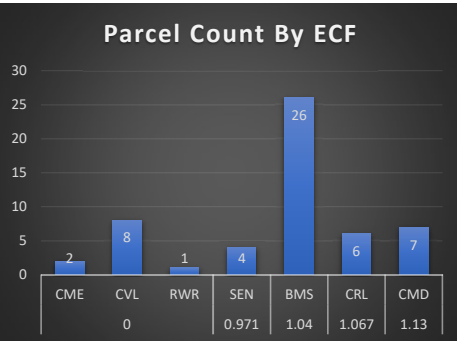


**TOWNSHIP OF OAKLAND**  
**LAND FOR 2024: COM LAND**

BSA DATABASE		SALES DATA	
Parcel Count	54	# of Sales	59
ECF Nbhd	CVL, BMS, CMD, CRL, RWR, CME, SEN	Sales Ratio	47.58%
Min ECF	0.971	(Land Resid.-Est. Land Value)/Est. LV	29.00%
Max ECF	1.130	% Change	0.00%
Land Table LtoB	12.47%	Projected Land Table LtoB	12.47%
CVT LtoB	12.76%	Sale Sample Size	109.26%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$115,632	\$149,169	\$115,632
MEDIAN	\$59,063	\$76,193	\$59,063
MINIMUM	\$1,047	\$1,351	\$1,047
MAXIMUM	\$531,784	\$686,019	\$531,784

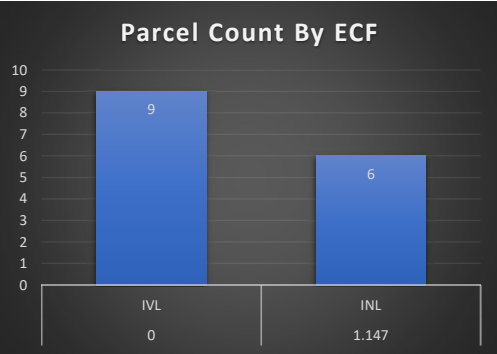
CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
02	02-14-11-352-019	2635 LAPEER RD	8/4/2022	\$550,000	\$620,698	\$149,492	\$194,036	0.73	\$204,784	\$4.70		C_LOP	31.26%
02	02-14-12-401-002	2940 N SQUIRREL RD	8/28/2020	\$247,500	\$214,751	\$94,773	\$56,846	0.87	\$108,934	\$2.50		C_AP2	26.47%
02	02-14-13-152-014	3297 FIVE POINTS DR	3/13/2020	\$395,000	\$438,105	\$180,722	\$195,149	0.65	\$278,034	\$6.38		C_UVD	44.54%
02	02-14-13-301-009	1849 POND RUN	1/25/2021	\$3,000,000	\$3,097,106	\$535,930	\$397,772	7.48	\$71,648	\$1.64		I_OTP	12.84%
02	02-14-14-352-010	1509 N OPDYKE RD	11/23/2021	\$170,000	\$205,462	\$43,515	\$73,455	0.21	\$207,214	\$4.76		C_NOP	35.75%
02	02-14-23-102-005	1341 N OPDYKE RD	3/8/2021	\$600,000	\$635,286	\$306,332	\$288,820	0.74	\$413,962	\$9.50		C_U75	45.46%
02	02-14-23-126-011	1420 N OPDYKE RD	8/7/2020	\$835,000	\$729,896	\$406,613	\$273,208	1.2	\$338,844	\$7.78		C_U75	37.43%
02	02-14-23-177-005	1265 DORIS RD	11/30/2021	\$752,000	\$704,955	\$180,477	\$115,260	0.9	\$200,530	\$4.60		I_OC	16.35%
02	02-14-25-226-011	3800 HAMLIN RD STE 100	10/12/2021	\$40,200,000	\$38,938,057	\$5,696,513	\$2,976,205	18.96	\$300,449	\$6.90		C_WEN	7.64%
02	02-14-25-377-005	3341 PARKWAYS BLVD	6/25/2021	\$585,000	\$527,093	\$267,839	\$186,960	0.74	\$361,945	\$8.31		C_AHW	35.47%
02	02-14-26-226-004	2630 FEATHERSTONE RD	7/26/2022	\$18,500,000	\$17,078,067	\$11,053,050	\$9,631,116	67	\$164,971	\$3.79		C_WEN	56.39%
02	02-14-35-227-007	2850 AUBURN RD	8/26/2021	\$665,000	\$538,623	\$348,972	\$184,526	1.07	\$326,142	\$7.49		C_AHW	34.26%
68	68-15-10-255-004	1117 N WILCOX ST	3/6/2020	\$275,000	\$249,563	\$92,064	\$66,627	0.103	\$893,825	\$20.52		COM	26.70%
68	68-15-10-426-001	411 WOODWARD AVE	2/11/2021	\$461,500	\$479,003	\$87,257	\$98,684	0.186	\$469,124	\$10.77		COM	20.60%
68	68-15-10-431-021	827 N MAIN ST	11/19/2021	\$575,000	\$407,425	\$391,799	\$219,995	0.246	\$1,592,679	\$36.56		COM	54.00%
68	68-15-10-431-022	821 N MAIN ST	4/7/2020	\$340,000	\$264,430	\$188,183	\$107,314	0.12	\$1,568,192	\$36.00		COM	40.58%
68	68-15-10-477-021	511 N MAIN ST	12/10/2021	\$1,050,000	\$917,978	\$608,339	\$457,755	0.307	\$1,981,560	\$45.49		COM	49.87%
68	68-15-10-477-030	210 W UNIVERSITY DR STE 4	3/19/2020	\$2,650,000	\$2,851,643	\$865,277	\$1,034,263	1.004	\$861,830	\$19.78	68-15-10-477-022	COM	36.27%
68	68-15-11-157-001	1142 N MAIN ST	8/12/2022	\$325,000	\$357,192	\$144,309	\$173,778	0.244	\$591,430	\$13.58	68-15-10-479-012	COM	48.65%
68	68-15-11-301-001	1100 N MAIN ST	8/31/2021	\$1,420,000	\$1,284,672	\$500,055	\$350,701	0.661	\$756,513	\$17.37		COM	27.30%
68	68-15-11-304-011	327 LYSANDER ST	12/21/2021	\$1,400,000	\$1,427,559	\$488,867	\$509,888	1.021	\$478,812	\$10.99	68-15-11-304-012, 68-15-11-304-013, 68-15-11-304-026	COM	35.72%
68	68-15-14-101-006	412 S MAIN ST	4/28/2021	\$2,500,000	\$2,290,673	\$780,962	\$571,635	0.213	\$3,666,488	\$84.17		COM	24.95%
68	68-15-14-102-004	414 EAST ST	9/14/2021	\$950,000	\$841,059	\$358,551	\$246,973	0.207	\$1,732,130	\$39.76		COM	29.36%

**TOWNSHIP OF OAKLAND**  
**LAND FOR 2024: COM LAND**

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
68	68-15-14-103-008	308 S MAIN ST	9/30/2022	\$1,200,000	\$1,279,427	\$196,997	\$276,424	0.103	\$1,912,592	\$43.91		COM	21.61%
68	68-15-14-104-001	202 E 4TH ST # 212	8/20/2021	\$950,000	\$805,432	\$437,209	\$287,539	0.241	\$1,814,145	\$41.65		COM	35.70%
68	68-15-15-228-020	401 S MAIN ST	12/8/2021	\$1,450,000	\$1,466,845	\$415,236	\$432,081	0.161	\$2,579,106	\$59.21		COM	29.46%
68	68-15-15-232-001	117 W 4TH ST # 119	2/14/2022	\$245,000	\$261,631	\$62,228	\$77,726	0.069	\$901,855	\$20.70		COM	29.71%
68	68-15-15-276-065	71 WALNUT BLVD STE 204	10/5/2021	\$212,500	\$163,970	\$108,477	\$59,947	0.022	\$4,930,773	\$113.19		COM	36.56%
68	68-15-15-276-067	71 WALNUT BLVD STE 206	2/27/2021	\$200,000	\$158,057	\$99,179	\$57,236	0.021	\$4,722,810	\$108.42		COM	36.21%
68	68-15-15-282-006	100 SOUTH ST	3/18/2021	\$525,000	\$481,841	\$219,343	\$159,665	1.23	\$178,328	\$4.09		IND	33.14%
N	N -10-28-252-009	4325 ORION RD	6/3/2021	\$108,333	\$141,198	\$15,119	\$44,561	0.26	\$58,150	\$1.33		COM	31.56%
N	N -10-28-256-011	4450 COLLINS RD	5/7/2021	\$154,350	\$186,817	\$22,071	\$51,430	0.4	\$55,178	\$1.27		COM	27.53%
O	O -09-07-477-012	948 S BALDWIN RD	11/11/2020	\$400,000	\$308,451	\$201,257	\$106,180	0.549	\$366,588	\$8.42		COM	34.42%
O	O -09-09-452-036	1870 W CLARKSTON RD	10/16/2020	\$390,000	\$373,072	\$144,906	\$126,261	1.294	\$111,983	\$2.57		COM	33.84%
O	O -09-11-477-014	975 S LAPEER RD	3/16/2022	\$325,000	\$302,543	\$175,053	\$150,470	0.778	\$225,004	\$5.17		COM	49.74%
O	O -09-14-201-006	1140 S LAPEER RD	8/17/2022	\$245,000	\$197,846	\$149,745	\$99,450	0.385	\$388,948	\$8.93		COM	50.27%
O	O -09-21-251-009	2375 JOSLYN CT	8/2/2021	\$500,000	\$487,230	\$85,178	\$69,618	0.61	\$139,636	\$3.21		COM	14.29%
O	O -09-23-402-025	2643 S LAPEER RD	6/7/2022	\$1,270,000	\$1,488,824	\$158,271	\$337,871	1.308	\$121,002	\$2.78		COM	22.69%
O	O -09-29-101-041	3385 WALDON RD	8/12/2022	\$550,000	\$453,206	\$357,235	\$251,428	1.3	\$274,796	\$6.31		COM	55.48%
O	O -09-29-126-001	3003 S BALDWIN RD	12/10/2020	\$650,000	\$578,189	\$239,504	\$154,725	0.8	\$299,380	\$6.87		COM	26.76%
O	O -09-34-100-012	1201 DELTA CT	9/14/2021	\$728,600	\$835,422	\$440,802	\$547,624	3.044	\$144,810	\$3.32		IND	65.55%
OL	OL-09-02-403-019	55 ELIZABETH ST	11/17/2021	\$1,000,000	\$817,921	\$794,601	\$597,626	3.09	\$257,152	\$5.90		COM	73.07%
OL	OL-09-02-454-002	45 N LAPEER ST	6/3/2022	\$325,000	\$248,994	\$145,185	\$69,179	0.153	\$948,922	\$21.78		COM	27.78%
OL	OL-09-02-476-004	46 W FLINT ST	2/22/2021	\$300,000	\$213,953	\$177,871	\$89,555	0.154	\$1,155,006	\$26.52		COM	41.86%
OL	OL-09-02-485-025	123 S SLATER ST	12/9/2020	\$1,250,000	\$1,239,991	\$401,581	\$377,724	1.953	\$205,623	\$4.72		COM	30.46%
OL	OL-09-11-226-036	256 S BROADWAY ST	5/17/2021	\$750,000	\$676,421	\$263,728	\$174,066	0.45	\$586,062	\$13.45		COM	25.73%
OL	OL-09-11-226-046	344 S BROADWAY ST	7/30/2021	\$350,000	\$321,862	\$140,366	\$101,767	0.175	\$802,091	\$18.41		COM	31.62%
OL	OL-09-11-277-048	440 S BROADWAY ST	6/15/2022	\$1,500,000	\$1,065,768	\$622,235	\$175,655	1.084	\$574,018	\$13.18		COM	16.48%
P	P -04-26-303-005	653 S LAPEER RD	8/17/2021	\$700,000	\$726,404	\$122,948	\$133,773	0.83	\$148,130	\$3.40		COM	18.42%
P	P -04-26-353-022	834 S LAPEER RD	6/15/2022	\$775,000	\$646,523	\$240,608	\$104,797	0.46	\$523,061	\$12.01		COM	16.21%
P	P -04-26-353-023	850 S LAPEER RD	11/1/2021	\$535,000	\$582,412	\$143,700	\$175,129	0.92	\$156,196	\$3.59		COM	30.07%
P	P -04-26-354-006	785 S LAPEER RD	7/29/2020	\$660,000	\$664,392	\$315,405	\$309,638	1.76	\$179,207	\$4.11	P -04-26-354-005	COM	46.60%
P	P -04-35-127-021	1125 S LAPEER RD	1/10/2022	\$360,000	\$450,155	\$50,101	\$131,346	0.69	\$72,610	\$1.67		COM	29.18%
PO	PO-04-22-382-004	33 PLEASANT ST	1/12/2021	\$375,000	\$450,550	-\$43,539	\$31,241	0.22	-\$197,905	-\$4.54		COM	6.93%
PO	PO-04-22-460-039	18 N WASHINGTON ST	2/17/2021	\$750,000	\$538,012	\$317,311	\$104,265	0.16	\$1,983,194	\$45.53		DTR	19.38%
PO	PO-04-26-327-008	595 S GLASPIE ST	10/27/2021	\$954,000	\$678,008	\$376,305	\$85,491	1.38	\$272,685	\$6.26		IND	12.61%
PO	PO-04-27-202-019	17 S WASHINGTON ST	3/15/2022	\$400,000	\$400,682	\$48,192	\$48,874	0.05	\$963,840	\$22.13		DTR	12.20%
PO	PO-04-27-226-002	8 S WASHINGTON ST	1/6/2022	\$470,000	\$363,326	\$145,773	\$39,099	0.04	\$3,644,325	\$83.66		DTR	10.76%
PO	PO-04-27-278-019	167 S WASHINGTON ST	8/31/2022	\$315,000	\$312,516	\$73,857	\$71,373	0.29	\$254,679	\$5.85		COM	22.84%

**TOWNSHIP OF OAKLAND**  
**LAND FOR 2024: IND LAND**

BSA DATABASE		SALES DATA	
Parcel Count	15	# of Sales	19
ECF Nbhd	IVL, INL	Sales Ratio	48.72%
Min ECF	1.147	(Land Resid.-Est. Land Value)/Est. LV	34.67%
Max ECF	1.147	% Change	5.00%
Land Table LtoB	21.10%	Projected Land Table LtoB	22.16%
CVT LtoB	12.76%	Sale Sample Size	126.67%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$1.68	\$2.26	\$1.77
MEDIAN	\$1.41	\$1.90	\$1.48
MINIMUM	\$0.10	\$0.13	\$0.11
MAXIMUM	\$3.91	\$5.27	\$4.11

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
02	02-14-03-100-043	1681 HARMON RD	11/10/2022	\$9,450,000	\$10,731,162	\$496,416	\$1,277,732	9.69	\$51,230	\$1.18		I_N75	11.91%
02	02-14-03-201-024	4300 GIDDINGS RD	8/17/2021	\$1,000,000	\$763,954	\$411,905	\$148,770	0.759	\$542,694	\$12.46		I_N75	19.47%
02	02-14-03-302-002	1377 ATLANTIC BLVD	4/7/2021	\$1,350,000	\$1,230,928	\$520,582	\$354,666	2.6	\$200,224	\$4.60		I_N75	28.81%
02	02-14-11-126-008	3275 LAPEER RD W	1/21/2021	\$3,000,000	\$2,793,779	\$1,092,471	\$818,507	6.32	\$172,859	\$3.97		I_LAW	29.30%
02	02-14-11-329-001	2990 LAPEER RD	9/30/2020	\$1,490,000	\$1,863,777	\$292,077	\$627,986	7.91	\$36,925	\$0.85		I_NOP	33.69%
02	02-14-14-126-029	2333 COMMERCIAL DR	4/4/2022	\$2,010,000	\$1,476,135	\$832,989	\$262,168	1.51	\$551,648	\$12.66		I_NOP	17.76%
02	02-14-23-151-014	1203 CENTRE RD	3/19/2020	\$730,000	\$775,453	\$138,341	\$153,680	0.8	\$172,926	\$3.97		I_OC	19.82%
02	02-14-23-151-023	1131 CENTRE RD	5/4/2021	\$1,045,000	\$800,335	\$388,526	\$122,505	0.62	\$626,655	\$14.39		I_OC	15.31%
02	02-14-23-326-007	1025 DORIS RD	2/2/2022	\$4,300,000	\$3,654,816	\$1,305,967	\$510,783	3.21	\$406,843	\$9.34		I_OC	13.98%
02	02-14-23-326-015	1055 DORIS RD	1/21/2022	\$2,049,903	\$2,140,455	\$550,921	\$554,437	3.03	\$181,822	\$4.17	02-14-23-326-013, 02-14-23-326-014	I_OC	25.90%
02	02-14-35-228-008	2840 AUBURN CT	6/9/2021	\$2,735,000	\$2,353,305	\$745,101	\$321,250	3.75	\$198,694	\$4.56		I_AH	13.65%
02	02-14-35-228-011	2900 AUBURN CT	2/25/2021	\$1,700,000	\$1,502,643	\$442,584	\$201,016	2.04	\$216,953	\$4.98		I_AH	13.38%
02	02-14-35-228-012	2960 AUBURN CT	12/29/2022	\$727,811	\$928,434	-\$709	\$169,519	2.06	-\$344	-\$0.01		I_AH	18.26%
68	68-15-14-128-012	480 E 2ND ST	9/28/2022	\$2,200,000	\$1,603,524	\$817,915	\$196,141	1.511	\$541,307	\$12.43		IND	12.23%
68	68-15-14-176-017	390 SOUTH ST	7/21/2020	\$500,000	\$367,348	\$225,870	\$80,587	0.466	\$484,700	\$11.13		IND	21.94%
O	O-09-35-401-006	250 KAY INDUSTRIAL DR	9/20/2022	\$2,200,000	\$2,168,856	\$454,928	\$388,553	2.009	\$226,445	\$5.20		COM	17.92%
O	O-09-35-402-008	78 NORTHPOINTE DR	12/27/2021	\$1,400,000	\$1,750,450	\$162,325	\$426,984	2.635	\$61,603	\$1.41		COM	24.39%
P	P-04-22-426-001	411 N OXFORD RD	4/25/2022	\$500,000	\$465,684	\$121,379	\$77,747	2.51	\$48,358	\$1.11		IND	16.70%
PO	PO-04-26-376-017	925 S GLASPIE ST	10/11/2022	\$600,000	\$621,333	\$125,794	\$83,013	1.34	\$93,876	\$2.16		IND	13.36%

# TOWNSHIP OF OAKLAND

## LAND FOR 2024: AREA LAND SALES

### COLOR CODING KEY

VACANT LAND SALE

DEMO AFTER SALE OR

VACANT SALE -> NEW BUILDING

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
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