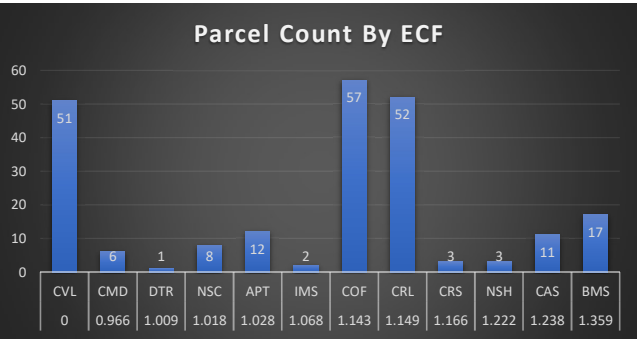


TOWNSHIP OF OXFORD / VLG OF OXFORD

LAND FOR 2024: COM LAND

BSA DATABASE		SALES DATA	
Parcel Count	223	# of Sales	34
ECF Nbhd	APT, CVL, CRL, COF, IMS, NSC, CAS, NSH, CRS, BMS, CMD, DTR	Sales Ratio	47.72%
Min ECF	0.966	(Land Resid.-Est. Land Value)/Est. LV	28.25%
Max ECF	1.359	% Change	10.00%
Land Table LtoB	16.51%	Projected Land Table LtoB	18.16%
CVT LtoB	19.00%	Sale Sample Size	15.25%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$6.51	\$8.34	\$7.16
MEDIAN	\$3.70	\$4.75	\$4.07
MINIMUM	\$0.17	\$0.22	\$0.19
MAXIMUM	\$30.23	\$38.77	\$33.25

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
IH	IH-01-27-151-017	15223 N HOLLY RD	11/18/2021	\$740,000	\$682,550	\$196,866	\$115,557	1.1	\$178,969	\$4.11		COM	16.93%
IH	IH-01-33-426-011	101 CIVIC DR	6/14/2022	\$230,000	\$220,691	\$187,858	\$178,549	2.39	\$78,602	\$1.80		COM	80.90%
IH	IH-01-34-101-003	602 N SAGINAW ST	12/2/2020	\$140,000	\$147,808	\$30,048	\$35,063	0.241	\$124,680	\$2.86		COM	23.72%
IH	IH-01-34-105-004	502 N SAGINAW ST	8/3/2022	\$550,000	\$595,639	\$86,706	\$117,046	1.127	\$76,935	\$1.77		COM	19.65%
IH	IH-01-34-304-004	205 S SAGINAW ST	12/9/2021	\$102,000	\$91,211	\$28,956	\$18,167	0.03	\$965,200	\$22.16		COM	19.92%
IH	IH-01-34-310-016	313 S BROAD ST	3/29/2021	\$225,000	\$239,313	\$73,849	\$74,198	0.51	\$144,802	\$3.32		COM	31.00%
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 -09-14-100-074	1488 S LAPEER RD	5/10/2021	\$1,200,000	\$1,475,558	\$736,498	\$956,133	3.86	\$190,803	\$4.38	O -09-14-100-073	COM	64.80%
O	O -09-14-300-043	1796 S LAPEER RD	6/2/2021	\$2,742,750	\$3,139,559	\$1,539	\$390,298	4	\$385	\$0.01		COM	12.43%
O	O -09-23-402-023	2755 S LAPEER RD	3/3/2022	\$2,700,000	\$3,093,225	-\$16,024	\$337,687	1.746	-\$9,178	-\$0.21	O -09-23-402-012	COM	10.92%
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-09-11-278-043	415 S BROADWAY ST	12/14/2020	\$1,000,000	\$1,134,580	\$425,334	\$509,301	0.985	\$431,811	\$9.91		COM	44.89%
P	P -04-05-276-002	3501 THOMAS RD	8/7/2020	\$295,000	\$252,541	\$83,715	\$37,679	0.5	\$167,430	\$3.84		COM	14.92%
P	P -04-22-200-019	960 N LAPEER RD	8/24/2022	\$2,530,000	\$1,542,439	\$1,272,903	\$272,651	1.92	\$662,970	\$15.22		COM	17.68%
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%

TOWNSHIP OF OXFORD / VLG OF OXFORD

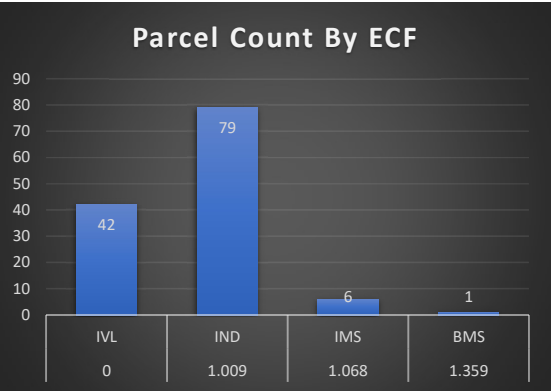
LAND FOR 2024: COM LAND

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
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-04-22-452-002	75 N WASHINGTON ST	1/27/2020	\$500,000	\$330,649	\$272,383	\$95,179	0.5	\$544,766	\$12.51		COM	28.79%
PO	PO-04-22-455-002	78 N WASHINGTON ST	1/5/2021	\$300,000	\$179,671	\$165,143	\$41,007	0.18	\$917,461	\$21.06		COM	22.82%
PO	PO-04-22-456-001	74 N WASHINGTON ST	4/10/2020	\$310,000	\$452,527	-\$53,448	\$77,515	0.23	-\$232,383	-\$5.33	PO-04-22-456-002	COM	17.13%
PO	PO-04-22-457-009	62 N WASHINGTON ST	4/13/2021	\$135,000	\$194,807	-\$23,356	\$36,451	0.16	-\$145,975	-\$3.35		COM	18.71%
PO	PO-04-22-457-019	25 LOUCK ST	3/2/2022	\$1,650,000	\$937,678	\$804,825	\$195,032	1.13	\$712,235	\$16.35	PO-04-22-457-008, PO-04-22-459-004	COM	20.80%
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-04-22-479-007	91 EAST ST	11/9/2020	\$254,900	\$171,274	\$131,856	\$48,230	0.64	\$206,025	\$4.73		COM	28.16%
PO	PO-04-26-152-011	160 S WASHINGTON ST	11/8/2021	\$5,870,000	\$6,101,688	\$806,787	\$857,234	8.41	\$95,932	\$2.20	PO-04-26-152-010	COM	14.05%
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-04-27-226-054	40 S WASHINGTON ST	6/28/2022	\$450,000	\$281,177	\$201,023	\$32,200	0.04	\$5,025,575	\$115.37		DTR	11.45%
PO	PO-04-27-230-019	90 S WASHINGTON ST	10/20/2021	\$630,000	\$332,574	\$401,995	\$97,962	0.43	\$934,872	\$21.46	PO-04-27-230-005	COM	29.46%
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%
PO	PO-04-27-278-023	155 S WASHINGTON ST	3/31/2020	\$450,000	\$271,973	\$360,448	\$167,619	1.04	\$346,585	\$7.96		COM	61.63%

TOWNSHIP OF OXFORD / VLG OF OXFORD

LAND FOR 2024: IND LAND

BSA DATABASE		SALES DATA	
Parcel Count	128	# of Sales	20
ECF Nbhd	IND, IVL, IMS, BMS	Sales Ratio	48.78%
Min ECF	1.009	(Land Resid.-Est. Land Value)/Est. LV	32.94%
Max ECF	1.359	% Change	5.00%
Land Table LtoB	18.05%	Projected Land Table LtoB	18.95%
CVT LtoB	19.00%	Sale Sample Size	15.63%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$1.04	\$1.38	\$1.09
MEDIAN	\$0.76	\$1.01	\$0.80
MINIMUM	\$0.21	\$0.28	\$0.22
MAXIMUM	\$2.14	\$2.84	\$2.25

ACREAGE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$1,223,313	\$1,626,232	\$1,284,479
MEDIAN	\$526,574	\$700,010	\$552,902
MINIMUM	\$61,950	\$82,354	\$65,048
MAXIMUM	\$6,194,985	\$8,235,410	\$6,504,734

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	02-14-03-302-002	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	02-14-13-351-001	1780 POND RUN	5/12/2021	\$6,423,109	\$6,532,452	\$980,983	\$831,815	5.96	\$164,594	\$3.78		I_OTP	12.73%
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	02-14-36-226-010	3936 AUBURN RD	1/24/2022	\$250,000	\$175,277	\$126,562	\$47,938	0.29	\$436,421	\$10.02		I_AH	27.35%
IH	IH-01-34-106-006	255 ELM ST	12/1/2021	\$185,000	\$183,310	\$90,789	\$81,642	2.86	\$31,744	\$0.73		IND	44.54%
O	O -09-33-376-026	4800 JOSLYN RD	4/14/2022	\$950,000	\$669,290	\$626,832	\$338,346	2.088	\$300,207	\$6.89		COM	50.55%
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 -04-04-376-017	3020 MULLINS CT	6/29/2022	\$850,000	\$583,607	\$542,131	\$236,648	3.82	\$141,919	\$3.26		IND	40.55%

TOWNSHIP OF OXFORD / VLG OF OXFORD

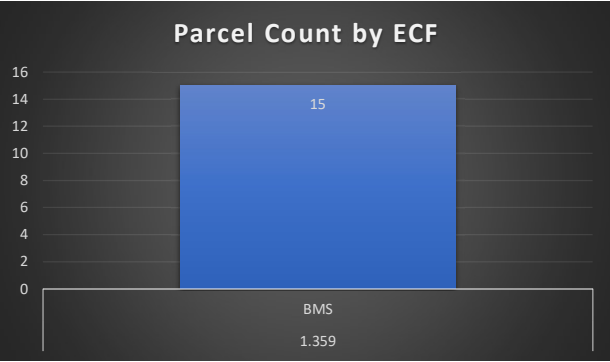
LAND FOR 2024: IND LAND

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
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-04-22-460-033	55 MILL ST	9/15/2021	\$738,047	\$374,164	\$407,505	\$35,312	0.57	\$714,921	\$16.41		IND	9.44%
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-04-26-376-017	925 S GLASPIE ST	10/11/2022	\$600,000	\$621,333	\$125,794	\$83,013	1.34	\$93,876	\$2.16		IND	13.36%
U	U -07-03-326-003	10525 ENTERPRISE DR	5/20/2022	\$530,000	\$663,068	\$84,678	\$154,290	1.61	\$52,595	\$1.21		IND	23.27%
U	U -07-03-326-008	10421 ENTERPRISE DR	9/3/2021	\$700,000	\$562,248	\$416,893	\$244,084	2.83	\$147,312	\$3.38		IND	43.41%
U	U -07-03-451-011	10445 DIXIE HWY	10/27/2022	\$1,400,000	\$882,204	\$890,839	\$325,829	4	\$222,710	\$5.11		IND	36.93%
U	U -07-36-401-013	4701 CLAWSON TANK DR	5/28/2020	\$2,400,000	\$1,511,941	\$1,162,520	\$262,885	12.07	\$96,315	\$2.21		IND	17.39%

TOWNSHIP OF OXFORD / VLG OF OXFORD

LAND FOR 2024: CGC LAND

BSA DATABASE		SALES DATA	
Parcel Count	15	# of Sales	12
ECF Nbhd	BMS	Sales Ratio	49.20%
Min ECF	1.359	(Land Resid.-Est. Land Value)/Est. LV	12.35%
Max ECF	1.359	% Change	5.00%
Land Table LtoB	32.82%	Projected Land Table LtoB	34.46%
CVT LtoB	19.00%	Sale Sample Size	80.00%



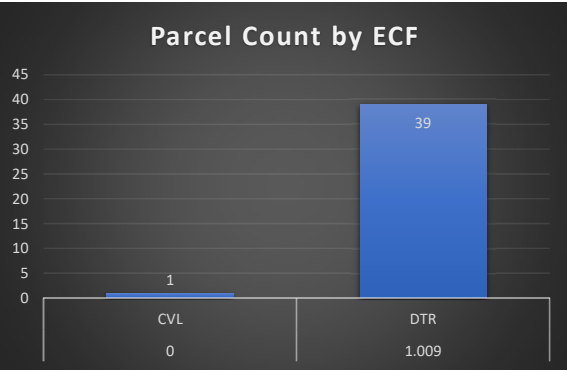
RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$221,527	\$248,896	\$232,604
MEDIAN	\$95,266	\$107,035	\$100,029
MINIMUM	\$11,208	\$12,593	\$11,768
MAXIMUM	\$1,120,770	\$1,259,235	\$1,176,809

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
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 -09-14-100-074	1488 S LAPEER RD	5/10/2021	\$1,200,000	\$1,475,558	\$736,498	\$956,133	3.86	\$190,803	\$4.38	O -09-14-100-073	COM	64.80%
O	O -09-14-300-043	1796 S LAPEER RD	6/2/2021	\$2,742,750	\$3,139,559	\$1,539	\$390,298	4	\$385	\$0.01		COM	12.43%
O	O -09-23-402-023	2755 S LAPEER RD	3/3/2022	\$2,700,000	\$3,093,225	-\$16,024	\$337,687	1.746	-\$9,178	-\$0.21	O -09-23-402-012	COM	10.92%
O	O -09-33-376-026	4800 JOSLYN RD	4/14/2022	\$950,000	\$669,290	\$626,832	\$338,346	2.088	\$300,207	\$6.89		COM	50.55%
P	P -04-05-276-002	3501 THOMAS RD	8/7/2020	\$295,000	\$252,541	\$83,715	\$37,679	0.5	\$167,430	\$3.84		COM	14.92%
P	P -04-22-200-019	960 N LAPEER RD	8/24/2022	\$2,530,000	\$1,542,439	\$1,272,903	\$272,651	1.92	\$662,970	\$15.22		COM	17.68%
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%

TOWNSHIP OF OXFORD / VLG OF OXFORD

LAND FOR 2024: DTR LAND

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	38
ECF Nbhd	DTR, CVL	Sales Ratio	47.11%
Min ECF	1.009	(Land Resid.-Est. Land Value)/Est. LV	34.72%
Max ECF	1.009	% Change	10.00%
Land Table LtoB	15.02%	Projected Land Table LtoB	16.52%
CVT LtoB	19.00%	Sale Sample Size	95.00%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$18.80	\$25.33	\$20.68
MEDIAN	\$18.48	\$24.90	\$20.33
MINIMUM	\$5.72	\$7.71	\$6.29
MAXIMUM	\$27.95	\$37.65	\$30.75

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
IH	IH-01-27-151-017	15223 N HOLLY RD	11/18/2021	\$740,000	\$682,550	\$196,866	\$115,557	1.1	\$178,969	\$4.11		COM	16.93%
IH	IH-01-33-426-011	101 CIVIC DR	6/14/2022	\$230,000	\$220,691	\$187,858	\$178,549	2.39	\$78,602	\$1.80		COM	80.90%
IH	IH-01-34-101-003	602 N SAGINAW ST	12/2/2020	\$140,000	\$147,808	\$30,048	\$35,063	0.241	\$124,680	\$2.86		COM	23.72%
IH	IH-01-34-105-004	502 N SAGINAW ST	8/3/2022	\$550,000	\$595,639	\$86,706	\$117,046	1.127	\$76,935	\$1.77		COM	19.65%
IH	IH-01-34-304-004	205 S SAGINAW ST	12/9/2021	\$102,000	\$91,211	\$28,956	\$18,167	0.03	\$965,200	\$22.16		COM	19.92%
IH	IH-01-34-310-016	313 S BROAD ST	3/29/2021	\$225,000	\$239,313	\$73,849	\$74,198	0.51	\$144,802	\$3.32		COM	31.00%
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 -09-14-100-074	1488 S LAPEER RD	5/10/2021	\$1,200,000	\$1,475,558	\$736,498	\$956,133	3.86	\$190,803	\$4.38	O -09-14-100-073	COM	64.80%
O	O -09-14-300-043	1796 S LAPEER RD	6/2/2021	\$2,742,750	\$3,139,559	\$1,539	\$390,298	4	\$385	\$0.01		COM	12.43%
O	O -09-23-402-023	2755 S LAPEER RD	3/3/2022	\$2,700,000	\$3,093,225	-\$16,024	\$337,687	1.746	-\$9,178	-\$0.21	O -09-23-402-012	COM	10.92%
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-09-11-278-043	415 S BROADWAY ST	12/14/2020	\$1,000,000	\$1,134,580	\$425,334	\$509,301	0.985	\$431,811	\$9.91		COM	44.89%
P	P -04-05-276-002	3501 THOMAS RD	8/7/2020	\$295,000	\$252,541	\$83,715	\$37,679	0.5	\$167,430	\$3.84		COM	14.92%
P	P -04-22-200-019	960 N LAPEER RD	8/24/2022	\$2,530,000	\$1,542,439	\$1,272,903	\$272,651	1.92	\$662,970	\$15.22		COM	17.68%
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%

TOWNSHIP OF OXFORD / VLG OF OXFORD

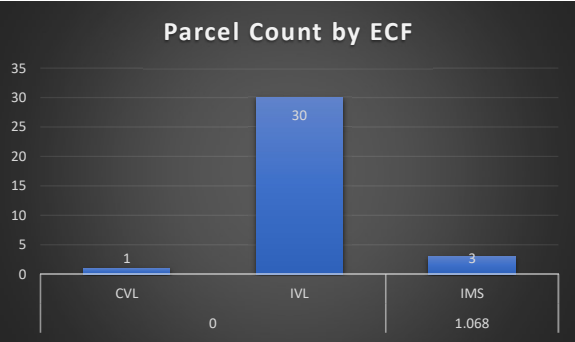
LAND FOR 2024: DTR LAND

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
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-04-22-460-039	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-04-27-202-019	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-04-27-226-054	40 S WASHINGTON ST	6/28/2022	\$450,000	\$281,177	\$201,023	\$32,200	0.04	\$5,025,575	\$115.37		DTR	11.45%
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-04-22-452-002	75 N WASHINGTON ST	1/27/2020	\$500,000	\$330,649	\$272,383	\$95,179	0.5	\$544,766	\$12.51		COM	28.79%
PO	PO-04-22-455-002	78 N WASHINGTON ST	1/5/2021	\$300,000	\$179,671	\$165,143	\$41,007	0.18	\$917,461	\$21.06		COM	22.82%
PO	PO-04-22-456-001	74 N WASHINGTON ST	4/10/2020	\$310,000	\$452,527	-\$53,448	\$77,515	0.23	-\$232,383	-\$5.33	PO-04-22-456-002	COM	17.13%
PO	PO-04-22-457-009	62 N WASHINGTON ST	4/13/2021	\$135,000	\$194,807	-\$23,356	\$36,451	0.16	-\$145,975	-\$3.35		COM	18.71%
PO	PO-04-22-457-019	25 LOUCK ST	3/2/2022	\$1,650,000	\$937,678	\$804,825	\$195,032	1.13	\$712,235	\$16.35	PO-04-22-457-008, PO-04-22-459-004	COM	20.80%
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-04-22-479-007	91 EAST ST	11/9/2020	\$254,900	\$171,274	\$131,856	\$48,230	0.64	\$206,025	\$4.73		COM	28.16%
PO	PO-04-26-152-011	160 S WASHINGTON ST	11/8/2021	\$5,870,000	\$6,101,688	\$806,787	\$857,234	8.41	\$95,932	\$2.20	PO-04-26-152-010	COM	14.05%
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-04-27-226-054	40 S WASHINGTON ST	6/28/2022	\$450,000	\$281,177	\$201,023	\$32,200	0.04	\$5,025,575	\$115.37		DTR	11.45%
PO	PO-04-27-230-019	90 S WASHINGTON ST	10/20/2021	\$630,000	\$332,574	\$401,995	\$97,962	0.43	\$934,872	\$21.46	PO-04-27-230-005	COM	29.46%
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%
PO	PO-04-27-278-023	155 S WASHINGTON ST	3/31/2020	\$450,000	\$271,973	\$360,448	\$167,619	1.04	\$346,585	\$7.96		COM	61.63%

TOWNSHIP OF OXFORD / VLG OF OXFORD

LAND FOR 2024: IGR LAND

BSA DATABASE		SALES DATA	
Parcel Count	34	# of Sales	12
ECF Nbhd	IVL, IMS, CVL	Sales Ratio	49.59%
Min ECF	1.068	(Land Resid.-Est. Land Value)/Est. LV	23.82%
Max ECF	1.068	% Change	0.00%
Land Table LtoB	81.37%	Projected Land Table LtoB	81.37%
CVT LtoB	19.00%	Sale Sample Size	35.29%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$168,274	\$208,350	\$168,274
MEDIAN	\$72,220	\$89,419	\$72,220
MINIMUM	\$8,500	\$10,524	\$8,500
MAXIMUM	\$849,649	\$1,051,999	\$849,649

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	02-14-03-302-002	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	02-14-23-151-014	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	02-14-36-226-010	3936 AUBURN RD	1/24/2022	\$250,000	\$175,277	\$126,562	\$47,938	0.29	\$436,421	\$10.02		I_AH	27.35%
O	O -09-33-376-026	4800 JOSLYN RD	4/14/2022	\$950,000	\$669,290	\$626,832	\$338,346	2.088	\$300,207	\$6.89		COM	50.55%
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 -04-04-376-017	3020 MULLINS CT	6/29/2022	\$850,000	\$583,607	\$542,131	\$236,648	3.82	\$141,919	\$3.26		IND	40.55%
U	U -07-03-326-003	10525 ENTERPRISE DR	5/20/2022	\$530,000	\$663,068	\$84,678	\$154,290	1.61	\$52,595	\$1.21		IND	23.27%
U	U -07-03-326-008	10421 ENTERPRISE DR	9/3/2021	\$700,000	\$562,248	\$416,893	\$244,084	2.83	\$147,312	\$3.38		IND	43.41%
U	U -07-36-401-013	4701 CLAWSON TANK DR	5/28/2020	\$2,400,000	\$1,511,941	\$1,162,520	\$262,885	12.07	\$96,315	\$2.21		IND	17.39%

TOWNSHIP OF OXFORD / VLG OF OXFORD

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
PO	PO-04-27-278-022	153 S WASHINGTON ST	9/19/2022	\$875,000	\$225,789	\$875,000	\$225,789	1.59	\$550,314	\$12.63		COM	100.00%
PO	PO-04-26-326-009	800 S GLASPIE ST	6/9/2020	\$500,000	\$190,806	\$500,000	\$190,806	3.08	\$162,338	\$3.73		IND	100.00%
P	P -04-09-451-010		1/6/2022	\$305,000	\$141,246	\$305,000	\$141,246	2.28	\$133,772	\$3.07		IND	100.00%
P	P -04-22-200-004		8/12/2022	\$4,000,000	\$2,074,998	\$4,000,000	\$2,074,998	24.94	\$160,385	\$3.68		COM	100.00%
PO	PO-04-27-278-020		3/2/2020	\$285,000	\$174,867	\$285,000	\$174,867	3.86	\$73,834	\$1.69		COM	100.00%
P	P -04-04-353-010		3/10/2020	\$325,000	\$265,145	\$325,000	\$265,145	4.28	\$75,935	\$1.74	P -04-04-353-009	IND	100.00%
P	P -04-22-151-016		1/16/2020	\$1,500,000	\$1,277,815	\$1,500,000	\$1,277,815	11.37	\$131,926	\$3.03		COM	100.00%
P	P -04-09-451-008		8/30/2022	\$65,250	\$56,375	\$65,250	\$56,375	0.91	\$71,703	\$1.65		IND	100.00%
P	P -04-22-301-017		8/26/2022	\$440,000	\$456,335	\$440,000	\$456,335	4.85	\$90,722	\$2.08		COM	100.00%
P	P -04-22-151-018	525 N LAPEER RD	3/2/2020	\$752,000	\$1,495,469	\$752,000	\$388,852	3.46	\$217,341	\$4.99		COM	100.00%