXBURY ST	9/23/2022	\$263,000	\$215,927	\$114,800	\$67,727	0.32	\$358,750		RJ1	31.37%
E -17-10-477-038	261 FOXBURY ST	4/16/2021	\$327,500	\$344,531	\$50,696	\$67,727	0.37	\$137,016		RJ1	19.66%
E -17-10-478-034	289 RUPPERT ST	10/14/2021	\$250,000	\$195,241	\$122,486	\$67,727	0.2	\$612,430		RJ1	34.69%
E -17-15-151-008	3985 N VANSTONE DR	2/25/2021	\$300,000	\$270,600	\$97,127	\$67,727	0.28	\$346,882		RJ1	25.03%

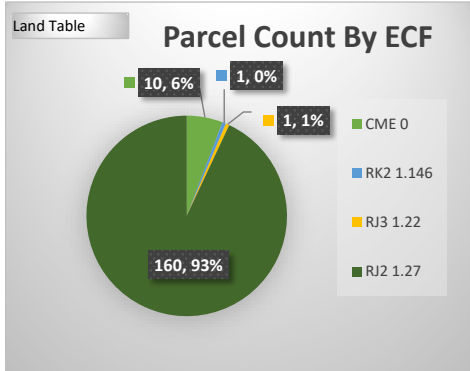
# Township of Commerce/Village of Wolverine Lake

Land Table RJ2

BSA DATABASE		SALES DATA	
Parcel Count	172	# of Sales	14
ECF Nbhd	RJ2, CME, RJ3, RK2	Sales Ratio	47.25%
Min ECF	1.146	(Land Resid.-Est. Land Value)/Est. LV	24.25%
Max ECF	1.270	% Change	18.00%
Land Table LtoB	25.29%	Projected Land Table LtoB	29.84%
CVT LtoB	24.93%	Sales Sample Size	8.14%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$61,854	\$76,851	\$72,988
<b>MINIMUM</b>	\$57,098	\$70,942	\$67,376
<b>MAXIMUM</b>	\$71,375	\$88,681	\$84,223

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
E -17-10-176-005	4907 WHITLOW BLVD	5/3/2022	\$330,000	\$244,805	\$145,464	\$60,269	0.31	\$469,239		RJ2	24.62%
E -17-10-176-008	4853 WHITLOW BLVD	5/20/2022	\$325,000	\$240,159	\$145,110	\$60,269	0.31	\$468,097		RJ2	25.10%
E -17-10-177-001	4904 WHITLOW BLVD	3/4/2022	\$276,501	\$256,245	\$83,695	\$63,439	0.41	\$204,134		RJ2	24.76%
E -17-10-178-006	4830 SUNDEW ST	4/25/2022	\$250,000	\$192,010	\$115,088	\$57,098	0.22	\$523,127		RJ2	29.74%
E -17-10-178-007	4812 SUNDEW ST	8/11/2022	\$282,500	\$255,440	\$84,158	\$57,098	0.22	\$382,536		RJ2	22.35%
E -17-10-178-010	4758 SUNDEW ST	7/19/2021	\$245,000	\$229,488	\$72,610	\$57,098	0.22	\$330,045		RJ2	24.88%
E -17-10-179-005	4846 HALBERD ST	12/16/2022	\$180,000	\$237,056	\$42	\$57,098	0.23	\$183		RJ2	24.09%
E -17-10-179-009	4774 HALBERD ST	5/17/2022	\$270,000	\$228,059	\$99,039	\$57,098	0.23	\$430,604		RJ2	25.04%
E -17-10-179-013	1075 N COMMERCE RD	11/8/2021	\$235,000	\$222,014	\$70,084	\$57,098	0.25	\$280,336		RJ2	25.72%
E -17-10-179-017	981 N COMMERCE RD	1/7/2021	\$195,000	\$243,532	\$8,566	\$57,098	0.24	\$35,692		RJ2	23.45%
E -17-10-254-013	522 ANDREWS ST	12/30/2022	\$150,000	\$200,731	\$12,708	\$63,439	0.58	\$21,910		RJ2	31.60%
E -17-10-257-008	4801 BROADWAY ST	3/26/2021	\$351,000	\$393,685	\$14,413	\$57,098	0.25	\$57,652		RJ2	14.50%
E -17-10-259-003	613 COMMERCIAL ST	9/10/2021	\$238,000	\$227,863	\$70,406	\$60,269	0.28	\$251,450		RJ2	26.45%
E -17-10-277-002	345 FARR ST	7/23/2021	\$321,000	\$277,179	\$107,260	\$63,439	0.44	\$243,773		RJ2	22.89%

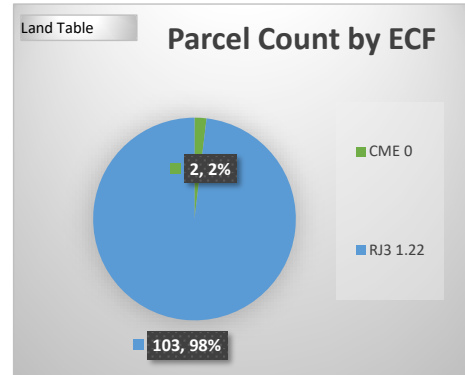
# Township of Commerce/Village of Wolverine Lake

Land Table RJ3

BSA DATABASE		SALES DATA	
Parcel Count	105	# of Sales	14
ECF Nbhd	RJ3, CME	Sales Ratio	47.39%
Min ECF	1.220	(Land Resid.-Est. Land Value)/Est. LV	21.93%
Max ECF	1.220	% Change	22.00%
Land Table LtoB	26.65%	Projected Land Table LtoB	32.52%
CVT LtoB	24.93%	Sales Sample Size	13.33%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$82,949	\$101,142	\$101,198
MINIMUM	\$70,254	\$85,663	\$85,710
MAXIMUM	\$107,339	\$130,881	\$130,954

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
E -17-02-276-025	8945 GITTINS BLVD	7/13/2022	\$330,000	\$299,816	\$108,255	\$78,071	0.45	\$240,567		RJ3	26.04%
E -17-02-276-036	8935 GITTINS BLVD	12/27/2021	\$401,000	\$418,876	\$60,195	\$78,071	0.57	\$105,605		RJ3	18.64%
E -17-02-276-037	8929 GITTINS BLVD	2/19/2021	\$386,000	\$444,726	\$19,345	\$78,071	0.57	\$33,939		RJ3	17.55%
E -17-10-326-001	4675 VANDALIA ST	11/14/2022	\$269,000	\$257,159	\$86,010	\$74,169	0.27	\$318,556		RJ3	28.84%
E -17-10-328-006	4664 VANDALIA ST	9/14/2022	\$314,900	\$270,860	\$114,294	\$70,254	0.22	\$519,518		RJ3	25.94%
E -17-10-330-018	850 RIDGEMONT ST	12/30/2022	\$261,000	\$265,943	\$65,311	\$70,254	0.25	\$261,244		RJ3	26.42%
E -17-10-330-028	860 POLVADERA ST	2/22/2021	\$235,100	\$238,198	\$67,156	\$70,254	0.24	\$279,817		RJ3	29.49%
E -17-10-331-021	820 POLVADERA ST	10/13/2021	\$225,000	\$234,605	\$64,564	\$74,169	0.27	\$239,126		RJ3	31.61%
E -17-10-332-023	875 RIDGEMONT ST	3/31/2021	\$235,000	\$194,563	\$114,606	\$74,169	0.3	\$382,020		RJ3	38.12%
E -17-10-332-025	954 SHERBROOKE ST	8/6/2021	\$420,000	\$312,401	\$181,768	\$74,169	0.39	\$466,072		RJ3	23.74%
E -17-10-332-026	910 SHERBROOKE ST	3/3/2022	\$280,000	\$246,222	\$107,947	\$74,169	0.26	\$415,181		RJ3	30.12%
E -17-10-332-031	890 SHERBROOKE ST	7/22/2021	\$347,500	\$315,066	\$102,688	\$70,254	0.25	\$410,752		RJ3	22.30%
E -17-10-376-007	1010 SHERBROOKE ST	8/9/2022	\$225,000	\$217,060	\$78,194	\$70,254	0.14	\$558,529		RJ3	32.37%
E -17-10-376-011	1024 SHERBROOKE ST	8/11/2021	\$395,000	\$382,990	\$86,179	\$74,169	0.26	\$331,458		RJ3	19.37%

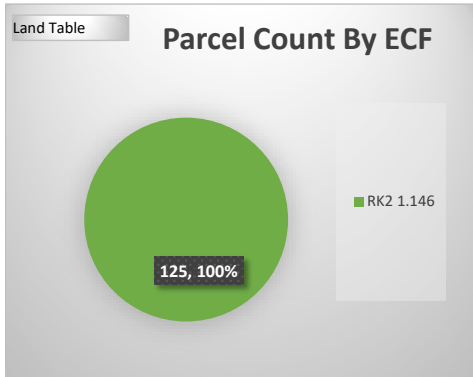
# Township of Commerce/Village of Wolverine Lake

Land Table RJ7

BSA DATABASE		SALES DATA	
Parcel Count	125	# of Sales	13
ECF Nbhd	RK2	Sales Ratio	42.50%
Min ECF	1.146	(Land Resid.-Est. Land Value)/Est. LV	59.15%
Max ECF	1.146	% Change	15.00%
Land Table LtoB	31.36%	Projected Land Table LtoB	36.06%
CVT LtoB	24.93%	Sales Sample Size	10.40%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$64,350	\$102,412	\$74,003
<b>MINIMUM</b>	\$59,400	\$94,534	\$68,310
<b>MAXIMUM</b>	\$74,256	\$118,177	\$85,394

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
E -17-10-301-007	1257 PENARTH ST	5/2/2022	\$283,000	\$187,248	\$155,152	\$59,400	0.21	\$738,819		RJ7	31.72%
E -17-10-302-004	1300 PENARTH ST	12/16/2021	\$232,000	\$191,408	\$99,992	\$59,400	0.21	\$476,152		RJ7	31.03%
E -17-10-302-017	1162 PENARTH CT	10/29/2021	\$257,000	\$218,888	\$97,512	\$59,400	0.21	\$464,343		RJ7	27.14%
E -17-10-303-014	4611 NEWCROFT CT	6/22/2022	\$226,000	\$168,487	\$120,213	\$62,700	0.33	\$364,282		RJ7	37.21%
E -17-10-303-016	4595 NEWCROFT CT	12/22/2022	\$219,000	\$151,715	\$126,685	\$59,400	0.18	\$703,806		RJ7	39.15%
E -17-10-303-018	4579 NEWCROFT CT	8/25/2022	\$289,900	\$258,559	\$90,741	\$59,400	0.25	\$362,964		RJ7	22.97%
E -17-10-303-019	4571 NEWCROFT CT	5/10/2021	\$263,000	\$234,747	\$90,953	\$62,700	0.31	\$293,397		RJ7	26.71%
E -17-10-305-001	4580 CHADSWORTH ST	2/26/2021	\$204,900	\$196,383	\$67,917	\$59,400	0.24	\$282,988		RJ7	30.25%
E -17-10-478-019	250 ORIOLE RD	7/25/2022	\$205,000	\$153,145	\$114,555	\$62,700	0.29	\$395,017		RJ7	40.94%
E -17-10-478-025	134 ORIOLE RD	2/17/2021	\$153,000	\$160,368	\$52,032	\$59,400	0.14	\$371,657		RJ7	37.04%
E -17-10-478-027	120 ORIOLE RD	8/26/2021	\$165,000	\$142,652	\$81,748	\$59,400	0.14	\$583,914		RJ7	41.64%
E -17-10-479-012	4256 BLUEBIRD DR	6/17/2021	\$404,900	\$396,566	\$67,734	\$59,400	0.16	\$423,338		RJ7	14.98%
E -17-10-479-015	244 CARDINAL AVE	9/23/2021	\$182,500	\$162,434	\$79,466	\$59,400	0.14	\$567,614		RJ7	36.57%

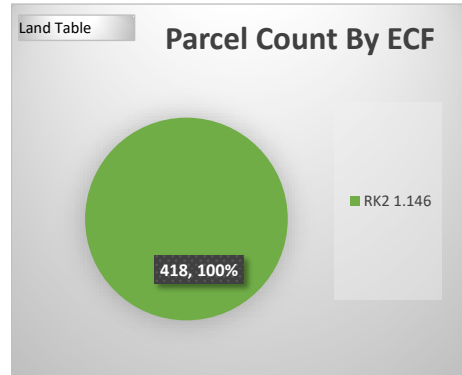
# Township of Commerce/Village of Wolverine Lake

Land Table RK2

BSA DATABASE		SALES DATA	
Parcel Count	418	# of Sales	46
ECF Nbhd	RK2	Sales Ratio	45.66%
Min ECF	1.146	(Land Resid.-Est. Land Value)/Est. LV	32.43%
Max ECF	1.146	% Change	16.00%
Land Table LtoB	28.66%	Projected Land Table LtoB	33.24%
CVT LtoB	24.93%	Sales Sample Size	11.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$62,337	\$82,551	\$72,311
<b>MINIMUM</b>	\$55,506	\$73,505	\$64,387
<b>MAXIMUM</b>	\$68,310	\$90,461	\$79,240

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
E -17-11-326-024	3250 BARBERRY ST	3/3/2021	\$195,000	\$216,902	\$37,018	\$58,920	0.19	\$194,832		RK2	27.16%
E -17-11-327-020	9666 VISTA LN	7/13/2021	\$320,000	\$331,119	\$54,632	\$65,751	0.4	\$136,580		RK2	19.86%
E -17-11-328-001	9685 VISTA LN	11/19/2021	\$200,000	\$163,425	\$95,495	\$58,920	0.18	\$530,528		RK2	36.05%
E -17-11-328-025	9605 VISTA LN	12/28/2022	\$160,000	\$199,798	\$19,122	\$58,920	0.24	\$79,675		RK2	29.49%
E -17-11-329-034	9650 PITTSFIELD ST	7/7/2022	\$285,000	\$210,540	\$133,380	\$58,920	0.18	\$741,000		RK2	27.99%
E -17-11-331-024	9671 NESTORIA ST	5/28/2021	\$204,000	\$198,124	\$61,382	\$55,506	0.14	\$438,443		RK2	28.02%
E -17-11-332-020	9608 GARDEN TER	1/7/2022	\$173,000	\$145,083	\$83,423	\$55,506	0.14	\$595,879		RK2	38.26%
E -17-11-332-026	9510 GARDEN TER	9/23/2022	\$249,900	\$212,962	\$99,275	\$62,337	0.29	\$342,328		RK2	29.27%
E -17-11-333-023	3110 CHENOA ST	1/11/2021	\$230,000	\$216,355	\$72,565	\$58,920	0.25	\$290,260		RK2	27.23%
E -17-11-334-002	3235 SILVERBERRY ST	5/20/2022	\$250,000	\$206,614	\$102,306	\$58,920	0.25	\$409,224		RK2	28.52%
E -17-11-334-010	3262 CHENOA ST	12/15/2021	\$296,000	\$317,456	\$40,881	\$62,337	0.32	\$127,753		RK2	19.64%
E -17-11-334-018	3265 SILVERBERRY ST	7/29/2022	\$255,000	\$222,314	\$91,606	\$58,920	0.25	\$366,424		RK2	26.50%
E -17-11-336-014	3140 RIO VISTA ST	8/13/2021	\$267,500	\$231,412	\$95,008	\$58,920	0.24	\$395,867		RK2	25.46%
E -17-11-337-006	3251 CHENOA ST	6/16/2021	\$282,500	\$251,463	\$86,543	\$55,506	0.13	\$665,715		RK2	22.07%
E -17-11-339-011	3135 RIO VISTA ST	7/16/2021	\$282,000	\$290,318	\$57,433	\$65,751	0.37	\$155,224		RK2	22.65%
E -17-11-340-021	3238 NEWTON RD	8/24/2021	\$135,000	\$120,490	\$73,430	\$58,920	0.21	\$349,667		RK2	48.90%
E -17-11-340-022	3215 RIO VISTA ST	11/23/2021	\$197,000	\$189,443	\$111,524	\$103,967	0.36	\$232,342	E -17-11-340-001	RK2	54.88%
E -17-11-376-026	9681 LISTERIA ST	6/28/2022	\$300,000	\$229,536	\$132,801	\$62,337	0.27	\$491,856		RK2	27.16%
E -17-11-378-002	3468 NEWTON RD	7/15/2022	\$130,000	\$133,496	\$55,424	\$58,920	0.25	\$221,696		RK2	44.14%
E -17-11-401-005	9395 COMMERCE RD	9/20/2021	\$210,000	\$239,789	\$35,962	\$65,751	0.43	\$83,633		RK2	27.42%
E -17-11-401-026	3040 FOX BLVD	4/27/2022	\$200,000	\$127,249	\$128,257	\$55,506	0.15	\$855,047		RK2	43.62%

**Township of Commerce/Village of Wolverine Lake**

Land Table RK2

E -17-11-401-037	9400 GARDEN TER	6/30/2021	\$230,000	\$264,952	\$27,385	\$62,337	0.29	\$94,431		RK2	23.53%
E -17-11-401-040	9375 COMMERCE RD	7/29/2022	\$290,000	\$261,917	\$90,420	\$62,337	0.28	\$322,929		RK2	23.80%
E -17-11-401-041	9355 COMMERCE RD	4/21/2022	\$270,000	\$223,966	\$104,954	\$58,920	0.23	\$456,322		RK2	26.31%
E -17-11-402-013	3041 FOX BLVD	3/18/2021	\$180,000	\$181,953	\$60,384	\$62,337	0.3	\$201,280		RK2	34.26%
E -17-11-403-009	3090 ARBUTUS ST	11/16/2021	\$217,000	\$213,153	\$62,767	\$58,920	0.26	\$241,412		RK2	27.64%
E -17-11-407-021	3139 TWINLEAF ST	3/4/2022	\$275,000	\$224,119	\$165,307	\$114,426	0.24	\$459,186	E -17-11-407-005	RK2	51.06%
E -17-11-407-024	3065 TWINLEAF ST	7/12/2022	\$365,000	\$332,560	\$94,777	\$62,337	0.36	\$263,269		RK2	18.74%
E -17-11-408-017	3115 BROOKNEAL ST	5/5/2022	\$240,000	\$209,270	\$89,650	\$58,920	0.23	\$389,783		RK2	28.16%
E -17-11-409-015	3130 ROYAL ST	8/4/2022	\$189,000	\$155,444	\$89,062	\$55,506	0.11	\$809,655		RK2	35.71%
E -17-11-409-018	3100 ROYAL ST	3/15/2022	\$265,000	\$234,020	\$89,900	\$58,920	0.17	\$528,824		RK2	25.18%
E -17-11-410-015	3160 MANDRAKE ST	12/29/2021	\$265,000	\$243,250	\$80,670	\$58,920	0.17	\$474,529		RK2	24.22%
E -17-11-412-016	3223 ARBUTUS ST	2/25/2022	\$40,000				0.18	\$222,222		RK2	100.00%
E -17-11-413-008	3280 BROOKNEAL ST	11/1/2021	\$135,000	\$118,102	\$72,404	\$55,506	0.12	\$603,367		RK2	47.00%
E -17-11-413-011	9394 BONCREST ST	5/17/2022	\$285,000	\$248,199	\$92,307	\$55,506	0.15	\$615,380		RK2	22.36%
E -17-11-413-016	3223 TWINLEAF ST	2/19/2021	\$164,900	\$152,260	\$74,977	\$62,337	0.3	\$249,923		RK2	40.94%
E -17-11-426-009	3106 MAPLEDALE ST	6/28/2022	\$350,000	\$350,015	\$58,905	\$58,920	0.23	\$256,109		RK2	16.83%
E -17-11-426-016	3114 MAPLEDALE ST	7/28/2021	\$202,557	\$155,940	\$105,537	\$58,920	0.17	\$620,806		RK2	37.78%
E -17-11-430-016	9083 PITTSFIELD ST	8/31/2021	\$190,000	\$149,567	\$106,184	\$65,751	0.43	\$246,940		RK2	43.96%
E -17-11-454-007	3305 FOX BLVD	3/14/2021	\$250,000	\$250,543	\$58,377	\$58,920	0.17	\$343,394		RK2	23.52%
E -17-11-454-031	3328 ROYAL ST	8/3/2022	\$149,200	\$116,995	\$87,711	\$55,506	0.11	\$797,373		RK2	47.44%
E -17-11-454-045	3239 FOX BLVD	8/6/2021	\$235,000	\$228,798	\$65,122	\$58,920	0.23	\$283,139		RK2	25.75%
E -17-11-455-003	3235 ROYAL ST	5/11/2021	\$145,000	\$137,451	\$66,469	\$58,920	0.23	\$288,996		RK2	42.87%
E -17-11-455-011	3341 ROYAL ST	7/5/2022	\$180,000	\$135,216	\$100,290	\$55,506	0.13	\$771,462		RK2	41.05%
E -17-11-455-017	3270 MANDRAKE ST	8/19/2022	\$290,000	\$289,876	\$59,044	\$58,920	0.17	\$347,318		RK2	20.33%
E -17-11-455-030	9220 TANBAY ST	8/9/2022	\$190,000	\$141,867	\$110,470	\$62,337	0.32	\$345,219		RK2	43.94%

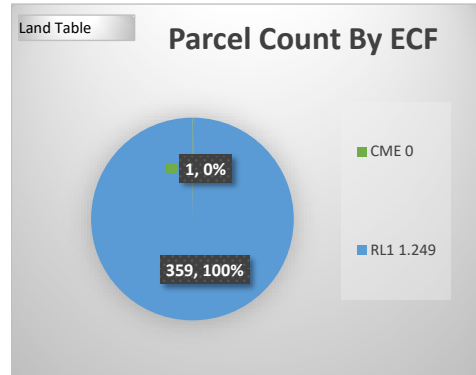
# Township of Commerce/Village of Wolverine Lake

Land Table RL1

BSA DATABASE		SALES DATA	
Parcel Count	360	# of Sales	46
ECF Nbhd	RL1, CME	Sales Ratio	46.60%
Min ECF	1.249	(Land Resid.-Est. Land Value)/Est. LV	25.48%
Max ECF	1.249	% Change	12.50%
Land Table LtoB	27.96%	Projected Land Table LtoB	31.45%
CVT LtoB	24.93%	Sales Sample Size	12.78%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$80,475	\$100,979	\$90,534
<b>MINIMUM</b>	\$66,479	\$83,417	\$74,789
<b>MAXIMUM</b>	\$96,220	\$120,735	\$108,248

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
E -17-12-126-001	8792 BUFFALO DR	12/10/2021	\$308,000	\$237,669	\$143,808	\$73,477	0.3	\$479,360		RL1	30.92%
E -17-12-201-008	2563 WATONGA DR	10/8/2021	\$315,000	\$245,244	\$143,233	\$73,477	0.26	\$550,896		RL1	29.96%
E -17-12-129-015	8712 RINGWOOD DR	12/14/2021	\$240,500	\$189,072	\$124,905	\$73,477	0.26	\$480,404		RL1	38.86%
E -17-12-427-043	3115 MASSENA ST	9/7/2022	\$217,500	\$171,979	\$122,497	\$76,976	0.4	\$306,242		RL1	44.76%
E -17-12-451-020	8268 ARLIS ST	7/20/2021	\$215,000	\$173,240	\$118,736	\$76,976	0.37	\$320,908		RL1	44.43%
E -17-12-451-008	8386 ARLIS ST	9/8/2021	\$492,000	\$401,358	\$167,618	\$76,976	0.37	\$453,022		RL1	19.18%
E -17-12-152-007	2646 PINTO DR	11/28/2022	\$299,000	\$245,772	\$130,204	\$76,976	0.43	\$302,800		RL1	31.32%
E -17-12-178-007	8659 PALOMINO DR	7/13/2022	\$300,000	\$248,311	\$125,166	\$73,477	0.26	\$481,408		RL1	29.59%
E -17-12-203-005	2680 WATONGA DR	4/5/2022	\$395,000	\$327,227	\$137,751	\$69,978	0.24	\$573,962		RL1	21.39%
E -17-12-179-014	8612 PALOMINO DR	6/17/2022	\$310,000	\$262,967	\$120,510	\$73,477	0.28	\$430,393		RL1	27.94%
E -17-12-126-016	8658 BUFFALO DR	12/10/2021	\$307,500	\$261,590	\$115,888	\$69,978	0.24	\$482,867		RL1	26.75%
E -17-12-127-033	8644 WAR BONNET DR	12/9/2022	\$311,500	\$266,401	\$115,077	\$69,978	0.24	\$479,488		RL1	26.27%
E -17-12-203-003	2652 WATONGA DR	8/4/2022	\$308,000	\$264,631	\$113,347	\$69,978	0.23	\$492,813		RL1	26.44%
E -17-12-202-010	8472 BUFFALO DR	6/30/2022	\$330,000	\$287,272	\$112,706	\$69,978	0.24	\$469,608		RL1	24.36%
E -17-12-426-044	3166 MASSENA ST	9/1/2021	\$295,000	\$257,130	\$118,345	\$80,475	0.48	\$246,552		RL1	31.30%
E -17-12-201-013	8519 BUFFALO DR	12/29/2022	\$315,000	\$275,802	\$112,675	\$73,477	0.26	\$433,365		RL1	26.64%
E -17-12-201-007	2555 WATONGA DR	1/12/2022	\$319,000	\$283,781	\$108,696	\$73,477	0.26	\$418,062		RL1	25.89%
E -17-12-128-019	8615 WAR BONNET DR	8/23/2021	\$295,000	\$262,430	\$106,047	\$73,477	0.3	\$353,490		RL1	28.00%
E -17-12-127-009	8687 BUFFALO DR	10/19/2021	\$315,000	\$284,200	\$100,778	\$69,978	0.24	\$419,908		RL1	24.62%
E -17-12-127-023	8756 WAR BONNET DR	11/10/2021	\$287,900	\$260,604	\$97,274	\$69,978	0.24	\$405,308		RL1	26.85%
E -17-12-126-003	8776 BUFFALO DR	2/2/2022	\$300,000	\$273,537	\$103,439	\$76,976	0.37	\$279,565		RL1	28.14%

**Township of Commerce/Village of Wolverine Lake**

Land Table RL1

E -17-12-177-022	2848 RED ARROW DR	8/30/2021	\$280,000	\$255,648	\$94,330	\$69,978	0.25	\$377,320	RL1	27.37%
E -17-12-427-022	3052 GREENLAWN AVE	7/8/2022	\$170,000	\$155,260	\$81,219	\$66,479	0.16	\$507,619	RL1	42.82%
E -17-12-451-010	8370 ARLIS ST	1/29/2021	\$139,900	\$127,813	\$89,063	\$76,976	0.37	\$240,711	RL1	60.23%
E -17-12-176-006	2757 PINTO DR	6/23/2021	\$297,500	\$272,006	\$98,971	\$73,477	0.26	\$380,658	RL1	27.01%
E -17-12-426-024	3136 MASSENA ST	12/30/2021	\$309,000	\$283,963	\$105,512	\$80,475	0.48	\$219,817	RL1	28.34%
E -17-12-202-005	8532 BUFFALO DR	2/23/2021	\$250,000	\$230,903	\$92,574	\$73,477	0.29	\$319,221	RL1	31.82%
E -17-12-177-018	2800 RED ARROW DR	2/16/2021	\$245,000	\$227,355	\$91,122	\$73,477	0.26	\$350,469	RL1	32.32%
E -17-12-427-047	3205 MASSENA ST	10/28/2022	\$400,000	\$374,342	\$106,133	\$80,475	0.55	\$192,969	RL1	21.50%
E -17-12-128-035	2604 RED ARROW DR	4/30/2021	\$260,000	\$245,212	\$84,766	\$69,978	0.24	\$353,192	RL1	28.54%
E -17-12-428-005	3115 GREENLAWN AVE	4/4/2022	\$376,000	\$362,806	\$90,170	\$76,976	0.43	\$209,698	RL1	21.22%
E -17-12-427-025	3110 GREENLAWN AVE	10/29/2021	\$210,000	\$202,776	\$73,703	\$66,479	0.16	\$460,644	RL1	32.78%
E -17-12-428-011	3153 GREENLAWN AVE	9/16/2022	\$180,000	\$177,028	\$69,451	\$66,479	0.2	\$347,255	RL1	37.55%
E -17-12-176-022	2864 ORENDA ST	8/23/2021	\$325,000	\$322,397	\$76,080	\$73,477	0.26	\$292,615	RL1	22.79%
E -17-12-127-032	8656 WAR BONNET DR	10/25/2022	\$310,000	\$315,566	\$64,412	\$69,978	0.24	\$268,383	RL1	22.18%
E -17-12-128-006	8753 WAR BONNET DR	9/3/2021	\$248,000	\$252,707	\$65,271	\$69,978	0.25	\$261,084	RL1	27.69%
E -17-12-454-008	3362 UNION LAKE RD	6/30/2022	\$235,000	\$242,407	\$66,070	\$73,477	0.26	\$254,115	RL1	30.31%
E -17-12-201-021	8423 BUFFALO DR	3/17/2021	\$230,000	\$239,166	\$64,311	\$73,477	0.26	\$247,350	RL1	30.72%
E -17-12-177-020	2824 RED ARROW DR	10/4/2022	\$240,000	\$255,527	\$57,950	\$73,477	0.26	\$222,885	RL1	28.76%
E -17-12-152-013	2776 PINTO DR	3/10/2021	\$215,000	\$231,990	\$52,988	\$69,978	0.25	\$211,952	RL1	30.16%
E -17-12-453-003	8330 DICKERT ST	1/5/2021	\$68,000				0.57	\$119,298	RL1	100.00%
E -17-12-177-006	2759 ORENDA ST	2/12/2021	\$198,000	\$240,924	\$30,553	\$73,477	0.26	\$117,512	RL1	30.50%
E -17-12-179-015	8604 PALOMINO DR	1/7/2021	\$248,500	\$310,179	\$11,798	\$73,477	0.28	\$42,136	RL1	23.69%
E -17-12-427-023	3066 GREENLAWN AVE	1/17/2022	\$115,000	\$155,789	\$25,690	\$66,479	0.16	\$160,562	RL1	42.67%
E -17-12-152-020	2904 PINTO DR	6/11/2021	\$210,000	\$292,341	-\$5,365	\$76,976	0.36	-\$14,903	RL1	26.33%
E -17-12-427-018	8076 BYWATER ST	8/5/2022	\$185,000	\$257,830	\$14,643	\$87,473	0.94	\$15,578	RL1	33.93%



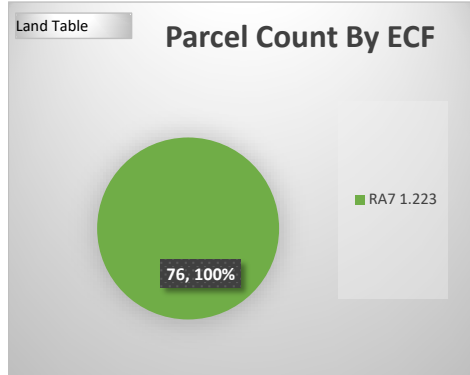
# Township of Commerce/Village of Wolverine Lake

Land Table RLC

BSA DATABASE		SALES DATA	
Parcel Count	76	# of Sales	12
ECF Nbhd	RA7	Sales Ratio	45.84%
Min ECF	1.223	(Land Resid.-Est. Land Value)/Est. LV	27.64%
Max ECF	1.223	% Change	14.00%
Land Table LtoB	31.06%	Projected Land Table LtoB	35.41%
CVT LtoB	24.93%	Sales Sample Size	15.79%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	<b>\$66,720</b>	<b>\$85,164</b>	<b>\$76,061</b>
<b>MINIMUM</b>	<b>\$55,110</b>	<b>\$70,344</b>	<b>\$62,825</b>
<b>MAXIMUM</b>	<b>\$79,770</b>	<b>\$101,821</b>	<b>\$90,938</b>

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
E -17-12-476-019	3304 MELMOOR ST	4/27/2022	\$275,000	\$239,168	\$96,742	\$60,910	0.3	\$322,473		RLC	25.47%
E -17-12-477-004	3243 MELMOOR ST	6/16/2022	\$197,900	\$171,202	\$81,808	\$55,110	0.14	\$584,343		RLC	32.19%
E -17-12-477-010	3301 MELMOOR ST	10/26/2022	\$155,000	\$137,821	\$72,289	\$55,110	0.14	\$516,350		RLC	39.99%
E -17-12-477-017	3274 CHAMBOURNE ST	11/1/2021	\$155,000	\$118,052	\$92,058	\$55,110	0.14	\$657,557		RLC	46.68%
E -17-12-477-024	8120 ELDORA BLVD	8/29/2022	\$254,000	\$209,107	\$108,713	\$63,820	0.41	\$265,154		RLC	30.52%
E -17-12-477-027	3300 CHAMBOURNE ST	5/7/2021	\$120,000	\$168,375	\$6,735	\$55,110	0.14	\$48,107		RLC	32.73%
E -17-12-478-027	3316 GREENLAWN AVE	3/17/2022	\$260,000	\$214,929	\$103,081	\$58,010	0.21	\$490,862		RLC	26.99%
E -17-12-478-028	3320 GREENLAWN AVE	2/3/2021	\$194,000	\$205,372	\$46,638	\$58,010	0.21	\$222,086		RLC	28.25%
E -17-12-479-004	3261 GREENLAWN AVE	6/30/2022	\$181,071	\$157,319	\$81,762	\$58,010	0.21	\$389,343		RLC	36.87%
E -17-12-479-014	3262 EDGEMERE AVE	9/17/2021	\$180,000	\$176,561	\$58,549	\$55,110	0.17	\$344,406		RLC	31.21%
E -17-12-479-022	3309 GREENLAWN AVE	1/12/2022	\$215,000	\$178,426	\$100,394	\$63,820	0.39	\$257,421		RLC	35.77%
E -17-12-479-025	3236 EDGEMERE AVE	1/27/2021	\$135,000	\$152,400	\$43,510	\$60,910	0.26	\$167,346		RLC	39.97%

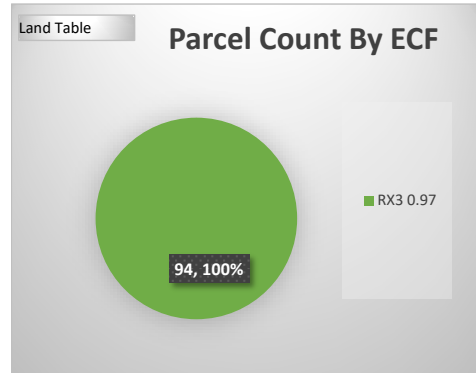
# Township of Commerce/Village of Wolverine Lake

Land Table RM1

BSA DATABASE		SALES DATA	
Parcel Count	94	# of Sales	9
ECF Nbhd	RX3	Sales Ratio	49.41%
Min ECF	0.970	(Land Resid.-Est. Land Value)/Est. LV	7.49%
Max ECF	0.970	% Change	0.00%
Land Table LtoB	18.43%	Projected Land Table LtoB	18.43%
CVT LtoB	24.93%	Sales Sample Size	9.57%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$85,385	\$91,780	\$85,385
<b>MINIMUM</b>	\$69,055	\$74,227	\$69,055
<b>MAXIMUM</b>	\$111,380	\$119,722	\$111,380

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
E -17-13-203-007	8375 LAKE PINE DR	1/3/2022	\$480,000	\$468,655	\$80,400	\$69,055	0.34	\$236,471		RM1	14.73%
E -17-13-204-012	8206 HEARTHSTONE CT	10/15/2021	\$390,000	\$414,659	\$44,396	\$69,055	0.35	\$126,846		RM1	16.65%
E -17-13-205-011	8220 WOODSPUR DR	3/24/2021	\$370,000	\$348,784	\$90,271	\$69,055	0.3	\$300,903		RM1	19.80%
E -17-13-251-006	8349 WOODSPUR DR	12/3/2021	\$395,000	\$328,462	\$135,593	\$69,055	0.34	\$398,803		RM1	21.02%
E -17-13-251-021	8224 TAMARRON DR	7/27/2022	\$440,000	\$448,689	\$60,366	\$69,055	0.28	\$215,593		RM1	15.39%
E -17-13-251-024	8260 TAMARRON DR	10/26/2021	\$438,000	\$507,435	-\$380	\$69,055	0.31	-\$1,226		RM1	13.61%
E -17-13-252-003	8225 TAMARRON DR	9/2/2022	\$410,000	\$438,419	\$40,636	\$69,055	0.32	\$126,988		RM1	15.75%
E -17-13-352-008	4278 ARBOUR DR	9/15/2022	\$570,000	\$518,332	\$120,723	\$69,055	0.37	\$326,278		RM1	13.32%
E -17-13-353-004	4350 ARBOUR DR	7/2/2021	\$460,000	\$433,019	\$96,036	\$69,055	0.3	\$320,120		RM1	15.95%

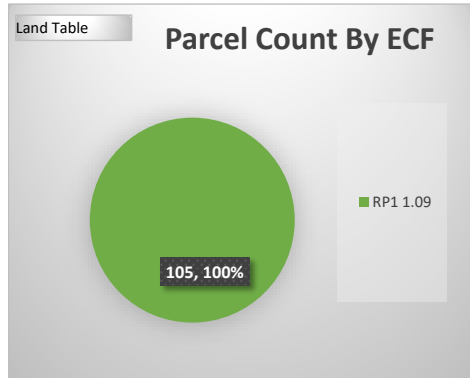
# Township of Commerce/Village of Wolverine Lake

Land Table RP1

BSA DATABASE		SALES DATA	
Parcel Count	105	# of Sales	7
ECF Nbhd	RP1	Sales Ratio	46.07%
Min ECF	1.090	(Land Resid.-Est. Land Value)/Est. LV	43.24%
Max ECF	1.090	% Change	11.50%
Land Table LtoB	26.81%	Projected Land Table LtoB	29.89%
CVT LtoB	24.93%	Sales Sample Size	6.67%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$75,816	\$108,595	\$84,535
MINIMUM	\$61,298	\$87,801	\$68,347
MAXIMUM	\$101,178	\$144,923	\$112,813

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
E -17-16-279-026	1580 CARTHAGE	7/28/2021	\$340,000	\$282,305	\$128,671	\$70,976	0.4	\$321,678		RP1	25.14%
E -17-16-281-019	1555 CARTHAGE	3/25/2021	\$270,000	\$299,469	\$38,281	\$67,750	0.3	\$127,603		RP1	22.62%
E -17-16-283-030	3750 VANPORT AVE	6/30/2021	\$460,000	\$450,994	\$89,661	\$80,655	0.83	\$108,025		RP1	17.88%
E -17-21-226-009	1705 OAKLEY PARK RD	6/16/2022	\$560,000	\$479,297	\$151,679	\$70,976	0.4	\$379,198		RP1	14.81%
E -17-21-227-004	1507 OAKLEY PARK RD	6/28/2022	\$350,000	\$282,174	\$138,802	\$70,976	0.42	\$330,481		RP1	25.15%
E -17-16-186-009	2050 BASS LAKE RD	7/1/2022	\$285,000	\$213,367	\$137,006	\$65,373	0.32	\$428,144		RQ1	30.64%
E -17-16-376-025	2140 SUNNYBROOK RD	2/25/2021	\$612,000	\$643,179	\$65,330	\$96,509	1.85	\$35,314		RQ1	15.00%

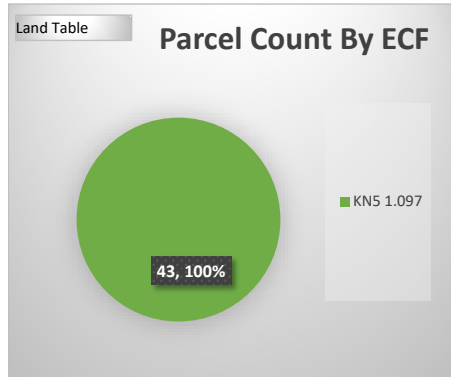
# Township of Commerce/Village of Wolverine Lake

Land Table RP3

BSA DATABASE		SALES DATA	
Parcel Count	43	# of Sales	2
ECF Nbhd	KN5	Sales Ratio	44.06%
Min ECF	1.097	(Land Resid.-Est. Land Value)/Est. LV	97.73%
Max ECF	1.097	% Change	24.50%
Land Table LtoB	14.05%	Projected Land Table LtoB	17.49%
CVT LtoB	24.93%	Sales Sample Size	4.65%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$86,250	\$170,544	\$107,381
MINIMUM	\$69,000	\$136,435	\$85,905
MAXIMUM	\$112,500	\$222,448	\$140,063

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
E -17-15-276-009	270 WOODCREEK CT	1/12/2022	\$622,500	\$536,745	\$157,755	\$72,000	0.55	\$286,827		RP3	13.41%
E -17-15-276-017	500 WOODCREEK CT	4/19/2022	\$537,500	\$485,453	\$121,047	\$69,000	0.47	\$257,547		RP3	14.21%

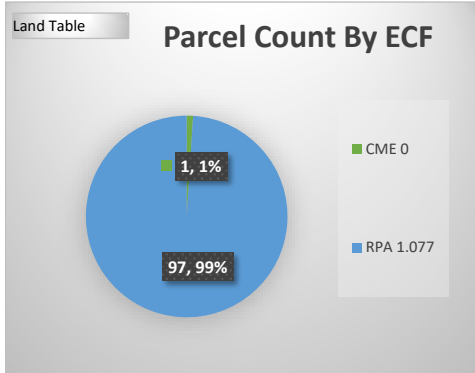
# Township of Commerce/Village of Wolverine Lake

Land Table RPA

BSA DATABASE		SALES DATA	
Parcel Count	98	# of Sales	15
ECF Nbhd	RPA, CME	Sales Ratio	45.04%
Min ECF	1.077	(Land Resid.-Est. Land Value)/Est. LV	39.74%
Max ECF	1.077	% Change	10.00%
Land Table LtoB	26.71%	Projected Land Table LtoB	29.38%
CVT LtoB	24.93%	Sales Sample Size	15.31%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	<b>\$104,675</b>	<b>\$146,274</b>	<b>\$115,143</b>
<b>MINIMUM</b>	<b>\$57,750</b>	<b>\$80,701</b>	<b>\$63,525</b>
<b>MAXIMUM</b>	<b>\$1,010,625</b>	<b>\$1,412,263</b>	<b>\$1,111,688</b>

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
E -17-15-229-003	353 LONGSPUR LN	6/14/2021	\$65,000				0.13	\$500,000		RPA	100.00%
E -17-15-328-003	3560 WORTMAN ST	6/3/2021	\$306,000	\$325,068	\$44,457	\$63,525	0.29	\$153,300		RPA	19.54%
E -17-15-328-011	3575 BUSS DR	7/6/2022	\$280,000	\$227,138	\$110,612	\$57,750	0.15	\$737,413		RPA	25.43%
E -17-15-329-019	3600 SHIRLEY ST	7/5/2022	\$275,000	\$276,135	\$71,053	\$72,188	0.78	\$91,094		RPA	26.14%
E -17-15-353-042	840 W OAKLEY PARK RD	2/16/2021	\$299,900	\$264,438	\$98,987	\$63,525	0.32	\$309,334		RPA	24.02%
E -17-15-353-047		7/30/2021	\$25,000				0.64	\$39,062		RPA	100.00%
E -17-21-101-005	3190 GLEN IRIS DR	3/23/2022	\$241,000	\$178,496	\$126,029	\$63,525	0.23	\$547,952		RPA	35.59%
E -17-21-101-008	3200 GLEN IRIS DR	11/9/2022	\$270,300	\$191,330	\$145,383	\$66,413	0.41	\$354,593		RPA	34.71%
E -17-14-354-001	3029 SOUTHWIND DR	4/14/2022	\$260,000	\$209,882	\$112,136	\$62,018	0.23	\$487,548		RP7	29.55%
E -17-15-231-010	156 BOBOLINK AVE	12/27/2022	\$302,000	\$321,725	\$43,800	\$63,525	0.29	\$151,034		RP7	19.75%
E -17-15-231-014	116 BOBOLINK AVE	8/3/2022	\$235,000	\$229,562	\$68,963	\$63,525	0.29	\$237,803		RP7	27.67%
E -17-15-233-012	164 LONGSPUR LN	8/25/2022	\$205,000	\$159,677	\$108,848	\$63,525	0.29	\$375,338		RP7	39.78%
E -17-15-234-016	4030 BLUEBIRD DR	7/8/2022	\$191,000	\$197,399	\$58,644	\$65,043	0.4	\$146,610		RP7	32.95%
E -17-15-234-024	135 LONGSPUR LN	4/15/2021	\$207,000	\$186,682	\$85,361	\$65,043	0.41	\$208,198		RP7	34.84%
E -17-15-251-004	4029 WATUGA ST	11/24/2021	\$257,500	\$231,668	\$87,850	\$62,018	0.26	\$337,885		RP7	26.77%

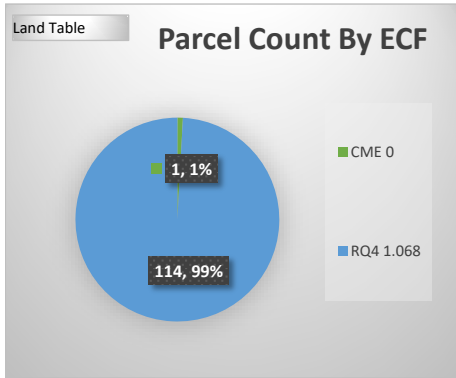
# Township of Commerce/Village of Wolverine Lake

Land Table RQ4

BSA DATABASE		SALES DATA	
Parcel Count	115	# of Sales	9
ECF Nbhd	RQ4, CME	Sales Ratio	46.86%
Min ECF	1.068	(Land Resid.-Est. Land Value)/Est. LV	24.94%
Max ECF	1.068	% Change	12.50%
Land Table LtoB	22.36%	Projected Land Table LtoB	25.16%
CVT LtoB	24.93%	Sales Sample Size	7.83%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	<b>\$91,824</b>	<b>\$114,724</b>	<b>\$103,303</b>
<b>MINIMUM</b>	<b>\$68,664</b>	<b>\$85,788</b>	<b>\$77,247</b>
<b>MAXIMUM</b>	<b>\$127,752</b>	<b>\$159,612</b>	<b>\$143,721</b>

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
E -17-09-102-006	4948 JUNIPER DR	11/30/2021	\$355,000	\$340,182	\$108,560	\$93,742	1.37	\$79,241		RQ4	27.56%
E -17-09-153-003	4824 JUNIPER DR	7/22/2021	\$380,000	\$388,681	\$85,061	\$93,742	1.37	\$62,088		RQ4	24.12%
E -17-09-153-005	4748 JUNIPER DR	5/24/2021	\$420,000	\$431,452	\$85,166	\$96,618	1.55	\$54,946		RQ4	22.39%
E -17-16-302-005	3599 BEAGLE DR	7/2/2021	\$336,000	\$283,873	\$130,379	\$78,252	0.69	\$188,955		RQ4	27.57%
E -17-16-326-061	3549 CLARK CIR	10/7/2021	\$455,000	\$444,278	\$106,382	\$95,660	1.49	\$71,397		RQ4	21.53%
E -17-16-351-026	3421 PINE HAVEN RD	10/6/2021	\$286,000	\$256,368	\$98,296	\$68,664	0.3	\$327,653		RQ4	26.78%
E -17-16-351-028	2240 GLEN IRIS DR	8/5/2022	\$250,000	\$211,794	\$106,870	\$68,664	0.32	\$333,969		RQ4	32.42%
E -17-16-453-006	1841 SPARLING	8/23/2022	\$270,400	\$214,840	\$141,390	\$85,830	0.18	\$785,500		RQ4	39.95%
E -17-16-453-017	3337 BENSTEIN RD	12/1/2021	\$260,888	\$252,429	\$86,711	\$78,252	0.5	\$173,422		RQ4	31.00%

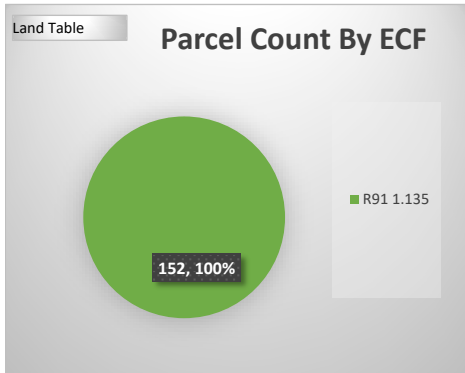
# Township of Commerce/Village of Wolverine Lake

Land Table RQA

BSA DATABASE		SALES DATA	
Parcel Count	152	# of Sales	10
ECF Nbhd	R91	Sales Ratio	48.35%
Min ECF	1.135	(Land Resid.-Est. Land Value)/Est. LV	12.31%
Max ECF	1.135	% Change	10.00%
Land Table LtoB	27.72%	Projected Land Table LtoB	30.49%
CVT LtoB	24.93%	Sales Sample Size	6.58%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	<b>\$64,284</b>	<b>\$72,197</b>	<b>\$73,211</b>
<b>MINIMUM</b>	<b>\$0</b>	<b>\$0</b>	<b>\$66,550</b>
<b>MAXIMUM</b>	<b>\$72,600</b>	<b>\$81,537</b>	<b>\$84,968</b>

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
E -17-15-152-014	4021 VANSTONE DR	4/6/2022	\$347,000	\$286,520	\$130,055	\$69,575	0.46	\$282,728		RQA	24.28%
E -17-15-153-023	1270 VANSTONE DR	6/3/2022	\$257,500	\$268,036	\$62,064	\$72,600	0.57	\$108,884		RQA	27.09%
E -17-16-177-002	2014 GLENFAWN	5/7/2021	\$239,900	\$294,934	\$69,002	\$124,036	0.19	\$181,584	E -17-16-177-001	RQA	42.06%
E -17-16-181-006	3843 BALMONY RD	7/30/2021	\$298,000	\$270,642	\$92,401	\$65,043	0.29	\$318,624		RQA	24.03%
E -17-16-184-020	1974 BASS LAKE RD	5/24/2022	\$151,000	\$144,666	\$71,377	\$65,043	0.28	\$254,918		RQA	44.96%
E -17-16-202-004	1715 WICKHAM	11/19/2021	\$349,500	\$310,163	\$99,837	\$60,500	0.12	\$831,975		RQA	19.51%
E -17-16-203-045	4100 LONG LEAF	11/8/2021	\$185,000	\$219,585	\$30,458	\$65,043	0.28	\$108,779		RQA	29.62%
E -17-16-401-025	3522 OAK MEADOWS CT	8/26/2021	\$356,000	\$292,112	\$133,463	\$69,575	0.45	\$296,584		RQA	23.82%
E -17-16-402-006	1770 MEDLER RD	10/7/2022	\$200,000	\$223,462	\$37,038	\$60,500	0.14	\$264,557		RQA	27.07%
E -17-16-405-004	3615 MOBERLY DR	8/5/2022	\$275,000	\$260,898	\$76,120	\$62,018	0.18	\$422,889		RQA	23.77%

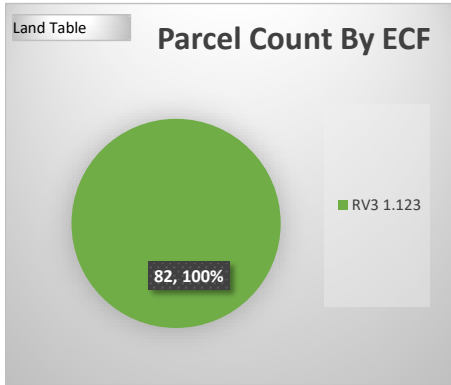
# Township of Commerce/Village of Wolverine Lake

Land Table RQB

BSA DATABASE		SALES DATA	
Parcel Count	82	# of Sales	7
ECF Nbhd	RV3	Sales Ratio	43.75%
Min ECF	1.123	(Land Resid.-Est. Land Value)/Est. LV	56.35%
Max ECF	1.123	% Change	11.00%
Land Table LtoB	25.50%	Projected Land Table LtoB	28.31%
CVT LtoB	24.93%	Sales Sample Size	8.54%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$69,182	\$108,163	\$76,792
<b>MINIMUM</b>	\$64,350	\$100,608	\$71,429
<b>MAXIMUM</b>	\$77,220	\$120,730	\$85,714

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
E-17-16-354-013	2049 GLEN IRIS DR	6/29/2022	\$290,000	\$247,013	\$112,169	\$69,182	0.3	\$373,897		RQB	28.01%
E-17-16-377-004	1985 GLEN IRIS DR	5/10/2021	\$335,000	\$249,448	\$153,120	\$67,568	0.27	\$567,111		RQB	27.09%
E-17-16-379-010	1964 TILEY CIR	9/6/2022	\$295,000	\$285,815	\$78,367	\$69,182	0.3	\$261,223		RQB	24.21%
E-17-16-379-011	1958 TILEY CIR	12/19/2022	\$275,000	\$266,998	\$77,184	\$69,182	0.31	\$248,981		RQB	25.91%
E-17-16-379-012	1952 TILEY CIR	11/24/2021	\$317,500	\$269,828	\$116,854	\$69,182	0.31	\$376,948		RQB	25.64%
E-17-16-456-008	1928 TILEY CIR	11/3/2022	\$320,000	\$282,671	\$106,511	\$69,182	0.3	\$355,037		RQB	24.47%
E-17-16-456-010	1916 TILEY CIR	6/30/2022	\$330,000	\$290,584	\$105,381	\$65,965	0.21	\$501,814		RQB	22.70%



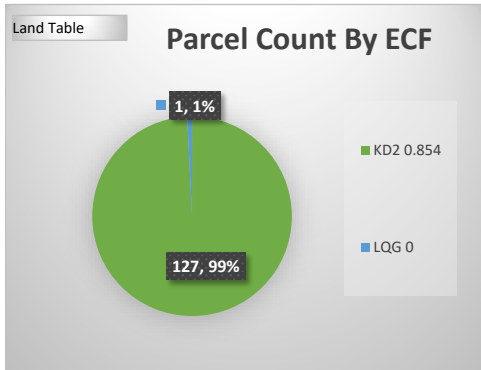
# Township of Commerce/Village of Wolverine Lake

Land Table RR4

BSA DATABASE		SALES DATA	
Parcel Count	128	# of Sales	9
ECF Nbhd	KD2, LQG	Sales Ratio	48.95%
Min ECF	0.854	(Land Resid.-Est. Land Value)/Est. LV	18.23%
Max ECF	0.854	% Change	0.00%
Land Table LtoB	14.52%	Projected Land Table LtoB	14.52%
CVT LtoB	24.93%	Sales Sample Size	7.03%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	<b>\$85,940</b>	<b>\$101,605</b>	<b>\$85,940</b>
<b>MINIMUM</b>	<b>\$55,000</b>	<b>\$65,025</b>	<b>\$55,000</b>
<b>MAXIMUM</b>	<b>\$110,000</b>	<b>\$130,051</b>	<b>\$110,000</b>

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
E -17-04-126-015	5881 TURNBERRY DR	12/8/2021	\$610,000	\$557,930	\$134,570	\$82,500	0.86	\$156,477		RR4	14.79%
E -17-04-127-002	5960 TURNBERRY DR	12/5/2022	\$520,000	\$515,729	\$79,901	\$75,630	0.65	\$122,925		RR4	14.66%
E -17-04-128-004	5905 LYNNE HOLLOW DR	1/10/2022	\$600,000	\$575,964	\$106,536	\$82,500	0.88	\$121,064		RR4	14.32%
E -17-04-128-006	5811 TURNBERRY DR	6/16/2022	\$1,080,000	\$1,319,491	-\$148,465	\$91,026	1.24	-\$119,730		RR4	6.90%
E -17-04-128-007	5801 TURNBERRY DR	7/15/2022	\$775,000	\$677,244	\$166,506	\$68,750	0.57	\$292,116		RR4	10.15%
E -17-09-377-009	2082 SHIRE CT	8/16/2022	\$540,000	\$486,625	\$116,625	\$63,250	0.44	\$265,057		RR4	13.00%
E -17-15-401-028	3401 SUTTON LN	7/15/2022	\$575,000	\$507,767	\$130,483	\$63,250	0.4	\$326,208		RR4	12.46%
E -17-15-478-011	120 WENDOVER CT	4/13/2022	\$600,000	\$565,773	\$102,977	\$68,750	0.53	\$194,296		RR4	12.15%
E -17-16-126-011	4175 CHERYL DR	9/10/2021	\$409,000	\$382,371	\$89,879	\$63,250	0.4	\$224,698		RR4	16.54%

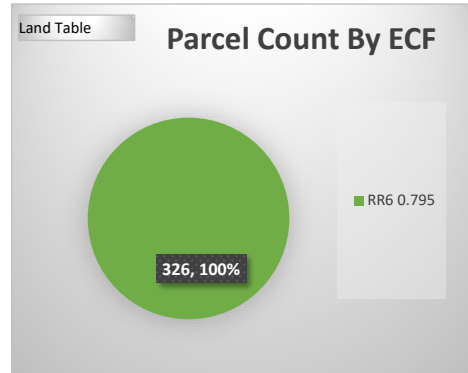
# Township of Commerce/Village of Wolverine Lake

Land Table RR6

BSA DATABASE		SALES DATA	
Parcel Count	326	# of Sales	26
ECF Nbhd	RR6	Sales Ratio	46.20%
Min ECF	0.795	(Land Resid.-Est. Land Value)/Est. LV	61.62%
Max ECF	0.795	% Change	15.50%
Land Table LtoB	13.37%	Projected Land Table LtoB	15.44%
CVT LtoB	24.93%	Sales Sample Size	7.98%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$94,875	\$153,340	\$109,581
<b>MINIMUM</b>	\$66,413	\$107,339	\$76,707
<b>MAXIMUM</b>	\$379,500	\$613,358	\$438,323

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
E -17-09-201-002	5179 BIRKDALE DR	11/16/2021	\$614,000	\$538,752	\$147,986	\$72,738	0.45	\$328,858		RR6	13.50%
E -17-09-201-007	2098 APPLEBROOK DR	8/15/2022	\$390,000	\$424,168	\$38,570	\$72,738	0.41	\$94,073		RR6	17.15%
E -17-09-202-008	2048 APPLEBROOK DR	12/1/2021	\$530,000	\$469,209	\$130,366	\$69,575	0.33	\$395,048		RR6	14.83%
E -17-09-202-010	2008 APPLEBROOK DR	2/15/2021	\$524,900	\$549,301	\$45,174	\$69,575	0.34	\$132,865		RR6	12.67%
E -17-09-202-015	5139 PARKGATE DR	10/7/2021	\$652,000	\$601,001	\$123,737	\$72,738	0.46	\$268,993		RR6	12.10%
E -17-09-202-021	5130 JOE DR	8/20/2021	\$550,000	\$562,150	\$63,750	\$75,900	0.53	\$120,283		RR6	13.50%
E -17-09-226-020	5026 PARKGATE DR	8/5/2022	\$605,250	\$541,788	\$133,037	\$69,575	0.33	\$403,142		RR6	12.84%
E -17-09-276-002	2212 APPLEBROOK DR	12/29/2022	\$451,000	\$436,437	\$87,301	\$72,738	0.44	\$198,411		RR6	16.67%
E -17-09-277-005	2211 APPLEBROOK DR	5/26/2021	\$465,000	\$428,700	\$105,875	\$69,575	0.36	\$294,097		RR6	16.23%
E -17-09-278-013	4964 BIRKDALE DR	8/24/2021	\$490,000	\$476,386	\$83,189	\$69,575	0.32	\$259,966		RR6	14.60%
E -17-09-278-017	2077 APPLEBROOK DR	12/20/2021	\$550,000	\$488,233	\$131,342	\$69,575	0.35	\$375,263		RR6	14.25%
E -17-09-278-019	4991 KNOLLCREST CT	3/8/2022	\$585,000	\$525,749	\$128,826	\$69,575	0.32	\$402,581		RR6	13.23%
E -17-09-278-043	1893 APPLEBROOK DR	6/21/2022	\$627,000	\$563,742	\$135,996	\$72,738	0.4	\$339,990		RR6	12.90%
E -17-09-278-055	1771 APPLEBROOK DR	5/14/2021	\$602,500	\$483,850	\$188,225	\$69,575	0.35	\$537,786		RR6	14.38%
E -17-09-281-008	1775 FENWICK DR	5/6/2022	\$585,000	\$459,759	\$194,816	\$69,575	0.37	\$526,530		RR6	15.13%
E -17-09-281-011	1745 FENWICK DR	4/14/2022	\$570,000	\$510,732	\$125,681	\$66,413	0.29	\$433,383		RR6	13.00%
E -17-09-376-016	4351 FOREST HILL DR	8/13/2021	\$650,500	\$655,411	\$67,827	\$72,738	0.46	\$147,450		RR6	11.10%
E -17-09-376-022	4461 FOREST HILL DR	7/1/2022	\$740,000	\$669,386	\$143,352	\$72,738	0.46	\$311,635		RR6	10.87%
E -17-09-376-027	1891 CEDAR BEND DR	3/17/2022	\$110,000				0.46	\$239,130		RR6	100.00%
E -17-09-376-032	1795 CEDAR BEND DR	7/1/2021	\$615,000	\$555,927	\$131,811	\$72,738	0.46	\$286,546		RR6	13.08%
E -17-09-376-043	1880 CEDAR BEND DR	9/19/2022	\$685,000	\$599,866	\$161,034	\$75,900	0.5	\$322,068		RR6	12.65%

**Township of Commerce/Village of Wolverine Lake**

Land Table RR6

E -17-09-376-051	1950 THORNCREST CT	7/21/2022	\$112,000					0.46	\$243,478	RR6	100.00%
E -17-09-376-057	1825 SLEETH RD	10/11/2021	\$730,000	\$663,101	\$144,386	\$77,487		0.67	\$215,501	RR6	11.69%
E -17-09-478-013	4392 DARLENE DR	4/30/2021	\$540,000	\$539,747	\$69,828	\$69,575		0.31	\$225,252	RR6	12.89%
E -17-09-478-021	4302 DARLENE DR	12/3/2021	\$552,500	\$548,741	\$73,334	\$69,575		0.32	\$229,169	RR6	12.68%
E -17-09-480-008	4405 DARLENE DR	7/14/2021	\$540,000	\$499,170	\$107,243	\$66,413		0.29	\$369,803	RR6	13.30%

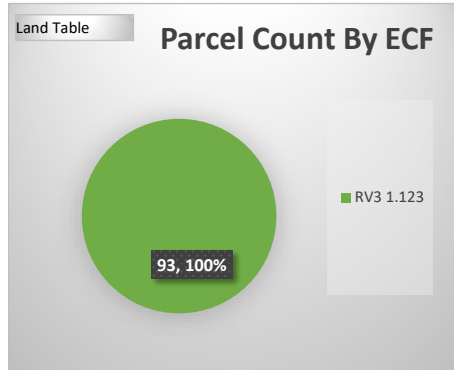
# Township of Commerce/Village of Wolverine Lake

Land Table RV3

BSA DATABASE		SALES DATA	
Parcel Count	93	# of Sales	6
ECF Nbhd	RV3	Sales Ratio	47.48%
Min ECF	1.123	(Land Resid.-Est. Land Value)/Est. LV	21.50%
Max ECF	1.123	% Change	11.00%
Land Table LtoB	29.31%	Projected Land Table LtoB	32.54%
CVT LtoB	24.93%	Sales Sample Size	6.45%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$95,288	\$115,778	\$105,770
<b>MINIMUM</b>	\$60,349	\$73,326	\$66,987
<b>MAXIMUM</b>	\$381,150	\$463,112	\$423,077

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
E-17-21-276-003	3080 BENSTEIN RD	11/9/2021	\$202,000	\$179,536	\$89,165	\$66,701	0.57	\$156,430		RV3	37.15%
E-17-21-276-004	3068 BENSTEIN RD	1/18/2022	\$449,000	\$483,510	\$32,191	\$66,701	0.57	\$56,475		RV3	13.80%
E-17-21-276-008	3036 BENSTEIN RD	6/30/2021	\$200,000	\$186,954	\$73,395	\$60,349	0.29	\$253,086		RV3	32.28%
E-17-21-276-010	2956 BENSTEIN RD	7/14/2022	\$282,500	\$212,473	\$136,728	\$66,701	0.57	\$239,874		RV3	31.39%
E-17-21-276-063	2750 BENSTEIN RD	10/14/2021	\$240,000	\$241,700	\$60,243	\$61,943	0.35	\$172,123		RV3	25.63%
E-17-21-276-077	2780 BENSTEIN RD	12/4/2022	\$55,000				0.43	\$127,907		RV3	100.00%

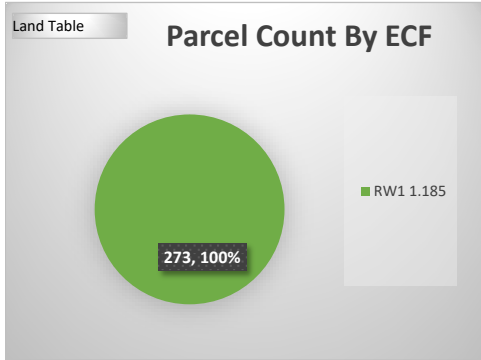
# Township of Commerce/Village of Wolverine Lake

Land Table RW1

BSA DATABASE		SALES DATA	
Parcel Count	273	# of Sales	30
ECF Nbhd	RW1	Sales Ratio	44.01%
Min ECF	1.185	(Land Resid.-Est. Land Value)/Est. LV	42.84%
Max ECF	1.185	% Change	10.00%
Land Table LtoB	34.19%	Projected Land Table LtoB	37.60%
CVT LtoB	24.93%	Sales Sample Size	10.99%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$69,581	\$99,393	\$76,539
<b>MINIMUM</b>	\$52,187	\$74,546	\$57,406
<b>MAXIMUM</b>	\$110,687	\$158,110	\$121,756

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
E -17-22-153-029	2825 FISHER AVE	10/19/2021	\$185,000	\$132,372	\$111,140	\$58,512	0.28	\$396,929		RW1	44.20%
E -17-22-111-017	3020 ROSELAWN AVE	7/11/2022	\$218,000	\$156,866	\$116,483	\$55,349	0.19	\$613,068		RW1	35.28%
E -17-22-106-013	3134 TERRY AVE	8/12/2022	\$195,000	\$143,203	\$105,559	\$53,762	0.13	\$811,992		RW1	37.54%
E -17-22-105-037	3132 ROSELAWN AVE	4/8/2022	\$205,000	\$152,852	\$105,910	\$53,762	0.15	\$706,067		RW1	35.17%
E -17-22-151-002	2975 BRISBANE AVE	1/3/2022	\$150,000	\$112,074	\$90,113	\$52,187	0.09	\$1,001,256		RW1	46.56%
E -17-22-107-015	3015 BRISBANE AVE	8/6/2021	\$192,500	\$144,308	\$100,379	\$52,187	0.12	\$836,492		RW1	36.16%
E -17-22-106-019	3112 TERRY AVE	8/3/2021	\$240,000	\$185,441	\$116,233	\$61,674	0.31	\$374,945		RW1	33.26%
E -17-22-152-007	2882 BRISBANE AVE	11/28/2022	\$244,500	\$189,196	\$110,653	\$55,349	0.19	\$582,384		RW1	29.25%
E -17-22-152-008	2870 BRISBANE AVE	9/16/2022	\$197,900	\$155,533	\$94,554	\$52,187	0.09	\$1,050,600		RW1	33.55%
E -17-22-102-037	3176 BRISBANE AVE	9/3/2021	\$140,000	\$111,537	\$80,650	\$52,187	0.12	\$672,083		RW1	46.79%
E -17-22-109-046	3019 FISHER AVE	8/26/2022	\$175,000	\$140,597	\$88,165	\$53,762	0.13	\$678,192		RW1	38.24%
E -17-22-111-021	3004 ROSELAWN AVE	7/2/2021	\$149,000	\$121,479	\$79,708	\$52,187	0.12	\$664,233		RW1	42.96%
E -17-22-110-039	3036 FISHER AVE	9/20/2021	\$252,000	\$207,023	\$100,326	\$55,349	0.19	\$528,032		RW1	26.74%
E -17-22-104-042	3181 ROSELAWN AVE	3/1/2022	\$231,000	\$199,806	\$84,956	\$53,762	0.13	\$653,508		RW1	26.91%
E -17-22-109-047	3015 FISHER AVE	10/28/2021	\$170,000	\$149,067	\$74,695	\$53,762	0.13	\$574,577		RW1	36.07%
E -17-22-108-042	2997 WOODLAWN AVE	1/12/2022	\$180,000	\$158,275	\$73,912	\$52,187	0.12	\$615,933		RW1	32.97%
E -17-22-104-032	3100 FISHER AVE	4/4/2022	\$261,500	\$237,255	\$79,594	\$55,349	0.2	\$397,970		RW1	23.33%
E -17-22-111-052	3016 ROSELAWN AVE	1/8/2021	\$142,500	\$130,040	\$64,647	\$52,187	0.12	\$538,725		RW1	40.13%
E -17-22-103-004	1207 W OAKLEY PARK RD	2/17/2021	\$169,900	\$158,664	\$63,423	\$52,187	0.12	\$528,525		RW1	32.89%
E -17-22-103-005	1203 W OAKLEY PARK RD	3/11/2022	\$273,000	\$256,456	\$70,306	\$53,762	0.18	\$390,589		RW1	20.96%
E -17-22-152-014	2800 BRISBANE AVE	1/29/2021	\$176,000	\$170,225	\$59,537	\$53,762	0.14	\$425,264		RW1	31.58%
E -17-22-108-041	3003 WOODLAWN AVE	4/14/2021	\$175,000	\$169,541	\$57,646	\$52,187	0.12	\$480,383		RW1	30.78%

**Township of Commerce/Village of Wolverine Lake**

Land Table RW1

E -17-22-108-039	3015 WOODLAWN AVE	6/27/2022	\$227,000	\$222,685	\$56,502	\$52,187	0.12	\$470,850	RW1	23.44%
E -17-22-111-050	3044 ROSELAWN AVE	11/30/2021	\$147,000	\$144,928	\$54,259	\$52,187	0.12	\$452,158	RW1	36.01%
E -17-22-102-001	1317 W OAKLEY PARK RD	1/14/2022	\$219,000	\$215,973	\$55,214	\$52,187	0.12	\$460,117	RW1	24.16%
E -17-22-126-064	907 W OAKLEY PARK RD	4/15/2022	\$172,000	\$170,540	\$63,134	\$61,674	0.36	\$175,372	RW1	36.16%
E -17-22-109-044	3035 FISHER AVE	7/21/2021	\$159,000	\$164,983	\$47,779	\$53,762	0.13	\$367,531	RW1	32.59%
E -17-22-152-005	2944 BRISBANE AVE	4/22/2022	\$237,500	\$248,098	\$44,751	\$55,349	0.19	\$235,532	RW1	22.31%
E -17-22-109-036	3014 WOODLAWN AVE	2/1/2022	\$176,000	\$189,254	\$42,095	\$55,349	0.19	\$221,553	RW1	29.25%
E -17-22-101-017	3163 BRISBANE AVE	8/3/2021	\$180,000	\$202,818	\$38,856	\$61,674	0.31	\$125,342	RW1	30.41%

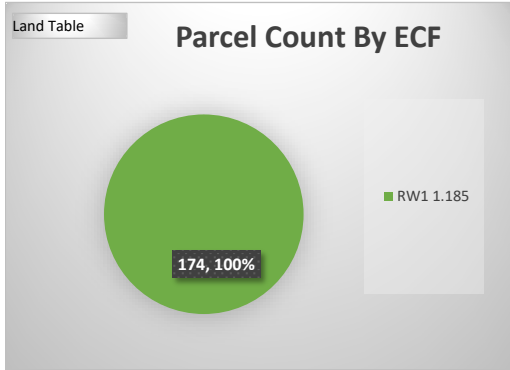
# Township of Commerce/Village of Wolverine Lake

Land Table RX2

BSA DATABASE		SALES DATA	
Parcel Count	174	# of Sales	13
ECF Nbhd	RW1	Sales Ratio	48.79%
Min ECF	1.185	(Land Resid.-Est. Land Value)/Est. LV	13.75%
Max ECF	1.185	% Change	0.00%
Land Table LtoB	20.45%	Projected Land Table LtoB	20.45%
CVT LtoB	24.93%	Sales Sample Size	7.47%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	<b>\$81,041</b>	<b>\$92,184</b>	<b>\$81,041</b>
<b>MINIMUM</b>	<b>\$63,250</b>	<b>\$71,947</b>	<b>\$63,250</b>
<b>MAXIMUM</b>	<b>\$118,599</b>	<b>\$134,906</b>	<b>\$118,599</b>

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
E -17-23-177-006	1477 SPRUCE DR	6/9/2022	\$390,000	\$313,388	\$143,025	\$66,413	0.28	\$510,804		RX2	21.19%
E -17-22-128-002	3180 SMUGGLERS RIDGE DR	11/23/2021	\$400,000	\$331,603	\$137,972	\$69,575	0.36	\$383,256		RX2	20.98%
E -17-23-178-010	1492 SPRUCE DR	5/13/2021	\$325,000	\$271,444	\$123,131	\$69,575	0.3	\$410,437		RX2	25.63%
E -17-22-128-017	3111 SMUGGLERS RIDGE DR	8/8/2022	\$410,000	\$344,672	\$131,741	\$66,413	0.28	\$470,504		RX2	19.27%
E -17-23-177-032	1447 SPRUCE DR	11/18/2021	\$365,000	\$330,484	\$104,091	\$69,575	0.36	\$289,142		RX2	21.05%
E -17-22-126-057	3103 BUSS DR	2/24/2021	\$395,000	\$360,191	\$101,222	\$66,413	0.28	\$361,507		RX2	18.44%
E -17-23-177-029	1622 COMMERCE PINES DR	7/21/2021	\$379,900	\$369,984	\$76,329	\$66,413	0.28	\$272,604		RX2	17.95%
E -17-23-177-019	1655 SPRUCE DR	7/16/2021	\$370,000	\$370,048	\$66,365	\$66,413	0.28	\$237,018		RX2	17.95%
E -17-23-177-009	1497 SPRUCE DR	2/19/2021	\$350,000	\$359,655	\$59,920	\$69,575	0.3	\$199,733		RX2	19.34%
E -17-22-128-012	3080 SMUGGLERS RIDGE DR	8/27/2021	\$410,000	\$441,397	\$38,178	\$69,575	0.39	\$97,892		RX2	15.76%
E -17-23-177-024	1548 COMMERCE PINES DR	7/8/2022	\$300,000	\$328,597	\$37,816	\$66,413	0.28	\$135,057		RX2	20.21%
E -17-23-402-003	1871 SPRUCE DR	4/1/2022	\$410,000	\$467,671	\$15,067	\$72,738	0.45	\$33,482		RX2	15.55%
E -17-23-200-019	2145 GLENCOE ST	11/29/2021	\$590,000	\$682,269	-\$13,206	\$79,063	0.91	-\$14,512		RX2	11.59%

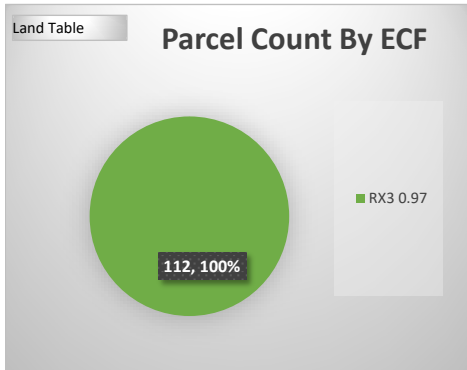
# Township of Commerce/Village of Wolverine Lake

Land Table RX3

BSA DATABASE		SALES DATA	
Parcel Count	112	# of Sales	10
ECF Nbhd	RX3	Sales Ratio	45.04%
Min ECF	0.970	(Land Resid.-Est. Land Value)/Est. LV	57.84%
Max ECF	0.970	% Change	14.00%
Land Table LtoB	18.63%	Projected Land Table LtoB	21.24%
CVT LtoB	24.93%	Sales Sample Size	8.93%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	<b>\$81,041</b>	<b>\$127,912</b>	<b>\$92,387</b>
<b>MINIMUM</b>	<b>\$63,250</b>	<b>\$99,831</b>	<b>\$72,105</b>
<b>MAXIMUM</b>	<b>\$118,599</b>	<b>\$187,192</b>	<b>\$135,203</b>

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
E -17-23-201-014	3130 W RIDGE CT	6/29/2021	\$380,000	\$352,767	\$96,808	\$69,575	0.31	\$312,284		RX3	19.72%
E -17-23-201-019	1882 W RIDGE DR	10/29/2021	\$370,000	\$323,259	\$116,316	\$69,575	0.31	\$375,213		RX3	21.52%
E -17-23-201-024	3121 VIKING DR	10/28/2022	\$451,000	\$370,847	\$156,053	\$75,900	0.62	\$251,698		RX3	20.47%
E -17-23-201-035	3001 VIKING DR	8/26/2022	\$450,000	\$419,645	\$103,093	\$72,738	0.41	\$251,446		RX3	17.33%
E -17-23-201-039	1630 COMMERCE PINES CIR	3/4/2022	\$418,000	\$385,084	\$102,491	\$69,575	0.36	\$284,697		RX3	18.07%
E -17-23-201-040	1640 COMMERCE PINES CIR	8/20/2021	\$480,000	\$425,614	\$123,961	\$69,575	0.32	\$387,378		RX3	16.35%
E -17-23-229-001	3300 VIKING DR	5/5/2021	\$350,000	\$308,208	\$108,205	\$66,413	0.28	\$386,446		RX3	21.55%
E -17-23-229-006	3150 VIKING DR	9/3/2021	\$330,000	\$279,612	\$123,126	\$72,738	0.43	\$286,340		RX3	26.01%
E -17-23-252-006	1893 VIKING CIR	10/14/2021	\$410,000	\$457,353	\$19,060	\$66,413	0.28	\$68,071		RX3	14.52%
E -17-23-253-029	1914 VIKING CIR	11/18/2022	\$440,000	\$352,385	\$154,028	\$66,413	0.28	\$550,100		RX3	18.85%



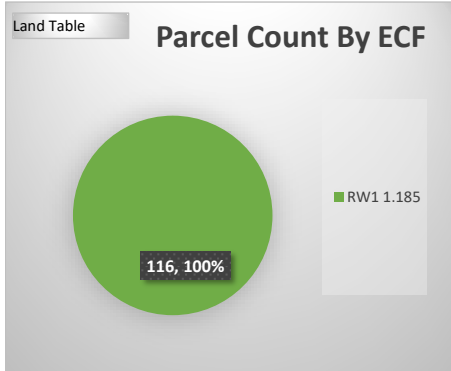
# Township of Commerce/Village of Wolverine Lake

Land Table RY2

BSA DATABASE		SALES DATA	
Parcel Count	116	# of Sales	14
ECF Nbhd	RW1	Sales Ratio	47.69%
Min ECF	1.185	(Land Resid.-Est. Land Value)/Est. LV	21.43%
Max ECF	1.185	% Change	0.00%
Land Table LtoB	22.87%	Projected Land Table LtoB	22.87%
CVT LtoB	24.93%	Sales Sample Size	12.07%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$69,300	\$84,149	\$69,300
<b>MINIMUM</b>	\$66,000	\$80,142	\$66,000
<b>MAXIMUM</b>	\$79,200	\$96,170	\$79,200

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
E -17-24-100-044	3165 JENNELLA DR	9/27/2022	\$310,000	\$262,623	\$113,377	\$66,000	0.28	\$404,918		RY2	25.13%
E -17-24-100-070	3178 WELCH RD	4/9/2021	\$288,500	\$270,584	\$87,216	\$69,300	0.42	\$207,657		RY2	25.61%
E -17-24-101-013	3272 GREEN OAK DR	12/21/2021	\$315,000	\$278,845	\$102,155	\$66,000	0.27	\$378,352		RY2	23.67%
E -17-24-101-015	3252 GREEN OAK DR	3/4/2021	\$289,000	\$271,494	\$83,506	\$66,000	0.28	\$298,236		RY2	24.31%
E -17-24-101-018	3263 KENICOTT DR	7/13/2021	\$340,000	\$326,801	\$79,199	\$66,000	0.28	\$282,854		RY2	20.20%
E -17-24-102-002	3220 JENNELLA DR	6/29/2022	\$280,000	\$251,464	\$94,536	\$66,000	0.28	\$337,629		RY2	26.25%
E -17-24-102-016	3165 GREEN OAK DR	6/4/2021	\$300,000	\$291,165	\$76,491	\$67,656	0.31	\$246,745		RY2	23.24%
E -17-24-102-019	3182 GREEN OAK DR	8/25/2021	\$310,000	\$277,649	\$98,351	\$66,000	0.26	\$378,273		RY2	23.77%
E -17-24-102-023	3222 GREEN OAK DR	12/9/2022	\$299,900	\$297,545	\$68,355	\$66,000	0.28	\$244,125		RY2	22.18%
E -17-24-103-004	3254 KENICOTT DR	8/24/2021	\$321,000	\$299,901	\$87,099	\$66,000	0.28	\$311,068		RY2	22.01%
E -17-24-103-013	3182 KENICOTT DR	4/12/2021	\$300,000	\$289,666	\$76,334	\$66,000	0.28	\$272,621		RY2	22.78%
E -17-24-103-014	3174 KENICOTT DR	8/6/2021	\$326,000	\$327,501	\$64,499	\$66,000	0.28	\$230,354		RY2	20.15%
E -17-24-103-015	3166 KENICOTT DR	9/27/2022	\$270,000	\$314,986	\$21,014	\$66,000	0.28	\$75,050		RY2	20.95%
E -17-25-103-002	2170 QUAIL RUN DR	4/23/2021	\$357,450	\$347,581	\$75,869	\$66,000	0.23	\$329,865		RY2	18.99%

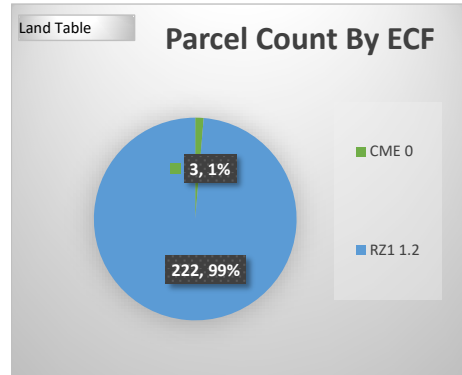
# Township of Commerce/Village of Wolverine Lake

## Land Table RZ1

BSA DATABASE		SALES DATA	
Parcel Count	225	# of Sales	22
ECF Nbhd	RZ1, CME	Sales Ratio	48.70%
Min ECF	1.200	(Land Resid.-Est. Land Value)/Est. LV	10.86%
Max ECF	1.200	% Change	11.00%
Land Table LtoB	26.51%	Projected Land Table LtoB	29.43%
CVT LtoB	24.93%	Sales Sample Size	9.78%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$77,517	\$85,937	\$86,044
<b>MINIMUM</b>	\$58,993	\$65,401	\$65,482
<b>MAXIMUM</b>	\$113,443	\$125,765	\$125,922

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
E -17-25-101-003	2124 WELCH RD	5/24/2022	\$303,000	\$271,667	\$103,933	\$72,600	0.72	\$144,351		RZ1	26.72%
E -17-25-101-026	1999 HOEFT DR	10/14/2021	\$200,000	\$205,451	\$53,542	\$58,993	0.18	\$297,456		RZ1	28.71%
E -17-25-101-030	1943 HOEFT DR	11/8/2021	\$165,000	\$216,930	\$7,063	\$58,993	0.18	\$39,239		RZ1	27.19%
E -17-25-102-007	2040 HOEFT DR	10/4/2022	\$250,000	\$235,651	\$73,342	\$58,993	0.19	\$386,011		RZ1	25.03%
E -17-25-151-005	2330 N PONTIAC TRL	7/30/2021	\$245,900	\$235,179	\$74,246	\$63,525	0.37	\$200,665		RZ1	27.01%
E -17-25-151-024	2379 ROBELL DR	9/29/2022	\$380,000	\$337,884	\$114,716	\$72,600	0.6	\$191,193		RZ1	21.49%
E -17-25-152-004	1628 ROBELL DR	1/31/2022	\$386,250	\$426,272	\$26,528	\$66,550	0.41	\$64,702		RZ1	15.61%
E -17-25-153-003	1756 PEDERSEN RD	11/5/2021	\$300,000	\$256,217	\$113,358	\$69,575	0.54	\$209,922		RZ1	27.15%
E -17-25-153-010	1702 PEDERSEN RD	2/12/2021	\$175,000	\$243,096	-\$1,546	\$66,550	0.47	-\$3,289		RZ1	27.38%
E -17-25-176-005	1895 BIG TRAIL RD	7/15/2022	\$391,050	\$453,394	\$1,181	\$63,525	0.34	\$3,474		RZ1	14.01%
E -17-25-176-006	1879 BIG TRAIL RD	11/4/2022	\$325,000	\$289,492	\$99,033	\$63,525	0.34	\$291,274		RZ1	21.94%
E -17-25-176-020	2465 LITTLE TRAIL RD	7/30/2021	\$311,000	\$242,827	\$137,748	\$69,575	0.5	\$275,496		RZ1	28.65%
E -17-25-176-028	2590 N PONTIAC TRL	2/5/2021	\$260,000	\$263,896	\$56,604	\$60,500	0.28	\$202,157		RZ1	22.93%
E -17-25-177-003	2542 N TRAIL RD	8/8/2022	\$240,000	\$215,423	\$85,077	\$60,500	0.29	\$293,369		RZ1	28.08%
E -17-25-177-005	2572 N TRAIL RD	10/21/2021	\$289,900	\$229,325	\$121,075	\$60,500	0.29	\$417,500		RZ1	26.38%
E -17-25-177-021	2561 LITTLE TRAIL RD	2/23/2022	\$305,000	\$220,792	\$150,758	\$66,550	0.44	\$342,632		RZ1	30.14%
E -17-25-177-025	1807 BIG TRAIL RD	11/17/2021	\$279,000	\$281,707	\$60,818	\$63,525	0.34	\$178,876		RZ1	22.55%
E -17-25-178-008	1872 BIG TRAIL RD	6/10/2021	\$222,500	\$235,402	\$50,623	\$63,525	0.35	\$144,637		RZ1	26.99%
E -17-25-178-012	1796 BIG TRAIL RD	8/29/2022	\$250,000	\$205,746	\$107,779	\$63,525	0.35	\$307,940		RZ1	30.88%
E -17-25-178-024	2605 LITTLE TRAIL RD	3/1/2021	\$180,000	\$224,335	\$28,265	\$72,600	0.64	\$44,164		RZ1	32.36%
E -17-25-301-006	1556 WELCH RD	10/14/2022	\$260,000	\$266,245	\$57,280	\$63,525	0.34	\$168,471		RZ1	23.86%

**Township of Commerce/Village of Wolverine Lake**

Land Table RZ1

E-17-25-451-005	1245 LAURA LN	3/4/2022	\$240,000	\$247,072	\$56,453	\$63,525	0.32	\$176,416	RZ1	25.71%
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