

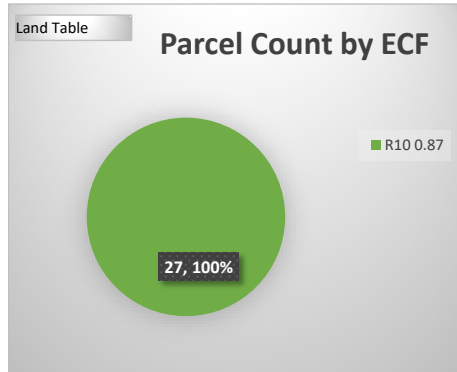
Orion Township/Village of Lake Orion

Land Table 19W

BSA DATABASE		SALES DATA	
Parcel Count	27	# of Sales	3
ECF Nbhd	R10	Sales Ratio	50.07%
Min ECF	0.870	(Land Resid.-Est. Land Value)/Est. LV	-0.96%
Max ECF	0.870	% Change	0.00%
Land Table LtoB	14.28%	Projected Land Table LtoB	14.28%
CVT LtoB	22.18%	Sales Sample Size	11.11%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$56,116	\$55,576	\$56,116
MINIMUM	\$54,620	\$54,095	\$54,620
MAXIMUM	\$57,579	\$57,026	\$57,579

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
O-09-19-351-001	3089 MONTCLAIR DR	6/4/2021	\$430,000	\$417,653	\$69,926	\$57,579	0.44	\$160,749.43		19W	13.79%
O-09-19-351-014	3009 MONTCLAIR DR	9/24/2021	\$400,000	\$396,322	\$59,295	\$55,617	0.21	\$289,243.90		19W	14.03%
O-09-19-352-002	4462 FAIRFIELD DR	11/19/2021	\$374,400	\$392,066	\$39,913	\$57,579	0.28	\$142,546.43		19W	14.69%

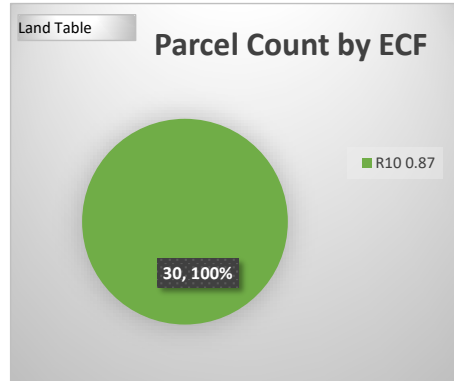
Orion Township/Village of Lake Orion

Land Table 20E

BSA DATABASE		SALES DATA	
Parcel Count	30	# of Sales	1
ECF Nbhd	R10	Sales Ratio	34.74%
Min ECF	0.870	(Land Resid.-Est. Land Value)/Est. LV	99.12%
Max ECF	0.870	% Change	0.00%
Land Table LtoB	33.36%	Projected Land Table LtoB	33.36%
CVT LtoB	22.18%	Sales Sample Size	3.33%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$60,451	\$120,372	\$60,451
MINIMUM	\$54,600	\$108,721	\$54,600
MAXIMUM	\$83,851	\$166,967	\$83,851

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
O-09-20-105-018	3402 MAHOPAC RD	3/4/2022	\$190,000	\$132,013	\$116,487	\$58,500	0.21	\$562,739.13		20E	44.31%

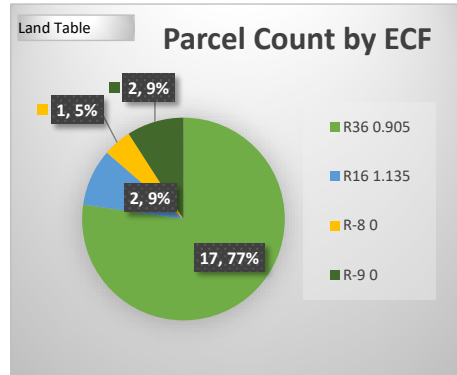
Orion Township/Village of Lake Orion

Land Table ACR

BSA DATABASE		SALES DATA	
Parcel Count	22	# of Sales	3
ECF Nbhd	R36, R16, R-8, R-9	Sales Ratio	28.91%
Min ECF	0.905	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.135	% Change	10.00%
Land Table LtoB	21.56%	Projected Land Table LtoB	23.72%
CVT LtoB	22.18%	Sales Sample Size	13.64%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$437,309	#DIV/0!	\$481,040
MINIMUM	\$52,120	#DIV/0!	\$57,332
MAXIMUM	\$5,136,502	#DIV/0!	\$5,650,152

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
O -09-35-200-023	512 E SILVERBELL RD	5/14/2021	\$350,000				2.34	\$149,572.65		ACR	100.00%
O -09-36-201-020	4060 N SQUIRREL RD	9/1/2022	\$162,500				2.79	\$58,264.61		ACR	100.00%
O -09-36-226-001		6/15/2022	\$4,500,000				75.23	\$59,816.56		ACR	100.00%

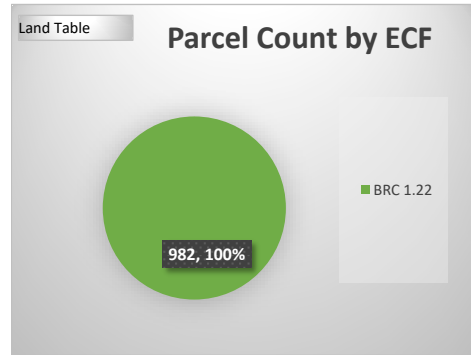
Orion Township/Village of Lake Orion

Land Table BRC

BSA DATABASE		SALES DATA	
Parcel Count	982	# of Sales	97
ECF Nbhd	BRC	Sales Ratio	45.97%
Min ECF	1.220	(Land Resid.-Est. Land Value)/Est. LV	44.27%
Max ECF	1.220	% Change	0.00%
Land Table LtoB	21.75%	Projected Land Table LtoB	21.75%
CVT LtoB	22.18%	Sales Sample Size	9.88%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$68,740	\$99,174	\$68,740
MINIMUM	\$34,633	\$49,966	\$34,633
MAXIMUM	\$206,204	\$297,498	\$206,204

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
O -09-01-136-010		7/15/2022	\$25,000				0.40	\$62,814.07		BRC	100.00%
O -09-01-138-035		1/24/2022	\$14,000				0.19	\$74,074.07		BRC	100.00%
O -09-01-209-035		9/2/2021	\$20,000				0.17	\$119,047.62		BRC	100.00%
O -09-01-128-011	815 ESTHER DR	1/8/2021	\$285,600	\$361,065	-\$19,000	\$56,465	0.50	-\$38,076.15		BRC	15.64%
O -09-01-128-016	856 ESTHER DR	8/24/2022	\$383,150	\$360,151	\$79,464	\$56,465	0.59	\$135,373.08		BRC	15.68%
O -09-01-128-017	842 ESTHER DR	5/10/2021	\$410,000	\$468,375	-\$1,910	\$56,465	0.56	-\$3,398.58		BRC	12.06%
O -09-01-135-007	659 BEARDSLEE DR	9/6/2022	\$206,328	\$200,197	\$60,842	\$54,711	0.41	\$149,857.14		BRC	27.33%
O -09-01-139-034	675 BUTLER DR	8/24/2021	\$285,900	\$295,097	\$39,903	\$49,100	0.27	\$146,164.84		BRC	16.64%
O -09-01-139-044	609 BUTLER DR	7/7/2022	\$335,000	\$313,219	\$67,724	\$45,943	0.22	\$313,537.04		BRC	14.67%
O -09-01-176-064	704 BUTLER DR	8/29/2022	\$185,000	\$186,873	\$47,227	\$49,100	0.25	\$187,408.73		BRC	26.27%
O -09-01-177-001	756 PORTEOUS DR	7/20/2021	\$294,000	\$237,876	\$102,067	\$45,943	0.22	\$470,354.84		BRC	19.31%
O -09-01-178-004	801 N LONG LAKE BLVD	11/3/2022	\$189,000	\$173,098	\$57,508	\$41,606	0.13	\$445,798.45		BRC	24.04%
O -09-01-178-008	849 N LONG LAKE BLVD	5/14/2021	\$134,900	\$146,260	\$24,764	\$36,124	0.08	\$298,361.45		BRC	24.70%
O -09-01-201-008	900 INDIAN LAKE RD	1/7/2022	\$340,000	\$421,006	-\$29,100	\$51,906	0.33	-\$88,449.85		BRC	12.33%
O -09-01-201-030	848 INDIAN LAKE RD	10/15/2021	\$375,000	\$365,077	\$62,139	\$52,216	0.83	\$75,228.81		BRC	14.30%
O -09-01-202-009	973 HIDDEN VALLEY DR	1/26/2022	\$320,000	\$328,163	\$43,743	\$51,906	0.31	\$141,563.11		BRC	15.82%
O -09-01-202-010	961 HIDDEN VALLEY DR	6/30/2021	\$286,000	\$246,374	\$91,532	\$51,906	0.31	\$292,434.50		BRC	21.07%
O -09-01-206-002	895 N CONKLIN DR	3/24/2022	\$260,000	\$196,991	\$108,952	\$45,943	0.23	\$482,088.50		BRC	23.32%
O -09-01-209-048	1129 FOREST LAKE BLVD	7/5/2022	\$252,000	\$203,190	\$103,521	\$54,711	0.35	\$294,931.62		BRC	26.93%
O -09-01-226-031	921 OLD HICKORY LN	6/16/2022	\$370,000	\$393,604	\$20,937	\$44,541	0.19	\$111,367.02		BRC	11.32%
O -09-01-227-017	1269 WOODFIELD DR	5/27/2022	\$280,000	\$217,505	\$111,595	\$49,100	0.27	\$413,314.81		BRC	22.57%
O -09-01-229-014	1456 INDIAN LAKE RD	7/29/2022	\$268,000	\$249,760	\$72,951	\$54,711	0.47	\$154,885.35		BRC	21.91%

Orion Township/Village of Lake Orion

Land Table BRC

O-09-01-230-012	1260 VIEFIELD DR	6/2/2022	\$325,000	\$375,628	\$1,278	\$51,906	0.29	\$4,468.53	BRC	13.82%
O-09-01-231-010	1393 VIEFIELD DR	7/8/2022	\$162,500	\$206,459	\$7,947	\$51,906	0.31	\$25,718.45	BRC	25.14%
O-09-01-232-044	776 N CONKLIN DR	4/25/2022	\$250,000	\$195,167	\$100,776	\$45,943	0.21	\$475,358.49	BRC	23.54%
O-09-01-232-046	1289 VIEFIELD DR	9/1/2021	\$355,000	\$396,515	\$4,428	\$45,943	0.20	\$22,140.00	BRC	11.59%
O-09-01-234-006	1300 OAK TRL	9/19/2022	\$265,000	\$334,941	-\$13,476	\$56,465	0.59	-\$22,725.13	BRC	16.86%
O-09-01-236-013	780 CAMILLA BLVD	2/11/2021	\$264,500	\$266,849	\$44,998	\$47,347	0.23	\$193,124.46	BRC	17.74%
O-09-01-237-008	1380 WALTER S HALL DR	10/18/2022	\$269,900	\$247,466	\$68,377	\$45,943	0.21	\$325,604.76	BRC	18.57%
O-09-01-237-009	1361 JOAN DR	9/17/2021	\$257,000	\$257,530	\$51,376	\$51,906	0.33	\$156,634.15	BRC	20.16%
O-09-01-252-059	588 FOREST LAKE BLVD	6/30/2021	\$300,000	\$322,393	\$34,072	\$56,465	0.52	\$65,649.33	BRC	17.51%
O-09-01-260-010	493 ORION TER	11/11/2021	\$172,500	\$160,395	\$58,048	\$45,943	0.22	\$269,990.70	BRC	28.64%
O-09-01-265-035	1168 S LONG LAKE BLVD	4/8/2021	\$315,000	\$294,050	\$66,893	\$45,943	0.23	\$295,986.73	BRC	15.62%
O-09-01-265-048	1132 S LONG LAKE BLVD	1/29/2021	\$222,000	\$180,517	\$86,024	\$44,541	0.20	\$441,148.72	BRC	24.67%
O-09-01-265-055	355 ORION TER	8/23/2021	\$165,000	\$138,574	\$73,773	\$47,347	0.24	\$312,597.46	BRC	34.17%
O-09-01-266-012	393 N CONKLIN DR	1/24/2022	\$311,000	\$323,159	\$35,188	\$47,347	0.24	\$148,472.57	BRC	14.65%
O-09-01-281-041	1400 WALTER S HALL DR	9/15/2021	\$245,000	\$228,531	\$65,569	\$49,100	0.27	\$240,179.49	BRC	21.49%
O-09-01-283-037	492 HOAG DR	12/20/2021	\$280,236	\$290,912	\$35,267	\$45,943	0.20	\$174,589.11	BRC	15.79%
O-09-01-283-039	450 HOAG DR	4/21/2022	\$260,000	\$175,193	\$109,461	\$24,654	0.39	\$280,669.23	BRC	14.07%
O-09-01-327-036	35 SCHORN RD	9/15/2021	\$275,000	\$246,488	\$83,223	\$54,711	0.35	\$237,780.00	BRC	22.20%
O-09-01-327-041	25 SCHORN RD	3/25/2021	\$215,000	\$184,712	\$71,894	\$41,606	0.12	\$625,165.22	BRC	22.52%
O-09-01-328-069	124 SCHORN RD	10/19/2021	\$220,000	\$190,018	\$75,925	\$45,943	0.23	\$335,951.33	BRC	24.18%
O-09-01-328-071	36 SCHORN RD	2/19/2021	\$200,000	\$168,099	\$83,807	\$51,906	0.33	\$253,960.61	BRC	30.88%
O-09-01-328-073	395 CLAIREMONT DR	7/15/2022	\$228,000	\$240,163	\$29,443	\$41,606	0.14	\$214,912.41	BRC	17.32%
O-09-01-328-079	255 CLAIREMONT DR	6/29/2022	\$335,000	\$241,305	\$148,406	\$54,711	0.38	\$390,542.11	BRC	22.67%
O-09-01-328-083	357 CLAIREMONT DR	8/26/2022	\$223,500	\$207,698	\$63,149	\$47,347	0.23	\$271,025.75	BRC	22.80%
O-09-01-329-022	768 S LONG LAKE BLVD	3/26/2021	\$305,000	\$287,520	\$72,191	\$54,711	0.39	\$183,692.11	BRC	19.03%
O-09-01-331-035	225 RENO AVE	9/24/2021	\$209,000	\$208,363	\$45,178	\$44,541	0.19	\$232,876.29	BRC	21.38%
O-09-01-332-033	806 S LONG LAKE BLVD	4/23/2021	\$240,000	\$192,094	\$102,617	\$54,711	0.38	\$272,917.55	BRC	28.48%
O-09-01-332-034	812 S LONG LAKE BLVD	8/17/2022	\$340,000	\$341,959	\$42,582	\$44,541	0.15	\$283,880.00	BRC	13.03%
O-09-01-333-046	869 HIGHLANDER ST	12/3/2021	\$208,000	\$210,142	\$49,764	\$51,906	0.29	\$173,393.73	BRC	24.70%
O-09-01-334-055	805 LUNA CT	7/7/2021	\$205,000	\$197,139	\$55,208	\$47,347	0.24	\$234,927.66	BRC	24.02%
O-09-01-336-022	866 HIGHLANDER ST	4/30/2021	\$200,000	\$184,711	\$70,000	\$54,711	0.43	\$163,934.43	BRC	29.62%
O-09-01-376-011	701 MILLER RD	1/14/2022	\$270,000	\$250,536	\$71,370	\$51,906	0.33	\$216,272.73	BRC	20.72%
O-09-01-376-013	747 MILLER RD	9/16/2022	\$346,500	\$320,956	\$90,152	\$64,608	1.13	\$80,063.94	BRC	20.13%
O-09-01-378-013	758 MILLER RD	4/15/2022	\$215,000	\$187,219	\$75,128	\$47,347	0.23	\$326,643.48	BRC	25.29%
O-09-01-378-043	690 MILLER RD	6/10/2022	\$267,500	\$193,194	\$123,406	\$49,100	0.26	\$480,178.99	BRC	25.41%
O-09-01-403-017	324 ORION TER	7/16/2021	\$250,000	\$226,516	\$68,025	\$44,541	0.20	\$348,846.15	BRC	19.66%
O-09-01-406-008	881 HIGHLANDER ST	11/30/2022	\$240,000	\$170,747	\$115,196	\$45,943	0.23	\$511,982.22	BRC	26.91%
O-09-01-406-010	878 BAYFIELD ST	8/23/2021	\$285,000	\$272,668	\$64,238	\$51,906	0.30	\$214,126.67	BRC	19.04%
O-09-01-407-010	1044 BAYFIELD ST	9/10/2021	\$119,000	\$134,533	\$30,410	\$45,943	0.23	\$132,794.76	BRC	34.15%
O-09-01-407-057	1059 HIGHLANDER ST	4/14/2022	\$290,000	\$273,016	\$62,927	\$45,943	0.23	\$278,438.05	BRC	16.83%
O-09-01-409-021	958 HIGHLANDER ST	10/29/2021	\$235,000	\$178,585	\$102,358	\$45,943	0.23	\$450,916.30	BRC	25.73%
O-09-01-409-026	977 MCCLELLAN DR	7/8/2022	\$175,000	\$112,372	\$98,752	\$36,124	0.10	\$1,007,673.47	BRC	32.15%
O-09-01-410-008	106 HAVILAND CT	10/13/2022	\$212,500	\$172,523	\$81,583	\$41,606	0.14	\$586,928.06	BRC	24.12%
O-09-01-413-016	1160 MCCLELLAN DR	6/1/2022	\$215,500	\$146,279	\$118,321	\$49,100	0.27	\$438,225.93	BRC	33.57%
O-09-01-428-012	1216 PAUL BLVD	5/17/2021	\$376,000	\$353,364	\$74,542	\$51,906	0.30	\$246,827.81	BRC	14.69%
O-09-01-428-017	225 N EAGAN DR	3/22/2022	\$302,500	\$246,553	\$100,488	\$44,541	0.18	\$567,728.81	BRC	18.07%
O-09-01-430-051	99 N EAGAN DR	7/22/2021	\$230,000	\$178,085	\$96,456	\$44,541	0.16	\$622,296.77	BRC	25.01%
O-09-01-430-057	1205 MILLER RD	11/12/2021	\$250,000	\$228,247	\$76,464	\$54,711	0.38	\$199,125.00	BRC	23.97%
O-09-01-430-058	24 N CONKLIN DR	10/18/2021	\$200,000	\$190,889	\$63,822	\$54,711	0.38	\$167,511.81	BRC	28.66%
O-09-01-431-006	100 N EAGAN DR	4/1/2022	\$170,000	\$152,024	\$62,517	\$44,541	0.19	\$327,314.14	BRC	29.30%
O-09-01-433-022	80 SIPPLES DR	9/15/2021	\$240,000	\$191,791	\$92,750	\$44,541	0.15	\$602,272.73	BRC	23.22%

Orion Township/Village of Lake Orion

Land Table BRC

O -09-01-434-005	1336 SHARP DR	12/12/2022	\$180,000	\$126,320	\$98,221	\$44,541	0.16	\$629,621.79	BRC	35.26%
O -09-01-434-040	1305 MILLER RD	9/27/2021	\$249,900	\$176,733	\$117,708	\$44,541	0.15	\$774,394.74	BRC	25.20%
O -09-01-435-002	88 MCGREGOR DR	3/28/2022	\$165,000	\$123,990	\$85,551	\$44,541	0.15	\$559,156.86	BRC	35.92%
O -09-01-435-033	1501 MILLER RD	5/9/2022	\$300,000	\$294,808	\$51,135	\$45,943	0.22	\$236,736.11	BRC	15.58%
O -09-01-453-033	117 N CONKLIN DR	1/11/2021	\$160,000	\$165,428	\$40,515	\$45,943	0.21	\$191,108.49	BRC	27.77%
O -09-01-453-035	1181 MILLER RD	9/29/2022	\$195,000	\$154,331	\$95,380	\$54,711	0.38	\$249,685.86	BRC	35.45%
O -09-01-455-047	935 HOLLIDAY DR	9/9/2022	\$245,000	\$192,655	\$96,886	\$44,541	0.18	\$547,378.53	BRC	23.12%
O -09-01-456-038	1100 MILLER RD	12/13/2021	\$245,000	\$201,452	\$88,089	\$44,541	0.17	\$530,656.63	BRC	22.11%
O -09-01-456-046	1137 HOLLIDAY DR	10/13/2021	\$245,000	\$242,006	\$73,865	\$70,871	0.30	\$246,216.67	BRC	29.28%
O -09-01-459-039	1120 HOLLIDAY DR	6/3/2021	\$330,000	\$355,614	\$18,927	\$44,541	0.15	\$124,519.74	BRC	12.53%
O -09-01-459-042	1095 SEABURY DR	11/24/2021	\$262,500	\$235,089	\$63,535	\$36,124	0.08	\$835,986.84	BRC	15.37%
O -09-01-460-019	980 SEABURY DR	8/16/2021	\$260,500	\$201,351	\$103,690	\$44,541	0.15	\$682,171.05	BRC	22.12%
O -09-01-460-031	945 FERGUSON DR	10/8/2021	\$253,000	\$219,789	\$77,752	\$44,541	0.20	\$396,693.88	BRC	20.27%
O -09-01-461-024	140 S CONKLIN DR	7/6/2022	\$230,000	\$154,093	\$120,448	\$44,541	0.15	\$797,668.87	BRC	28.91%
O -09-01-461-033	1080 SEABURY DR	7/29/2022	\$285,000	\$222,876	\$106,665	\$44,541	0.19	\$564,365.08	BRC	19.98%
O -09-01-462-017	1150 FERGUSON DR	2/28/2022	\$247,000	\$181,137	\$117,769	\$51,906	0.29	\$401,941.98	BRC	28.66%
O -09-01-462-023	1080 FERGUSON DR	3/28/2022	\$305,000	\$242,309	\$107,232	\$44,541	0.19	\$564,378.95	BRC	18.38%
O -09-01-463-037	190 S CONKLIN DR	7/13/2021	\$250,000	\$223,993	\$80,718	\$54,711	0.38	\$212,976.25	BRC	24.43%
O -09-01-463-049	212 S CONKLIN DR	8/30/2021	\$142,000	\$134,664	\$51,877	\$44,541	0.18	\$288,205.56	BRC	33.08%
O -09-01-477-054	1420 MILLER RD	10/17/2022	\$285,000	\$240,299	\$99,412	\$54,711	0.41	\$240,707.02	BRC	22.77%
O -09-01-477-056	1450 MILLER RD	4/15/2022	\$250,000	\$174,254	\$120,287	\$44,541	0.18	\$653,733.70	BRC	25.56%
O -09-01-477-061	1308 MILLER RD	7/23/2021	\$206,000	\$219,570	\$32,373	\$45,943	0.21	\$156,391.30	BRC	20.92%
O -09-01-480-018	1395 HARDING AVE	2/26/2021	\$151,000	\$138,658	\$67,053	\$54,711	0.37	\$182,705.72	BRC	39.46%
O -09-01-482-023	1412 HARDING AVE	2/10/2022	\$182,000	\$126,521	\$97,085	\$41,606	0.13	\$724,514.93	BRC	32.88%

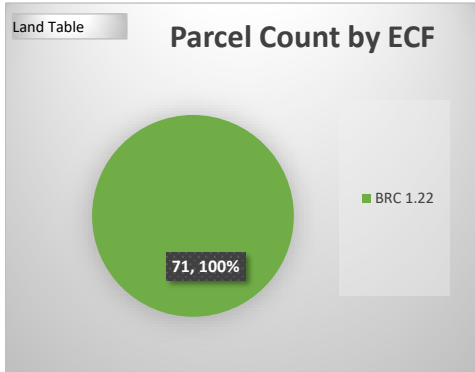
Orion Township/Village of Lake Orion

Land Table BRL

BSA DATABASE		SALES DATA	
Parcel Count	71	# of Sales	6
ECF Nbhd	BRC	Sales Ratio	47.11%
Min ECF	1.220	(Land Resid.-Est. Land Value)/Est. LV	32.78%
Max ECF	1.220	% Change	-20.95%
Land Table LtoB	36.05%	Projected Land Table LtoB	28.49%
CVT LtoB	22.18%	Sales Sample Size	8.45%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,206	\$1,601	\$972
MINIMUM	\$1,116	\$1,482	\$648
MAXIMUM	\$1,296	\$1,721	\$1,296

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
O -09-01-252-056		8/16/2021	\$39,000				0.26	\$149,425.29		BRL	100.00%
O -09-01-252-042	1010 FOREST LAKE BLVD	1/22/2021	\$180,000	\$154,787	\$97,561	\$72,348	0.23	\$420,521.55		BRL	46.74%
O -09-01-253-014	1176 FOREST LAKE BLVD	2/17/2022	\$275,000	\$304,186	\$35,660	\$64,846	0.33	\$107,087.09		BRL	21.32%
O -09-01-278-047	434 DELL CT	4/21/2022	\$285,000	\$260,657	\$91,067	\$66,724	0.16	\$558,693.25		BRL	25.60%
O -09-01-278-055	427 DELL CT	10/6/2021	\$380,000	\$352,059	\$119,069	\$91,128	0.19	\$616,937.82		BRL	25.88%
O -09-01-427-020	1307 PAUL BLVD	6/1/2021	\$436,000	\$368,318	\$126,480	\$58,798	0.17	\$766,545.45		BRL	15.96%

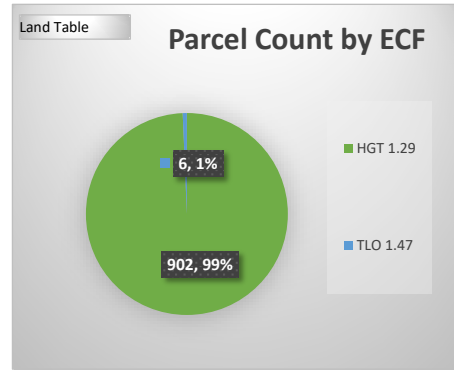
Orion Township/Village of Lake Orion

Land Table HGT

BSA DATABASE		SALES DATA	
Parcel Count	908	# of Sales	74
ECF Nbhd	HGT, TLO	Sales Ratio	46.62%
Min ECF	1.290	(Land Resid.-Est. Land Value)/Est. LV	31.47%
Max ECF	1.470	% Change	10.00%
Land Table LtoB	23.81%	Projected Land Table LtoB	26.19%
CVT LtoB	22.18%	Sales Sample Size	8.15%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$55,060	\$72,385	\$60,566
MINIMUM	\$48,493	\$63,751	\$53,342
MAXIMUM	\$72,235	\$94,964	\$79,459

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
O -09-11-331-004		9/1/2022	\$10,000				0.09	\$114,942.53		HGT	100.00%
O -09-10-251-035		2/8/2022	\$70,000				0.32	\$218,068.54		HGT	94.22%
O -09-10-377-013	816 VERNITA DR	6/17/2021	\$27,000				0.20	\$134,328.36		HGT	93.60%
O -09-09-279-015	433 JOSLYN RD	12/17/2021	\$140,000	\$190,091	\$1,433	\$51,524	0.35	\$4,094.29		HGT	27.10%
O -09-09-280-001	472 PLEASANT VIEW DR	8/9/2022	\$303,000	\$292,838	\$65,222	\$55,060	0.61	\$106,224.76		HGT	18.80%
O -09-09-281-006	523 KENNARD RD	2/5/2021	\$150,000	\$154,555	\$43,938	\$48,493	0.18	\$241,417.58		HGT	31.38%
O -09-09-282-012	433 PLEASANT VIEW DR	2/28/2022	\$280,000	\$267,308	\$62,701	\$50,009	0.22	\$279,915.18		HGT	18.71%
O -09-10-151-037	1141 HEIGHTS RD	9/13/2021	\$350,000	\$337,843	\$65,197	\$53,040	0.52	\$126,106.38		HGT	15.70%
O -09-10-206-037	931 DOLLAR BAY DR	11/29/2022	\$208,000	\$157,392	\$100,617	\$50,009	0.33	\$303,063.25		HGT	31.77%
O -09-10-251-036	493 PINE TREE RD	12/23/2021	\$330,000	\$347,037	\$34,487	\$51,524	0.36	\$96,602.24		HGT	14.85%
O -09-10-252-022	520 SHADY OAKS ST	5/19/2021	\$425,000	\$311,458	\$168,602	\$55,060	0.74	\$227,226.42		HGT	17.68%
O -09-10-280-007	784 HEIGHTS RD	12/23/2021	\$183,000	\$153,435	\$78,058	\$48,493	0.14	\$573,955.88		HGT	31.60%
O -09-10-283-013	683 KING CIR	5/25/2021	\$190,000	\$142,788	\$95,705	\$48,493	0.14	\$669,265.73		HGT	33.96%
O -09-10-283-020	711 KING CIR	8/1/2022	\$250,000	\$202,045	\$160,096	\$112,141	0.34	\$228,708.57	O -09-10-281-027, O -09-10-283-022	HGT	55.50%
O -09-10-326-006	600 HILL LAWN RD	12/20/2021	\$231,500	\$195,438	\$89,102	\$53,040	0.55	\$161,709.62		HGT	27.14%
O -09-10-327-001	1240 ELKHORN LAKE RD	6/28/2021	\$224,900	\$206,570	\$68,339	\$50,009	0.21	\$320,840.38		HGT	24.21%
O -09-10-331-015	666 PINE TREE RD	7/30/2021	\$215,000	\$195,419	\$69,590	\$50,009	0.20	\$346,218.91		HGT	25.59%
O -09-10-332-044	730 PINE TREE RD	2/11/2021	\$199,900	\$224,708	\$25,201	\$50,009	0.30	\$83,724.25		HGT	22.26%
O -09-10-332-051	1174 ELKHORN LAKE RD	9/7/2021	\$319,000	\$380,769	\$1,374	\$63,143	1.08	\$1,272.22		HGT	16.58%
O -09-10-377-004	851 WALNUT AVE	3/31/2021	\$210,000	\$224,145	\$35,864	\$50,009	0.26	\$139,548.64		HGT	22.31%
O -09-10-377-010	774 VERNITA DR	9/14/2021	\$137,000	\$140,036	\$46,973	\$50,009	0.20	\$233,696.52		HGT	35.71%
O -09-10-378-002	769 VERNITA DR	1/18/2022	\$179,900	\$126,195	\$103,714	\$50,009	0.20	\$515,990.05		HGT	39.63%
O -09-10-378-007	839 VERNITA DR	7/2/2021	\$181,500	\$143,199	\$88,310	\$50,009	0.20	\$439,353.23		HGT	34.92%

Orion Township/Village of Lake Orion

Land Table HGT

O-09-10-378-012	909 VERNITA DR	12/13/2021	\$169,900	\$146,844	\$73,065	\$50,009	0.20	\$363,507.46	HGT	34.06%	
O-09-10-378-014	937 VERNITA DR	10/13/2021	\$239,900	\$223,780	\$66,129	\$50,009	0.20	\$329,000.00	HGT	22.35%	
O-09-10-378-016	750 PINE TREE RD	5/6/2021	\$172,000	\$156,163	\$65,846	\$50,009	0.20	\$329,230.00	HGT	32.02%	
O-09-10-378-022	822 PINE TREE RD	4/22/2021	\$220,000	\$207,688	\$62,321	\$50,009	0.20	\$311,605.00	HGT	24.08%	
O-09-10-378-023	834 PINE TREE RD	3/18/2021	\$167,000	\$143,299	\$73,710	\$50,009	0.20	\$368,550.00	HGT	34.90%	
O-09-10-378-025	858 PINE TREE RD	1/21/2022	\$180,000	\$149,351	\$80,658	\$50,009	0.20	\$403,290.00	HGT	33.48%	
O-09-10-401-019	600 HEMINGWAY RD	3/12/2021	\$180,000	\$195,431	\$36,093	\$51,524	0.35	\$102,246.46	HGT	26.36%	
O-09-10-401-031	833 HEIGHTS RD	10/11/2022	\$330,000	\$253,489	\$129,551	\$53,040	0.46	\$282,246.19	HGT	20.92%	
O-09-10-426-041	770 FAIRLEDGE ST	6/4/2021	\$210,000	\$162,560	\$100,480	\$53,040	0.53	\$188,164.79	HGT	32.63%	
O-09-10-426-077	700 FAIRLEDGE ST	2/25/2021	\$266,000	\$234,221	\$86,839	\$55,060	0.73	\$119,284.34	HGT	23.51%	
O-09-10-426-082	665 HEMINGWAY RD	3/24/2022	\$200,000	\$249,483	\$13,660	\$63,143	1.45	\$9,440.22	HGT	25.31%	
O-09-10-426-098	805 HEMINGWAY RD	9/22/2022	\$200,000	\$210,942	\$52,201	\$63,143	1.01	\$51,531.10	HGT	29.93%	
O-09-10-429-062	727 FAIRLEDGE ST	10/15/2021	\$388,700	\$380,923	\$70,920	\$63,143	1.10	\$64,239.13	HGT	16.58%	
O-09-10-451-021	950 W CLARKSTON RD	11/10/2021	\$209,900	\$218,374	\$54,669	\$63,143	1.01	\$54,235.12	HGT	28.92%	
O-09-10-476-008	625 RENFREW AVE	10/18/2021	\$212,000	\$191,624	\$71,900	\$51,524	0.42	\$169,976.36	HGT	26.89%	
O-09-10-476-026	985 FAIRLEDGE ST	8/31/2022	\$199,900	\$214,251	\$38,689	\$53,040	0.50	\$78,002.02	HGT	24.76%	
O-09-10-476-034	606 W CLARKSTON RD	10/20/2022	\$330,000	\$336,276	\$43,733	\$50,009	0.33	\$132,123.87	HGT	14.87%	
O-09-11-309-003	666 WOODLAND AVE	6/25/2021	\$191,000	\$160,715	\$78,778	\$48,493	0.15	\$521,708.61	HGT	30.17%	
O-09-11-309-011	700 WOODLAND AVE	6/2/2021	\$110,000	\$122,914	\$37,095	\$50,009	0.32	\$114,490.74	HGT	40.69%	
O-09-11-310-006	717 WOODLAND AVE	12/8/2022	\$195,000	\$164,560	\$78,933	\$48,493	0.14	\$571,978.26	HGT	29.47%	
O-09-11-311-017	580 OAKLAND DR	4/8/2022	\$360,000	\$367,573	\$42,436	\$50,009	0.28	\$154,312.73	HGT	13.61%	
O-09-11-312-024	710 HIGHVILLE DR	11/4/2022	\$174,000	\$143,468	\$80,541	\$50,009	0.25	\$324,762.10	HGT	34.86%	
O-09-11-316-012	539 OAKLAND DR	11/12/2021	\$275,000	\$269,647	\$55,362	\$50,009	0.33	\$167,763.64	HGT	18.55%	
O-09-11-327-015	321 HEIGHTS RD	6/14/2022	\$255,000	\$229,360	\$75,649	\$50,009	0.30	\$250,493.38	HGT	21.80%	
O-09-11-327-016	305 HEIGHTS RD	9/8/2022	\$265,000	\$218,724	\$96,285	\$50,009	0.32	\$305,666.67	HGT	22.86%	
O-09-11-334-046	344 SUMMIT BLVD	1/24/2022	\$259,000	\$241,494	\$65,999	\$48,493	0.11	\$584,061.95	HGT	20.08%	
O-09-11-339-053	650 HARRY PAUL DR	10/15/2021	\$318,000	\$247,473	\$120,536	\$50,009	0.33	\$364,157.10	HGT	20.21%	
O-09-11-339-057	250 BUCKHORN DR	10/4/2022	\$295,000	\$245,352	\$99,657	\$50,009	0.33	\$301,078.55	HGT	20.38%	
O-09-11-340-058	210 BUCKHORN DR	7/21/2021	\$263,000	\$192,943	\$120,066	\$50,009	0.24	\$498,199.17	HGT	25.92%	
O-09-11-340-059	331 SUMMIT BLVD	8/13/2021	\$234,000	\$200,536	\$81,957	\$48,493	0.20	\$413,924.24	HGT	24.18%	
O-09-11-340-085	731 HARRY PAUL DR	7/28/2021	\$310,000	\$298,100	\$60,393	\$48,493	0.18	\$341,203.39	HGT	16.27%	
O-09-11-351-006	853 MERRITT AVE	7/9/2021	\$166,000	\$130,148	\$88,892	\$53,040	0.54	\$163,705.34	HGT	40.75%	
O-09-11-351-010	536 RENFREW AVE	7/15/2021	\$178,000	\$158,275	\$69,734	\$50,009	0.27	\$255,435.90	HGT	31.60%	
O-09-11-353-026	420 W CLARKSTON RD	7/30/2021	\$200,000	\$199,983	\$50,026	\$50,009	0.25	\$199,306.77	HGT	25.01%	
O-09-11-376-069	940 SHERRY DR	8/31/2022	\$290,000	\$275,839	\$64,170	\$50,009	0.21	\$299,859.81	HGT	18.13%	
O-09-11-377-082	840 PONTIAC DR	6/2/2022	\$340,000	\$298,478	\$91,531	\$50,009	0.25	\$369,076.61	HGT	16.75%	
O-09-11-378-089	855 PONTIAC DR	7/27/2021	\$275,500	\$290,904	\$81,582	\$96,986	0.17	\$247,218.18	O-09-11-378-106	HGT	33.34%
O-09-11-378-090	965 PONTIAC DR	6/24/2021	\$255,693	\$239,213	\$66,489	\$50,009	0.25	\$268,100.81	HGT	20.91%	
O-09-11-378-091	935 PONTIAC DR	3/12/2021	\$155,000	\$156,703	\$51,337	\$53,040	0.50	\$103,502.02	HGT	33.85%	
O-09-11-378-092	858 ALAN DR	9/1/2022	\$225,000	\$191,611	\$81,882	\$48,493	0.17	\$496,254.55	HGT	25.31%	
O-09-11-378-093	864 ALAN DR	8/12/2022	\$225,000	\$214,947	\$80,368	\$70,315	0.17	\$324,064.52	O-09-11-378-104	HGT	32.71%
O-09-11-379-059	805 ALAN DR	8/24/2021	\$205,000	\$186,907	\$68,102	\$50,009	0.33	\$205,746.22	HGT	26.76%	
O-09-11-379-076	820 HARRY PAUL DR	12/13/2021	\$275,000	\$229,473	\$94,020	\$48,493	0.19	\$487,150.26	HGT	21.13%	
O-09-11-380-017	237 BUCKHORN DR	1/28/2021	\$257,500	\$246,044	\$61,465	\$50,009	0.33	\$185,694.86	HGT	20.33%	
O-09-11-380-024	218 NEW YORK AVE	4/8/2021	\$281,550	\$291,618	\$39,941	\$50,009	0.25	\$161,052.42	HGT	17.15%	
O-09-11-382-021	219 CHICAGO AVE	4/11/2022	\$216,000	\$189,403	\$76,606	\$50,009	0.25	\$308,895.16	HGT	26.40%	
O-09-11-383-014	215 PHILADELPHIA AVE	5/18/2021	\$274,545	\$382,290	-\$57,736	\$50,009	0.25	-\$232,806.45	HGT	13.08%	
O-09-11-406-049	231 HEIGHTS RD	9/22/2021	\$275,000	\$188,260	\$139,780	\$53,040	0.46	\$303,869.57	HGT	28.17%	
O-09-11-454-007	890 BUCKHORN DR	10/29/2021	\$310,000	\$288,914	\$71,095	\$50,009	0.27	\$261,378.68	HGT	17.31%	
O-09-11-454-008	175 PHILADELPHIA AVE	11/30/2022	\$340,000	\$343,031	\$46,978	\$50,009	0.21	\$225,855.77	HGT	14.58%	
O-09-11-455-006	962 BUCKHORN DR	11/21/2022	\$350,000	\$320,307	\$81,217	\$51,524	0.40	\$205,612.66	HGT	16.09%	

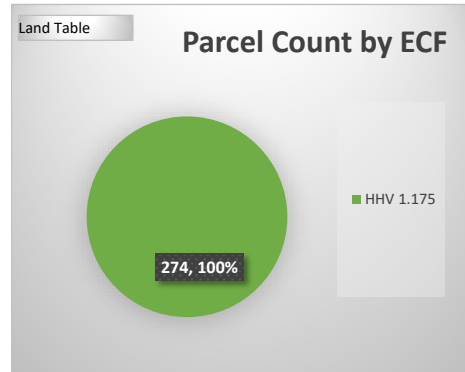
Orion Township/Village of Lake Orion

Land Table HHV

BSA DATABASE		SALES DATA	
Parcel Count	274	# of Sales	27
ECF Nbhd	HHV	Sales Ratio	45.40%
Min ECF	1.175	(Land Resid.-Est. Land Value)/Est. LV	45.26%
Max ECF	1.175	% Change	10.00%
Land Table LtoB	23.80%	Projected Land Table LtoB	26.18%
CVT LtoB	22.18%	Sales Sample Size	9.85%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$74,787	\$108,638	\$82,266
MINIMUM	\$66,598	\$96,742	\$73,258
MAXIMUM	\$119,823	\$174,059	\$131,805

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
O -09-25-301-005	342 PINNACLE CT	11/8/2022	\$440,000	\$360,875	\$149,818	\$70,693	0.46	\$329,270.33		HHV	19.59%
O -09-25-301-009	3450 BALD MOUNTAIN RD	3/12/2021	\$397,500	\$429,846	\$34,252	\$66,598	0.38	\$89,197.92		HHV	15.49%
O -09-25-301-016	3439 BALD MOUNTAIN RD	11/15/2021	\$410,000	\$395,622	\$85,071	\$70,693	0.47	\$179,474.68		HHV	17.87%
O -09-25-302-002	399 HI-HILL DR	12/17/2021	\$278,000	\$246,616	\$102,077	\$70,693	0.52	\$197,059.85		HHV	28.67%
O -09-25-351-004	3830 BALD MOUNTAIN RD	11/16/2021	\$238,000	\$278,092	\$26,506	\$66,598	0.39	\$67,617.35		HHV	23.95%
O -09-25-351-007	3860 BALD MOUNTAIN RD	9/9/2022	\$345,000	\$303,900	\$111,793	\$70,693	0.43	\$261,198.60		HHV	23.26%
O -09-26-401-004	79 HI-HILL DR	5/5/2022	\$302,000	\$229,758	\$138,840	\$66,598	0.37	\$376,260.16		HHV	28.99%
O -09-26-401-008	123 HI-HILL DR	2/24/2022	\$250,000	\$219,239	\$97,359	\$66,598	0.37	\$261,016.09		HHV	30.38%
O -09-26-402-006	104 HI-HILL DR	9/13/2021	\$269,900	\$241,538	\$94,960	\$66,598	0.34	\$279,294.12		HHV	27.57%
O -09-26-428-005	3681 HI-VILLA DR	8/20/2021	\$325,000	\$290,702	\$100,896	\$66,598	0.38	\$264,125.65		HHV	22.91%
O -09-26-452-005	152 MORGAN HILL DR	7/12/2022	\$380,000	\$315,905	\$134,788	\$70,693	0.42	\$319,402.84		HHV	22.38%
O -09-26-476-003	3738 HI-VILLA DR	2/24/2022	\$352,000	\$270,087	\$152,606	\$70,693	0.42	\$362,484.56		HHV	26.17%
O -09-26-476-004	3750 HI-VILLA DR	4/8/2022	\$350,000	\$351,381	\$65,217	\$66,598	0.38	\$173,449.47		HHV	18.95%
O -09-26-476-007	3790 HI-VILLA DR	9/12/2022	\$317,000	\$291,514	\$92,084	\$66,598	0.39	\$234,310.43		HHV	22.85%
O -09-26-477-004	3761 HI-VILLA DR	10/28/2022	\$285,000	\$226,786	\$124,812	\$66,598	0.37	\$336,420.49		HHV	29.37%
O -09-26-477-010	3833 HI-VILLA DR	3/8/2021	\$270,000	\$283,514	\$53,084	\$66,598	0.37	\$142,698.92		HHV	23.49%
O -09-26-477-016	3734 HI-CREST DR	3/5/2021	\$265,000	\$283,619	\$52,074	\$70,693	0.45	\$115,720.00		HHV	24.93%
O -09-26-477-024	3842 HI-CREST DR	11/12/2021	\$279,900	\$258,241	\$88,257	\$66,598	0.37	\$241,800.00		HHV	25.79%
O -09-26-477-028	261 MORGAN HILL DR	8/16/2022	\$605,000	\$501,617	\$174,076	\$70,693	0.48	\$360,405.80		HHV	14.09%
O -09-26-478-002	3819 HI-CREST DR	6/3/2022	\$400,000	\$290,424	\$180,269	\$70,693	0.46	\$394,461.71		HHV	24.34%
O -09-26-478-004	3839 HI-CREST DR	7/28/2021	\$320,000	\$297,687	\$93,006	\$70,693	0.46	\$201,311.69		HHV	23.75%
O -09-26-478-007	3873 HI-CREST DR	9/1/2022	\$350,000	\$267,727	\$148,871	\$66,598	0.39	\$386,677.92		HHV	24.88%

Orion Township/Village of Lake Orion

Land Table HHV

O -09-26-479-001	3805 HI-DALE DR	6/29/2021	\$350,000	\$322,096	\$98,597	\$70,693	0.42	\$234,754.76	HHV	21.95%
O -09-26-479-006	3853 HI-DALE DR	8/4/2021	\$325,000	\$299,456	\$96,237	\$70,693	0.42	\$231,896.39	HHV	23.61%
O -09-26-479-007	3865 HI-DALE DR	6/25/2021	\$401,000	\$442,305	\$29,388	\$70,693	0.44	\$66,639.46	HHV	15.98%
O -09-26-480-009	225 E SILVERBELL RD	8/27/2021	\$325,000	\$284,791	\$110,902	\$70,693	0.50	\$223,592.74	HHV	24.82%
O -09-26-480-010	249 E SILVERBELL RD	2/1/2022	\$316,000	\$321,259	\$65,434	\$70,693	0.40	\$161,965.35	HHV	22.00%

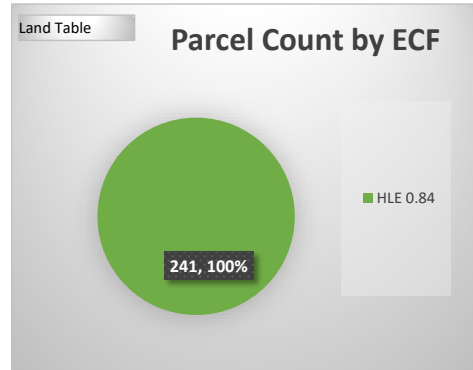
Orion Township/Village of Lake Orion

Land Table HLE

BSA DATABASE		SALES DATA	
Parcel Count	241	# of Sales	18
ECF Nbhd	HLE	Sales Ratio	44.63%
Min ECF	0.840	(Land Resid.-Est. Land Value)/Est. LV	80.92%
Max ECF	0.840	% Change	5.00%
Land Table LtoB	15.62%	Projected Land Table LtoB	16.40%
CVT LtoB	22.18%	Sales Sample Size	7.47%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$80,694	\$145,992	\$84,729
MINIMUM	\$45,221	\$81,814	\$47,482
MAXIMUM	\$98,101	\$177,485	\$103,006

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
O-09-07-101-003	4322 KLAIS DR	6/17/2021	\$526,000	\$467,161	\$136,747	\$77,908	1.40	\$97,746.25		HLE	16.68%
O-09-07-101-006	4190 KLAIS DR	9/27/2021	\$605,000	\$708,463	-\$25,555	\$77,908	1.59	-\$16,032.00		HLE	11.00%
O-09-07-151-008	500 HAWKSMOORE DR	10/26/2021	\$620,000	\$581,884	\$116,024	\$77,908	1.45	\$79,796.42		HLE	13.39%
O-09-07-151-010	562 HAWKSMOORE DR	8/15/2022	\$595,000	\$577,378	\$95,530	\$77,908	1.45	\$65,973.76		HLE	13.49%
O-09-07-153-005	455 HAWKSMOORE DR	8/10/2022	\$616,500	\$494,143	\$200,265	\$77,908	1.82	\$110,338.84		HLE	15.77%
O-09-07-176-006	445 SHREWSBURY DR	4/29/2022	\$1,200,000	\$938,005	\$360,096	\$98,101	1.97	\$182,511.91		HLE	10.46%
O-09-07-201-011	445 BRISTOL LN	10/15/2021	\$445,000	\$372,429	\$150,479	\$77,908	1.50	\$100,252.50		HLE	20.92%
O-09-07-352-003	824 HEATHER LAKE DR	6/30/2021	\$515,000	\$403,361	\$189,547	\$77,908	1.50	\$126,280.48		HLE	19.31%
O-09-07-353-001	801 HEATHER LAKE DR	4/18/2022	\$497,000	\$329,530	\$245,378	\$77,908	1.63	\$150,723.59		HLE	23.64%
O-09-07-452-006	753 SHREWSBURY DR	3/15/2022	\$420,000	\$370,582	\$127,326	\$77,908	1.57	\$80,944.69		HLE	21.02%
O-09-07-452-008	785 SHREWSBURY DR	8/23/2021	\$586,000	\$591,599	\$72,309	\$77,908	1.89	\$38,258.73		HLE	13.17%
O-09-07-452-017	3787 HAMPSHIRE DR	5/20/2022	\$585,000	\$532,922	\$129,986	\$77,908	1.91	\$68,055.50		HLE	14.62%
O-09-07-452-018	3721 HAMPSHIRE DR	1/24/2022	\$534,000	\$451,761	\$160,147	\$77,908	1.55	\$103,254.03		HLE	17.25%
O-09-18-105-002	1160 VALLEY VIEW DR	12/15/2022	\$500,000	\$430,716	\$147,192	\$77,908	1.50	\$98,128.00		HLE	18.09%
O-09-18-152-005	1380 VALLEY VIEW DR	10/11/2022	\$775,000	\$704,631	\$148,277	\$77,908	1.55	\$95,910.09		HLE	11.06%
O-09-18-176-005	1085 BLUE RIDGE DR	7/26/2022	\$570,000	\$465,185	\$182,723	\$77,908	1.51	\$121,008.61		HLE	16.75%
O-09-18-176-008	1103 BLUE RIDGE DR	9/16/2022	\$619,000	\$685,824	\$11,084	\$77,908	1.73	\$6,403.24		HLE	11.36%
O-09-18-176-012	1129 BLUE RIDGE DR	1/7/2022	\$500,000	\$451,797	\$126,111	\$77,908	1.94	\$65,039.20		HLE	17.24%

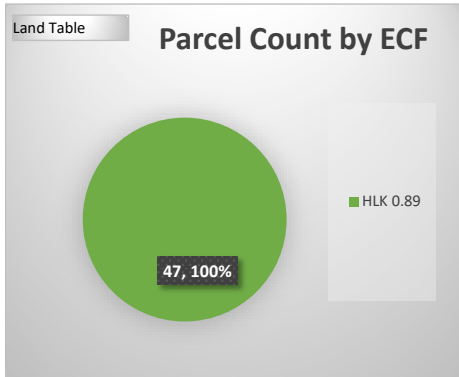
Orion Township/Village of Lake Orion

Land Table HLK

BSA DATABASE		SALES DATA	
Parcel Count	47	# of Sales	4
ECF Nbhd	HLK	Sales Ratio	46.17%
Min ECF	0.890	(Land Resid.-Est. Land Value)/Est. LV	34.03%
Max ECF	0.890	% Change	5.00%
Land Table LtoB	18.71%	Projected Land Table LtoB	19.64%
CVT LtoB	22.18%	Sales Sample Size	8.51%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$871	\$1,167	\$915
MINIMUM	\$871	\$1,167	\$915
MAXIMUM	\$871	\$1,167	\$915

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
O -09-07-326-003	564 SHREWSBURY DR	1/13/2021	\$1,100,000	\$1,139,128	\$137,929	\$177,057	1.69	\$81,422.08		HLK	15.54%
O -09-07-351-008	4320 NEWCASTLE DR	7/27/2021	\$1,375,000	\$1,173,877	\$605,938	\$404,815	5.20	\$116,526.54		HLK	34.49%
O -09-07-376-002	4206 NEWCASTLE DR	9/8/2021	\$860,000	\$703,975	\$319,256	\$163,231	1.40	\$228,529.71		HLK	23.19%
O -09-07-451-010	848 SHREWSBURY DR	1/7/2022	\$670,000	\$681,167	\$145,347	\$156,514	1.32	\$110,362.19		HLK	22.98%

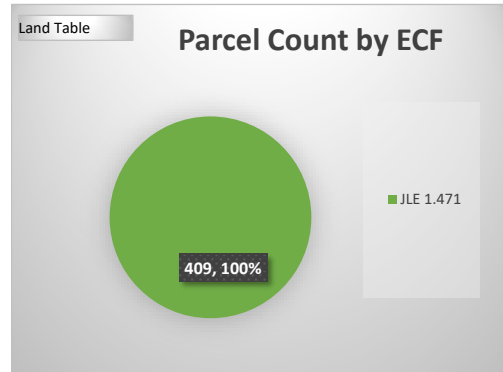
Orion Township/Village of Lake Orion

Land Table JLE

BSA DATABASE		SALES DATA	
Parcel Count	409	# of Sales	43
ECF Nbhd	JLE	Sales Ratio	44.77%
Min ECF	1.471	(Land Resid.-Est. Land Value)/Est. LV	38.43%
Max ECF	1.471	% Change	10.00%
Land Table LtoB	29.90%	Projected Land Table LtoB	32.89%
CVT LtoB	22.18%	Sales Sample Size	10.51%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$61,678	\$85,378	\$67,846
MINIMUM	\$56,070	\$77,615	\$61,677
MAXIMUM	\$95,319	\$131,946	\$104,851

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
O-09-29-477-006	3789 CHESTERFIELD RD	8/24/2022	\$250,000	\$183,312	\$122,758	\$56,070	0.27	\$459,767.79		JLE	30.59%
O-09-29-277-012	2576 PETERS	6/21/2022	\$249,000	\$192,218	\$112,852	\$56,070	0.27	\$419,524.16		JLE	29.17%
O-09-28-302-004	2432 FLINTRIDGE ST	5/20/2022	\$230,000	\$178,881	\$107,189	\$56,070	0.23	\$466,039.13		JLE	31.34%
O-09-29-280-002	3441 GRAFTON ST	3/31/2022	\$226,000	\$176,032	\$106,038	\$56,070	0.23	\$457,060.34		JLE	31.85%
O-09-29-279-013	2465 PETERS	9/19/2022	\$250,000	\$198,686	\$107,384	\$56,070	0.23	\$466,886.96		JLE	28.22%
O-09-29-476-010	2423 LITER RD	5/16/2022	\$229,900	\$183,155	\$102,815	\$56,070	0.25	\$406,383.40		JLE	30.61%
O-09-28-354-026	3980 QUEENSBURY RD	9/26/2022	\$247,500	\$199,436	\$104,134	\$56,070	0.44	\$235,065.46		JLE	28.11%
O-09-29-276-010	3320 GRAFTON ST	8/3/2022	\$235,000	\$190,942	\$100,128	\$56,070	0.24	\$426,076.60		JLE	29.36%
O-09-29-432-008	3693 QUEENSBURY RD	7/21/2021	\$225,000	\$183,429	\$97,641	\$56,070	0.21	\$462,753.55		JLE	30.57%
O-09-29-279-001	3333 GRAFTON ST	8/6/2021	\$230,900	\$190,135	\$96,835	\$56,070	0.26	\$372,442.31		JLE	29.49%
O-09-29-276-014	3344 GRAFTON ST	10/28/2022	\$245,000	\$202,913	\$98,157	\$56,070	0.24	\$417,689.36		JLE	27.63%
O-09-28-376-013	3787 GAINESBOROUGH DR	9/27/2022	\$215,000	\$178,996	\$92,074	\$56,070	0.26	\$352,773.95		JLE	31.32%
O-09-29-429-024	2476 FLINTRIDGE ST	9/14/2022	\$199,000	\$166,481	\$88,589	\$56,070	0.23	\$380,210.30		JLE	33.68%
O-09-29-279-009	2515 PETERS	4/14/2021	\$235,000	\$196,755	\$94,315	\$56,070	0.23	\$410,065.22		JLE	28.50%
O-09-29-430-006	2529 FLINTRIDGE ST	1/14/2021	\$182,000	\$152,451	\$85,619	\$56,070	0.23	\$372,256.52		JLE	36.78%
O-09-28-304-005	2350 FLINTRIDGE ST	11/1/2021	\$194,000	\$162,576	\$87,494	\$56,070	0.26	\$339,124.03		JLE	34.49%
O-09-28-353-009	3744 GRAFTON ST	5/28/2021	\$166,500	\$140,600	\$81,970	\$56,070	0.23	\$356,391.30		JLE	39.88%
O-09-29-432-006	3728 GRAFTON ST	4/7/2022	\$225,000	\$190,626	\$90,444	\$56,070	0.23	\$393,234.78		JLE	29.41%
O-09-28-351-025	3726 COLEPORT ST	6/14/2021	\$220,000	\$188,087	\$87,983	\$56,070	0.28	\$315,351.25		JLE	29.81%
O-09-29-432-013	3811 QUEENSBURY RD	10/27/2021	\$225,000	\$193,898	\$87,172	\$56,070	0.25	\$354,357.72		JLE	28.92%
O-09-29-276-008	3308 GRAFTON ST	12/27/2022	\$225,000	\$194,355	\$86,715	\$56,070	0.24	\$369,000.00		JLE	28.85%
O-09-29-476-001	2549 LITER RD	7/21/2022	\$239,000	\$206,781	\$88,289	\$56,070	0.29	\$308,702.80		JLE	27.12%

Orion Township/Village of Lake Orion

Land Table JLE

O-09-29-430-007	2521 FLINTRIDGE ST	5/28/2021	\$202,000	\$178,407	\$79,663	\$56,070	0.23	\$346,360.87	JLE	31.43%
O-09-29-430-001	3515 GRAFTON ST	11/19/2021	\$175,000	\$155,123	\$75,947	\$56,070	0.21	\$356,558.69	JLE	36.15%
O-09-28-301-009	3539 MINTON RD	3/25/2022	\$244,000	\$218,858	\$81,212	\$56,070	0.26	\$312,353.85	JLE	25.62%
O-09-28-376-017	2291 FLINTRIDGE ST	3/11/2022	\$197,000	\$177,744	\$75,326	\$56,070	0.42	\$178,497.63	JLE	31.55%
O-09-28-306-006	3715 GRAFTON ST	9/9/2021	\$168,700	\$154,691	\$70,079	\$56,070	0.23	\$304,691.30	JLE	36.25%
O-09-28-306-004	3703 GRAFTON ST	12/22/2022	\$198,000	\$182,412	\$71,658	\$56,070	0.36	\$201,286.52	JLE	30.74%
O-09-28-306-020	3748 MINTON RD	6/11/2021	\$223,500	\$206,711	\$72,859	\$56,070	0.23	\$316,778.26	JLE	27.12%
O-09-29-431-004	3610 GRAFTON ST	9/24/2021	\$168,500	\$156,849	\$67,721	\$56,070	0.23	\$294,439.13	JLE	35.75%
O-09-29-477-015	2421 TOBY RD	9/7/2021	\$222,000	\$212,212	\$65,858	\$56,070	0.39	\$171,059.74	JLE	26.42%
O-09-29-280-003	3364 CHALICE RD	12/12/2022	\$236,000	\$227,049	\$65,021	\$56,070	0.30	\$220,410.17	JLE	24.70%
O-09-28-351-011	3797 MINTON RD	12/3/2021	\$165,000	\$159,619	\$61,451	\$56,070	0.23	\$267,178.26	JLE	35.13%
O-09-29-432-004	3712 GRAFTON ST	3/31/2021	\$170,000	\$164,475	\$61,595	\$56,070	0.23	\$267,804.35	JLE	34.09%
O-09-29-429-015	2558 FLINTRIDGE ST	3/29/2022	\$186,000	\$181,027	\$61,043	\$56,070	0.23	\$271,302.22	JLE	30.97%
O-09-29-426-001	3488 GRAFTON ST	1/22/2021	\$185,000	\$188,906	\$52,164	\$56,070	0.23	\$226,800.00	JLE	29.68%
O-09-29-430-008	2511 FLINTRIDGE ST	3/10/2021	\$215,000	\$221,138	\$49,932	\$56,070	0.23	\$217,095.65	JLE	25.36%
O-09-29-426-010	2551 TOBY RD	7/13/2021	\$180,000	\$186,256	\$49,814	\$56,070	0.23	\$216,582.61	JLE	30.10%
O-09-29-431-002	3590 GRAFTON ST	1/20/2021	\$145,000	\$152,612	\$48,458	\$56,070	0.23	\$210,686.96	JLE	36.74%
O-09-29-431-003	3598 GRAFTON ST	10/14/2022	\$185,000	\$199,501	\$41,569	\$56,070	0.23	\$180,734.78	JLE	28.11%
O-09-28-353-008	3945 QUEENSBURY RD	6/1/2021	\$181,500	\$211,196	\$26,374	\$56,070	0.26	\$101,830.12	JLE	26.55%
O-09-28-353-015	3836 MINTON RD	3/23/2022	\$141,750	\$178,270	\$19,550	\$56,070	0.23	\$85,000.00	JLE	31.45%
O-09-28-353-005	3919 QUEENSBURY RD	1/14/2021	\$125,000	\$167,497	\$13,573	\$56,070	0.35	\$38,891.12	JLE	33.48%

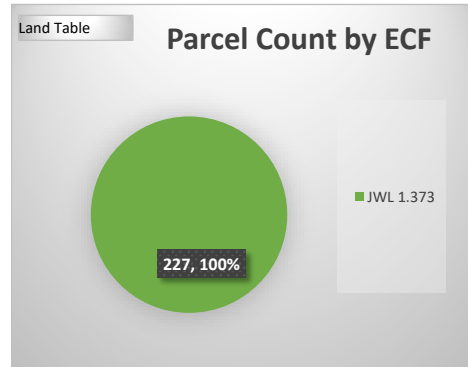
Orion Township/Village of Lake Orion

Land Table JWL

BSA DATABASE		SALES DATA	
Parcel Count	227	# of Sales	20
ECF Nbhd	JWL	Sales Ratio	46.03%
Min ECF	1.373	(Land Resid.-Est. Land Value)/Est. LV	43.22%
Max ECF	1.373	% Change	15.00%
Land Table LtoB	19.94%	Projected Land Table LtoB	22.93%
CVT LtoB	22.18%	Sales Sample Size	8.81%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$65,786	\$94,220	\$75,654
MINIMUM	\$39,526	\$56,610	\$45,455
MAXIMUM	\$230,221	\$329,726	\$264,754

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
O-09-11-427-013	135 GLANWORTH AVE	8/20/2021	\$165,000	\$132,020	\$74,831	\$41,851	0.20	\$370,450.50		JWL	31.70%
O-09-11-429-007	86 GLANWORTH AVE	5/7/2021	\$275,000	\$258,634	\$67,932	\$51,566	0.46	\$149,301.10		JWL	19.94%
O-09-11-429-009	124 GLANWORTH AVE	8/10/2021	\$167,100	\$124,600	\$84,351	\$41,851	0.23	\$371,590.31		JWL	33.59%
O-09-11-429-010	134 GLANWORTH AVE	7/15/2022	\$184,900	\$127,939	\$98,812	\$41,851	0.23	\$435,295.15		JWL	32.71%
O-09-11-429-011	61 SUMMER AVE	7/22/2022	\$255,000	\$220,700	\$85,866	\$51,566	0.44	\$196,940.37		JWL	23.36%
O-09-11-430-012	122 SUMMER AVE	12/3/2021	\$180,000	\$167,179	\$59,155	\$46,334	0.28	\$211,267.86		JWL	27.72%
O-09-11-477-028	850 MARKDALE AVE	1/12/2022	\$240,000	\$203,777	\$84,053	\$47,830	0.35	\$242,927.75		JWL	23.47%
O-09-11-478-007	739 MARKDALE AVE	9/3/2021	\$300,000	\$337,376	\$4,475	\$41,851	0.23	\$19,627.19		JWL	12.40%
O-09-12-302-004	147 SUMMER AVE	8/31/2022	\$208,500	\$138,897	\$111,454	\$41,851	0.23	\$490,986.78		JWL	30.13%
O-09-12-305-017	525 GOLDEN GATE AVE	8/6/2021	\$425,000	\$498,740	\$8,576	\$82,316	4.21	\$2,037.54		JWL	16.50%
O-09-12-351-002	250 GOLDEN GATE AVE	11/24/2021	\$225,000	\$200,106	\$71,228	\$46,334	0.27	\$260,908.42		JWL	23.15%
O-09-12-352-021	425 PARK VIEW BLVD	10/12/2022	\$420,000	\$458,191	\$26,827	\$65,018	0.84	\$31,861.05		JWL	14.19%
O-09-12-352-024	300 GOLDEN GATE AVE	4/19/2021	\$325,000	\$319,267	\$53,563	\$47,830	0.31	\$175,616.39		JWL	14.98%
O-09-12-352-027	469 CREEKS EDGE CT	2/22/2021	\$398,200	\$455,207	\$9,727	\$66,734	1.06	\$9,176.42		JWL	14.66%
O-09-12-376-020	565 PARK VIEW BLVD	12/10/2021	\$386,000	\$335,370	\$151,520	\$100,890	0.40	\$172,574.03	O-09-12-376-021	JWL	30.08%
O-09-13-101-001		7/29/2021	\$55,000	\$39,594	\$55,000	\$29,594	0.39	\$70,512.82	O-09-13-101-002	JWL	74.74%
O-09-13-101-003	1065 BALD MOUNTAIN RD	12/21/2021	\$337,900	\$295,579	\$91,645	\$49,324	0.39	\$234,987.18		JWL	16.69%
O-09-13-102-001	1109 BALD MOUNTAIN RD	6/24/2021	\$343,000	\$313,014	\$79,310	\$49,324	0.39	\$203,358.97		JWL	15.76%
O-09-13-103-001	1211 BALD MOUNTAIN RD	10/13/2022	\$331,000	\$248,530	\$131,794	\$49,324	0.39	\$337,933.33		JWL	19.85%
O-09-13-103-003	1241 BALD MOUNTAIN RD	9/1/2022	\$325,000	\$231,268	\$143,056	\$49,324	0.39	\$366,810.26		JWL	21.33%

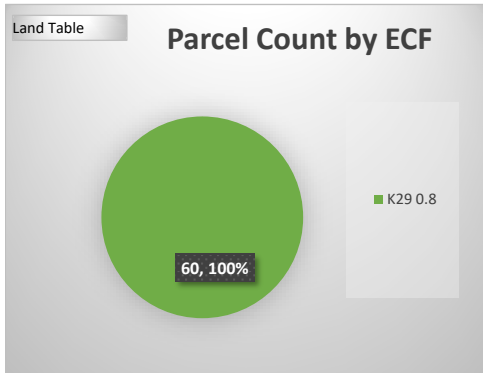
Orion Township/Village of Lake Orion

Land Table K2W

BSA DATABASE		SALES DATA	
Parcel Count	60	# of Sales	6
ECF Nbhd	K29	Sales Ratio	41.19%
Min ECF	0.800	(Land Resid.-Est. Land Value)/Est. LV	118.37%
Max ECF	0.800	% Change	0.00%
Land Table LtoB	17.04%	Projected Land Table LtoB	17.04%
CVT LtoB	22.18%	Sales Sample Size	10.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$64,000	\$139,760	\$64,000
MINIMUM	\$60,000	\$131,025	\$60,000
MAXIMUM	\$70,000	\$152,862	\$70,000

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
O -09-29-327-008	3255 CRANBROOK CT	9/7/2021	\$385,000	\$341,927	\$106,529	\$63,456	0.32	\$333,946.71		K2W	18.56%
O -09-29-328-001	3256 SPRINGWOOD CT	11/8/2021	\$410,000	\$342,846	\$130,167	\$63,013	0.29	\$444,255.97		K2W	18.38%
O -09-29-328-006	3285 SPRINGWOOD CT	11/4/2021	\$440,000	\$360,980	\$142,920	\$63,900	0.36	\$393,719.01		K2W	17.70%
O -09-29-328-007	3271 SPRINGWOOD CT	9/3/2021	\$373,000	\$271,190	\$165,266	\$63,456	0.33	\$505,400.61		K2W	23.40%
O -09-29-328-008	3257 SPRINGWOOD CT	10/29/2021	\$442,000	\$387,937	\$117,963	\$63,900	0.35	\$336,076.92		K2W	16.47%
O -09-29-378-003	3178 HIDDEN TIMBER DR	7/11/2022	\$485,000	\$383,626	\$160,837	\$59,463	0.25	\$648,536.29		K2W	15.50%

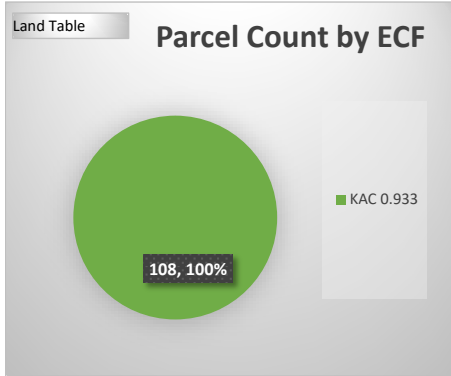
Orion Township/Village of Lake Orion

Land Table KAC

BSA DATABASE		SALES DATA	
Parcel Count	108	# of Sales	13
ECF Nbhd	KAC	Sales Ratio	43.57%
Min ECF	0.933	(Land Resid.-Est. Land Value)/Est. LV	81.16%
Max ECF	0.933	% Change	15.00%
Land Table LtoB	17.84%	Projected Land Table LtoB	20.52%
CVT LtoB	22.18%	Sales Sample Size	12.04%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$28,123	\$50,947	\$32,341
MINIMUM	\$28,123	\$50,947	\$32,341
MAXIMUM	\$28,123	\$50,947	\$32,341

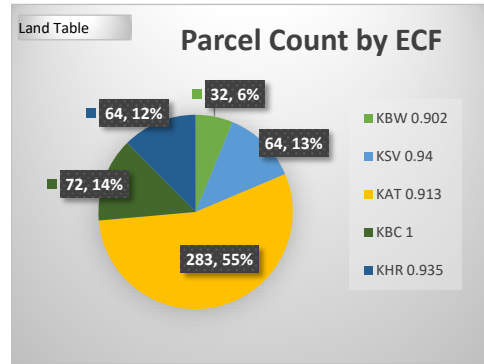
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
OL-09-11-230-001	188 SABER WAY	8/16/2022	\$193,000	\$122,609	\$98,514	\$28,123	6.54	\$15,074.83		KAC	22.94%
OL-09-11-230-002	180 SABER WAY	6/1/2022	\$169,000	\$164,578	\$32,545	\$28,123	1.00	\$32,545.00		KAC	17.09%
OL-09-11-230-007	140 SABER WAY	4/9/2021	\$175,500	\$166,050	\$37,573	\$28,123	1.00	\$37,573.00		KAC	16.94%
OL-09-11-230-028	164 PARK GREEN DR	5/18/2022	\$179,000	\$150,855	\$56,268	\$28,123	1.00	\$56,268.00		KAC	18.64%
OL-09-11-230-032	132 PARK GREEN DR	11/9/2022	\$169,000	\$147,201	\$49,922	\$28,123	1.00	\$49,922.00		KAC	19.11%
OL-09-11-230-044	157 EVERGREEN TRL	12/1/2021	\$168,000	\$148,670	\$47,453	\$28,123	1.00	\$47,453.00		KAC	18.92%
OL-09-11-230-045	165 EVERGREEN TRL	10/15/2021	\$175,000	\$148,670	\$54,453	\$28,123	1.00	\$54,453.00		KAC	18.92%
OL-09-11-230-046	173 EVERGREEN TRL	6/8/2021	\$181,000	\$167,750	\$41,373	\$28,123	1.00	\$41,373.00		KAC	16.76%
OL-09-11-230-048	189 EVERGREEN TRL	9/26/2022	\$182,000	\$148,445	\$61,678	\$28,123	1.00	\$61,678.00		KAC	18.95%
OL-09-11-230-050	180 EVERGREEN TRL	4/6/2021	\$167,500	\$166,260	\$29,363	\$28,123	1.00	\$29,363.00		KAC	16.92%
OL-09-11-230-055	140 EVERGREEN TRL	11/23/2022	\$197,000	\$167,750	\$57,373	\$28,123	1.00	\$57,373.00		KAC	16.76%
OL-09-11-230-057	124 EVERGREEN TRL	11/16/2021	\$165,000	\$143,597	\$49,526	\$28,123	1.00	\$49,526.00		KAC	19.58%
OL-09-11-230-070	236 PARK GREEN DR	6/29/2022	\$187,600	\$169,449	\$46,274	\$28,123	1.00	\$46,274.00		KAC	16.60%

Orion Township/Village of Lake Orion

Land Table KAT

BSA DATABASE		SALES DATA	
Parcel Count	515	# of Sales	135
ECF Nbhd	KHR, KAT, KBC, KSV, KBW	Sales Ratio	46.36%
Min ECF	0.902	(Land Resid.-Est. Land Value)/Est. LV	59.71%
Max ECF	1.000	% Change	15.00%
Land Table LtoB	14.27%	Projected Land Table LtoB	16.41%
CVT LtoB	22.18%	Sales Sample Size	26.21%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$34,857	\$55,670	\$40,086
MINIMUM	\$18,500	\$29,546	\$21,275
MAXIMUM	\$48,000	\$76,661	\$55,200

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
O-09-14-326-011	182 BARRINGTON CIR	12/12/2022	\$245,000	\$204,619	\$61,381	\$21,000	1.00	\$61,381.00		KAT	10.26%
O-09-14-326-013	196 BARRINGTON CIR	11/4/2021	\$241,000	\$204,619	\$57,381	\$21,000	1.00	\$57,381.00		KAT	10.26%
O-09-14-326-018	204 BARRINGTON CIR	8/12/2021	\$160,000	\$204,619	-\$23,619	\$21,000	1.00	-\$23,619.00		KAT	10.26%
O-09-14-326-021	216 BARRINGTON CIR	2/5/2021	\$221,000	\$202,698	\$39,302	\$21,000	1.00	\$39,302.00		KAT	10.36%
O-09-14-326-029	177 BARRINGTON CIR	6/30/2021	\$230,000	\$204,619	\$46,381	\$21,000	1.00	\$46,381.00		KAT	10.26%
O-09-14-326-038	235 BARRINGTON CIR	10/1/2021	\$240,000	\$204,718	\$56,282	\$21,000	1.00	\$56,282.00		KAT	10.26%
O-09-14-326-039	233 BARRINGTON CIR	8/27/2021	\$238,000	\$204,718	\$54,282	\$21,000	1.00	\$54,282.00		KAT	10.26%
O-09-14-326-050	244 BARRINGTON CIR	4/20/2021	\$208,500	\$205,027	\$24,473	\$21,000	1.00	\$24,473.00		KAT	10.24%
O-09-14-326-051	242 BARRINGTON CIR	3/23/2021	\$226,000	\$202,797	\$44,203	\$21,000	1.00	\$44,203.00		KAT	10.36%
O-09-14-326-056	250 BARRINGTON CIR	3/2/2021	\$210,000	\$204,718	\$26,282	\$21,000	0.00			KAT	10.26%
O-09-14-326-061	1706 BARRINGTON CT	6/7/2021	\$260,000	\$296,620	-\$15,620	\$21,000	1.00	-\$15,620.00		KAT	7.08%
O-09-14-326-068	1710 BARRINGTON CT	5/2/2022	\$290,000	\$283,268	\$27,732	\$21,000	1.00	\$27,732.00		KAT	7.41%
O-09-14-326-069	1726 BARRINGTON CT	1/21/2022	\$273,000	\$285,786	\$8,214	\$21,000	1.00	\$8,214.00		KAT	7.35%
O-09-14-327-009	150 STRATFORD LN	7/8/2022	\$268,000	\$249,262	\$66,613	\$47,875	1.00	\$66,613.00		KAT	19.21%
O-09-14-327-020	216 STRATFORD LN	6/24/2021	\$301,000	\$260,465	\$88,410	\$47,875	1.00	\$88,410.00		KAT	18.38%
O-09-14-327-021	222 STRATFORD LN	10/20/2021	\$270,000	\$238,932	\$78,943	\$47,875	1.00	\$78,943.00		KAT	20.04%
O-09-14-327-024	240 STRATFORD LN	8/9/2021	\$280,000	\$238,932	\$88,943	\$47,875	1.00	\$88,943.00		KAT	20.04%
O-09-14-327-032	288 STRATFORD LN	8/9/2021	\$270,000	\$245,742	\$72,133	\$47,875	1.00	\$72,133.00		KAT	19.48%
O-09-14-327-043	354 STRATFORD LN	2/18/2022	\$220,000	\$258,535	\$9,340	\$47,875	1.00	\$9,340.00		KAT	18.52%
O-09-14-327-047	335 STRATFORD LN	11/3/2022	\$260,000	\$246,128	\$61,747	\$47,875	1.00	\$61,747.00		KAT	19.45%
O-09-14-327-054	257 STRATFORD LN	6/10/2021	\$223,000	\$232,620	\$38,255	\$47,875	1.00	\$38,255.00		KAT	20.58%
O-09-14-327-058	173 STRATFORD LN	4/18/2022	\$272,500	\$227,941	\$92,434	\$47,875	1.00	\$92,434.00		KAT	21.00%

Orion Township/Village of Lake Orion

Land Table KAT

O-09-23-352-001	392 FOUR SEASONS DR	6/24/2022	\$320,000	\$302,238	\$52,862	\$35,100	20.51	\$2,577.38	KAT	11.61%
O-09-23-352-002	386 FOUR SEASONS DR	9/14/2022	\$400,000	\$314,443	\$120,657	\$35,100	1.00	\$120,657.00	KAT	11.16%
O-09-23-352-006	360 FOUR SEASONS DR	2/4/2022	\$275,000	\$276,305	\$33,795	\$35,100	1.00	\$33,795.00	KAT	12.70%
O-09-23-352-027	218 FOUR SEASONS DR	4/25/2022	\$370,000	\$359,954	\$45,146	\$35,100	1.00	\$45,146.00	KAT	9.75%
O-09-23-352-055	289 FOUR SEASONS DR	7/26/2022	\$370,000	\$317,214	\$87,886	\$35,100	1.00	\$87,886.00	KAT	11.07%
O-09-23-352-069	109 FOUR SEASONS DR	8/13/2021	\$370,000	\$400,113	\$4,987	\$35,100	1.00	\$4,987.00	KAT	8.77%
O-09-28-102-003	3169 HIGH POINTE RIDGE RD	7/20/2022	\$200,000	\$180,058	\$54,258	\$34,316	1.00	\$54,258.00	KAT	19.06%
O-09-28-102-006	3181 HIGH POINTE RIDGE RD	2/15/2022	\$159,000	\$162,305	\$31,011	\$34,316	1.00	\$31,011.00	KAT	21.14%
O-09-28-102-019	3176 HIGH POINTE RIDGE RD	10/14/2022	\$197,000	\$175,836	\$55,480	\$34,316	1.00	\$55,480.00	KAT	19.52%
O-09-28-102-021	3128 HIGH POINTE RIDGE RD	5/10/2021	\$210,200	\$174,210	\$70,306	\$34,316	1.00	\$70,306.00	KAT	19.70%
O-09-28-102-024	3152 HIGH POINTE RIDGE RD	4/11/2022	\$154,000	\$127,858	\$60,458	\$34,316	1.00	\$60,458.00	KAT	26.84%
O-09-28-102-033	3097 HIGH POINTE RIDGE RD	10/22/2021	\$175,000	\$173,402	\$35,914	\$34,316	1.00	\$35,914.00	KAT	19.79%
O-09-28-102-034	3105 HIGH POINTE RIDGE RD	2/8/2021	\$158,000	\$160,393	\$31,923	\$34,316	1.00	\$31,923.00	KAT	21.39%
O-09-28-102-041	3064 HIGH POINTE RIDGE RD	4/2/2021	\$190,100	\$172,884	\$51,532	\$34,316	1.00	\$51,532.00	KAT	19.85%
O-09-28-102-043	3080 HIGH POINTE RIDGE RD	8/11/2021	\$160,000	\$170,403	\$23,913	\$34,316	1.00	\$23,913.00	KAT	20.14%
O-09-28-102-047	3048 HIGH POINTE RIDGE RD	2/24/2022	\$173,000	\$169,650	\$37,666	\$34,316	1.00	\$37,666.00	KAT	20.23%
O-09-28-102-052	3024 HIGH POINTE RIDGE RD	4/15/2021	\$157,450	\$125,991	\$65,775	\$34,316	1.00	\$65,775.00	KAT	27.24%
O-09-28-102-060	3057 HIGH POINTE RIDGE RD	8/8/2022	\$163,900	\$130,213	\$68,003	\$34,316	1.00	\$68,003.00	KAT	26.35%
O-09-28-102-062	3073 HIGH POINTE RIDGE RD	4/8/2021	\$190,000	\$186,395	\$37,921	\$34,316	1.00	\$37,921.00	KAT	18.41%
O-09-29-103-005	3251 BALDWIN WOODS DR	7/21/2022	\$238,000	\$192,673	\$76,262	\$30,935	1.00	\$76,262.00	KAT	16.06%
O-09-29-103-008	3269 BALDWIN WOODS DR	1/3/2022	\$210,000	\$192,354	\$48,581	\$30,935	1.00	\$48,581.00	KAT	16.08%
O-09-29-103-010	3293 BALDWIN WOODS DR	9/3/2021	\$190,000	\$195,344	\$25,591	\$30,935	1.00	\$25,591.00	KAT	15.84%
O-09-29-103-029	3431 BALDWIN WOODS DR	6/11/2021	\$210,000	\$192,758	\$48,177	\$30,935	1.00	\$48,177.00	KAT	16.05%
O-09-29-331-001	3700 E MADISON AVE	3/3/2022	\$285,000	\$306,636	\$26,364	\$48,000	4.52	\$5,828.87	KAT	15.65%
O-09-29-331-004	3218 GRAND CIRCLE PARK	5/14/2021	\$221,000	\$208,035	\$60,965	\$48,000	1.00	\$60,965.00	KAT	23.07%
O-09-29-331-005	3226 GRAND CIRCLE PARK	3/24/2022	\$230,000	\$204,143	\$73,857	\$48,000	1.00	\$73,857.00	KAT	23.51%
O-09-29-331-010	3719 W MADISON AVE	5/18/2021	\$190,000	\$202,987	\$35,013	\$48,000	1.00	\$35,013.00	KAT	23.65%
O-09-29-331-011	3715 W MADISON AVE	4/27/2022	\$237,000	\$205,451	\$79,549	\$48,000	1.00	\$79,549.00	KAT	23.36%
O-09-29-333-005	3748 W MADISON AVE	7/13/2022	\$300,000	\$242,390	\$105,610	\$48,000	1.00	\$105,610.00	KAT	19.80%
O-09-29-333-010	3718 E MADISON AVE	11/10/2022	\$302,000	\$245,053	\$104,947	\$48,000	1.00	\$104,947.00	KAT	19.59%
O-09-29-333-013	3706 E MADISON AVE	11/19/2021	\$300,000	\$245,053	\$102,947	\$48,000	1.00	\$102,947.00	KAT	19.59%
O-09-32-151-052	3440 GINGELL DR	6/25/2021	\$170,750	\$143,218	\$62,389	\$34,857	1.00	\$62,389.00	KAT	24.34%
O-09-32-401-001	4667 BROOMFIELD WAY	7/21/2022	\$444,440	\$410,527	\$78,913	\$45,000	1.00	\$78,913.00	KAT	10.96%
O-09-32-401-002	4673 BROOMFIELD WAY	7/29/2022	\$430,890	\$408,291	\$67,599	\$45,000	1.00	\$67,599.00	KAT	11.02%
O-09-32-401-003	4679 BROOMFIELD WAY	7/29/2022	\$422,455	\$369,994	\$97,461	\$45,000	1.00	\$97,461.00	KAT	12.16%
O-09-32-401-004	4685 BROOMFIELD WAY	7/27/2022	\$465,775	\$396,442	\$114,333	\$45,000	1.00	\$114,333.00	KAT	11.35%
O-09-32-401-005	4691 BROOMFIELD WAY	7/27/2022	\$450,500	\$399,598	\$95,902	\$45,000	1.00	\$95,902.00	KAT	11.26%
O-09-32-401-006	4697 BROOMFIELD WAY	6/22/2022	\$438,265	\$398,025	\$85,240	\$45,000	1.00	\$85,240.00	KAT	11.31%
O-09-32-401-007	4703 BROOMFIELD WAY	6/23/2022	\$424,875	\$367,166	\$102,709	\$45,000	1.00	\$102,709.00	KAT	12.26%
O-09-32-401-008	4709 BROOMFIELD WAY	6/22/2022	\$426,945	\$394,991	\$76,954	\$45,000	1.00	\$76,954.00	KAT	11.39%
O-09-32-401-009	4715 BROOMFIELD WAY	6/23/2022	\$411,305	\$382,501	\$73,804	\$45,000	1.00	\$73,804.00	KAT	11.76%
O-09-32-401-010	4721 BROOMFIELD WAY	6/22/2022	\$436,540	\$392,713	\$88,827	\$45,000	1.00	\$88,827.00	KAT	11.46%
O-09-32-401-011	4741 GLENORA DR	6/24/2022	\$431,990	\$317,766	\$159,224	\$45,000	1.00	\$159,224.00	KAT	14.16%
O-09-32-401-012	4747 GLENORA DR	4/26/2022	\$371,460	\$299,111	\$117,349	\$45,000	1.00	\$117,349.00	KAT	15.04%
O-09-32-401-013	4753 GLENORA DR	7/15/2022	\$382,990	\$306,548	\$121,442	\$45,000	1.00	\$121,442.00	KAT	14.68%
O-09-32-401-014	4759 GLENORA DR	6/28/2022	\$410,175	\$316,071	\$139,104	\$45,000	1.00	\$139,104.00	KAT	14.24%
O-09-32-401-015	4765 GLENORA DR	4/28/2022	\$398,775	\$308,265	\$135,510	\$45,000	1.00	\$135,510.00	KAT	14.60%
O-09-32-401-016	4771 GLENORA DR	4/27/2022	\$410,125	\$319,001	\$136,124	\$45,000	1.00	\$136,124.00	KAT	14.11%
O-09-32-401-017	4777 GLENORA DR	12/19/2022	\$439,990	\$378,192	\$106,798	\$45,000	1.00	\$106,798.00	KAT	11.90%
O-09-32-401-019	4789 GLENORA DR	9/7/2022	\$480,375	\$389,365	\$136,010	\$45,000	1.00	\$136,010.00	KAT	11.56%
O-09-32-401-020	4795 GLENORA DR	10/31/2022	\$425,001	\$378,192	\$91,809	\$45,000	1.00	\$91,809.00	KAT	11.90%

Orion Township/Village of Lake Orion

Land Table KAT

O -09-32-401-022	4807 GLENORA DR	8/25/2022	\$419,765	\$388,534	\$76,231	\$45,000	1.00	\$76,231.00	KAT	11.58%
O -09-32-401-023	4813 GLENORA DR	11/14/2022	\$490,315	\$404,246	\$131,069	\$45,000	1.00	\$131,069.00	KAT	11.13%
O -09-32-401-029	4849 GLENORA DR	12/22/2022	\$398,050	\$319,542	\$123,508	\$45,000	1.00	\$123,508.00	KAT	14.08%
O -09-32-401-030	4855 GLENORA DR	12/21/2022	\$372,475	\$300,820	\$116,655	\$45,000	1.00	\$116,655.00	KAT	14.96%
O -09-32-401-031	4861 GLENORA DR	12/23/2022	\$408,540	\$320,536	\$133,004	\$45,000	1.00	\$133,004.00	KAT	14.04%
O -09-32-401-033	4873 GLENORA DR	12/28/2022	\$390,340	\$311,962	\$123,378	\$45,000	1.00	\$123,378.00	KAT	14.42%
O -09-32-401-034	4879 GLENORA DR	12/28/2022	\$444,840	\$322,446	\$167,394	\$45,000	1.00	\$167,394.00	KAT	13.96%
O -09-32-401-039	4740 BROOMFIELD WAY	3/25/2022	\$436,735	\$397,628	\$84,107	\$45,000	1.00	\$84,107.00	KAT	11.32%
O -09-32-401-040	4746 BROOMFIELD WAY	3/29/2022	\$419,015	\$390,315	\$73,700	\$45,000	1.00	\$73,700.00	KAT	11.53%
O -09-32-401-041	4752 BROOMFIELD WAY	3/30/2022	\$404,825	\$379,073	\$70,752	\$45,000	1.00	\$70,752.00	KAT	11.87%
O -09-32-401-042	4758 BROOMFIELD WAY	3/29/2022	\$388,855	\$358,950	\$74,905	\$45,000	1.00	\$74,905.00	KAT	12.54%
O -09-32-401-043	4764 BROOMFIELD WAY	3/29/2022	\$372,635	\$368,475	\$49,160	\$45,000	1.00	\$49,160.00	KAT	12.21%
O -09-32-401-044	4770 BROOMFIELD WAY	2/14/2022	\$400,325	\$375,783	\$69,542	\$45,000	1.00	\$69,542.00	KAT	11.97%
O -09-32-401-045	4776 BROOMFIELD WAY	2/10/2022	\$374,790	\$352,814	\$66,976	\$45,000	1.00	\$66,976.00	KAT	12.75%
O -09-32-401-046	4782 BROOMFIELD WAY	1/27/2022	\$355,470	\$358,875	\$41,595	\$45,000	1.00	\$41,595.00	KAT	12.54%
O -09-32-401-047	4788 BROOMFIELD WAY	2/25/2022	\$391,945	\$367,204	\$69,741	\$45,000	1.00	\$69,741.00	KAT	12.25%
O -09-32-401-048	4794 BROOMFIELD WAY	1/26/2022	\$318,380	\$341,256	\$22,124	\$45,000	1.00	\$22,124.00	KAT	13.19%
O -09-32-401-049	4800 BROOMFIELD WAY	1/27/2022	\$399,375	\$373,204	\$71,171	\$45,000	1.00	\$71,171.00	KAT	12.06%
O -09-32-401-050	4806 BROOMFIELD WAY	12/30/2021	\$387,125	\$385,688	\$46,437	\$45,000	1.00	\$46,437.00	KAT	11.67%
O -09-32-401-051	4812 BROOMFIELD WAY	12/31/2021	\$399,990	\$389,571	\$55,419	\$45,000	1.00	\$55,419.00	KAT	11.55%
O -09-32-401-052	4818 BROOMFIELD WAY	12/28/2021	\$398,610	\$375,139	\$68,471	\$45,000	1.00	\$68,471.00	KAT	12.00%
O -09-32-401-053	4824 BROOMFIELD WAY	10/5/2022	\$430,000	\$379,163	\$95,837	\$45,000	1.00	\$95,837.00	KAT	11.87%
O -09-32-401-054	4830 BROOMFIELD WAY	12/29/2021	\$406,025	\$380,568	\$70,457	\$45,000	1.00	\$70,457.00	KAT	11.82%
O -09-32-401-055	4836 BROOMFIELD WAY	3/18/2022	\$415,000	\$378,998	\$81,002	\$45,000	1.00	\$81,002.00	KAT	11.87%
O -09-32-401-056	4842 BROOMFIELD WAY	10/28/2021	\$377,730	\$377,760	\$44,970	\$45,000	1.00	\$44,970.00	KAT	11.91%
O -09-32-401-057	4848 BROOMFIELD WAY	10/29/2021	\$375,940	\$394,488	\$26,452	\$45,000	1.00	\$26,452.00	KAT	11.41%
O -09-32-401-058	4854 BROOMFIELD WAY	10/28/2021	\$357,525	\$386,576	\$15,949	\$45,000	1.00	\$15,949.00	KAT	11.64%
O -09-32-401-059	4860 BROOMFIELD WAY	11/8/2021	\$413,345	\$396,218	\$62,127	\$45,000	1.00	\$62,127.00	KAT	11.36%
O -09-32-401-060	4866 BROOMFIELD WAY	10/27/2021	\$377,940	\$386,033	\$36,907	\$45,000	1.00	\$36,907.00	KAT	11.66%
O -09-32-401-061	4872 BROOMFIELD WAY	10/25/2021	\$367,475	\$378,289	\$34,186	\$45,000	1.00	\$34,186.00	KAT	11.90%
O -09-32-401-062	4878 BROOMFIELD WAY	5/11/2021	\$340,000	\$310,311	\$74,689	\$45,000	1.00	\$74,689.00	KAT	14.50%
O -09-32-401-063	4884 BROOMFIELD WAY	2/26/2021	\$326,065	\$296,699	\$74,366	\$45,000	1.00	\$74,366.00	KAT	15.17%
O -09-32-401-064	4890 BROOMFIELD WAY	3/19/2021	\$335,065	\$306,212	\$73,853	\$45,000	1.00	\$73,853.00	KAT	14.70%
O -09-32-401-065	4896 BROOMFIELD WAY	2/25/2021	\$318,415	\$296,073	\$67,342	\$45,000	1.00	\$67,342.00	KAT	15.20%
O -09-32-401-066	4902 BROOMFIELD WAY	6/14/2022	\$395,000	\$319,820	\$120,180	\$45,000	1.00	\$120,180.00	KAT	14.07%
O -09-32-401-067	4727 BROOMFIELD WAY	5/24/2022	\$467,105	\$410,796	\$101,309	\$45,000	1.00	\$101,309.00	KAT	10.95%
O -09-32-401-068	4733 BROOMFIELD WAY	5/18/2022	\$409,725	\$406,741	\$47,984	\$45,000	1.00	\$47,984.00	KAT	11.06%
O -09-32-401-069	4739 BROOMFIELD WAY	5/27/2022	\$410,075	\$405,348	\$49,727	\$45,000	1.00	\$49,727.00	KAT	11.10%
O -09-32-401-070	4745 BROOMFIELD WAY	5/26/2022	\$411,575	\$405,348	\$51,227	\$45,000	1.00	\$51,227.00	KAT	11.10%
O -09-32-401-071	4751 BROOMFIELD WAY	6/1/2022	\$416,075	\$395,351	\$65,724	\$45,000	1.00	\$65,724.00	KAT	11.38%
O -09-32-401-072	4757 BROOMFIELD WAY	5/27/2022	\$453,685	\$411,392	\$87,293	\$45,000	1.00	\$87,293.00	KAT	10.94%
O -09-32-401-073	4763 BROOMFIELD WAY	12/29/2021	\$399,160	\$415,666	\$28,494	\$45,000	1.00	\$28,494.00	KAT	10.83%
O -09-32-401-074	4769 BROOMFIELD WAY	12/23/2021	\$379,425	\$381,960	\$42,465	\$45,000	1.00	\$42,465.00	KAT	11.78%
O -09-32-401-075	4775 BROOMFIELD WAY	12/22/2021	\$421,515	\$413,242	\$53,273	\$45,000	1.00	\$53,273.00	KAT	10.89%
O -09-32-401-076	4781 BROOMFIELD WAY	12/21/2021	\$409,975	\$385,731	\$69,244	\$45,000	1.00	\$69,244.00	KAT	11.67%
O -09-32-401-077	4787 BROOMFIELD WAY	1/28/2022	\$415,500	\$377,190	\$83,310	\$45,000	1.00	\$83,310.00	KAT	11.93%
O -09-32-401-078	4793 BROOMFIELD WAY	12/21/2021	\$426,575	\$407,401	\$64,174	\$45,000	1.00	\$64,174.00	KAT	11.05%
O -09-32-401-079	4799 BROOMFIELD WAY	9/30/2021	\$395,445	\$392,664	\$47,781	\$45,000	1.00	\$47,781.00	KAT	11.46%
O -09-32-401-080	4805 BROOMFIELD WAY	9/28/2021	\$393,810	\$385,453	\$53,357	\$45,000	1.00	\$53,357.00	KAT	11.67%
O -09-32-401-081	4811 BROOMFIELD WAY	9/30/2021	\$447,580	\$404,897	\$87,683	\$45,000	1.00	\$87,683.00	KAT	11.11%
O -09-32-401-082	4817 BROOMFIELD WAY	9/30/2021	\$381,090	\$373,952	\$52,138	\$45,000	1.00	\$52,138.00	KAT	12.03%

Orion Township/Village of Lake Orion

Land Table KAT

O -09-32-401-083	4823 BROOMFIELD WAY	9/24/2021	\$452,005	\$407,623	\$89,382	\$45,000	1.00	\$89,382.00	KAT	11.04%
O -09-32-401-084	4829 BROOMFIELD WAY	9/21/2021	\$410,325	\$421,193	\$34,132	\$45,000	1.00	\$34,132.00	KAT	10.68%
O -09-32-401-085	4835 BROOMFIELD WAY	4/26/2021	\$405,925	\$408,129	\$42,796	\$45,000	1.00	\$42,796.00	KAT	11.03%
O -09-32-401-086	4841 BROOMFIELD WAY	4/26/2021	\$371,175	\$385,589	\$30,586	\$45,000	1.00	\$30,586.00	KAT	11.67%
O -09-32-401-087	4847 BROOMFIELD WAY	4/30/2021	\$383,225	\$410,643	\$17,582	\$45,000	1.00	\$17,582.00	KAT	10.96%
O -09-32-401-088	4853 BROOMFIELD WAY	5/27/2021	\$377,075	\$391,504	\$30,571	\$45,000	1.00	\$30,571.00	KAT	11.49%
O -09-32-401-089	4859 BROOMFIELD WAY	4/29/2021	\$363,325	\$380,682	\$27,643	\$45,000	1.00	\$27,643.00	KAT	11.82%
O -09-32-401-090	4865 BROOMFIELD WAY	4/29/2021	\$404,210	\$403,997	\$45,213	\$45,000	1.00	\$45,213.00	KAT	11.14%
O -09-32-401-091	4871 BROOMFIELD WAY	2/26/2021	\$370,000	\$369,933	\$45,067	\$45,000	1.00	\$45,067.00	KAT	12.16%
O -09-32-401-093	4883 BROOMFIELD WAY	1/29/2021	\$383,940	\$402,315	\$26,625	\$45,000	1.00	\$26,625.00	KAT	11.19%
O -09-32-401-095	4895 BROOMFIELD WAY	5/14/2021	\$355,140	\$375,894	\$24,246	\$45,000	1.00	\$24,246.00	KAT	11.97%

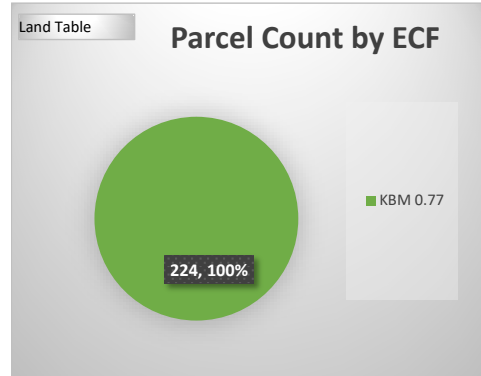
Orion Township/Village of Lake Orion

Land Table KBM

BSA DATABASE		SALES DATA	
Parcel Count	224	# of Sales	30
ECF Nbhd	KBM	Sales Ratio	42.79%
Min ECF	0.770	(Land Resid.-Est. Land Value)/Est. LV	112.49%
Max ECF	0.770	% Change	0.00%
Land Table LtoB	14.85%	Projected Land Table LtoB	14.85%
CVT LtoB	22.18%	Sales Sample Size	13.39%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$97,050	\$206,217	\$97,050
MINIMUM	\$80,300	\$170,626	\$80,300
MAXIMUM	\$113,800	\$241,809	\$113,800

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
O -09-25-401-003	3656 KINGSDALE BLVD	2/25/2021	\$725,775	\$702,875	\$123,300	\$100,400	0.32	\$385,312.50		KBM	14.28%
O -09-25-401-010	1301 ADDINGTON CT	5/26/2021	\$741,510	\$707,202	\$134,708	\$100,400	0.32	\$420,962.50		KBM	14.20%
O -09-25-401-011	1323 ADDINGTON CT	1/22/2021	\$640,000	\$662,926	\$77,474	\$100,400	0.35	\$221,354.29		KBM	15.14%
O -09-25-401-012	1345 ADDINGTON CT	3/29/2021	\$699,990	\$660,861	\$139,529	\$100,400	0.36	\$387,580.56		KBM	15.19%
O -09-25-401-013	1367 ADDINGTON CT	5/27/2021	\$734,570	\$674,781	\$160,189	\$100,400	0.36	\$444,969.44		KBM	14.88%
O -09-25-401-023	1374 GOLDENEYE LN	2/24/2022	\$767,000	\$612,055	\$241,945	\$87,000	0.32	\$756,078.13		KBM	14.21%
O -09-25-401-027	1406 GOLDENEYE LN	7/30/2021	\$695,000	\$574,210	\$201,090	\$80,300	0.27	\$744,777.78		KBM	13.98%
O -09-25-401-028	1414 GOLDENEYE LN	3/7/2022	\$810,000	\$666,077	\$224,223	\$80,300	0.27	\$830,455.56		KBM	12.06%
O -09-25-401-054	3542 KINGSDALE BLVD	11/16/2021	\$781,000	\$643,303	\$238,097	\$100,400	0.38	\$626,571.05		KBM	15.61%
O -09-25-401-069	3339 MALLARD LN	6/24/2022	\$730,000	\$538,341	\$271,959	\$80,300	0.27	\$1,007,255.56		KBM	14.92%
O -09-25-401-072	3443 MALLARD LN	7/15/2022	\$672,000	\$535,903	\$216,397	\$80,300	0.27	\$801,470.37		KBM	14.98%
O -09-25-401-091	1072 KENDALL CT	3/1/2022	\$745,000	\$571,569	\$253,731	\$80,300	0.30	\$845,770.00		KBM	14.05%
O -09-25-401-116	3150 HUNTSMAN BLVD	6/22/2022	\$760,000	\$576,431	\$263,869	\$80,300	0.27	\$977,292.59		KBM	13.93%
O -09-25-401-121	1126 LONGSPUR BLVD	5/16/2022	\$875,000	\$729,226	\$246,174	\$100,400	0.34	\$724,041.18		KBM	13.77%
O -09-25-401-124	3568 FINCH CT	8/5/2022	\$940,000	\$685,956	\$361,144	\$107,100	0.46	\$785,095.65		KBM	15.61%
O -09-25-401-127	1082 LONGSPUR BLVD	6/25/2021	\$770,000	\$671,213	\$199,187	\$100,400	0.36	\$553,297.22		KBM	14.96%
O -09-25-401-133	950 LONGSPUR BLVD	5/31/2022	\$924,900	\$732,826	\$292,474	\$100,400	0.32	\$913,981.25		KBM	13.70%
O -09-25-401-155	3462 KINGSDALE BLVD	7/5/2022	\$875,000	\$657,641	\$317,759	\$100,400	0.33	\$962,906.06		KBM	15.27%
O -09-25-401-161	3414 HUNTSMAN BLVD	2/17/2021	\$637,615	\$710,205	\$27,810	\$100,400	0.31	\$89,709.68		KBM	14.14%
O -09-25-401-166	3374 HUNTSMAN BLVD	1/7/2021	\$677,910	\$629,466	\$142,144	\$93,700	0.27	\$526,459.26		KBM	14.89%
O -09-25-401-167	3366 HUNTSMAN BLVD	12/1/2021	\$760,000	\$603,874	\$249,826	\$93,700	0.27	\$925,281.48		KBM	15.52%

Orion Township/Village of Lake Orion

Land Table KBM

O-09-25-401-168	3358 HUNTSMAN BLVD	6/17/2022	\$780,000	\$577,291	\$296,409	\$93,700	0.27	\$1,097,811.11	KBM	16.23%
O-09-25-401-170	3342 HUNTSMAN BLVD	2/22/2021	\$536,160	\$566,094	\$63,766	\$93,700	0.30	\$212,553.33	KBM	16.55%
O-09-25-401-184	3230 HUNTSMAN BLVD	10/12/2022	\$700,000	\$627,373	\$166,327	\$93,700	0.27	\$616,025.93	KBM	14.94%
O-09-25-401-196	3259 HUNTSMAN BLVD	9/8/2021	\$715,000	\$575,777	\$239,623	\$100,400	0.31	\$772,977.42	KBM	17.44%
O-09-25-401-201	927 WEBER CT	10/4/2022	\$750,000	\$578,015	\$265,685	\$93,700	0.27	\$984,018.52	KBM	16.21%
O-09-25-401-202	939 WEBER CT	11/1/2021	\$660,000	\$633,979	\$119,721	\$93,700	0.27	\$443,411.11	KBM	14.78%
O-09-25-401-214	3387 HUNTSMAN BLVD	7/13/2022	\$751,100	\$617,478	\$227,322	\$93,700	0.27	\$841,933.33	KBM	15.17%
O-09-25-401-216	3403 HUNTSMAN BLVD	7/16/2021	\$625,000	\$563,817	\$154,883	\$93,700	0.29	\$534,079.31	KBM	16.62%
O-09-25-401-218	3441 KINGSDALE BLVD	2/15/2021	\$499,675	\$522,931	\$70,444	\$93,700	0.30	\$234,813.33	KBM	17.92%

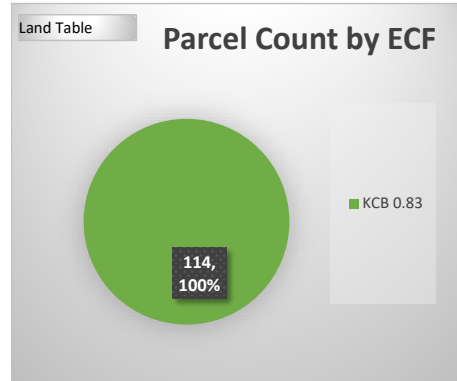
Orion Township/Village of Lake Orion

Land Table KCB

BSA DATABASE		SALES DATA	
Parcel Count	114	# of Sales	12
ECF Nbhd	KCB	Sales Ratio	46.95%
Min ECF	0.830	(Land Resid.-Est. Land Value)/Est. LV	30.72%
Max ECF	0.830	% Change	0.00%
Land Table LtoB	21.17%	Projected Land Table LtoB	21.17%
CVT LtoB	22.18%	Sales Sample Size	10.53%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$90,971	\$118,921	\$90,971
MINIMUM	\$90,971	\$118,921	\$90,971
MAXIMUM	\$90,971	\$118,921	\$90,971

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
O-09-25-402-002	1294 LARK ST	8/8/2022	\$475,000	\$418,311	\$147,660	\$90,971	0.15	\$984,400.00		KCB	21.75%
O-09-25-402-025	3297 SKYLARK CT	10/7/2021	\$451,000	\$404,016	\$137,955	\$90,971	0.24	\$574,812.50		KCB	22.52%
O-09-25-402-037	1137 LARK ST	1/25/2021	\$405,000	\$403,752	\$92,219	\$90,971	0.15	\$614,793.33		KCB	22.53%
O-09-25-402-042	1107 LARK ST	5/21/2021	\$437,900	\$424,413	\$104,458	\$90,971	0.17	\$614,458.82		KCB	21.43%
O-09-25-402-043	1101 LARK ST	2/25/2021	\$429,990	\$415,040	\$105,921	\$90,971	0.15	\$706,140.00		KCB	21.92%
O-09-25-402-045	1287 LARK ST	1/5/2021	\$410,000	\$417,357	\$83,614	\$90,971	0.16	\$522,587.50		KCB	21.80%
O-09-25-402-061	1210 LARK ST	3/5/2021	\$420,000	\$450,077	\$60,894	\$90,971	0.17	\$358,200.00		KCB	20.21%
O-09-25-402-065	1194 LARK ST	3/25/2022	\$521,000	\$427,396	\$184,575	\$90,971	0.17	\$1,085,735.29		KCB	21.28%
O-09-25-402-094	1291 CROSSBILL LN	12/6/2021	\$500,000	\$477,646	\$113,325	\$90,971	0.16	\$708,281.25		KCB	19.05%
O-09-25-402-099	1331 CROSSBILL LN	4/23/2021	\$417,580	\$428,756	\$79,795	\$90,971	0.18	\$443,305.56		KCB	21.22%
O-09-25-402-100	1339 CROSSBILL LN	8/26/2022	\$575,000	\$481,921	\$184,050	\$90,971	0.15	\$1,227,000.00		KCB	18.88%
O-09-25-402-113	1239 LARK ST	8/31/2022	\$456,000	\$414,381	\$132,590	\$90,971	0.15	\$883,933.33		KCB	21.95%

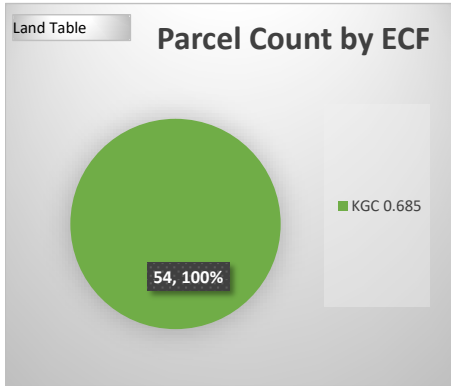
Orion Township/Village of Lake Orion

Land Table KGE

BSA DATABASE		SALES DATA	
Parcel Count	54	# of Sales	5
ECF Nbhd	KGC	Sales Ratio	45.44%
Min ECF	0.685	(Land Resid.-Est. Land Value)/Est. LV	60.06%
Max ECF	0.685	% Change	0.00%
Land Table LtoB	18.16%	Projected Land Table LtoB	18.16%
CVT LtoB	22.18%	Sales Sample Size	9.26%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$48,571	\$77,741	\$48,571
MINIMUM	\$10,945	\$17,518	\$10,945
MAXIMUM	\$86,196	\$137,963	\$86,196

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
O-09-04-426-004	42 TWEED LN	8/26/2022	\$549,000	\$411,207	\$223,989	\$86,196	0.33	\$676,703.93		KGE	20.96%
O-09-04-426-016	173 KIRKSWAY LN	3/25/2021	\$485,000	\$470,876	\$100,320	\$86,196	0.56	\$180,756.76		KGE	18.31%
O-09-04-426-017	193 KIRKSWAY LN	4/16/2021	\$570,000	\$550,930	\$105,266	\$86,196	0.38	\$279,962.77		KGE	15.65%
O-09-04-426-027	323 KIRKSWAY LN	9/21/2021	\$572,000	\$518,423	\$139,773	\$86,196	0.49	\$287,008.21		KGE	16.63%
O-09-04-426-038	272 KIRKSWAY CT	9/12/2022	\$665,000	\$630,730	\$120,466	\$86,196	0.53	\$229,459.05		KGE	13.67%

Orion Township/Village of Lake Orion

Land Table KGM

BSA DATABASE		SALES DATA	
Parcel Count	92	# of Sales	36
ECF Nbhd	KGM	Sales Ratio	37.19%
Min ECF	0.840	(Land Resid.-Est. Land Value)/Est. LV	255.42%
Max ECF	0.840	% Change	0.00%
Land Table LtoB		Projected Land Table LtoB	0.00%
CVT LtoB	22.18%	Sales Sample Size	39.13%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$59,000	\$209,698	\$59,000
MINIMUM	\$54,000	\$191,927	\$54,000
MAXIMUM	\$64,000	\$227,469	\$64,000

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
O -09-29-332-001	3517 W MADISON AVE	6/24/2022	\$375,000	\$286,185	\$142,815	\$54,000	0.05	\$2,856,300.00		PVC	18.87%
O -09-29-332-004	3571 W MADISON AVE	3/15/2021	\$285,000	\$282,379	\$56,621	\$54,000	0.05	\$1,132,420.00		PVC	19.12%
O -09-31-202-003	4117 AVERY RD	8/4/2022	\$546,340	\$429,361	\$170,979	\$54,000	0.38	\$448,763.78		PVC	12.58%
O -09-31-202-004	4121 AVERY RD	6/8/2022	\$503,565	\$393,589	\$163,976	\$54,000	0.38	\$430,383.20		PVC	13.72%
O -09-31-202-005	4125 AVERY RD	5/12/2022	\$608,490	\$465,816	\$196,674	\$54,000	0.38	\$516,204.72		PVC	11.59%
O -09-31-202-006	4129 AVERY RD	5/6/2022	\$516,540	\$400,990	\$169,550	\$54,000	0.38	\$445,013.12		PVC	13.47%
O -09-31-202-008	4301 SILICA DR	8/19/2022	\$547,420	\$448,744	\$152,676	\$54,000	0.38	\$400,724.41		PVC	12.03%
O -09-31-202-009	4305 SILICA DR	10/26/2022	\$533,555	\$385,961	\$201,594	\$54,000	0.38	\$529,118.11		PVC	13.99%
O -09-31-202-010	4309 SILICA DR	10/26/2022	\$481,340	\$331,272	\$204,068	\$54,000	0.38	\$535,611.55		PVC	16.30%
O -09-31-202-011	4313 SILICA DR	10/27/2022	\$552,990	\$419,697	\$187,293	\$54,000	0.38	\$491,582.68		PVC	12.87%
O -09-31-202-033	4376 SILICA DR	12/22/2022	\$600,080	\$464,590	\$189,490	\$54,000	0.38	\$497,349.08		PVC	11.62%
O -09-31-202-034	4372 SILICA DR	11/18/2022	\$642,640	\$441,385	\$255,255	\$54,000	0.38	\$669,960.63		PVC	12.23%
O -09-31-202-035	4368 SILICA DR	11/23/2022	\$650,930	\$455,828	\$249,102	\$54,000	0.38	\$653,811.02		PVC	11.85%
O -09-31-202-036	4364 SILICA DR	12/19/2022	\$584,640	\$406,413	\$232,227	\$54,000	0.38	\$609,519.69		PVC	13.29%
O -09-31-202-037	4360 SILICA DR	12/23/2022	\$676,155	\$501,802	\$228,353	\$54,000	0.38	\$599,351.71		PVC	10.76%
O -09-31-202-045	4328 SILICA DR	12/9/2022	\$521,915	\$301,400	\$274,515	\$54,000	0.38	\$720,511.81		PVC	17.92%
O -09-31-202-046	4324 SILICA DR	10/21/2022	\$437,720	\$316,243	\$175,477	\$54,000	0.38	\$460,569.55		PVC	17.08%
O -09-31-202-048	4145 AVERY RD	9/30/2022	\$509,315	\$424,403	\$138,912	\$54,000	0.38	\$364,598.43		PVC	12.72%
O -09-31-202-049	4149 AVERY RD	9/27/2022	\$468,915	\$286,103	\$236,812	\$54,000	0.38	\$621,553.81		PVC	18.87%
O -09-31-202-050	4153 AVERY RD	9/29/2022	\$455,720	\$330,634	\$179,086	\$54,000	0.38	\$470,041.99		PVC	16.33%
O -09-31-202-052	4161 AVERY RD	11/28/2022	\$522,485	\$358,449	\$218,036	\$54,000	0.38	\$572,272.97		PVC	15.06%

Orion Township/Village of Lake Orion

Land Table KGM

O-09-31-202-054	4169 AVERY RD	12/15/2022	\$484,565	\$302,360	\$236,205	\$54,000	0.38	\$619,960.63	PVC	17.86%
O-09-31-202-056	4177 AVERY RD	11/28/2022	\$532,765	\$312,860	\$273,905	\$54,000	0.38	\$718,910.76	PVC	17.26%
O-09-31-202-057	4170 AVERY RD	7/20/2022	\$539,710	\$402,586	\$191,124	\$54,000	0.38	\$501,637.80	PVC	13.41%
O-09-31-202-058	4166 AVERY RD	9/22/2022	\$640,090	\$510,609	\$183,481	\$54,000	0.38	\$481,577.43	PVC	10.58%
O-09-31-202-059	4162 AVERY RD	9/26/2022	\$644,810	\$409,233	\$289,577	\$54,000	0.38	\$760,044.62	PVC	13.20%
O-09-31-202-060	4158 AVERY RD	6/28/2022	\$619,365	\$459,028	\$214,337	\$54,000	0.38	\$562,564.30	PVC	11.76%
O-09-31-202-061	4154 AVERY RD	8/24/2022	\$539,695	\$431,104	\$162,591	\$54,000	0.38	\$426,748.03	PVC	12.53%
O-09-31-202-062	4150 AVERY RD	6/7/2022	\$513,675	\$415,523	\$152,152	\$54,000	0.38	\$399,349.08	PVC	13.00%
O-09-31-202-063	4146 AVERY RD	5/27/2022	\$503,095	\$439,622	\$117,473	\$54,000	0.38	\$308,328.08	PVC	12.28%
O-09-31-202-064	4142 AVERY RD	7/14/2022	\$534,715	\$433,710	\$155,005	\$54,000	0.38	\$406,837.27	PVC	12.45%
O-09-31-202-065	4138 AVERY RD	9/23/2022	\$599,990	\$415,842	\$238,148	\$54,000	0.38	\$625,060.37	PVC	12.99%
O-09-31-202-066	4134 AVERY RD	5/26/2022	\$549,190	\$429,716	\$173,474	\$54,000	0.38	\$455,312.34	PVC	12.57%
O-09-31-202-067	4130 AVERY RD	5/24/2022	\$547,045	\$429,820	\$171,225	\$54,000	0.38	\$449,409.45	PVC	12.56%
O-09-31-202-068	4126 AVERY RD	6/30/2022	\$504,840	\$406,684	\$152,156	\$54,000	0.38	\$399,359.58	PVC	13.28%
O-09-31-202-069	4122 AVERY RD	8/25/2022	\$603,965	\$482,968	\$174,997	\$54,000	0.38	\$459,309.71	PVC	11.18%

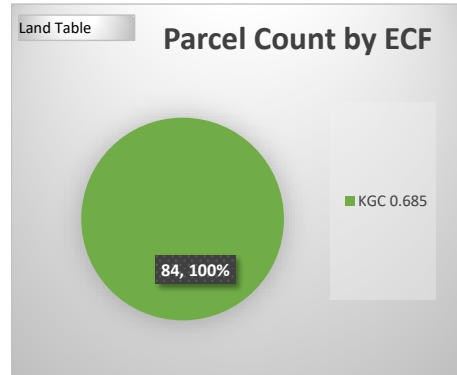
Orion Township/Village of Lake Orion

Land Table KGW

BSA DATABASE		SALES DATA	
Parcel Count	84	# of Sales	27
ECF Nbhd	KGC	Sales Ratio	45.86%
Min ECF	0.685	(Land Resid.-Est. Land Value)/Est. LV	57.17%
Max ECF	0.685	% Change	0.00%
Land Table LtoB	14.23%	Projected Land Table LtoB	14.23%
CVT LtoB	22.18%	Sales Sample Size	32.14%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$64,619	\$101,561	\$64,619
MINIMUM	\$57,622	\$90,564	\$57,622
MAXIMUM	\$71,616	\$112,559	\$71,616

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
O -09-04-301-067	98 CROSBIE CT	7/15/2022	\$444,036	\$303,533	\$198,125	\$57,622	0.22	\$913,018.43		KGW	18.98%
O -09-04-301-040	425 GREENAN LN	9/22/2022	\$767,500	\$548,365	\$290,751	\$71,616	0.26	\$1,101,329.55		KGW	13.06%
O -09-04-301-019	211 GREENAN LN	9/30/2022	\$462,821	\$336,199	\$198,238	\$71,616	0.27	\$734,214.81		KGW	21.30%
O -09-04-301-066	110 CROSBIE CT	3/31/2022	\$432,037	\$314,283	\$175,376	\$57,622	0.22	\$808,184.33		KGW	18.33%
O -09-04-301-058	204 GREENAN LN	7/19/2022	\$579,000	\$464,850	\$171,772	\$57,622	0.36	\$483,864.79		KGW	12.40%
O -09-04-301-022	235 GREENAN LN	2/16/2022	\$413,180	\$340,808	\$143,988	\$71,616	0.28	\$517,942.45		KGW	21.01%
O -09-04-301-047	270 GREENAN LN	9/30/2021	\$393,932	\$328,642	\$136,906	\$71,616	0.28	\$488,950.00		KGW	21.79%
O -09-04-301-013	2204 ALTON LN	1/31/2022	\$363,169	\$312,240	\$108,551	\$57,622	0.26	\$417,503.85		KGW	18.45%
O -09-04-301-048	2203 GREENAN CT	7/9/2021	\$361,445	\$316,347	\$102,720	\$57,622	0.26	\$393,563.22		KGW	18.21%
O -09-04-301-071	85 CROSBIE CT	1/29/2021	\$350,000	\$309,594	\$98,028	\$57,622	0.27	\$360,397.06		KGW	18.61%
O -09-04-301-079	84 GREENAN LN	5/23/2022	\$463,608	\$415,068	\$106,162	\$57,622	0.26	\$408,315.38		KGW	13.88%
O -09-04-301-038	401 GREENAN LN	4/30/2021	\$495,000	\$452,449	\$114,167	\$71,616	0.30	\$384,400.67		KGW	15.83%
O -09-04-301-033	2171 CRAIGEND LN	5/21/2021	\$365,034	\$334,177	\$102,473	\$71,616	0.26	\$400,285.16		KGW	21.43%
O -09-04-301-011	131 GREENAN LN	4/30/2021	\$637,000	\$583,413	\$125,203	\$71,616	0.26	\$483,409.27		KGW	12.28%
O -09-04-301-083	2198 PRESTWICK LN	12/21/2022	\$439,165	\$415,823	\$80,964	\$57,622	0.24	\$340,184.87		KGW	13.86%
O -09-04-301-004	47 GREENAN LN	5/27/2021	\$575,000	\$548,818	\$97,798	\$71,616	0.25	\$394,346.77		KGW	13.05%
O -09-04-301-057	2220 TURNBERRY CT	5/14/2021	\$490,150	\$481,830	\$79,936	\$71,616	0.35	\$228,388.57		KGW	14.86%
O -09-04-301-051	2210 GREENAN CT	4/5/2022	\$425,617	\$420,189	\$77,044	\$71,616	0.25	\$310,661.29		KGW	17.04%
O -09-04-301-075	133 CROSBIE CT	9/30/2021	\$572,500	\$565,526	\$64,596	\$57,622	0.29	\$225,860.14		KGW	10.19%
O -09-04-301-021	213 SANDHILLS LN	5/13/2022	\$505,280	\$499,951	\$76,945	\$71,616	0.35	\$221,106.32		KGW	14.32%
O -09-04-301-060	180 GREENAN LN	7/23/2021	\$325,649	\$330,252	\$67,013	\$71,616	0.26	\$257,742.31		KGW	21.69%

Orion Township/Village of Lake Orion

Land Table KGW

O-09-04-301-044	430 GREENAN LN	7/30/2021	\$416,180	\$431,287	\$56,509	\$71,616	0.33	\$170,207.83	KGW	16.61%
O-09-04-301-054	224 GREENAN LN	3/2/2022	\$389,796	\$409,469	\$37,949	\$57,622	0.30	\$125,658.94	KGW	14.07%
O-09-04-301-034	379 CRAIGEND CT	1/21/2022	\$372,928	\$397,065	\$18,833	\$42,970	0.37	\$50,762.80	KGW	10.82%
O-09-04-301-056	2223 TURNBERRY CT	6/28/2021	\$341,673	\$371,441	\$41,848	\$71,616	0.25	\$165,407.11	KGW	19.28%
O-09-04-301-035	378 CRAIGEND CT	12/23/2021	\$402,850	\$454,103	\$20,363	\$71,616	0.33	\$61,706.06	KGW	15.77%
O-09-04-301-076	145 CROSBIE CT	8/18/2021	\$308,380	\$406,137	-\$40,135	\$57,622	0.26	-\$154,365.38	KGW	14.19%

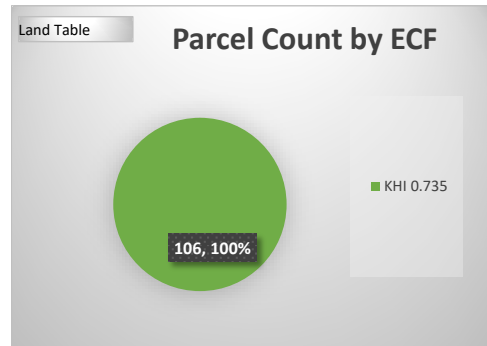
Orion Township/Village of Lake Orion

Land Table KHI

BSA DATABASE		SALES DATA	
Parcel Count	106	# of Sales	14
ECF Nbhd	KHI	Sales Ratio	46.08%
Min ECF	0.735	(Land Resid.-Est. Land Value)/Est. LV	56.91%
Max ECF	0.735	% Change	5.00%
Land Table LtoB	14.66%	Projected Land Table LtoB	15.40%
CVT LtoB	22.18%	Sales Sample Size	13.21%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$79,356	\$124,518	\$83,324
MINIMUM	\$79,356	\$124,518	\$83,324
MAXIMUM	\$79,356	\$124,518	\$83,324

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
O-09-07-226-022	3636 PARK MEADOW DR	8/27/2021	\$565,000	\$512,716	\$131,640	\$79,356	0.57	\$229,337.98		KHI	15.48%
O-09-07-226-032	3713 BARN MEADOW CT	6/14/2021	\$565,000	\$543,779	\$100,577	\$79,356	1.05	\$95,696.48		KHI	14.59%
O-09-07-226-033	3719 BARN MEADOW LN	8/1/2022	\$585,000	\$538,902	\$125,454	\$79,356	0.92	\$136,660.13		KHI	14.73%
O-09-08-151-001	3612 PARK MEADOW DR	1/22/2022	\$552,000	\$535,916	\$95,440	\$79,356	0.50	\$189,365.08		KHI	14.81%
O-09-08-151-022	3589 PARK MEADOW DR	1/15/2021	\$400,000	\$463,521	\$15,835	\$79,356	0.59	\$27,022.18		KHI	17.12%
O-09-08-151-033	3346 PARK MEADOW DR	5/2/2022	\$530,000	\$501,580	\$107,776	\$79,356	0.51	\$210,500.00		KHI	15.82%
O-09-08-151-039	3266 PARK MEADOW DR	6/24/2022	\$670,000	\$623,664	\$125,692	\$79,356	0.93	\$135,883.24		KHI	12.72%
O-09-08-151-045	3194 PARK MEADOW DR	4/28/2022	\$642,000	\$536,275	\$185,081	\$79,356	0.47	\$393,789.36		KHI	14.80%
O-09-08-151-055	3117 PARK MEADOW DR	8/12/2022	\$675,000	\$610,415	\$143,941	\$79,356	0.84	\$172,384.43		KHI	13.00%
O-09-08-151-062	3215 WOODVIEW CIR	7/22/2022	\$634,900	\$535,573	\$178,683	\$79,356	0.50	\$360,247.98		KHI	14.82%
O-09-08-151-069	3287 WOODVIEW CIR	2/18/2021	\$500,000	\$511,845	\$67,511	\$79,356	0.84	\$80,562.05		KHI	15.50%
O-09-08-151-080	3361 PARK MEADOW DR	8/31/2022	\$600,000	\$488,973	\$190,383	\$79,356	0.48	\$395,806.65		KHI	16.23%
O-09-08-151-081	3373 PARK MEADOW DR	8/6/2021	\$525,000	\$491,580	\$112,776	\$79,356	0.48	\$234,950.00		KHI	16.14%
O-09-08-151-087	3429 PARK MEADOW DR	6/7/2021	\$625,000	\$541,887	\$162,469	\$79,356	0.51	\$318,566.67		KHI	14.64%

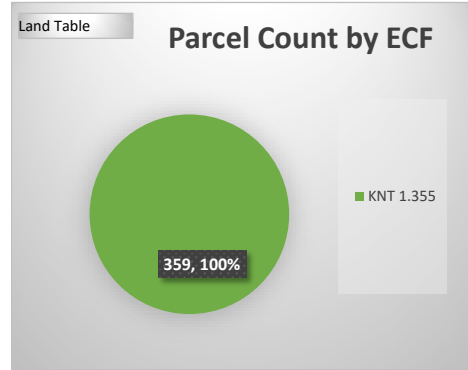
Orion Township/Village of Lake Orion

Land Table KNT

BSA DATABASE		SALES DATA	
Parcel Count	359	# of Sales	85
ECF Nbhd	KNT	Sales Ratio	46.09%
Min ECF	1.355	(Land Resid.-Est. Land Value)/Est. LV	34.95%
Max ECF	1.355	% Change	15.00%
Land Table LtoB	24.38%	Projected Land Table LtoB	28.04%
CVT LtoB	22.18%	Sales Sample Size	23.68%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$28,363	\$38,277	\$32,617
MINIMUM	\$28,363	\$38,277	\$32,617
MAXIMUM	\$28,363	\$38,277	\$32,617

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
O-09-29-226-007	2613 THORNBRIER CT	2/23/2021	\$125,000	\$119,397	\$33,966	\$28,363	1.00	\$33,966.00		KNT	23.76%
O-09-29-226-014	2621 THORNBRIER CT	5/4/2021	\$117,900	\$117,124	\$29,139	\$28,363	1.00	\$29,139.00		KNT	24.22%
O-09-29-226-018	2631 THORNBRIER CT	7/21/2022	\$145,000	\$117,124	\$56,239	\$28,363	1.00	\$56,239.00		KNT	24.22%
O-09-29-226-019	2633 THORNBRIER CT	4/6/2021	\$125,000	\$119,162	\$34,201	\$28,363	1.00	\$34,201.00		KNT	23.80%
O-09-29-226-020	2635 THORNBRIER CT	9/30/2022	\$150,000	\$128,221	\$50,142	\$28,363	1.00	\$50,142.00		KNT	22.12%
O-09-29-226-021	2637 THORNBRIER CT	4/30/2021	\$136,000	\$97,517	\$66,846	\$28,363	1.00	\$66,846.00		KNT	29.09%
O-09-29-226-024	2643 THORNBRIER CT	10/22/2021	\$124,900	\$120,579	\$32,684	\$28,363	1.00	\$32,684.00		KNT	23.52%
O-09-29-226-030	2651 PINERIDGE CT	4/15/2021	\$122,000	\$117,124	\$33,239	\$28,363	1.00	\$33,239.00		KNT	24.22%
O-09-29-226-031	2653 PINERIDGE CT	10/13/2022	\$137,500	\$119,162	\$46,701	\$28,363	1.00	\$46,701.00		KNT	23.80%
O-09-29-226-032	2655 PINERIDGE CT	10/26/2021	\$135,000	\$119,544	\$43,819	\$28,363	1.00	\$43,819.00		KNT	23.73%
O-09-29-226-033	2657 PINERIDGE CT	2/17/2022	\$132,000	\$95,876	\$64,487	\$28,363	1.00	\$64,487.00		KNT	29.58%
O-09-29-226-046	2632 WILDWOOD CT	9/9/2021	\$130,000	\$123,804	\$34,559	\$28,363	1.00	\$34,559.00		KNT	22.91%
O-09-29-226-049	2638 WILDWOOD CT	2/23/2021	\$116,000	\$95,876	\$48,487	\$28,363	1.00	\$48,487.00		KNT	29.58%
O-09-29-226-052	2614 WILDWOOD CT	2/4/2021	\$91,500	\$119,162	\$701	\$28,363	1.00	\$701.00		KNT	23.80%
O-09-29-226-053	2612 WILDWOOD CT	4/18/2022	\$135,000	\$95,876	\$67,487	\$28,363	1.00	\$67,487.00		KNT	29.58%
O-09-29-226-062	2652 WILDWOOD CT	6/11/2021	\$137,000	\$117,124	\$48,239	\$28,363	1.00	\$48,239.00		KNT	24.22%
O-09-29-226-064	2656 WILDWOOD CT	8/8/2022	\$125,000	\$119,162	\$34,201	\$28,363	1.00	\$34,201.00		KNT	23.80%
O-09-29-226-072	2666 WILDWOOD CT	7/8/2021	\$132,000	\$120,540	\$39,823	\$28,363	1.00	\$39,823.00		KNT	23.53%
O-09-29-226-073	2668 WILDWOOD CT	8/31/2022	\$160,000	\$95,876	\$92,487	\$28,363	1.00	\$92,487.00		KNT	29.58%
O-09-29-226-079	2814 WILLOW CT	11/12/2021	\$110,000	\$119,162	\$19,201	\$28,363	1.00	\$19,201.00		KNT	23.80%
O-09-29-226-086	2797 FOX HOLLOW CT	3/28/2022	\$145,000	\$117,124	\$56,239	\$28,363	1.00	\$56,239.00		KNT	24.22%
O-09-29-226-092	2715 FOX HOLLOW CT	3/5/2021	\$125,623	\$119,162	\$34,824	\$28,363	1.00	\$34,824.00		KNT	23.80%

Orion Township/Village of Lake Orion

Land Table KNT

O-09-29-226-097	2781 FOX HOLLOW CT	7/22/2022	\$139,000	\$95,952	\$71,411	\$28,363	1.00	\$71,411.00	KNT	29.56%
O-09-29-226-103	2733 FOX HOLLOW CT	1/21/2022	\$130,000	\$129,214	\$29,149	\$28,363	1.00	\$29,149.00	KNT	21.95%
O-09-29-226-106	2777 FOX HOLLOW CT	8/18/2022	\$145,000	\$118,765	\$54,598	\$28,363	1.00	\$54,598.00	KNT	23.88%
O-09-29-226-108	2773 FOX HOLLOW CT	12/16/2021	\$129,900	\$121,607	\$36,656	\$28,363	1.00	\$36,656.00	KNT	23.32%
O-09-29-226-128	2873 GLENWOOD CT	9/13/2021	\$130,000	\$119,544	\$38,819	\$28,363	1.00	\$38,819.00	KNT	23.73%
O-09-29-226-130	2901 ROCKFORD CT	6/21/2021	\$127,000	\$117,124	\$38,239	\$28,363	1.00	\$38,239.00	KNT	24.22%
O-09-29-226-141	2817 GLENWOOD CT	11/5/2021	\$115,000	\$98,094	\$45,269	\$28,363	1.00	\$45,269.00	KNT	28.91%
O-09-29-226-143	2865 GLENWOOD CT	8/30/2022	\$135,000	\$119,162	\$44,201	\$28,363	1.00	\$44,201.00	KNT	23.80%
O-09-29-226-144	2863 GLENWOOD CT	3/30/2021	\$90,000	\$119,162	-\$799	\$28,363	1.00	-\$799.00	KNT	23.80%
O-09-29-226-150	2831 GLENWOOD CT	8/20/2021	\$120,000	\$127,553	\$20,810	\$28,363	1.00	\$20,810.00	KNT	22.24%
O-09-29-226-154	2841 GLENWOOD CT	10/22/2021	\$125,000	\$117,124	\$36,239	\$28,363	1.00	\$36,239.00	KNT	24.22%
O-09-29-226-156	2845 GLENWOOD CT	10/1/2021	\$135,000	\$121,607	\$41,756	\$28,363	1.00	\$41,756.00	KNT	23.32%
O-09-29-226-161	2851 GLENWOOD CT	8/23/2021	\$115,000	\$95,876	\$47,487	\$28,363	1.00	\$47,487.00	KNT	29.58%
O-09-29-226-165	2927 ROCKFORD CT	5/10/2021	\$125,000	\$95,876	\$57,487	\$28,363	1.00	\$57,487.00	KNT	29.58%
O-09-29-226-170	2922 MEADOWBROOK CT	7/19/2021	\$100,000	\$123,414	\$4,949	\$28,363	1.00	\$4,949.00	KNT	22.98%
O-09-29-226-174	3146 BEECHTREE CT	3/22/2021	\$127,000	\$121,418	\$33,945	\$28,363	1.00	\$33,945.00	KNT	23.36%
O-09-29-226-179	3172 BEECHTREE CT	8/9/2021	\$130,000	\$121,380	\$36,983	\$28,363	1.00	\$36,983.00	KNT	23.37%
O-09-29-226-182	2908 MEADOWBROOK CT	6/30/2021	\$137,000	\$118,892	\$46,471	\$28,363	1.00	\$46,471.00	KNT	23.86%
O-09-29-226-184	2904 MEADOWBROOK CT	1/20/2021	\$110,000	\$119,162	\$19,201	\$28,363	1.00	\$19,201.00	KNT	23.80%
O-09-29-226-185	2902 MEADOWBROOK CT	10/11/2022	\$124,900	\$95,876	\$57,387	\$28,363	1.00	\$57,387.00	KNT	29.58%
O-09-29-226-186	2932 MEADOWBROOK CT	2/24/2021	\$126,900	\$118,892	\$36,371	\$28,363	1.00	\$36,371.00	KNT	23.86%
O-09-29-226-188	2936 MEADOWBROOK CT	1/5/2021	\$97,000	\$119,162	\$6,201	\$28,363	1.00	\$6,201.00	KNT	23.80%
O-09-29-226-189	2938 MEADOWBROOK CT	12/20/2022	\$140,000	\$95,876	\$72,487	\$28,363	1.00	\$72,487.00	KNT	29.58%
O-09-29-226-209	2951 ROCKFORD CT	6/11/2021	\$115,000	\$95,876	\$47,487	\$28,363	1.00	\$47,487.00	KNT	29.58%
O-09-29-226-210	2947 ROCKFORD CT	2/11/2021	\$117,000	\$114,920	\$30,443	\$28,363	1.00	\$30,443.00	KNT	24.68%
O-09-29-226-212	2943 ROCKFORD CT	4/12/2021	\$125,000	\$119,544	\$33,819	\$28,363	1.00	\$33,819.00	KNT	23.73%
O-09-29-226-217	2997 MAPLEWOOD CT	10/6/2021	\$121,000	\$95,876	\$53,487	\$28,363	1.00	\$53,487.00	KNT	29.58%
O-09-29-226-223	3003 MAPLEWOOD CT	4/14/2022	\$132,500	\$119,162	\$41,701	\$28,363	1.00	\$41,701.00	KNT	23.80%
O-09-29-226-224	3005 MAPLEWOOD CT	8/24/2022	\$143,000	\$119,544	\$51,819	\$28,363	1.00	\$51,819.00	KNT	23.73%
O-09-29-226-233	3021 MAPLEWOOD CT	3/1/2021	\$113,000	\$95,876	\$45,487	\$28,363	1.00	\$45,487.00	KNT	29.58%
O-09-29-226-238	3037 MAPLEWOOD CT	6/28/2021	\$139,000	\$117,124	\$50,239	\$28,363	1.00	\$50,239.00	KNT	24.22%
O-09-29-226-244	3045 OAKRIDGE CT	9/9/2022	\$139,000	\$119,162	\$48,201	\$28,363	1.00	\$48,201.00	KNT	23.80%
O-09-29-226-245	3047 OAKRIDGE CT	5/21/2021	\$117,000	\$95,876	\$49,487	\$28,363	1.00	\$49,487.00	KNT	29.58%
O-09-29-226-250	3077 OAKRIDGE CT	3/19/2021	\$113,000	\$118,828	\$22,535	\$28,363	1.00	\$22,535.00	KNT	23.87%
O-09-29-226-252	3073 OAKRIDGE CT	4/15/2022	\$133,000	\$118,458	\$42,905	\$28,363	1.00	\$42,905.00	KNT	23.94%
O-09-29-226-254	3111 SUNNYSIDE CT	2/4/2022	\$140,000	\$120,537	\$47,826	\$28,363	1.00	\$47,826.00	KNT	23.53%
O-09-29-226-255	3113 SUNNYSIDE CT	3/14/2022	\$131,000	\$124,354	\$35,009	\$28,363	1.00	\$35,009.00	KNT	22.81%
O-09-29-226-257	3117 SUNNYSIDE CT	2/4/2022	\$125,000	\$95,980	\$57,383	\$28,363	1.00	\$57,383.00	KNT	29.55%
O-09-29-226-264	3133 SUNNYSIDE CT	6/7/2021	\$126,000	\$122,651	\$31,712	\$28,363	1.00	\$31,712.00	KNT	23.12%
O-09-29-226-273	3151 SUNNYSIDE CT	4/23/2021	\$116,000	\$107,174	\$37,189	\$28,363	1.00	\$37,189.00	KNT	26.46%
O-09-29-226-276	3105 SUNNYSIDE CT	2/7/2022	\$118,000	\$123,048	\$23,315	\$28,363	1.00	\$23,315.00	KNT	23.05%
O-09-29-226-278	3087 OAKRIDGE CT	12/6/2022	\$138,000	\$118,828	\$47,535	\$28,363	1.00	\$47,535.00	KNT	23.87%
O-09-29-226-279	3085 OAKRIDGE CT	8/20/2021	\$103,000	\$120,904	\$10,459	\$28,363	1.00	\$10,459.00	KNT	23.46%
O-09-29-226-288	3104 BEECHTREE CT	1/26/2021	\$120,000	\$136,619	\$11,744	\$28,363	1.00	\$11,744.00	KNT	20.76%
O-09-29-226-295	3184 BEECHTREE CT	8/12/2022	\$138,900	\$136,619	\$30,644	\$28,363	1.00	\$30,644.00	KNT	20.76%
O-09-29-226-296	3182 BEECHTREE CT	10/28/2022	\$125,000	\$136,619	\$16,744	\$28,363	1.00	\$16,744.00	KNT	20.76%
O-09-29-226-300	3234 BIRCHCREEK CT	7/18/2022	\$154,500	\$136,619	\$46,244	\$28,363	1.00	\$46,244.00	KNT	20.76%
O-09-29-226-301	3232 BIRCHCREEK CT	5/7/2021	\$120,000	\$110,814	\$37,549	\$28,363	1.00	\$37,549.00	KNT	25.60%
O-09-29-226-302	3222 BIRCHCREEK CT	5/10/2022	\$107,000	\$136,149	-\$786	\$28,363	1.00	-\$786.00	KNT	20.83%
O-09-29-226-303	3224 BIRCHCREEK CT	7/19/2021	\$115,000	\$136,619	\$6,744	\$28,363	1.00	\$6,744.00	KNT	20.76%
O-09-29-226-304	3226 BIRCHCREEK CT	12/3/2021	\$127,500	\$137,076	\$18,787	\$28,363	1.00	\$18,787.00	KNT	20.69%

Orion Township/Village of Lake Orion

Land Table KNT

O-09-29-226-305	3228 BIRCHCREEK CT	12/10/2021	\$120,000	\$108,859	\$39,504	\$28,363	1.00	\$39,504.00	KNT	26.05%
O-09-29-226-317	3161 SUNNYSIDE CT	5/19/2021	\$127,000	\$108,891	\$46,472	\$28,363	1.00	\$46,472.00	KNT	26.05%
O-09-29-226-321	3201 HEATHERSTONE CT	3/9/2022	\$110,000	\$108,859	\$29,504	\$28,363	1.00	\$29,504.00	KNT	26.05%
O-09-29-226-330	3247 NORTHFIELD CT	6/14/2022	\$157,000	\$135,485	\$49,878	\$28,363	1.00	\$49,878.00	KNT	20.93%
O-09-29-226-332	3243 NORTHFIELD CT	11/4/2021	\$126,895	\$137,076	\$18,182	\$28,363	1.00	\$18,182.00	KNT	20.69%
O-09-29-226-337	3251 NORTHFIELD CT	8/27/2021	\$135,000	\$108,859	\$54,504	\$28,363	1.00	\$54,504.00	KNT	26.05%
O-09-29-226-338	3221 NORTHFIELD CT	12/14/2022	\$135,000	\$134,194	\$29,169	\$28,363	1.00	\$29,169.00	KNT	21.14%
O-09-29-226-342	3252 BIRCHCREEK CT	12/30/2021	\$125,000	\$134,194	\$19,169	\$28,363	1.00	\$19,169.00	KNT	21.14%
O-09-29-226-354	3150 BEECHTREE CT	7/29/2022	\$136,000	\$118,828	\$45,535	\$28,363	1.00	\$45,535.00	KNT	23.87%
O-09-29-226-355	3152 BEECHTREE CT	4/22/2021	\$134,000	\$121,960	\$40,403	\$28,363	1.00	\$40,403.00	KNT	23.26%
O-09-29-226-357	3156 BEECHTREE CT	3/23/2021	\$108,000	\$97,672	\$38,691	\$28,363	1.00	\$38,691.00	KNT	29.04%
O-09-29-226-362	3092 BEECHTREE CT	12/8/2021	\$136,000	\$140,572	\$23,791	\$28,363	1.00	\$23,791.00	KNT	20.18%

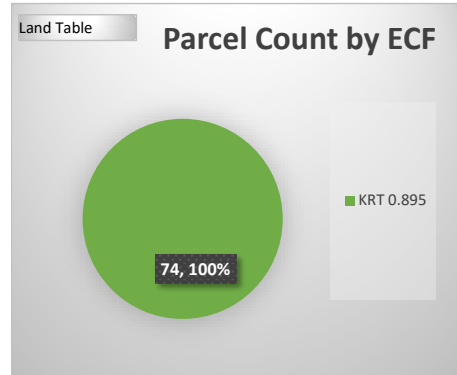
Orion Township/Village of Lake Orion

Land Table KRT

BSA DATABASE		SALES DATA	
Parcel Count	74	# of Sales	8
ECF Nbhd	KRT	Sales Ratio	46.41%
Min ECF	0.895	(Land Resid.-Est. Land Value)/Est. LV	45.22%
Max ECF	0.895	% Change	5.00%
Land Table LtoB	16.56%	Projected Land Table LtoB	17.39%
CVT LtoB	22.18%	Sales Sample Size	10.81%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$71,322	\$103,577	\$74,888
MINIMUM	\$60,060	\$87,222	\$63,063
MAXIMUM	\$82,583	\$119,931	\$86,712

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
O -09-04-402-006	63 BURNIAH LN	7/3/2022	\$425,000	\$368,253	\$135,576	\$78,829	1.00	\$135,576.00		KRT	21.41%
O -09-04-402-012	93 BURNIAH LN	6/10/2021	\$535,000	\$508,343	\$105,486	\$78,829	1.00	\$105,486.00		KRT	15.51%
O -09-04-402-019	131 BURNIAH LN	10/22/2021	\$465,000	\$432,604	\$111,225	\$78,829	1.00	\$111,225.00		KRT	18.22%
O -09-04-402-023	151 BURNIAH LN	9/9/2021	\$440,000	\$424,913	\$93,916	\$78,829	1.00	\$93,916.00		KRT	18.55%
O -09-04-402-026	150 BURNIAH LN	5/4/2021	\$350,000	\$352,646	\$57,414	\$60,060	1.00	\$57,414.00		KRT	17.03%
O -09-04-402-027	142 BURNIAH LN	5/2/2022	\$410,000	\$375,444	\$94,616	\$60,060	1.00	\$94,616.00		KRT	16.00%
O -09-04-402-032	120 BURNIAH LN	5/31/2022	\$405,000	\$368,472	\$96,588	\$60,060	1.00	\$96,588.00		KRT	16.30%
O -09-04-402-053	74 SANDHILLS LN	5/26/2022	\$542,000	\$484,982	\$128,340	\$71,322	1.00	\$128,340.00		KRT	14.71%

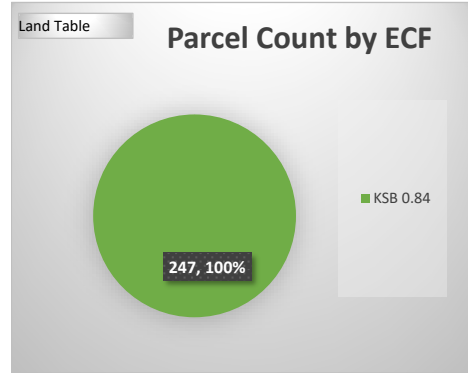
Orion Township/Village of Lake Orion

Land Table KSB

BSA DATABASE		SALES DATA	
Parcel Count	247	# of Sales	23
ECF Nbhd	KSB	Sales Ratio	44.56%
Min ECF	0.840	(Land Resid.-Est. Land Value)/Est. LV	81.03%
Max ECF	0.840	% Change	5.00%
Land Table LtoB	14.44%	Projected Land Table LtoB	15.16%
CVT LtoB	22.18%	Sales Sample Size	9.31%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$64,096	\$116,030	\$67,301
MINIMUM	\$56,476	\$102,236	\$59,300
MAXIMUM	\$70,819	\$128,200	\$74,360

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
O -09-25-301-024	3530 KOSSUTH RD	9/24/2021	\$351,000	\$333,047	\$79,808	\$61,855	0.35	\$226,727.27		KSB	18.57%
O -09-25-301-025	3508 KOSSUTH RD	9/23/2022	\$475,000	\$388,851	\$148,004	\$61,855	0.35	\$427,757.23		KSB	15.91%
O -09-25-301-031	3441 KOSSUTH CT	6/14/2021	\$493,000	\$429,866	\$133,953	\$70,819	1.35	\$99,445.43		KSB	16.47%
O -09-25-352-015	3840 KOSSUTH RD	9/29/2021	\$510,000	\$444,393	\$133,737	\$68,130	0.57	\$235,867.72		KSB	15.33%
O -09-25-352-027	3932 KELSEY RD	9/7/2021	\$401,000	\$341,855	\$123,241	\$64,096	0.42	\$291,349.88		KSB	18.75%
O -09-25-352-028	3940 KELSEY RD	7/15/2021	\$374,000	\$347,975	\$90,121	\$64,096	0.41	\$219,272.51		KSB	18.42%
O -09-25-352-029	3948 KELSEY RD	2/22/2021	\$443,000	\$379,231	\$131,899	\$68,130	0.57	\$230,592.66		KSB	17.97%
O -09-25-352-033	3980 KELSEY RD	6/17/2021	\$365,000	\$353,455	\$73,400	\$61,855	0.33	\$220,420.42		KSB	17.50%
O -09-25-352-039	3999 BALD MOUNTAIN RD	6/4/2021	\$399,900	\$367,621	\$100,409	\$68,130	0.58	\$172,524.06		KSB	18.53%
O -09-25-352-040	3986 FIELDVIEW RD	8/5/2022	\$415,000	\$359,979	\$119,117	\$64,096	0.44	\$268,281.53		KSB	17.81%
O -09-25-353-002	3819 LAKERIDGE CT	3/31/2021	\$436,000	\$413,817	\$86,279	\$64,096	0.45	\$193,450.67		KSB	15.49%
O -09-25-355-005	3987 KELSEY RD	12/3/2022	\$441,000	\$408,719	\$96,377	\$64,096	0.41	\$237,381.77		KSB	15.68%
O -09-25-355-007	3950 FIELDVIEW RD	9/3/2021	\$588,000	\$535,542	\$116,554	\$64,096	0.45	\$259,008.89		KSB	11.97%
O -09-25-356-002	3901 KELSEY RD	4/28/2022	\$480,000	\$362,384	\$181,712	\$64,096	0.47	\$384,169.13		KSB	17.69%
O -09-25-377-016	3922 RED ROOT RD	5/14/2021	\$427,500	\$409,179	\$80,176	\$61,855	0.34	\$233,069.77		KSB	15.12%
O -09-25-377-026	3836 RED ROOT RD	3/21/2022	\$580,000	\$517,211	\$124,644	\$61,855	0.39	\$322,911.92		KSB	11.96%
O -09-25-377-035	1027 INDIANPIPE RD	11/23/2022	\$645,000	\$593,077	\$120,053	\$68,130	0.50	\$238,200.40		KSB	11.49%
O -09-25-379-002	1040 INDIANPIPE RD	8/23/2021	\$510,000	\$458,512	\$113,343	\$61,855	0.36	\$314,841.67		KSB	13.49%
O -09-25-380-004	3963 RED ROOT RD	5/20/2022	\$480,000	\$451,246	\$90,609	\$61,855	0.37	\$242,919.57		KSB	13.71%
O -09-25-380-005	3945 RED ROOT RD	5/26/2022	\$510,000	\$380,936	\$190,919	\$61,855	0.37	\$511,847.19		KSB	16.24%
O -09-25-380-006	3929 RED ROOT RD	9/13/2021	\$515,000	\$478,537	\$98,318	\$61,855	0.37	\$263,587.13		KSB	12.93%
O -09-25-380-010	3851 RED ROOT RD	8/18/2021	\$592,500	\$561,277	\$93,078	\$61,855	0.38	\$244,942.11		KSB	11.02%

Orion Township/Village of Lake Orion

Land Table KSB

O-09-25-380-023	3960 KAELEAF RD	1/20/2022	\$530,000	\$452,159	\$139,696	\$61,855	0.38	\$368,591.03	KSB	13.68%
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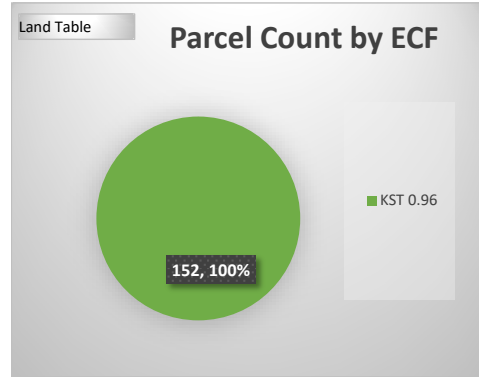
Orion Township/Village of Lake Orion

Land Table KST

BSA DATABASE		SALES DATA	
Parcel Count	152	# of Sales	13
ECF Nbhd	KST	Sales Ratio	44.43%
Min ECF	0.960	(Land Resid.-Est. Land Value)/Est. LV	79.66%
Max ECF	0.960	% Change	10.00%
Land Table LtoB	13.04%	Projected Land Table LtoB	14.35%
CVT LtoB	22.18%	Sales Sample Size	8.55%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$42,880	\$77,039	\$47,168
MINIMUM	\$35,921	\$64,537	\$39,513
MAXIMUM	\$54,574	\$98,050	\$60,031

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
O -09-22-476-018	2912 WALDON PARK DR	6/22/2021	\$420,000	\$380,079	\$80,462	\$40,541	0.89	\$90,508.44		KST	10.67%
O -09-22-476-021	2954 WALDON PARK DR	1/25/2022	\$452,500	\$391,721	\$101,320	\$40,541	0.72	\$140,527.05		KST	10.35%
O -09-28-151-005	2235 FOREST HILLS DR	2/14/2022	\$375,000	\$313,348	\$116,226	\$54,574	0.17	\$675,732.56		KST	17.42%
O -09-28-151-012	2341 FOREST HILLS DR	8/30/2021	\$325,900	\$314,170	\$66,304	\$54,574	0.22	\$297,327.35		KST	17.37%
O -09-28-151-025	3320 HICKORY DR	3/4/2022	\$400,000	\$317,222	\$137,352	\$54,574	0.19	\$726,730.16		KST	17.20%
O -09-28-151-026	3312 HICKORY DR	12/19/2022	\$365,000	\$337,473	\$82,101	\$54,574	0.17	\$471,844.83		KST	16.17%
O -09-28-151-036	2264 FOREST HILLS DR	1/18/2022	\$339,900	\$307,848	\$86,626	\$54,574	0.20	\$444,235.90		KST	17.73%
O -09-28-151-044	3345 PIN OAK DR	1/6/2022	\$360,000	\$327,571	\$87,003	\$54,574	0.23	\$371,807.69		KST	16.66%
O -09-28-151-047	3317 PIN OAK DR	9/2/2022	\$360,000	\$309,597	\$104,977	\$54,574	0.17	\$617,511.76		KST	17.63%
O -09-28-151-048	3305 PIN OAK DR	2/12/2021	\$322,800	\$350,172	\$27,202	\$54,574	0.19	\$145,465.24		KST	15.58%
O -09-28-151-072	2218 MAPLE CT	9/28/2022	\$376,500	\$309,298	\$121,776	\$54,574	0.26	\$475,687.50		KST	17.64%
O -09-28-151-082	2247 SILVER MAPLE LN	10/20/2021	\$335,000	\$280,063	\$109,511	\$54,574	0.21	\$511,733.64		KST	19.49%
O -09-29-176-001	2860 REGENCY DR	10/8/2021	\$310,000	\$276,073	\$69,848	\$35,921	0.23	\$301,068.97		KST	13.01%

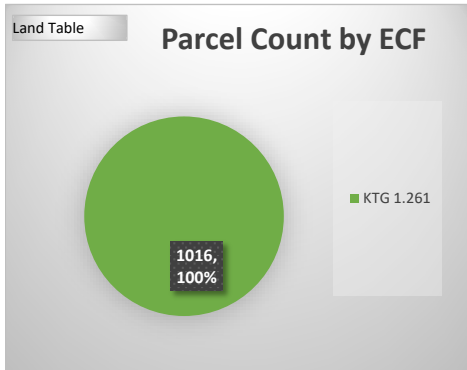
Orion Township/Village of Lake Orion

Land Table KTG

BSA DATABASE		SALES DATA	
Parcel Count	1016	# of Sales	95
ECF Nbhd	KTG	Sales Ratio	46.04%
Min ECF	1.261	(Land Resid.-Est. Land Value)/Est. LV	37.71%
Max ECF	1.261	% Change	10.00%
Land Table LtoB	23.58%	Projected Land Table LtoB	25.94%
CVT LtoB	22.18%	Sales Sample Size	9.35%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$76,655	\$105,561	\$84,320
MINIMUM	\$69,686	\$95,965	\$76,655
MAXIMUM	\$98,723	\$135,952	\$108,595

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
O-09-17-451-007	2836 CEDAR KEY DR	9/14/2021	\$305,000	\$224,399	\$156,094	\$75,493	0.35	\$447,260.75		KTG	33.64%
O-09-17-452-006	2118 PINE HARBOR LN	11/10/2022	\$450,000	\$468,025	\$55,146	\$73,171	0.25	\$221,469.88		KTG	15.63%
O-09-17-476-003	2720 CEDAR KEY DR	10/15/2021	\$428,000	\$453,892	\$49,601	\$75,493	0.34	\$147,622.02		KTG	16.63%
O-09-17-476-010	2662 CEDAR KEY DR	8/8/2022	\$418,000	\$536,521	-\$40,705	\$77,816	0.67	-\$61,210.53		KTG	14.50%
O-09-17-476-014	2628 CEDAR KEY DR	7/11/2022	\$425,000	\$367,001	\$133,492	\$75,493	0.35	\$384,703.17		KTG	20.57%
O-09-17-477-003	2711 CEDAR KEY DR	7/5/2022	\$365,000	\$318,021	\$120,150	\$73,171	0.21	\$580,434.78		KTG	23.01%
O-09-17-477-005	2695 CEDAR KEY DR	1/8/2021	\$315,000	\$322,544	\$65,627	\$73,171	0.20	\$323,285.71		KTG	22.69%
O-09-20-127-013	3052 CEDAR KEY DR	11/4/2022	\$379,000	\$370,748	\$83,745	\$75,493	0.33	\$256,100.92		KTG	20.36%
O-09-20-127-015	3028 CEDAR KEY DR	5/13/2022	\$410,000	\$307,718	\$177,775	\$75,493	0.33	\$543,654.43		KTG	24.53%
O-09-20-127-021	2956 CEDAR KEY DR	10/4/2022	\$310,000	\$222,485	\$163,008	\$75,493	0.33	\$498,495.41		KTG	33.93%
O-09-20-128-001	3117 CEDAR KEY DR	7/14/2021	\$312,500	\$274,348	\$111,323	\$73,171	0.22	\$501,454.96		KTG	26.67%
O-09-20-128-007	3003 CEDAR KEY DR	6/15/2021	\$345,000	\$301,239	\$116,932	\$73,171	0.21	\$564,888.89		KTG	24.29%
O-09-20-128-015	3024 LESSITER DR	9/3/2021	\$365,000	\$313,310	\$124,861	\$73,171	0.21	\$603,193.24		KTG	23.35%
O-09-20-129-004	3196 CEDAR KEY DR	11/17/2021	\$340,000	\$293,772	\$119,399	\$73,171	0.22	\$533,031.25		KTG	24.91%
O-09-20-129-005	3208 CEDAR KEY DR	11/16/2021	\$320,000	\$296,642	\$96,529	\$73,171	0.22	\$430,933.04		KTG	24.67%
O-09-20-130-035	3158 SANDOVAL DR	9/23/2022	\$355,000	\$310,099	\$118,072	\$73,171	0.22	\$536,690.91		KTG	23.60%
O-09-20-130-041	3020 SANDOVAL DR	6/10/2022	\$355,000	\$322,043	\$108,450	\$75,493	0.26	\$415,517.24		KTG	23.44%
O-09-20-130-043	3025 CANADA CT	7/2/2021	\$350,000	\$331,793	\$93,700	\$75,493	0.25	\$368,897.64		KTG	22.75%
O-09-20-131-006	3007 SANDOVAL DR	7/7/2022	\$349,900	\$326,165	\$96,906	\$73,171	0.23	\$417,698.28		KTG	22.43%
O-09-20-131-009	3049 SANDOVAL DR	4/1/2022	\$330,000	\$307,368	\$98,125	\$75,493	0.27	\$367,509.36		KTG	24.56%
O-09-20-131-012	3091 SANDOVAL DR	7/15/2022	\$400,000	\$324,817	\$148,354	\$73,171	0.24	\$620,728.03		KTG	22.53%
O-09-20-131-017	3161 SANDOVAL DR	9/16/2022	\$500,000	\$381,932	\$191,239	\$73,171	0.24	\$793,522.82		KTG	19.16%

Orion Township/Village of Lake Orion

Land Table KTG

O-09-20-177-002	2381 BROWNING DR	11/4/2022	\$500,000	\$453,874	\$119,297	\$73,171	0.23	\$509,816.24	KTG	16.12%
O-09-20-177-010	2463 BROWNING DR	6/29/2022	\$292,000	\$263,122	\$104,371	\$75,493	0.30	\$350,238.26	KTG	28.69%
O-09-20-177-016	2402 BRABANT DR	8/31/2022	\$401,000	\$323,592	\$150,579	\$73,171	0.24	\$622,227.27	KTG	22.61%
O-09-20-178-001	2387 BRABANT DR	9/24/2021	\$325,000	\$305,165	\$93,006	\$73,171	0.25	\$379,616.33	KTG	23.98%
O-09-20-178-005	2440 EATON GATE RD	5/3/2021	\$311,500	\$271,653	\$115,340	\$75,493	0.26	\$441,915.71	KTG	27.79%
O-09-20-202-005	2086 CEDAR KEY CT	8/19/2022	\$365,000	\$355,260	\$82,911	\$73,171	0.21	\$398,610.58	KTG	20.60%
O-09-20-203-002	2747 CANOE CIRCLE DR	6/25/2021	\$415,000	\$427,627	\$62,866	\$75,493	0.26	\$244,614.79	KTG	17.65%
O-09-20-203-003	2739 CANOE CIRCLE DR	8/2/2022	\$476,000	\$486,165	\$65,328	\$75,493	0.26	\$252,231.66	KTG	15.53%
O-09-20-203-004	2727 CANOE CIRCLE DR	6/3/2021	\$455,000	\$495,024	\$35,469	\$75,493	0.27	\$131,855.02	KTG	15.25%
O-09-20-203-010	2193 PINE HARBOR LN	10/12/2021	\$390,000	\$432,553	\$30,618	\$73,171	0.25	\$123,459.68	KTG	16.92%
O-09-20-203-019	2469 CANOE CIRCLE DR	12/8/2021	\$450,000	\$568,950	-\$43,457	\$75,493	0.34	-\$128,191.74	KTG	13.27%
O-09-20-227-002	2619 CEDAR KEY DR	12/16/2022	\$405,000	\$463,546	\$16,947	\$75,493	0.32	\$53,800.00	KTG	16.29%
O-09-20-227-011	3060 VOORHEIS LAKE CT	4/15/2021	\$395,000	\$414,819	\$55,674	\$75,493	0.31	\$179,593.55	KTG	18.20%
O-09-20-228-005	2622 CANOE CIRCLE DR	1/14/2021	\$335,000	\$370,123	-\$7,887	\$27,236	0.82	-\$9,653.61	KTG	7.36%
O-09-20-228-006	2604 CANOE CIRCLE DR	7/29/2022	\$490,000	\$475,829	\$89,664	\$75,493	0.45	\$197,497.80	KTG	15.87%
O-09-20-252-009	2719 BROWNING DR	6/22/2022	\$415,000	\$347,810	\$140,361	\$73,171	0.23	\$602,407.73	KTG	21.04%
O-09-20-253-001	2358 BRABANT DR	9/15/2021	\$384,480	\$320,860	\$139,113	\$75,493	0.33	\$420,280.97	KTG	23.53%
O-09-20-254-007	2356 EATON GATE RD	7/12/2021	\$305,000	\$285,550	\$92,621	\$73,171	0.25	\$374,983.81	KTG	25.62%
O-09-20-255-002	2329 EATON GATE RD	12/22/2022	\$385,000	\$314,128	\$144,043	\$73,171	0.24	\$610,351.69	KTG	23.29%
O-09-20-301-021	2680 DANSBURY CT	9/12/2022	\$325,000	\$245,494	\$152,677	\$73,171	0.23	\$660,939.39	KTG	29.81%
O-09-20-301-029	2660 WELLVIEW CT	11/4/2021	\$432,000	\$400,097	\$130,626	\$98,723	1.35	\$97,047.55	KTG	24.67%
O-09-20-302-012	3329 MILLCREST DR	2/9/2022	\$242,000	\$234,329	\$80,842	\$73,171	0.19	\$418,870.47	KTG	31.23%
O-09-20-303-012	3323 LEEWOOD DR	7/13/2021	\$291,000	\$265,765	\$98,406	\$73,171	0.22	\$457,702.33	KTG	27.53%
O-09-20-328-004	2449 EATON GATE RD	11/29/2022	\$320,000	\$278,302	\$114,869	\$73,171	0.23	\$508,269.91	KTG	26.29%
O-09-20-376-012	2722 WAREING DR	9/19/2022	\$340,000	\$255,093	\$160,400	\$75,493	0.27	\$589,705.88	KTG	29.59%
O-09-20-376-017	2809 WALMSLEY CIRCLE DR	9/29/2022	\$375,000	\$308,092	\$142,401	\$75,493	0.31	\$457,881.03	KTG	24.50%
O-09-20-377-001	2651 WAREING CV	5/6/2022	\$265,000	\$322,021	\$18,472	\$75,493	0.34	\$54,650.89	KTG	23.44%
O-09-20-377-006	2671 WAREING CV	6/28/2021	\$360,000	\$297,960	\$135,211	\$73,171	0.25	\$545,205.65	KTG	24.56%
O-09-20-378-022	2847 WAREING PL	7/19/2021	\$374,900	\$326,625	\$121,446	\$73,171	0.22	\$552,027.27	KTG	22.40%
O-09-20-379-023	2968 WALMSLEY CIRCLE DR	8/6/2021	\$355,000	\$299,343	\$128,828	\$73,171	0.22	\$585,581.82	KTG	24.44%
O-09-20-379-029	2944 WALMSLEY CIRCLE DR	1/3/2022	\$310,000	\$284,045	\$99,126	\$73,171	0.22	\$450,572.73	KTG	25.76%
O-09-20-380-006	2977 WALMSLEY CIRCLE DR	6/29/2022	\$350,000	\$270,711	\$154,782	\$75,493	0.27	\$579,707.87	KTG	27.89%
O-09-20-381-002	2941 WALMSLEY CIRCLE DR	8/3/2021	\$298,000	\$309,013	\$62,158	\$73,171	0.24	\$260,075.31	KTG	23.68%
O-09-20-451-005	2918 WALMSLEY CIRCLE DR	6/17/2021	\$310,000	\$301,365	\$84,128	\$75,493	0.25	\$332,521.74	KTG	25.05%
O-09-20-454-011	2916 ARMSTRONG DR	11/12/2021	\$345,000	\$318,681	\$99,490	\$73,171	0.24	\$412,821.58	KTG	22.96%
O-09-20-454-031	2937 SATURN DR	7/6/2021	\$319,000	\$272,760	\$119,411	\$73,171	0.24	\$495,481.33	KTG	26.83%
O-09-20-476-003	2871 ARMSTRONG DR	7/21/2021	\$310,000	\$256,824	\$126,347	\$73,171	0.23	\$556,594.71	KTG	28.49%
O-09-20-476-006	2847 ARMSTRONG DR	9/14/2021	\$300,000	\$253,847	\$119,324	\$73,171	0.23	\$527,982.30	KTG	28.82%
O-09-20-476-014	2735 ARMSTRONG DR	8/25/2022	\$290,000	\$264,658	\$98,513	\$73,171	0.23	\$433,977.97	KTG	27.65%
O-09-20-477-005	2715 GEMINI DR	9/15/2021	\$277,000	\$260,288	\$89,883	\$73,171	0.23	\$384,115.38	KTG	28.11%
O-09-20-478-010	2683 MERCURY DR	9/7/2021	\$350,000	\$292,060	\$131,111	\$73,171	0.24	\$548,581.59	KTG	25.05%
O-09-20-478-020	2633 GEMINI DR	8/27/2021	\$435,000	\$367,499	\$142,994	\$75,493	0.40	\$355,706.47	KTG	20.54%
O-09-20-479-013	2575 ARMSTRONG DR	12/28/2021	\$340,000	\$270,053	\$143,118	\$73,171	0.23	\$624,969.43	KTG	27.10%
O-09-21-102-011	2476 CEDAR KEY DR	4/5/2021	\$355,000	\$357,398	\$73,095	\$75,493	0.26	\$282,220.08	KTG	21.12%
O-09-21-126-002	2130 HILLTOP CT	1/14/2022	\$395,000	\$409,961	\$58,210	\$73,171	0.22	\$267,018.35	KTG	17.85%
O-09-21-126-016	2384 CEDAR KEY DR	6/30/2022	\$450,000	\$378,531	\$144,640	\$73,171	0.21	\$692,057.42	KTG	19.33%
O-09-21-176-006	2330 CEDAR KEY DR	3/17/2022	\$450,000	\$426,542	\$98,951	\$75,493	0.32	\$314,130.16	KTG	17.70%
O-09-21-302-003	2355 GALAXY WAY	11/18/2021	\$450,000	\$534,005	-\$6,189	\$77,816	0.51	-\$12,087.89	KTG	14.57%
O-09-21-351-007	2624 ORBIT DR	8/25/2022	\$380,000	\$309,218	\$143,953	\$73,171	0.25	\$580,455.65	KTG	23.66%
O-09-21-351-009	2636 ORBIT DR	9/1/2022	\$335,000	\$313,205	\$97,288	\$75,493	0.27	\$364,374.53	KTG	24.10%
O-09-21-351-010	2651 SOLAR DR	9/28/2021	\$327,000	\$319,163	\$81,008	\$73,171	0.23	\$358,442.48	KTG	22.93%

Orion Township/Village of Lake Orion

Land Table KTG

O -09-21-352-008	2472 ARMSTRONG CT	5/4/2022	\$445,000	\$356,777	\$163,716	\$75,493	0.34	\$488,704.48	KTG	21.16%
O -09-21-352-010	2448 ARMSTRONG DR	5/7/2021	\$305,000	\$293,349	\$84,822	\$73,171	0.25	\$342,024.19	KTG	24.94%
O -09-21-352-018	2786 ALDRIN DR	3/25/2022	\$370,000	\$292,722	\$152,771	\$75,493	0.27	\$567,921.93	KTG	25.79%
O -09-21-353-019	2784 ORBIT DR	2/16/2021	\$290,000	\$306,852	\$56,319	\$73,171	0.24	\$239,655.32	KTG	23.85%
O -09-21-354-006	2407 ARMSTRONG DR	11/5/2021	\$307,000	\$289,082	\$91,089	\$73,171	0.25	\$367,294.35	KTG	25.31%
O -09-21-354-007	2472 GEMINI DR	12/10/2021	\$355,000	\$294,026	\$134,145	\$73,171	0.22	\$609,750.00	KTG	24.89%
O -09-21-356-005	2421 GEMINI DR	1/11/2022	\$310,000	\$276,224	\$106,947	\$73,171	0.24	\$447,476.99	KTG	26.49%
O -09-21-358-002	2627 ORBIT DR	4/29/2022	\$409,000	\$336,147	\$148,346	\$75,493	0.28	\$529,807.14	KTG	22.46%
O -09-21-358-025	2817 ORBIT DR	11/29/2022	\$381,100	\$330,335	\$126,258	\$75,493	0.30	\$419,461.79	KTG	22.85%
O -09-29-253-004	2600 REGENCY DR	10/6/2021	\$279,000	\$270,437	\$84,056	\$75,493	0.37	\$229,661.20	KTG	27.92%
O -09-29-254-011	3336 ASHLEY DR	12/1/2021	\$288,000	\$297,548	\$63,623	\$73,171	0.20	\$326,271.79	KTG	24.59%
O -09-29-254-015	3400 ASHLEY DR	8/30/2021	\$305,000	\$255,646	\$122,525	\$73,171	0.22	\$549,439.46	KTG	28.62%
O -09-29-254-020	3470 ASHLEY DR	11/2/2021	\$225,000	\$247,226	\$50,945	\$73,171	0.19	\$263,963.73	KTG	29.60%
O -09-29-255-012	2623 REGENCY DR	3/4/2021	\$230,000	\$234,612	\$70,881	\$75,493	0.31	\$226,456.87	KTG	32.18%
O -09-29-255-014	3267 ASHLEY DR	7/30/2021	\$255,000	\$213,259	\$117,234	\$75,493	0.25	\$467,067.73	KTG	35.40%
O -09-29-255-022	2666 CALAIS DR	11/29/2021	\$250,000	\$224,755	\$98,416	\$73,171	0.19	\$509,927.46	KTG	32.56%
O -09-29-255-026	3280 REGENCY DR	9/1/2022	\$299,900	\$253,025	\$120,046	\$73,171	0.25	\$489,983.67	KTG	28.92%
O -09-29-256-010	3330 BLASSER DR	2/28/2022	\$289,900	\$257,486	\$105,585	\$73,171	0.20	\$517,573.53	KTG	28.42%
O -09-29-256-017	3319 ASHLEY DR	8/10/2021	\$255,000	\$227,092	\$101,079	\$73,171	0.25	\$409,226.72	KTG	32.22%
O -09-29-256-020	3361 ASHLEY DR	10/18/2021	\$296,000	\$255,240	\$113,931	\$73,171	0.19	\$590,316.06	KTG	28.67%
O -09-29-256-022	3395 ASHLEY DR	10/26/2021	\$308,000	\$258,753	\$124,740	\$75,493	0.30	\$410,328.95	KTG	29.18%
O -09-29-257-022	3402 REGENCY DR	9/20/2022	\$290,000	\$248,445	\$114,726	\$73,171	0.19	\$591,371.13	KTG	29.45%

Orion Township/Village of Lake Orion

LandT Table KVC

BSA DATABASE		SALES DATA	
Parcel Count	88	# of Sales	19
ECF Nbhd	KVC	Sales Ratio	46.36%
Min ECF	0.840	(Land Resid.-Est. Land Value)/Est. LV	60.82%
Max ECF	0.840	% Change	0.00%
Land Table LtoB		Projected Land Table LtoB	0.00%
CVT LtoB	22.18%	Sales Sample Size	21.59%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$49,950	\$80,332	\$49,950
MINIMUM	\$45,900	\$73,819	\$45,900
MAXIMUM	\$54,000	\$86,845	\$54,000

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
O-09-23-102-001	2181 TRIMBLE ST	8/19/2022	\$370,000	\$367,319	\$48,581	\$45,900	0.06	\$809,683.33		PVC	12.50%
O-09-23-102-006	2121 TRIMBLE ST	12/3/2021	\$390,000	\$369,514	\$66,386	\$45,900	0.07	\$948,371.43		PVC	12.42%
O-09-23-102-010	2073 TRIMBLE ST	9/14/2021	\$360,000	\$357,879	\$48,021	\$45,900	0.06	\$800,350.00		PVC	12.83%
O-09-23-102-013	2037 TRIMBLE ST	7/28/2021	\$379,900	\$367,220	\$58,580	\$45,900	0.07	\$836,857.14		PVC	12.50%
O-09-23-102-020	236 TRIMBLE ST	5/9/2022	\$445,900	\$367,490	\$132,410	\$54,000	0.07	\$1,891,571.43		PVC	14.69%
O-09-23-102-026	306 TRIMBLE ST	7/15/2022	\$410,000	\$378,924	\$85,076	\$54,000	0.07	\$1,215,371.43		PVC	14.25%
O-09-23-102-027	2022 ORWELL ST	7/2/2021	\$440,000	\$375,107	\$118,893	\$54,000	0.07	\$1,698,471.43		PVC	14.40%
O-09-23-102-032	2082 ORWELL ST	12/21/2021	\$392,500	\$368,556	\$77,944	\$54,000	0.07	\$1,113,485.71		PVC	14.65%
O-09-23-102-036	2130 ORWELL ST	1/27/2022	\$475,000	\$471,079	\$57,921	\$54,000	0.07	\$827,442.86		PVC	11.46%
O-09-23-102-038	2154 ORWELL ST	5/17/2021	\$410,000	\$399,657	\$64,343	\$54,000	0.07	\$919,185.71		PVC	13.51%
O-09-23-102-039	2166 ORWELL ST	11/30/2021	\$499,900	\$470,073	\$83,827	\$54,000	0.07	\$1,197,528.57		PVC	11.49%
O-09-23-102-050	2021 ORWELL ST	10/4/2021	\$380,000	\$365,684	\$68,316	\$54,000	0.07	\$975,942.86		PVC	14.77%
O-09-23-102-053	2048 TRIMBLE ST	9/14/2022	\$422,000	\$384,266	\$91,734	\$54,000	0.07	\$1,310,485.71		PVC	14.05%
O-09-23-102-061	2144 TRIMBLE ST	8/6/2021	\$360,000	\$371,479	\$42,521	\$54,000	0.07	\$607,442.86		PVC	14.54%
O-09-23-102-068	211 GUNNISON ST	3/29/2022	\$515,000	\$454,052	\$114,948	\$54,000	0.07	\$1,642,114.29		PVC	11.89%
O-09-23-102-076	2351 MONTE VISTA CT	5/31/2022	\$475,000	\$449,025	\$71,875	\$45,900	0.07	\$1,026,785.71		PVC	10.22%
O-09-23-102-083	2350 MONTE VISTA CT	6/14/2021	\$521,000	\$425,462	\$149,538	\$54,000	0.06	\$2,492,300.00		PVC	12.69%
O-09-23-102-084	2338 MONTE VISTA CT	6/11/2021	\$456,500	\$413,995	\$96,505	\$54,000	0.06	\$1,608,416.67		PVC	13.04%
O-09-23-102-085	2326 MONTE VISTA CT	8/30/2021	\$520,000	\$466,489	\$107,511	\$54,000	0.06	\$1,791,850.00		PVC	11.58%

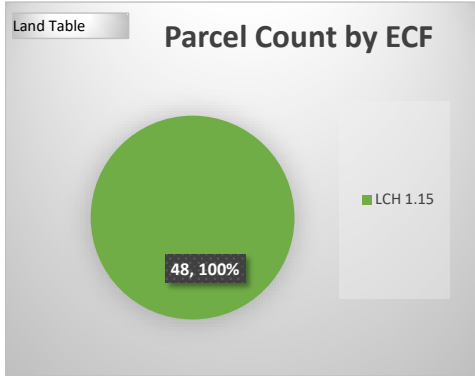
Orion Township/Village of Lake Orion

Land Table LCH

BSA DATABASE		SALES DATA	
Parcel Count	48	# of Sales	5
ECF Nbhd	LCH	Sales Ratio	48.90%
Min ECF	1.150	(Land Resid.-Est. Land Value)/Est. LV	12.14%
Max ECF	1.150	% Change	0.00%
Land Table LtoB	19.27%	Projected Land Table LtoB	19.27%
CVT LtoB	22.18%	Sales Sample Size	10.42%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$54,649	\$61,284	\$54,649
MINIMUM	\$54,649	\$61,284	\$54,649
MAXIMUM	\$54,649	\$61,284	\$54,649

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
O -09-21-326-020	2783 LOCHMOOR BLVD	3/21/2022	\$290,000	\$295,226	\$49,423	\$54,649	1.00	\$49,423.00		LCH	18.51%
O -09-21-326-032	2816 LOCHMOOR BLVD	12/3/2021	\$275,000	\$261,857	\$67,792	\$54,649	1.00	\$67,792.00		LCH	20.87%
O -09-21-326-044	2693 LOCHMOOR BLVD	4/23/2021	\$255,000	\$305,505	\$4,144	\$54,649	1.00	\$4,144.00		LCH	17.89%
O -09-21-326-055	2890 LOCHMOOR BLVD	12/20/2021	\$385,000	\$322,482	\$117,167	\$54,649	1.00	\$117,167.00		LCH	16.95%
O -09-21-326-060	2930 LOCHMOOR BLVD	7/1/2022	\$305,000	\$291,755	\$67,894	\$54,649	1.00	\$67,894.00		LCH	18.73%

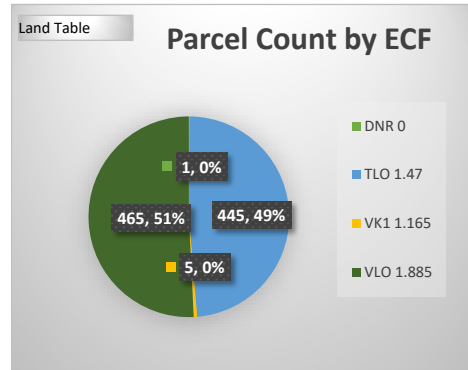
Orion Township/Village of Lake Orion

Land Table LKO

BSA DATABASE		SALES DATA	
Parcel Count	916	# of Sales	79
ECF Nbhd	DNR, VLO, TLO, VK1	Sales Ratio	44.40%
Min ECF	1.165	(Land Resid.-Est. Land Value)/Est. LV	33.45%
Max ECF	1.885	% Change	10.00%
Land Table LtoB	35.90%	Projected Land Table LtoB	39.49%
CVT LtoB	22.18%	Sales Sample Size	8.62%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,866	\$2,490	\$2,053
MINIMUM	\$934	\$1,246	\$1,027
MAXIMUM	\$4,663	\$6,223	\$5,129

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
O-09-03-278-027		10/17/2022	\$265,000				0.14	\$1,892,857.14		LKO	100.00%
O-09-03-278-031		6/25/2021	\$285,000				0.22	\$1,295,454.55		LKO	100.00%
O-09-03-405-017		6/15/2022	\$350,000				0.15	\$1,202,749.14		LKO	100.00%
O-09-03-405-059		6/15/2022	\$350,000				0.23	\$1,495,726.50		LKO	100.00%
O-09-03-457-002		4/4/2022	\$877,000				0.13	\$5,220,238.10	O-09-03-457-001	LKO	100.00%
O-09-10-176-007		9/26/2022	\$300,000				0.46	\$652,173.91		LKO	100.00%
O-09-11-307-015	461 HEIGHTS RD	8/11/2021	\$180,000				0.14	\$1,294,964.03		LKO	100.00%
OL-09-02-305-017	373 N NORTH SHORE DR	10/7/2021	\$400,000				0.22	\$1,818,181.82		LKO	100.00%
OL-09-02-326-006		1/31/2022	\$160,000				0.23	\$388,349.51	OL-09-02-326-009	LKO	100.00%
OL-09-11-107-006		5/2/2022	\$20,000				0.01	\$2,222,222.22		LKO	93.37%
O-09-10-256-014	862 HEIGHTS RD	6/10/2022	\$500,000				0.91	\$549,450.55		LKO	97.78%
OL-09-03-434-023	135 BRIDGE ST	7/23/2021	\$375,000				0.07	-\$3,829,408.45		LKO	16.28%
O-09-02-152-046	275 INDIANWOOD RD	1/20/2021	\$415,000	\$452,503	\$133,166	\$170,669	0.92	\$144,903.16		LKO	37.72%
O-09-03-254-031	548 FERNHURST CT	4/30/2021	\$360,000	\$358,062	\$228,147	\$226,209	0.15	\$1,531,187.92		LKO	63.18%
O-09-03-278-006	592 CUSHING ST	7/22/2021	\$333,000	\$304,923	\$216,508	\$188,431	0.17	\$1,281,112.43		LKO	61.80%
O-09-03-278-007	584 CUSHING ST	12/20/2021	\$680,000	\$409,184	\$458,839	\$188,023	0.18	\$2,621,937.14		LKO	45.95%
O-09-03-278-019	525 INDIANWOOD RD	5/4/2021	\$800,000	\$822,870	\$571,729	\$594,599	1.29	\$441,830.76		LKO	72.26%
O-09-03-405-010	406 SHOREWOOD CT	3/31/2021	\$407,500	\$325,586	\$228,936	\$147,022	0.11	\$2,139,588.79		LKO	45.16%
O-09-03-405-013	362 SHOREWOOD CT	6/10/2021	\$465,000	\$382,772	\$250,653	\$168,425	0.12	\$2,106,327.73		LKO	44.00%
O-09-03-405-032	110 SHOREWOOD CT	9/21/2022	\$442,000	\$351,599	\$265,929	\$175,528	0.16	\$1,683,094.94		LKO	49.92%
O-09-03-405-058	778 CENTRAL DR	4/5/2022	\$528,000	\$469,885	\$307,475	\$249,360	0.17	\$1,798,099.42		LKO	53.07%
O-09-03-452-034	67 CHAMBERLAIN ST	7/19/2021	\$1,150,000	\$909,879	\$465,387	\$225,266	0.20	\$2,350,439.39		LKO	24.76%

Orion Township/Village of Lake Orion

Land Table LKO

O-09-03-452-045	9 CHAMBERLAIN ST	7/20/2021	\$1,750,000	\$1,411,628	\$707,893	\$369,521	0.50	\$1,424,331.99	LKO	26.18%
O-09-03-452-046	895 CENTRAL DR	5/26/2022	\$1,310,000	\$989,297	\$627,437	\$306,734	0.43	\$1,449,046.19	LKO	31.01%
O-09-03-457-015	876 PINE TREE RD W	2/26/2021	\$315,000	\$297,239	\$176,891	\$159,130	0.10	\$1,751,396.04	LKO	53.54%
O-09-10-102-034	1303 MARINA POINTE BLVD	3/1/2021	\$770,000	\$917,071	\$85,263	\$232,334	0.86	\$99,606.31	LKO	25.33%
O-09-10-103-004	1342 MARINA POINTE BLVD	9/16/2022	\$939,000	\$978,069	\$135,961	\$175,030	0.34	\$403,445.10	LKO	17.90%
O-09-10-103-005	1356 MARINA POINTE BLVD	8/18/2021	\$869,000	\$969,558	\$53,888	\$154,446	0.39	\$138,886.60	LKO	15.93%
O-09-10-103-007	1384 MARINA POINTE BLVD	9/28/2022	\$775,000	\$808,206	\$117,336	\$150,542	0.28	\$423,595.67	LKO	18.63%
O-09-10-126-014	1028 ARBROAK WAY	9/16/2021	\$800,000	\$761,969	\$307,062	\$269,031	0.37	\$834,407.61	LKO	35.31%
O-09-10-126-024	1186 ARBROAK WAY	12/30/2021	\$740,000	\$519,819	\$456,991	\$236,810	0.47	\$966,154.33	LKO	45.56%
O-09-10-177-008	1111 LEIDICH ST	7/19/2022	\$700,000	\$642,160	\$325,272	\$267,432	0.40	\$819,324.94	LKO	41.65%
O-09-10-204-018	980 DOLLAR BAY DR	10/14/2021	\$490,000	\$491,484	\$256,320	\$257,804	0.33	\$779,088.15	LKO	52.45%
O-09-10-208-019	807 PINE TREE RD W	12/20/2021	\$539,000	\$397,220	\$299,273	\$157,493	0.11	\$2,823,330.19	LKO	39.65%
O-09-10-209-007	288 SHADY OAKS ST	5/12/2021	\$605,000	\$402,694	\$379,572	\$177,266	0.19	\$2,019,000.00	LKO	44.02%
O-09-10-254-006	405 SHADY OAKS ST	6/15/2022	\$745,000	\$520,325	\$407,967	\$183,292	0.13	\$3,044,529.85	LKO	35.23%
O-09-10-254-017	459 SHADY OAKS ST	7/13/2022	\$390,000	\$252,604	\$249,110	\$111,714	0.10	\$2,442,254.90	LKO	44.22%
O-09-10-254-019	477 SHADY OAKS ST	3/24/2021	\$589,900	\$470,447	\$295,605	\$176,152	0.20	\$1,456,182.27	LKO	37.44%
O-09-10-254-022	515 SHADY OAKS ST	9/24/2021	\$510,000	\$473,808	\$269,911	\$233,719	0.27	\$992,319.85	LKO	49.33%
O-09-10-254-030	561 SHADY OAKS ST	7/12/2021	\$1,310,000	\$1,133,767	\$434,931	\$258,698	0.33	\$1,326,009.15	LKO	22.82%
O-09-10-256-002	892 HEIGHTS RD	5/17/2022	\$800,000	\$759,603	\$579,613	\$539,216	1.07	\$541,188.61	LKO	70.99%
O-09-10-278-015	748 KING CIR	6/8/2022	\$705,000	\$538,453	\$323,828	\$157,281	0.11	\$2,917,369.37	LKO	29.21%
O-09-10-278-017	740 KING CIR	6/24/2022	\$500,000	\$380,023	\$286,882	\$166,905	0.13	\$2,295,056.00	LKO	43.92%
O-09-10-278-046	710 KING CIR	5/10/2022	\$679,000	\$577,100	\$368,138	\$266,238	0.20	\$1,804,598.04	LKO	46.13%
O-09-10-278-047	688 KING CIR	10/18/2021	\$699,000	\$714,007	\$309,602	\$324,609	0.33	\$949,699.39	LKO	45.46%
O-09-10-428-005	600 HEIGHTS RD	3/29/2021	\$680,000	\$630,778	\$219,759	\$170,537	0.18	\$1,220,883.33	LKO	27.04%
O-09-11-303-004	515 BELLEVUE AVE	5/16/2022	\$862,000	\$761,746	\$369,931	\$269,677	0.23	\$1,644,137.78	LKO	35.40%
O-09-11-303-007	533 BELLEVUE AVE	4/30/2021	\$320,000	\$298,372	\$173,832	\$152,204	0.13	\$1,379,619.05	LKO	51.01%
O-09-11-307-014	465 HEIGHTS RD	5/5/2022	\$302,500	\$342,887	\$138,754	\$179,141	0.14	\$963,569.44	LKO	52.24%
O-09-11-326-013	312 HEIGHTS RD	7/20/2021	\$685,000	\$643,969	\$292,279	\$251,248	0.56	\$520,996.43	LKO	39.02%
OL-09-02-152-060	414 N NORTH SHORE DR	1/7/2021	\$630,000	\$791,915	-\$18,334	\$143,581	0.36	-\$50,368.13	LKO	18.13%
OL-09-02-303-004	362 OAK LN	8/1/2022	\$427,900	\$358,702	\$238,094	\$168,896	0.13	\$1,860,109.38	LKO	47.09%
OL-09-02-303-007	344 OAK LN	6/14/2021	\$465,000	\$341,546	\$272,523	\$149,069	0.11	\$2,477,481.82	LKO	43.65%
OL-09-02-304-008	523 CENTRAL DR	9/27/2022	\$732,400	\$623,266	\$263,627	\$154,493	0.12	\$2,215,352.94	LKO	24.79%
OL-09-02-305-006	447 N NORTH SHORE DR	9/30/2022	\$400,000	\$362,580	\$197,510	\$160,090	0.12	\$1,717,478.26	LKO	44.15%
OL-09-02-305-007	441 N NORTH SHORE DR	10/8/2021	\$715,000	\$888,650	-\$16,369	\$157,281	0.11	-\$147,468.47	LKO	17.70%
OL-09-02-326-019	380 N NORTH SHORE DR	8/4/2021	\$475,000	\$507,704	\$116,701	\$149,405	0.29	\$401,034.36	LKO	29.43%
OL-09-02-351-015	584 LONGPOINTE DR	8/1/2022	\$875,000	\$590,213	\$447,637	\$162,850	0.12	\$3,761,655.46	LKO	27.59%
OL-09-02-352-001	662 DETROIT AVE	5/9/2022	\$886,731	\$824,405	\$253,196	\$190,870	0.13	\$1,993,669.29	LKO	23.15%
OL-09-02-352-002	658 DETROIT AVE	11/3/2021	\$360,000	\$362,354	\$152,407	\$154,761	0.11	\$1,336,903.51	LKO	42.71%
OL-09-02-354-011	620 BUENA VISTA AVE	8/31/2022	\$570,000	\$528,085	\$188,374	\$146,459	0.11	\$1,712,490.91	LKO	27.73%
OL-09-02-378-010	154 GROVE ST	12/17/2021	\$3,150,000	\$2,719,365	\$1,228,314	\$797,679	1.21	\$1,015,135.54	LKO	29.33%
OL-09-03-429-014	754 CENTRAL DR	7/13/2022	\$544,900	\$363,045	\$328,694	\$146,839	0.13	\$2,548,015.50	LKO	40.45%
OL-09-03-429-026	235 PENINSULAR AVE	9/28/2021	\$530,000	\$635,073	\$276,499	\$381,572	0.40	\$686,101.74	LKO	60.08%
OL-09-03-434-030	675 CENTRAL DR	5/25/2021	\$410,000	\$331,632	\$216,708	\$138,340	0.23	\$946,323.14	LKO	41.71%
OL-09-03-435-008	635 CENTRAL DR	6/28/2021	\$350,000	\$328,403	\$194,406	\$172,809	0.13	\$1,450,791.04	LKO	52.62%
OL-09-11-104-001	212 BELLEVUE AVE	6/14/2022	\$699,900	\$510,691	\$372,325	\$183,116	0.14	\$2,757,962.96	LKO	35.86%
OL-09-11-105-003	571 WESTPOINTE CT	9/17/2021	\$675,000	\$549,574	\$434,095	\$308,669	0.29	\$1,491,735.40	LKO	56.17%
OL-09-11-107-003	225 BELLEVUE AVE	4/5/2022	\$700,000	\$726,353	\$108,003	\$134,356	0.08	\$1,333,370.37	LKO	18.50%
OL-09-11-127-001	320 PARK ISLAND RD	6/16/2021	\$1,410,000	\$1,358,003	\$512,383	\$460,386	0.40	\$1,290,637.28	LKO	33.90%
OL-09-11-178-005	256 LAKEVIEW DR	9/21/2021	\$285,000	\$183,943	\$185,340	\$84,283	0.05	\$3,634,117.65	LKO	45.82%
OL-09-11-182-003	270 LAKEVIEW DR	8/16/2021	\$420,000	\$307,885	\$222,197	\$110,082	0.09	\$2,553,988.51	LKO	35.75%
OL-09-11-182-012	304 LAKEVIEW DR	10/11/2022	\$715,000	\$541,565	\$369,632	\$196,197	0.14	\$2,621,503.55	LKO	36.23%

Orion Township/Village of Lake Orion

Land Table LKO

OL-09-11-226-060	34 PARK ISLAND RD	2/11/2022	\$417,000	\$269,545	\$230,741	\$83,286	0.08	\$2,780,012.05	LKO	30.90%
OL-09-11-226-061	38 PARK ISLAND RD	11/16/2021	\$345,000	\$268,976	\$159,310	\$83,286	0.08	\$1,919,397.59	LKO	30.96%
OL-09-11-226-064	40 PARK ISLAND RD	6/18/2021	\$275,000	\$269,396	\$88,890	\$83,286	0.08	\$1,070,963.86	LKO	30.92%
OL-09-11-251-002	212 PARK ISLAND RD	8/13/2021	\$778,000	\$751,073	\$277,499	\$250,572	0.26	\$1,071,424.71	LKO	33.36%
OL-09-11-254-001	111 PARK ISLAND RD	12/3/2021	\$700,000	\$824,903	\$185,193	\$310,096	0.24	\$778,121.85	LKO	37.59%
OL-09-11-403-007	150 HEIGHTS RD	10/12/2022	\$350,000	\$376,439	\$225,259	\$251,698	0.24	\$923,192.62	LKO	66.86%

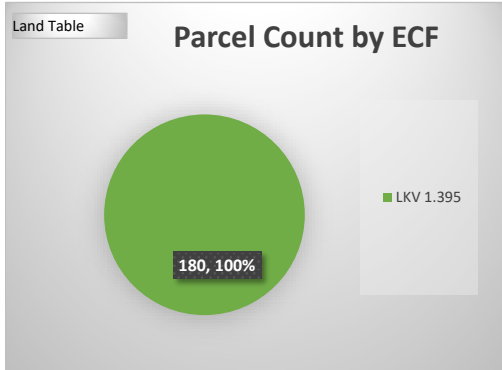
Orion Township/Village of Lake Orion

Land Table LKV

BSA DATABASE		SALES DATA	
Parcel Count	180	# of Sales	9
ECF Nbhd	LKV	Sales Ratio	46.65%
Min ECF	1.395	(Land Resid.-Est. Land Value)/Est. LV	29.95%
Max ECF	1.395	% Change	0.00%
Land Table LtoB	33.79%	Projected Land Table LtoB	33.79%
CVT LtoB	22.18%	Sales Sample Size	5.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,384	\$3,098	\$2,384
MINIMUM	\$1,390	\$1,806	\$1,390
MAXIMUM	\$3,978	\$5,169	\$3,978

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
O -09-21-176-098		9/22/2022	\$190,000				1.97	\$96,544.72		LKV	100.00%
O -09-21-176-100	2472 KNOTTY WILLOW LN	4/7/2022	\$260,000				0.61	\$426,929.39		LKV	96.98%
O -09-20-377-019	2827 WALMSLEY CIRCLE DR	1/15/2021	\$381,500	\$421,715	\$162,964	\$203,179	0.34	\$477,900.29		LKV	48.18%
O -09-20-377-034	2560 BROWNING DR	11/18/2022	\$790,000	\$606,441	\$423,656	\$240,097	0.27	\$1,569,096.30		LKV	39.59%
O -09-20-426-020	2764 ARMSTRONG DR	6/14/2022	\$750,000	\$640,484	\$351,644	\$242,128	0.31	\$1,119,885.35		LKV	37.80%
O -09-20-453-011	2754 SATURN DR	5/20/2021	\$560,000	\$574,376	\$189,894	\$204,270	0.27	\$711,213.48		LKV	35.56%
O -09-20-453-015	2810 SATURN DR	9/20/2022	\$710,000	\$564,002	\$393,943	\$247,945	0.29	\$669,971.09		LKV	43.96%
O -09-21-104-002	2553 CEDAR KEY DR	2/18/2021	\$812,500	\$831,380	\$284,626	\$303,506	0.45	\$632,502.22		LKV	36.51%
O -09-21-127-019	2331 CEDAR KEY DR	12/23/2021	\$1,400,000	\$1,262,590	\$375,742	\$238,332	0.31	\$1,223,915.31		LKV	18.88%

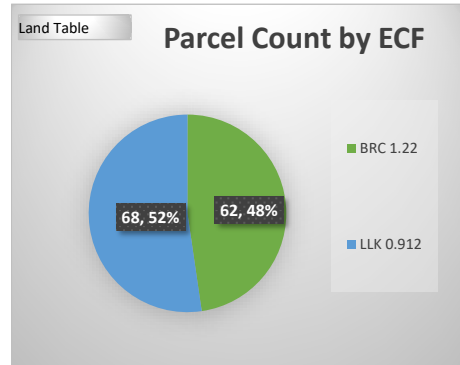
Orion Township/Village of Lake Orion

Land Table LLK

BSA DATABASE		SALES DATA	
Parcel Count	130	# of Sales	8
ECF Nbhd	BRC, LLK	Sales Ratio	37.53%
Min ECF	0.912	(Land Resid.-Est. Land Value)/Est. LV	123.21%
Max ECF	1.220	% Change	25.00%
Land Table LtoB	20.49%	Projected Land Table LtoB	25.61%
CVT LtoB	22.18%	Sales Sample Size	6.15%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,541	\$3,440	\$1,926
MINIMUM	\$886	\$1,978	\$1,108
MAXIMUM	\$2,576	\$5,750	\$3,220

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
O -09-01-179-001		8/5/2021	\$200,000				0.20	\$1,015,228.43		LLK	100.00%
O -09-01-259-015	978 N LONG LAKE BLVD	7/14/2022	\$170,000				0.16	\$1,082,802.55		LLK	97.71%
O -09-01-101-019	400 INDIAN LAKE CT	7/29/2022	\$705,000	\$649,386	\$238,681	\$183,067	3.58	\$66,707.94		LLK	28.19%
O -09-01-101-020	424 INDIAN LAKE CT	9/23/2021	\$638,000	\$719,073	\$117,232	\$198,305	2.78	\$42,184.96		LLK	27.58%
O -09-01-181-001	417 FRANKLIN WRIGHT BLVD	6/10/2021	\$821,000	\$649,119	\$287,128	\$115,247	0.32	\$894,479.75		LLK	17.75%
O -09-01-259-014	970 N LONG LAKE BLVD	10/18/2021	\$370,000	\$232,214	\$197,369	\$59,583	0.17	\$1,196,175.76		LLK	25.66%
O -09-01-263-005	1121 CLUTE CT	8/30/2022	\$750,000	\$333,179	\$484,285	\$67,464	0.20	\$2,421,425.00		LLK	20.25%
O -09-02-277-007	201 FRANKLIN WRIGHT BLVD	12/28/2022	\$770,000	\$597,456	\$257,880	\$85,336	0.42	\$614,000.00		LLK	14.28%

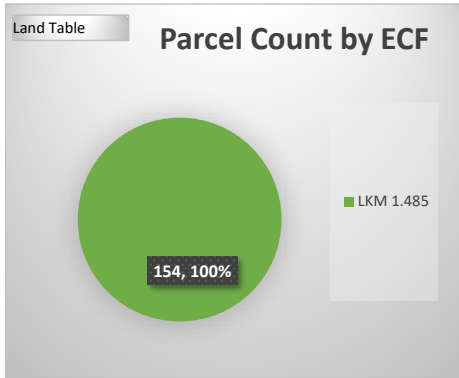
Orion Township/Village of Lake Orion

Land Table MAN

BSA DATABASE		SALES DATA	
Parcel Count	154	# of Sales	6
ECF Nbhd	LKM	Sales Ratio	45.76%
Min ECF	1.485	(Land Resid.-Est. Land Value)/Est. LV	37.14%
Max ECF	1.485	% Change	15.00%
Land Table LtoB	24.16%	Projected Land Table LtoB	27.78%
CVT LtoB	22.18%	Sales Sample Size	3.90%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,389	\$1,905	\$1,598
MINIMUM	\$846	\$1,160	\$973
MAXIMUM	\$54,360	\$74,548	\$62,514

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
O -09-03-126-009	1101 NAKOMIS TRL	5/25/2021	\$699,000	\$740,829	\$134,278	\$176,107	1.07	\$125,376.28		MAN	23.77%
O -09-03-127-008	1046 ABSEGUAMI TRL	9/10/2021	\$620,000	\$466,796	\$252,090	\$98,886	0.64	\$393,890.63		MAN	21.18%
O -09-03-127-014	950 ABSEGUAMI TRL	8/26/2022	\$325,000	\$313,498	\$111,181	\$99,679	0.84	\$132,991.63		MAN	31.80%
O -09-03-176-033	1250 MIAMI PATH	1/7/2021	\$410,000	\$502,049	\$103,692	\$195,741	0.88	\$118,369.86		MAN	38.99%
O -09-03-204-013	819 ABSEGUAMI TRL	11/22/2022	\$725,000	\$451,070	\$433,605	\$159,675	2.36	\$183,808.82		MAN	35.40%
O -09-04-227-008	310 CAYUGA RD	6/24/2022	\$810,000	\$810,233	\$89,652	\$89,885	0.44	\$204,218.68		MAN	11.09%

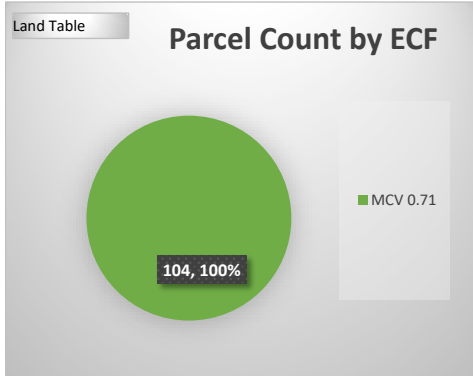
Orion Township/Village of Lake Orion

Land Table MCV

BSA DATABASE		SALES DATA	
Parcel Count	104	# of Sales	8
ECF Nbhd	MCV	Sales Ratio	47.89%
Min ECF	0.710	(Land Resid.-Est. Land Value)/Est. LV	31.88%
Max ECF	0.710	% Change	0.00%
Land Table LtoB	14.35%	Projected Land Table LtoB	14.35%
CVT LtoB	22.18%	Sales Sample Size	7.69%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$65,301	\$86,120	\$65,301
MINIMUM	\$58,045	\$76,550	\$58,045
MAXIMUM	\$68,928	\$90,903	\$68,928

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
O -09-18-402-024	3804 HIGH GROVE WAY	9/3/2021	\$474,900	\$449,752	\$90,449	\$65,301	0.39	\$231,327.37		MCV	14.52%
O -09-18-402-030	3756 HIGH GROVE WAY	2/18/2021	\$490,000	\$470,614	\$84,687	\$65,301	0.39	\$217,704.37		MCV	13.88%
O -09-18-402-031	3740 HIGH GROVE WAY	8/16/2021	\$500,000	\$484,869	\$80,432	\$65,301	0.35	\$227,209.04		MCV	13.47%
O -09-18-402-032	3724 HIGH GROVE WAY	1/29/2021	\$405,000	\$416,632	\$53,669	\$65,301	0.32	\$167,193.15		MCV	15.67%
O -09-18-427-007	3881 HIGH GROVE WAY	10/6/2022	\$525,000	\$509,139	\$81,162	\$65,301	0.37	\$217,010.70		MCV	12.83%
O -09-18-428-005	3593 MILL CREEK DR	8/16/2021	\$510,000	\$540,132	\$38,796	\$68,928	0.34	\$114,442.48		MCV	12.76%
O -09-19-203-003	1754 S MILL CT	8/20/2021	\$565,000	\$473,084	\$157,217	\$65,301	0.56	\$280,744.64		MCV	13.80%
O -09-19-203-010	3945 HIGH GROVE WAY	9/19/2022	\$495,000	\$452,972	\$107,329	\$65,301	0.35	\$304,911.93		MCV	14.42%

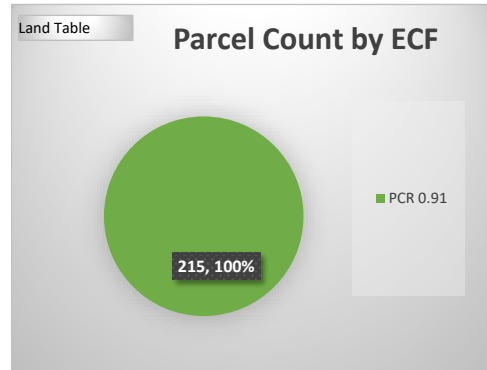
Orion Township/Village of Lake Orion

Land Table PCR

BSA DATABASE		SALES DATA	
Parcel Count	215	# of Sales	15
ECF Nbhd	PCR	Sales Ratio	44.56%
Min ECF	0.910	(Land Resid.-Est. Land Value)/Est. LV	70.68%
Max ECF	0.910	% Change	0.00%
Land Table LtoB	18.00%	Projected Land Table LtoB	18.00%
CVT LtoB	22.18%	Sales Sample Size	6.98%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$70,477	\$120,291	\$70,477
MINIMUM	\$60,708	\$103,617	\$60,708
MAXIMUM	\$90,000	\$153,613	\$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
O-09-12-327-013	1043 RIDGEVIEW CIR	9/30/2022	\$440,000	\$361,904	\$144,037	\$65,941	0.38	\$384,098.67		PCR	18.22%
O-09-12-327-018	1029 KNOLLSIDE CT	11/30/2021	\$435,000	\$361,088	\$139,853	\$65,941	0.39	\$358,597.44		PCR	18.26%
O-09-12-327-025	993 RIDGEVIEW CIR	6/18/2021	\$390,000	\$419,623	\$36,318	\$65,941	0.37	\$97,892.18		PCR	15.71%
O-09-12-328-022	1012 RIDGEVIEW CIR	5/28/2021	\$422,500	\$371,302	\$117,139	\$65,941	0.37	\$314,889.78		PCR	17.76%
O-09-12-329-004	962 RIDGEVIEW CIR	6/4/2021	\$417,000	\$359,235	\$123,706	\$65,941	0.33	\$378,305.81		PCR	18.36%
O-09-12-402-005	899 RIVER VALLEY DR	7/8/2021	\$420,000	\$347,005	\$138,936	\$65,941	0.40	\$348,210.53		PCR	19.00%
O-09-12-403-011	1264 RIDGEVIEW CIR	6/29/2021	\$365,000	\$346,538	\$84,403	\$65,941	0.32	\$262,937.69		PCR	19.03%
O-09-12-403-013	953 RIVER VALLEY DR	4/19/2021	\$332,000	\$315,240	\$82,701	\$65,941	0.36	\$232,960.56		PCR	20.92%
O-09-12-404-004	898 MOUNTAINSIDE DR	10/24/2022	\$520,000	\$423,562	\$162,379	\$65,941	0.35	\$462,618.23		PCR	15.57%
O-09-12-406-016	1009 MOUNTAINSIDE DR	5/14/2021	\$400,000	\$409,783	\$56,158	\$65,941	0.34	\$166,147.93		PCR	16.09%
O-09-12-429-003	1165 WHEATFIELD DR	5/14/2021	\$339,000	\$319,972	\$89,505	\$70,477	0.54	\$166,366.17		PCR	22.03%
O-09-12-452-013	911 TRAILWAY CT	9/23/2021	\$483,500	\$449,120	\$112,882	\$78,502	1.95	\$57,917.91		PCR	17.48%
O-09-12-452-021	1420 RIDGEVIEW CIR	8/29/2022	\$445,000	\$397,965	\$112,976	\$65,941	0.34	\$333,262.54		PCR	16.57%
O-09-12-452-029	1395 RIDGEVIEW CIR	4/22/2022	\$525,000	\$481,547	\$113,930	\$70,477	0.54	\$212,160.15		PCR	14.64%
O-09-12-453-007	924 RIDGEVIEW CIR	6/16/2022	\$627,000	\$482,706	\$210,235	\$65,941	0.33	\$633,237.95		PCR	13.66%

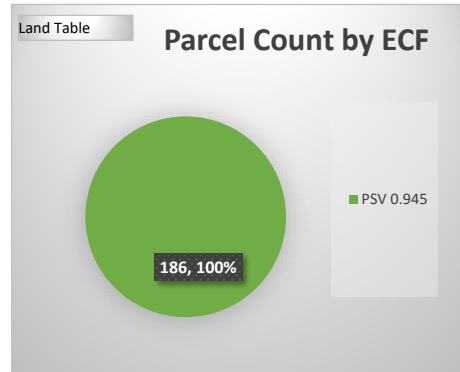
Orion Township/Village of Lake Orion

Land Table PSV

BSA DATABASE		SALES DATA	
Parcel Count	186	# of Sales	28
ECF Nbhd	PSV	Sales Ratio	46.71%
Min ECF	0.945	(Land Resid.-Est. Land Value)/Est. LV	41.07%
Max ECF	0.945	% Change	0.00%
Land Table LtoB	17.25%	Projected Land Table LtoB	17.25%
CVT LtoB	22.18%	Sales Sample Size	15.05%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$70,784	\$99,855	\$70,784
MINIMUM	\$62,789	\$88,577	\$62,789
MAXIMUM	\$74,195	\$104,668	\$74,195

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
O-09-19-327-017	3843 SEQUOIA DR	6/3/2022	\$520,000	\$423,580	\$165,883	\$69,463	0.26	\$642,957.36		PSV	16.40%
O-09-19-254-002	2641 AUBREY DR	4/26/2022	\$485,000	\$396,610	\$157,853	\$69,463	0.22	\$717,513.64		PSV	17.51%
O-09-19-328-013	3829 ACADIA DR	10/24/2022	\$480,000	\$399,940	\$149,523	\$69,463	0.30	\$506,857.63		PSV	17.37%
O-09-19-326-010	2660 BRENTWOOD DR	6/1/2022	\$480,000	\$404,668	\$149,527	\$74,195	0.67	\$222,842.03		PSV	18.33%
O-09-19-404-018	3821 ACADIA DR	3/17/2022	\$425,000	\$369,136	\$125,327	\$69,463	0.27	\$459,073.26		PSV	18.82%
O-09-19-254-013	3628 ACADIA DR	7/28/2022	\$495,000	\$444,670	\$122,434	\$72,104	0.37	\$334,519.13		PSV	16.22%
O-09-19-251-019	3772 SENEY DR	9/15/2021	\$445,000	\$399,931	\$117,173	\$72,104	0.36	\$326,387.19		PSV	18.03%
O-09-19-251-010	2604 AUBREY DR	4/23/2022	\$475,000	\$429,173	\$115,290	\$69,463	0.30	\$390,813.56		PSV	16.19%
O-09-19-401-004	3758 MOUNT VERNON DR	9/30/2022	\$425,000	\$387,378	\$107,085	\$69,463	0.20	\$527,512.32		PSV	17.93%
O-09-19-254-005	3785 SENEY DR	8/5/2022	\$442,000	\$403,291	\$108,172	\$69,463	0.25	\$441,518.37		PSV	17.22%
O-09-19-402-005	2666 SHADOW LAKE DR	10/4/2021	\$415,000	\$381,406	\$103,057	\$69,463	0.24	\$422,364.75		PSV	18.21%
O-09-19-251-020	3760 SENEY DR	7/27/2022	\$450,000	\$416,828	\$105,276	\$72,104	0.38	\$279,246.68		PSV	17.30%
O-09-19-402-013	2693 AUBREY DR	8/16/2021	\$404,000	\$375,507	\$93,995	\$65,502	0.19	\$487,020.73		PSV	17.44%
O-09-19-251-005	3810 MOUNT RAINIER DR	7/12/2021	\$419,000	\$392,941	\$98,163	\$72,104	0.35	\$279,666.67		PSV	18.35%
O-09-19-251-009	2608 AUBREY DR	11/9/2021	\$425,000	\$401,599	\$92,864	\$69,463	0.28	\$332,845.88		PSV	17.30%
O-09-19-327-024	2692 AUBREY DR	9/10/2021	\$420,000	\$397,496	\$88,006	\$65,502	0.19	\$458,364.58		PSV	16.48%
O-09-19-326-006	2676 BRENTWOOD DR	7/25/2022	\$435,000	\$412,563	\$94,541	\$72,104	0.34	\$279,707.10		PSV	17.48%
O-09-19-326-020	3830 SEQUOIA DR	4/28/2021	\$425,000	\$405,799	\$88,664	\$69,463	0.20	\$441,114.43		PSV	17.12%
O-09-19-327-022	2684 AUBREY DR	8/31/2021	\$385,000	\$368,955	\$81,547	\$65,502	0.19	\$422,523.32		PSV	17.75%
O-09-19-404-012	3779 ACADIA DR	8/19/2021	\$415,000	\$398,518	\$85,945	\$69,463	0.25	\$338,366.14		PSV	17.43%
O-09-19-326-019	3842 SEQUOIA DR	9/10/2021	\$400,000	\$385,263	\$84,200	\$69,463	0.20	\$418,905.47		PSV	18.03%
O-09-19-327-015	3867 SEQUOIA DR	6/8/2021	\$400,000	\$389,269	\$80,194	\$69,463	0.24	\$330,016.46		PSV	17.84%

Orion Township/Village of Lake Orion

Land Table PSV

O -09-19-401-002	3770 MOUNT VERNON DR	9/14/2021	\$415,000	\$408,417	\$76,046	\$69,463	0.26	\$295,898.83	PSV	17.01%
O -09-19-251-024	3712 SENEY DR	5/19/2021	\$421,000	\$414,960	\$75,503	\$69,463	0.27	\$278,608.86	PSV	16.74%
O -09-19-326-007	2672 BRENTWOOD DR	7/12/2021	\$440,000	\$434,281	\$77,823	\$72,104	0.33	\$235,114.80	PSV	16.60%
O -09-19-253-004	2640 AUBREY DR	8/18/2021	\$442,500	\$462,288	\$49,675	\$69,463	0.25	\$197,908.37	PSV	15.03%
O -09-19-326-029	2652 AUBREY DR	6/10/2021	\$400,000	\$419,115	\$50,348	\$69,463	0.25	\$199,793.65	PSV	16.57%
O -09-19-251-016	3800 SENEY DR	8/31/2021	\$425,000	\$480,840	\$17,731	\$73,571	0.46	\$38,883.77	PSV	15.30%

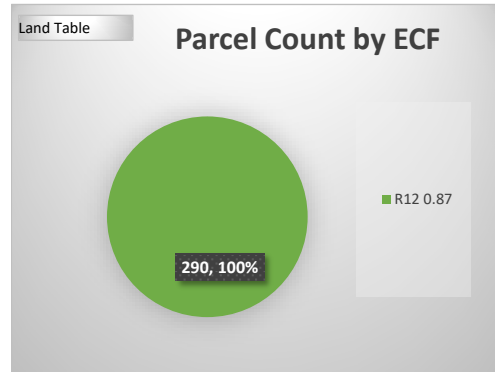
Orion Township/Village of Lake Orion

Land Table R12

BSA DATABASE		SALES DATA	
Parcel Count	290	# of Sales	31
ECF Nbhd	R12	Sales Ratio	47.05%
Min ECF	0.870	(Land Resid.-Est. Land Value)/Est. LV	39.13%
Max ECF	0.870	% Change	0.00%
Land Table LtoB	16.18%	Projected Land Table LtoB	16.18%
CVT LtoB	22.18%	Sales Sample Size	10.69%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$64,620	\$89,904	\$64,620
MINIMUM	\$58,466	\$81,342	\$58,466
MAXIMUM	\$70,774	\$98,466	\$70,774

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
O -09-29-302-001	3680 HIDDEN FOREST DR	6/13/2022	\$465,000	\$370,207	\$158,259	\$63,466	0.27	\$577,587.59		R12	17.14%
O -09-30-404-019	3848 LONG MEADOW LN	3/31/2022	\$456,000	\$387,451	\$132,015	\$63,466	0.30	\$444,494.95		R12	16.38%
O -09-30-402-010	3569 TALL OAKS RD	3/25/2022	\$462,000	\$392,566	\$135,208	\$65,774	0.37	\$370,432.88		R12	16.75%
O -09-30-426-003	3811 LONG MEADOW LN	5/16/2022	\$475,000	\$404,882	\$130,892	\$60,774	0.25	\$521,482.07		R12	15.01%
O -09-29-302-007	3510 HIDDEN FOREST CT	5/23/2022	\$480,000	\$412,104	\$131,362	\$63,466	0.27	\$484,730.63		R12	15.40%
O -09-30-426-006	3829 LONG MEADOW LN	3/16/2022	\$420,000	\$360,617	\$120,157	\$60,774	0.26	\$465,724.81		R12	16.85%
O -09-30-326-020	3524 TALL OAKS RD	7/15/2022	\$455,000	\$400,653	\$122,813	\$68,466	0.47	\$264,113.98		R12	17.09%
O -09-29-303-006	3716 HIDDEN FOREST DR	9/16/2022	\$390,000	\$350,226	\$100,548	\$60,774	0.25	\$405,435.48		R12	17.35%
O -09-30-428-028	3581 HIDDEN FOREST CT	8/22/2022	\$435,000	\$391,348	\$112,118	\$68,466	0.43	\$263,187.79		R12	17.49%
O -09-30-428-011	3647 GREEN MEADOW LN	12/23/2022	\$400,000	\$360,852	\$104,922	\$65,774	0.37	\$283,572.97		R12	18.23%
O -09-31-428-002	4419 PEPPERMILL LN	8/13/2021	\$545,000	\$494,447	\$119,019	\$68,466	0.41	\$292,429.98		R12	13.85%
O -09-30-427-013	3764 ROLLING HILLS RD	9/28/2022	\$435,000	\$395,776	\$99,998	\$60,774	0.25	\$398,398.41		R12	15.36%
O -09-29-303-008	3722 HIDDEN FOREST DR	9/16/2021	\$395,000	\$363,441	\$95,025	\$63,466	0.28	\$344,293.48		R12	17.46%
O -09-30-427-030	3644 GREEN MEADOW LN	4/15/2022	\$370,000	\$342,362	\$91,104	\$63,466	0.28	\$331,287.27		R12	18.54%
O -09-30-426-033	3735 ROLLING HILLS RD	2/18/2022	\$445,000	\$416,661	\$94,113	\$65,774	0.33	\$288,690.18		R12	15.79%
O -09-30-404-006	3529 E POND LN	8/18/2021	\$409,000	\$383,468	\$88,998	\$63,466	0.29	\$312,273.68		R12	16.55%
O -09-30-426-009	3841 LONG MEADOW LN	6/16/2021	\$397,000	\$373,559	\$86,907	\$63,466	0.29	\$299,679.31		R12	16.99%
O -09-30-427-026	3652 GREEN MEADOW LN	3/12/2021	\$410,000	\$386,210	\$84,564	\$60,774	0.26	\$327,767.44		R12	15.74%
O -09-29-301-061	3691 HIDDEN FOREST DR	10/20/2021	\$425,000	\$401,433	\$94,341	\$70,774	0.71	\$133,062.06		R12	17.63%
O -09-30-404-005	3527 E POND LN	5/25/2021	\$415,000	\$393,422	\$85,044	\$63,466	0.27	\$320,920.75		R12	16.13%
O -09-30-403-006	3790 ROLLING HILLS RD	12/7/2021	\$400,000	\$380,671	\$82,795	\$63,466	0.28	\$301,072.73		R12	16.67%
O -09-30-402-012	3896 LONG MEADOW LN	11/30/2022	\$420,000	\$404,825	\$78,641	\$63,466	0.28	\$284,931.16		R12	15.68%

Orion Township/Village of Lake Orion

Land Table R12

O -09-30-326-013	3564 TALL OAKS RD	5/25/2021	\$385,000	\$371,649	\$79,125	\$65,774	0.37	\$216,188.52	R12	17.70%
O -09-30-405-012	3863 LONG MEADOW LN	9/19/2022	\$352,000	\$341,065	\$74,401	\$63,466	0.29	\$261,056.14	R12	18.61%
O -09-29-301-065	3699 HIDDEN FOREST DR	7/30/2021	\$430,000	\$418,026	\$75,440	\$63,466	0.28	\$274,327.27	R12	15.18%
O -09-30-402-028	3872 E POND CT	10/27/2021	\$440,000	\$431,187	\$69,587	\$60,774	0.25	\$278,348.00	R12	14.09%
O -09-30-404-002	3517 E POND LN	7/5/2022	\$410,000	\$410,577	\$62,889	\$63,466	0.28	\$223,804.27	R12	15.46%
O -09-30-427-017	3698 GREEN MEADOW LN	4/5/2021	\$381,000	\$384,196	\$62,578	\$65,774	0.31	\$199,292.99	R12	17.12%
O -09-29-302-006	3710 HIDDEN FOREST DR	3/10/2021	\$375,000	\$414,775	\$23,691	\$63,466	0.29	\$83,126.32	R12	15.30%
O -09-32-301-008	4593 PEPPERMILL CT	1/28/2022	\$530,000	\$608,303	-\$7,529	\$70,774	0.82	-\$9,204.16	R12	11.63%
O -09-31-428-008	4527 PEPPERMILL LN	11/4/2022	\$440,000	\$518,486	-\$10,020	\$68,466	0.41	-\$24,619.16	R12	13.20%

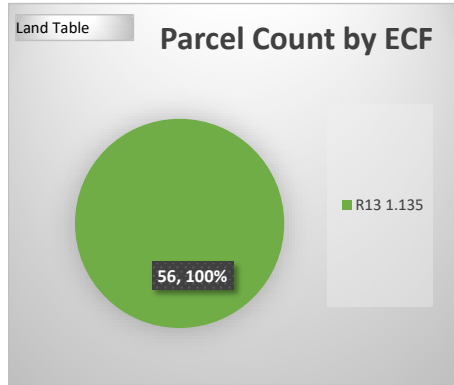
Orion Township/Village of Lake Orion

Land Table R13

BSA DATABASE		SALES DATA	
Parcel Count	56	# of Sales	2
ECF Nbhd	R13	Sales Ratio	43.20%
Min ECF	1.135	(Land Resid.-Est. Land Value)/Est. LV	78.32%
Max ECF	1.135	% Change	15.00%
Land Table LtoB	20.89%	Projected Land Table LtoB	24.03%
CVT LtoB	22.18%	Sales Sample Size	3.57%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$49,559	\$88,371	\$56,993
MINIMUM	\$40,969	\$73,054	\$47,114
MAXIMUM	\$106,119	\$189,227	\$122,037

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
O -09-33-426-017	4745 JAMM RD	4/5/2021	\$220,000	\$183,444	\$66,668	\$30,112	0.74	\$90,704.76		R13	16.41%
O -09-33-426-019	4769 JAMM RD	3/26/2021	\$105,000	\$97,343	\$34,000	\$26,343	0.64	\$52,877.14		R13	27.06%

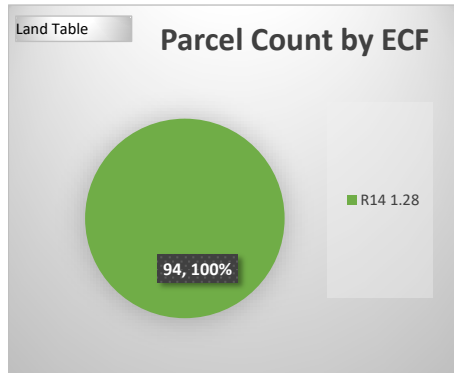
Orion Township/Village of Lake Orion

Land Table R14

BSA DATABASE		SALES DATA	
Parcel Count	94	# of Sales	3
ECF Nbhd	R14	Sales Ratio	43.68%
Min ECF	1.280	(Land Resid.-Est. Land Value)/Est. LV	60.80%
Max ECF	1.280	% Change	8.89%
Land Table LtoB	23.18%	Projected Land Table LtoB	25.24%
CVT LtoB	22.18%	Sales Sample Size	3.19%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$68,551	\$110,233	\$75,406
MINIMUM	\$798	\$1,283	\$798
MAXIMUM	\$80,874	\$130,049	\$88,961

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
O -09-29-101-035	3461 RICHARDS WAY	8/29/2022	\$385,000	\$313,089	\$135,455	\$63,544	0.27	\$505,429.10		R14	20.30%
O -09-30-301-033	3548 CAPALDI CIR	2/15/2022	\$320,000	\$274,377	\$111,093	\$65,470	0.37	\$297,040.11		R14	23.86%
O -09-30-377-005	3905 ROHR RD	2/22/2021	\$230,000	\$229,280	\$66,190	\$65,470	0.30	\$218,448.84		R14	28.55%

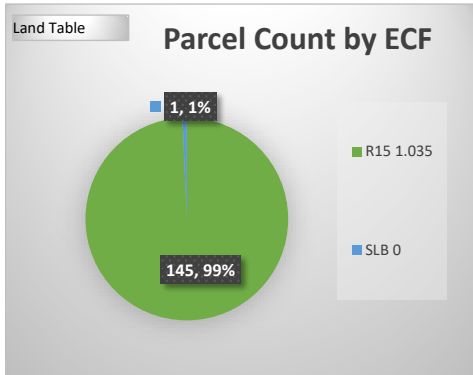
Orion Township/Village of Lake Orion

Land Table R15

BSA DATABASE		SALES DATA	
Parcel Count	146	# of Sales	7
ECF Nbhd	R15, SLB	Sales Ratio	46.95%
Min ECF	1.035	(Land Resid.-Est. Land Value)/Est. LV	21.50%
Max ECF	1.035	% Change	5.00%
Land Table LtoB	27.21%	Projected Land Table LtoB	28.57%
CVT LtoB	22.18%	Sales Sample Size	4.79%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$165,657	\$201,273	\$173,940
MINIMUM	\$49,613	\$60,280	\$52,094
MAXIMUM	\$4,733,033	\$5,750,637	\$4,969,685

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
O -09-28-377-006		11/29/2022	\$20,000				0.43	\$46,620.05		R15	100.00%
O -09-33-126-012		4/12/2021	\$16,000				1.48	\$10,796.22		R15	100.00%
O -09-28-326-013	3665 JOSLYN RD	2/23/2022	\$240,000	\$219,263	\$73,922	\$53,185	0.46	\$162,109.65		R15	24.26%
O -09-28-326-034	3627 JOSLYN RD	12/29/2021	\$130,000	\$146,882	\$36,303	\$53,185	0.47	\$76,750.53		R15	36.21%
O -09-28-376-027	3788 JOSLYN RD	8/9/2021	\$315,000	\$301,912	\$68,059	\$54,971	0.50	\$135,846.31		R15	18.21%
O -09-28-376-029	2262 HAMMERSLEA RD	2/23/2022	\$285,000	\$234,560	\$103,625	\$53,185	0.48	\$214,544.51		R15	22.67%
O -09-32-378-049	4810 HUSTON DR	2/18/2022	\$210,000	\$219,825	\$43,360	\$53,185	0.47	\$92,059.45		R15	24.19%

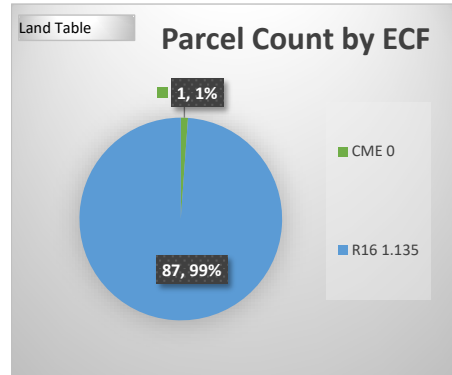
Orion Township/Village of Lake Orion

Land Table R16

BSA DATABASE		SALES DATA	
Parcel Count	88	# of Sales	7
ECF Nbhd	R16, CME	Sales Ratio	28.22%
Min ECF	1.135	(Land Resid.-Est. Land Value)/Est. LV	109.34%
Max ECF	1.135	% Change	20.00%
Land Table LtoB	22.25%	Projected Land Table LtoB	26.69%
CVT LtoB	22.18%	Sales Sample Size	7.95%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$60,973	\$127,643	\$73,168
MINIMUM	\$24,529	\$51,350	\$29,435
MAXIMUM	\$1,333,081	\$2,790,721	\$1,599,697

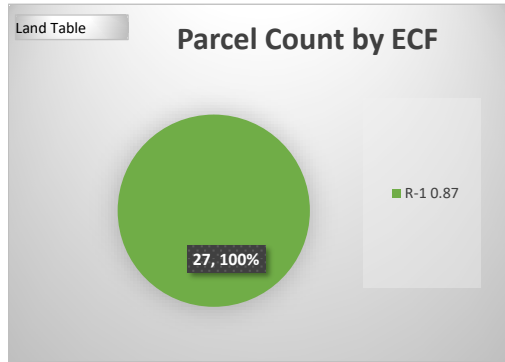
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
O -09-29-126-009	3351 S BALDWIN RD	6/30/2021	\$150,000				1.07	\$140,712.95		R16	100.00%
O -09-29-126-010	3353 S BALDWIN RD	5/12/2022	\$108,000				0.86	\$126,021.00		R16	100.00%
O -09-32-326-012	4607 S BALDWIN RD	10/7/2021	\$150,000				1.73	\$86,855.82		R16	100.00%
O -09-32-326-017	4663 S BALDWIN RD	10/27/2022	\$300,000				0.97	\$310,559.01		R16	100.00%
O -09-32-126-021	3200 JUDAH RD	6/27/2022	\$185,000	\$142,479	\$70,633	\$28,112	0.42	\$166,587.26		R16	19.73%
O -09-32-400-008	2869 JUDAH RD	7/21/2022	\$390,000	\$280,769	\$177,928	\$68,697	5.10	\$34,874.17		R16	24.47%
O -09-33-326-002	2301 JUDAH RD	9/3/2021	\$290,000	\$300,562	\$21,754	\$32,316	0.64	\$34,097.18		R16	10.75%

Orion Township/Village of Lake Orion

Land Table R1E

BSA DATABASE		SALES DATA	
Parcel Count	27	# of Sales	4
ECF Nbhd	R-1	Sales Ratio	51.19%
Min ECF	0.870	(Land Resid.-Est. Land Value)/Est. LV	-16.18%
Max ECF	0.870	% Change	0.00%
Land Table LtoB	13.98%	Projected Land Table LtoB	13.98%
CVT LtoB	22.18%	Sales Sample Size	14.81%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$59,255	\$49,670	\$59,255
MINIMUM	\$51,688	\$43,327	\$51,688
MAXIMUM	\$62,209	\$52,146	\$62,209

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
O -09-01-153-008	280 FRANKLIN WRIGHT BLVD	9/23/2021	\$450,000	\$420,539	\$88,716	\$59,255	0.24	\$375,915.25		R1E	14.09%
O -09-01-154-009	350 FRANKLIN WRIGHT BLVD	9/9/2021	\$393,000	\$374,530	\$77,725	\$59,255	0.21	\$366,627.36		R1E	15.82%
O -09-01-154-013	322 FRANKLIN WRIGHT BLVD	10/13/2021	\$432,850	\$423,015	\$65,399	\$55,564	0.16	\$406,204.97		R1E	13.14%
O -09-01-154-017	500 LINCOLN DR	1/5/2021	\$325,000	\$420,748	-\$35,015	\$60,733	0.24	-\$143,504.10		R1E	14.43%

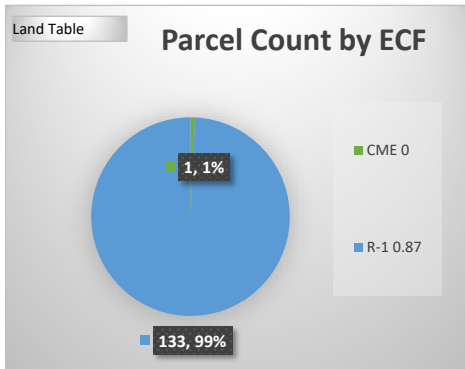
Orion Township/Village of Lake Orion

Land Table R1W

BSA DATABASE		SALES DATA	
Parcel Count	134	# of Sales	14
ECF Nbhd	R-1, CME	Sales Ratio	45.48%
Min ECF	0.870	(Land Resid.-Est. Land Value)/Est. LV	57.09%
Max ECF	0.870	% Change	0.00%
Land Table LtoB	19.31%	Projected Land Table LtoB	19.31%
CVT LtoB	22.18%	Sales Sample Size	10.45%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$95,596	\$150,169	\$95,596
MINIMUM	\$57,750	\$90,718	\$57,750
MAXIMUM	\$115,087	\$180,786	\$115,087

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
O -09-02-204-018		8/5/2022	\$65,000				0.35	\$186,246.42		R1W	100.00%
O -09-02-204-009	851 WILDBROOK LN	2/24/2021	\$400,000	\$335,254	\$145,183	\$80,437	0.76	\$192,295.36		R1W	23.99%
O -09-02-204-012	876 WILDBROOK LN	6/28/2021	\$382,500	\$344,321	\$111,913	\$73,734	0.29	\$380,656.46		R1W	21.41%
O -09-02-204-017	850 LAKEWOOD DR	7/15/2022	\$500,000	\$373,463	\$200,271	\$73,734	0.42	\$476,835.71		R1W	19.74%
O -09-02-226-019	999 INDIAN RIDGE DR	8/13/2021	\$454,000	\$450,253	\$101,979	\$98,232	1.36	\$75,261.25		R1W	21.82%
O -09-02-229-002	984 WILDBROOK LN	8/26/2021	\$425,400	\$384,404	\$114,730	\$73,734	0.30	\$377,401.32		R1W	19.18%
O -09-02-229-011	175 OVERLAKE DR	3/18/2022	\$425,000	\$386,233	\$112,501	\$73,734	0.30	\$373,757.48		R1W	19.09%
O -09-02-252-001	9 FRANKLIN WRIGHT BLVD	3/4/2022	\$525,000	\$432,623	\$166,111	\$73,734	0.49	\$338,311.61		R1W	17.04%
O -09-02-253-004	94 FRANKLIN WRIGHT BLVD	5/20/2021	\$440,000	\$426,303	\$77,428	\$63,731	0.17	\$469,260.61		R1W	14.95%
O -09-02-253-008	58 FRANKLIN WRIGHT BLVD	12/19/2022	\$474,900	\$417,336	\$121,295	\$63,731	0.26	\$459,450.76		R1W	15.27%
O -09-02-278-006	555 N BROADWAY ST	10/15/2021	\$430,000	\$409,046	\$84,685	\$63,731	0.17	\$513,242.42		R1W	15.58%
O -09-02-278-008	581 WELLSLEY CT	11/23/2021	\$490,000	\$422,761	\$130,970	\$63,731	0.25	\$532,398.37		R1W	15.07%
O -09-02-280-003	211 CEDAR BEND DR	1/15/2021	\$339,000	\$373,579	\$29,152	\$63,731	0.19	\$151,833.33		R1W	17.06%
O -09-02-280-011	531 BEECHWOOD WAY	5/21/2021	\$419,900	\$419,374	\$64,257	\$63,731	0.19	\$332,937.82		R1W	15.20%

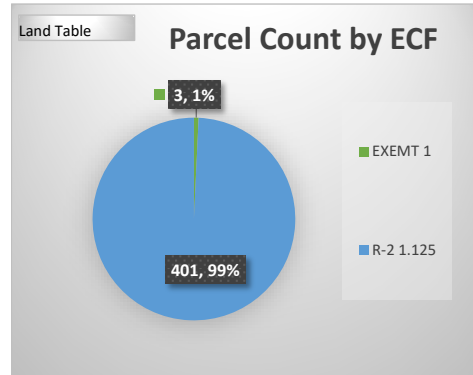
Orion Township/Village of Lake Orion

Land Table R-2

BSA DATABASE		SALES DATA	
Parcel Count	404	# of Sales	28
ECF Nbhd	R-2, EXEMT	Sales Ratio	45.14%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	47.57%
Max ECF	1.125	% Change	5.00%
Land Table LtoB	24.68%	Projected Land Table LtoB	25.91%
CVT LtoB	22.18%	Sales Sample Size	6.93%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$68,690	\$101,363	\$72,125
MINIMUM	\$41,441	\$61,153	\$43,513
MAXIMUM	\$307,775	\$454,171	\$323,164

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
O -09-08-451-026	960 LAIRD AVE	4/14/2021	\$62,500				1.44	\$43,554.01		R-2	100.00%
O -09-08-226-008	477 CREDITON ST	9/3/2021	\$133,000	\$157,057	\$40,616	\$64,673	1.41	\$28,764.87		R-2	41.18%
O -09-08-226-014	520 ROBERTSON CT	3/25/2021	\$220,000	\$194,791	\$73,481	\$48,272	0.50	\$146,962.00		R-2	24.78%
O -09-08-401-014	636 CREDITON ST	2/11/2021	\$140,000	\$117,745	\$70,527	\$48,272	0.24	\$296,331.93		R-2	41.00%
O -09-08-451-014	2930 W CLARKSTON RD	7/13/2022	\$225,500	\$196,415	\$77,357	\$48,272	0.80	\$96,575.53		R-2	24.58%
O -09-08-452-010	855 LAIRD AVE	1/7/2022	\$244,000	\$198,538	\$110,148	\$64,686	1.41	\$77,898.16		R-2	32.58%
O -09-08-452-040	2810 W CLARKSTON RD	6/25/2021	\$290,000	\$265,508	\$87,498	\$63,006	1.17	\$74,912.67		R-2	23.73%
O -09-08-452-041	2800 W CLARKSTON RD	6/11/2021	\$390,000	\$334,838	\$118,175	\$63,013	1.17	\$101,090.68		R-2	18.82%
O -09-08-452-043	2780 W CLARKSTON RD	3/16/2021	\$242,000	\$259,776	\$45,161	\$62,937	1.16	\$38,999.14		R-2	24.23%
O -09-08-452-047	755 LAIRD AVE	12/3/2021	\$220,000	\$199,802	\$68,470	\$48,272	0.62	\$110,435.48		R-2	24.16%
O -09-08-476-003	845 BEARDON	6/23/2021	\$375,000	\$355,150	\$88,724	\$68,874	2.03	\$43,771.09		R-2	19.39%
O -09-08-476-012	2660 COLE RD	12/31/2021	\$311,000	\$257,996	\$120,990	\$67,986	1.90	\$63,779.65		R-2	26.35%
O -09-08-477-005	919 BEARDON	11/17/2022	\$125,000	\$169,071	\$4,201	\$48,272	0.56	\$7,528.67		R-2	28.55%
O -09-09-176-020	465 S NEWMAN RD	10/20/2022	\$410,000	\$345,240	\$125,328	\$60,568	0.50	\$250,656.00		R-2	17.54%
O -09-09-177-002	581 S NEWMAN RD	5/4/2022	\$270,000	\$197,436	\$120,153	\$47,589	0.57	\$209,325.78		R-2	24.10%
O -09-09-177-003	607 S NEWMAN RD	7/2/2021	\$303,500	\$301,068	\$50,021	\$47,589	0.47	\$106,882.48		R-2	15.81%
O -09-09-253-004	725 S NEWMAN RD	12/20/2022	\$150,000	\$191,405	\$6,184	\$47,589	0.47	\$13,213.68		R-2	24.86%
O -09-09-301-011	2448 COLE RD	11/16/2021	\$280,000	\$209,847	\$127,154	\$57,001	0.38	\$339,077.33		R-2	27.16%
O -09-09-302-007	2334 COLE RD	5/20/2022	\$260,000	\$174,638	\$142,363	\$57,001	0.36	\$391,107.14		R-2	32.64%
O -09-09-327-004	525 JAMES LN	5/19/2022	\$400,000	\$357,450	\$114,676	\$72,126	2.50	\$45,815.42		R-2	20.18%
O -09-09-328-001	2286 COLE RD	8/19/2022	\$348,000	\$252,192	\$152,809	\$57,001	0.43	\$355,369.77		R-2	22.60%

Orion Township/Village of Lake Orion

Land Table R-2

O -09-09-328-005	2222 COLE RD	4/2/2021	\$277,000	\$213,219	\$120,782	\$57,001	0.35	\$344,108.26	R-2	26.73%
O -09-09-328-014	2100 COLE RD	6/10/2022	\$325,000	\$247,348	\$134,653	\$57,001	0.26	\$511,988.59	R-2	23.04%
O -09-09-401-008	780 JOSLYN RD	4/14/2021	\$315,000	\$306,468	\$65,533	\$57,001	0.36	\$183,053.07	R-2	18.60%
O -09-09-401-022	2012 COLE RD	10/27/2021	\$388,500	\$362,887	\$82,614	\$57,001	0.35	\$235,367.52	R-2	15.71%
O -09-09-429-002	1654 BAYVIEW ST	12/9/2022	\$212,500	\$165,101	\$107,967	\$60,568	1.03	\$105,333.66	R-2	36.69%
O -09-09-430-019	1635 LAKEVIEW DR	5/10/2021	\$209,000	\$204,321	\$54,318	\$49,639	0.48	\$113,874.21	R-2	24.29%
O -09-10-351-016	1380 WILDFLOWER CT	5/25/2021	\$649,000	\$719,716	\$41,605	\$112,321	1.51	\$27,498.35	R-2	15.61%

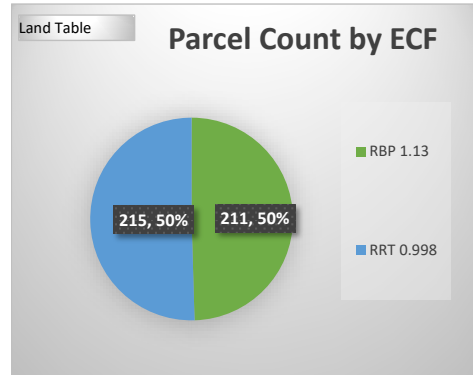
Orion Township/Village of Lake Orion

Land Table R23

BSA DATABASE		SALES DATA	
Parcel Count	426	# of Sales	35
ECF Nbhd	RRT, RBP	Sales Ratio	43.57%
Min ECF	0.998	(Land Resid.-Est. Land Value)/Est. LV	66.88%
Max ECF	1.130	% Change	0.00%
Land Table LtoB	22.05%	Projected Land Table LtoB	22.05%
CVT LtoB	22.18%	Sales Sample Size	8.22%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$71,644	\$119,560	\$71,644
MINIMUM	\$64,058	\$106,901	\$64,058
MAXIMUM	\$74,734	\$124,717	\$74,734

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
O-09-23-276-003	2432 HOLLAND ST	3/31/2022	\$45,000				0.37	\$120,320.86		R23	100.00%
O-09-23-203-011	2232 CHESTNUT CIR	4/29/2022	\$435,000	\$369,168	\$136,633	\$70,801	0.32	\$425,647.98		R23	19.18%
O-09-23-203-020	2033 MARIE DR	8/31/2022	\$437,000	\$380,204	\$124,226	\$67,430	0.22	\$577,795.35		R23	17.74%
O-09-23-204-004	1003 PARKLAND RD	2/22/2021	\$360,000	\$356,937	\$70,493	\$67,430	0.25	\$278,628.46		R23	18.89%
O-09-23-204-005	1017 PARKLAND RD	8/5/2021	\$403,000	\$384,569	\$85,861	\$67,430	0.19	\$444,875.65		R23	17.53%
O-09-23-224-005	2577 HUNTINGTON DR	7/7/2021	\$372,000	\$343,556	\$95,874	\$67,430	0.26	\$373,050.58		R23	19.63%
O-09-23-225-002	2520 HUNTINGTON DR	7/28/2022	\$420,000	\$387,114	\$100,316	\$67,430	0.20	\$514,441.03		R23	17.42%
O-09-23-225-007	2187 MARIE DR	1/10/2022	\$390,000	\$374,167	\$83,263	\$67,430	0.27	\$306,113.97		R23	18.02%
O-09-23-225-009	142 MARIE CT	2/9/2022	\$415,000	\$361,129	\$127,294	\$73,423	0.56	\$226,905.53		R23	20.33%
O-09-23-226-014	2047 WEST VIEW CT	6/21/2022	\$430,000	\$334,399	\$166,402	\$70,801	0.36	\$468,738.03		R23	21.17%
O-09-23-227-003	2017 HUNTINGTON DR	5/26/2021	\$332,000	\$316,177	\$86,624	\$70,801	0.35	\$249,636.89		R23	22.39%
O-09-23-227-004	2033 HUNTINGTON DR	10/21/2022	\$380,000	\$364,836	\$85,965	\$70,801	0.38	\$228,630.32		R23	19.41%
O-09-23-227-006	2065 HUNTINGTON DR	7/20/2021	\$340,000	\$342,437	\$68,364	\$70,801	0.46	\$149,921.05		R23	20.68%
O-09-23-227-013	359 WOODRIDGE CT	8/22/2022	\$452,000	\$357,933	\$164,868	\$70,801	0.48	\$345,635.22		R23	19.78%
O-09-23-251-017	2296 CHESTNUT CIR	4/21/2022	\$525,000	\$381,725	\$214,076	\$70,801	0.37	\$575,473.12		R23	18.55%
O-09-23-251-018	2312 CHESTNUT CIR	5/10/2021	\$360,000	\$322,914	\$107,887	\$70,801	0.45	\$239,217.29		R23	21.93%
O-09-23-251-025	135 ROUND TREE DR	1/12/2022	\$350,000	\$356,886	\$63,915	\$70,801	0.42	\$152,541.77		R23	19.84%
O-09-23-252-011	258 ROUND TREE DR	4/18/2022	\$335,000	\$308,170	\$97,631	\$70,801	0.34	\$289,706.23		R23	22.97%
O-09-23-254-001	2209 HUNTINGTON DR	6/18/2021	\$377,000	\$335,407	\$112,394	\$70,801	0.47	\$239,646.06		R23	21.11%
O-09-23-254-004	2257 HUNTINGTON DR	9/15/2021	\$400,000	\$339,690	\$133,733	\$73,423	0.52	\$256,193.49		R23	21.61%
O-09-23-276-002	2416 HOLLAND ST	5/6/2022	\$340,000	\$212,627	\$191,431	\$64,058	0.39	\$495,935.23		R23	30.13%

Orion Township/Village of Lake Orion

Land Table R23

O-09-23-277-011	2439 FREEMAN DR	10/24/2022	\$420,000	\$346,751	\$146,999	\$73,750	0.46	\$320,259.26	R23	21.27%
O-09-23-277-022	2385 HOLLAND ST	3/19/2021	\$339,500	\$386,196	\$24,105	\$70,801	0.38	\$63,769.84	R23	18.33%
O-09-23-402-018	2680 GORLAD ST	11/16/2022	\$265,000	\$202,483	\$130,320	\$67,803	0.44	\$296,181.82	R23	33.49%
O-09-23-403-002	2521 GORLAD ST	1/8/2021	\$187,000	\$175,419	\$79,384	\$67,803	0.44	\$181,656.75	R23	38.65%
O-09-23-403-007	2621 GORLAD ST	10/28/2022	\$210,000	\$175,985	\$101,818	\$67,803	0.44	\$232,993.14	R23	38.53%
O-09-23-404-002	2519 LANCE ST	10/4/2021	\$195,000	\$176,126	\$86,677	\$67,803	0.44	\$198,800.46	R23	38.50%
O-09-23-404-010	2699 LANCE ST	4/29/2021	\$250,000	\$226,804	\$90,999	\$67,803	0.44	\$208,713.30	R23	29.89%
O-09-23-427-007	2448 FREEMAN DR	9/16/2022	\$400,000	\$311,094	\$160,550	\$71,644	0.35	\$453,531.07	R23	23.03%
O-09-23-429-011	2705 SEMLOH ST	9/15/2021	\$285,400	\$206,452	\$143,006	\$64,058	0.33	\$433,351.52	R23	31.03%
O-09-23-429-021	2676 HOLLAND ST	2/23/2022	\$231,000	\$196,357	\$98,701	\$64,058	0.35	\$280,400.57	R23	32.62%
O-09-23-430-012	2504 FREEMAN DR	5/23/2022	\$355,000	\$332,150	\$90,653	\$67,803	0.43	\$211,312.35	R23	20.41%
O-09-23-430-022	2696 FREEMAN DR	7/20/2021	\$389,000	\$323,324	\$129,734	\$64,058	0.35	\$370,668.57	R23	19.81%
O-09-23-431-003	2545 FREEMAN DR	11/14/2022	\$290,000	\$217,582	\$136,476	\$64,058	0.34	\$396,732.56	R23	29.44%
O-09-23-431-005	2585 FREEMAN DR	6/3/2022	\$302,000	\$201,719	\$164,339	\$64,058	0.34	\$477,729.65	R23	31.76%

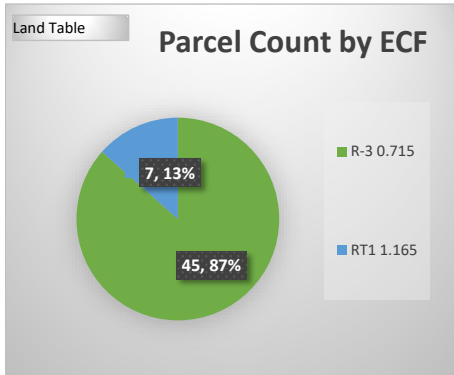
Orion Township/Village of Lake Orion

Land Table R-3

BSA DATABASE		SALES DATA	
Parcel Count	52	# of Sales	6
ECF Nbhd	R-3, RT1	Sales Ratio	41.49%
Min ECF	0.715	(Land Resid.-Est. Land Value)/Est. LV	201.88%
Max ECF	1.165	% Change	14.09%
Land Table LtoB	13.75%	Projected Land Table LtoB	15.68%
CVT LtoB	22.18%	Sales Sample Size	11.54%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$55,580	\$167,784	\$63,917
MINIMUM	\$43,475	\$131,242	\$49,996
MAXIMUM	\$94,210	\$284,400	\$113,052

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
O -09-05-100-029	668 PINERY BLVD	3/12/2021	\$59,000				2.50	\$23,600.00		R-3	90.07%
O -09-05-100-032	719 PINERY BLVD	4/7/2022	\$90,000				2.97	\$30,282.64		R-3	90.07%
O -09-05-226-016	924 PINERY CT	3/21/2022	\$90,000				1.53	\$58,746.74		R-3	90.07%
O -09-05-200-018	109 CREEKWOOD DR	9/15/2022	\$450,000	\$378,476	\$123,740	\$52,216	2.74	\$45,226.61		R-3	13.80%
O -09-05-200-024	732 PINERY BLVD	11/21/2022	\$725,000	\$564,365	\$251,385	\$90,750	2.89	\$87,104.99		R-3	16.08%
O -09-05-200-025	748 PINERY BLVD	8/8/2022	\$985,000	\$745,335	\$330,415	\$90,750	2.50	\$132,166.00		R-3	12.18%

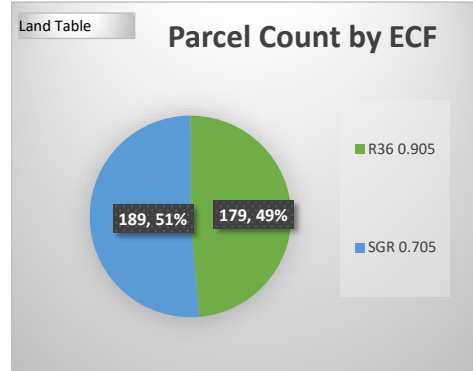
Orion Township/Village of Lake Orion

Land Table R36

BSA DATABASE		SALES DATA	
Parcel Count	368	# of Sales	40
ECF Nbhd	R36, SGR	Sales Ratio	46.13%
Min ECF	0.705	(Land Resid.-Est. Land Value)/Est. LV	52.65%
Max ECF	0.905	% Change	0.00%
Land Table LtoB	15.91%	Projected Land Table LtoB	15.91%
CVT LtoB	22.18%	Sales Sample Size	10.87%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$58,319	\$89,025	\$58,319
MINIMUM	\$47,632	\$72,711	\$47,632
MAXIMUM	\$83,967	\$128,178	\$83,967

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
O-09-36-100-010	870 E SILVERBELL RD	9/28/2022	\$327,250	\$246,233	\$134,145	\$53,128	1.33	\$101,241.51		R36	21.58%
O-09-36-100-011	900 E SILVERBELL RD	9/27/2022	\$354,900	\$236,374	\$171,654	\$53,128	1.34	\$127,718.75		R36	22.48%
O-09-36-101-004	4096 VILLAGER DR	8/11/2021	\$451,000	\$433,232	\$78,836	\$61,068	0.49	\$161,880.90		R36	14.10%
O-09-36-102-003	4091 BANDURY DR	2/19/2021	\$455,000	\$394,247	\$119,072	\$58,319	0.36	\$328,022.04		R36	14.79%
O-09-36-102-004	4093 BANDURY DR	4/25/2022	\$433,000	\$391,957	\$96,614	\$55,571	0.33	\$297,273.85		R36	14.18%
O-09-36-102-005	4095 BANDURY DR	5/6/2021	\$367,500	\$389,957	\$38,611	\$61,068	0.47	\$82,856.22		R36	15.66%
O-09-36-151-013	4152 BANDURY DR	9/22/2021	\$515,000	\$468,441	\$102,130	\$55,571	0.32	\$318,161.99		R36	11.86%
O-09-36-151-017	4200 BANDURY DR	7/9/2021	\$480,000	\$408,090	\$127,481	\$55,571	0.32	\$397,137.07		R36	13.62%
O-09-36-151-018	4208 BANDURY DR	12/14/2022	\$406,500	\$347,699	\$114,372	\$55,571	0.32	\$356,299.07		R36	15.98%
O-09-36-151-020	4238 BANDURY DR	11/30/2022	\$430,000	\$420,002	\$71,066	\$61,068	0.41	\$172,909.98		R36	14.54%
O-09-36-152-002	4133 BANDURY DR	6/22/2022	\$505,000	\$422,308	\$141,011	\$58,319	0.34	\$418,430.27		R36	13.81%
O-09-36-152-005	4177 BANDURY DR	8/5/2021	\$418,000	\$454,286	\$22,033	\$58,319	0.34	\$65,379.82		R36	12.84%
O-09-36-152-007	4201 BANDURY DR	7/9/2021	\$482,000	\$433,336	\$106,983	\$58,319	0.34	\$317,456.97		R36	13.46%
O-09-36-153-003	532 ROXBURY DR	8/31/2022	\$460,000	\$452,646	\$65,673	\$58,319	0.34	\$190,909.88		R36	12.88%
O-09-36-177-003	745 WESTRIDGE CT	8/27/2021	\$560,000	\$490,107	\$135,235	\$65,342	0.64	\$210,646.42		R36	13.33%
O-09-36-177-024	792 WOODSIDE CT	12/1/2021	\$469,000	\$489,683	\$44,659	\$65,342	0.60	\$74,555.93		R36	13.34%
O-09-36-177-030	729 ROXBURY CT	7/28/2022	\$518,500	\$522,898	\$60,944	\$65,342	0.61	\$99,908.20		R36	12.50%
O-09-36-177-033	787 ROXBURY CT	8/9/2021	\$585,000	\$692,671	-\$42,329	\$65,342	0.79	-\$53,581.01		R36	9.43%
O-09-36-177-037	750 ROXBURY CT	6/11/2021	\$570,000	\$543,735	\$91,607	\$65,342	0.65	\$141,587.33		R36	12.02%
O-09-36-201-019	990 E SILVERBELL RD	11/14/2022	\$370,000	\$287,871	\$135,257	\$53,128	0.78	\$173,184.38		R36	18.46%
O-09-36-476-033	1402 GREYTHORNE DR	9/9/2021	\$455,000	\$441,666	\$97,301	\$83,967	0.31	\$317,977.12		R36	19.01%

Orion Township/Village of Lake Orion

Land Table R36

O-09-36-476-051	4649 CATALINA DR	8/24/2022	\$520,000	\$499,261	\$104,706	\$83,967	0.23	\$457,231.44	R36	16.82%
O-09-36-476-056	4589 CATALINA DR	8/4/2021	\$599,000	\$553,969	\$128,998	\$83,967	0.23	\$558,432.90	R36	15.16%
O-09-36-476-064	1229 ARDMORE CT	7/30/2021	\$475,000	\$487,723	\$71,244	\$83,967	0.39	\$182,209.72	R36	17.22%
O-09-36-476-069	1250 ARDMORE CT	7/23/2021	\$520,000	\$527,925	\$76,042	\$83,967	0.35	\$219,141.21	R36	15.91%
O-09-36-476-083	1234 GREYTHORNE DR	10/18/2021	\$460,000	\$403,761	\$140,206	\$83,967	0.61	\$229,094.77	R36	20.80%
O-09-36-476-086	4802 CATALINA DR	12/15/2021	\$470,000	\$468,789	\$85,178	\$83,967	0.20	\$419,596.06	R36	17.91%
O-09-36-476-092	4874 CATALINA DR	8/8/2022	\$610,000	\$503,360	\$190,607	\$83,967	0.25	\$774,825.20	R36	16.68%
O-09-36-476-094	4898 CATALINA DR	7/1/2021	\$445,000	\$418,683	\$110,284	\$83,967	0.24	\$465,333.33	R36	20.06%
O-09-36-476-096	4922 CATALINA DR	7/15/2022	\$500,000	\$455,219	\$128,748	\$83,967	0.21	\$604,450.70	R36	18.45%
O-09-36-476-116	4865 CATALINA DR	4/27/2021	\$485,000	\$483,289	\$85,678	\$83,967	0.21	\$417,941.46	R36	17.37%
O-09-36-476-121	4805 CATALINA DR	12/17/2021	\$484,500	\$410,963	\$157,504	\$83,967	0.22	\$725,824.88	R36	20.43%
O-09-36-476-159	4867 MIDDLEBURY DR	12/17/2021	\$540,000	\$478,578	\$145,389	\$83,967	0.21	\$709,214.63	R36	17.55%
O-09-36-476-176	1279 LAGUNA CT	9/3/2021	\$460,000	\$446,081	\$97,886	\$83,967	0.22	\$442,923.08	R36	18.82%
O-09-36-476-177	1267 LAGUNA CT	8/16/2021	\$502,000	\$480,841	\$105,126	\$83,967	0.25	\$429,085.71	R36	17.46%
O-09-36-476-180	1238 LAGUNA CT	4/19/2022	\$600,000	\$482,327	\$201,640	\$83,967	0.30	\$667,682.12	R36	17.41%
O-09-36-476-183	1274 LAGUNA CT	4/15/2022	\$572,000	\$489,273	\$166,694	\$83,967	0.26	\$643,606.18	R36	17.16%
O-09-36-476-184	1286 LAGUNA CT	4/5/2022	\$602,500	\$475,117	\$211,350	\$83,967	0.30	\$699,834.44	R36	17.67%
O-09-36-476-185	4940 VENTURA DR	9/30/2022	\$499,000	\$432,931	\$150,036	\$83,967	0.32	\$474,797.47	R36	19.40%
O-09-36-476-186	4952 VENTURA DR	6/30/2021	\$536,000	\$519,933	\$100,034	\$83,967	0.20	\$497,681.59	R36	16.15%

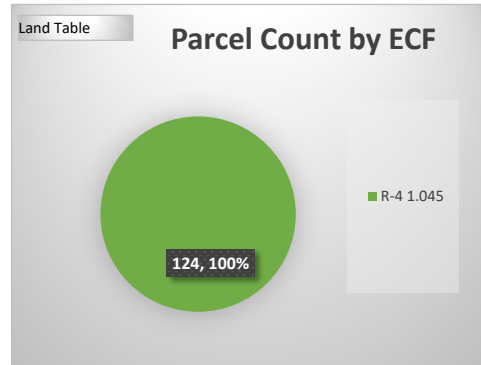
Orion Township/Village of Lake Orion

Land Table R-4

BSA DATABASE		SALES DATA	
Parcel Count	124	# of Sales	12
ECF Nbhd	R-4	Sales Ratio	44.20%
Min ECF	1.045	(Land Resid.-Est. Land Value)/Est. LV	59.04%
Max ECF	1.045	% Change	5.00%
Land Table LtoB	19.67%	Projected Land Table LtoB	20.66%
CVT LtoB	22.18%	Sales Sample Size	9.68%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$85,768	\$136,406	\$90,056
MINIMUM	\$60,720	\$96,569	\$63,756
MAXIMUM	\$901,692	\$1,434,056	\$946,777

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
O -09-11-410-021	660 BLOCKI CT	6/24/2022	\$406,000	\$295,652	\$159,338	\$48,990	1.77	\$90,276.49		R-4	16.57%
O -09-11-410-019	640 BLOCKI CT	3/21/2022	\$377,000	\$274,593	\$163,127	\$60,720	0.36	\$459,512.68		R-4	22.11%
O -09-09-251-019	642 JOSLYN RD	7/16/2021	\$280,500	\$205,241	\$139,001	\$63,742	1.40	\$99,428.47		R-4	31.06%
O -09-09-226-009	504 JOSLYN RD	8/12/2022	\$238,500	\$197,510	\$104,709	\$63,719	1.40	\$75,060.22		R-4	32.26%
O -09-11-410-016	620 BLOCKI CT	11/21/2022	\$340,000	\$289,379	\$111,341	\$60,720	0.36	\$313,636.62		R-4	20.98%
O -09-09-252-028	607 JOSLYN RD	5/21/2021	\$225,000	\$203,124	\$105,366	\$83,490	0.69	\$153,148.26		R-4	41.10%
O -09-09-202-008	578 ORCHARD RIDGE DR	7/13/2022	\$388,000	\$353,482	\$118,008	\$83,490	0.72	\$163,445.98		R-4	23.62%
O -09-09-202-011	1960 OLD POST CT	7/23/2021	\$438,000	\$400,431	\$121,059	\$83,490	0.69	\$174,940.75		R-4	20.85%
O -09-09-202-016	1957 OLD POST CT	10/27/2022	\$435,000	\$407,471	\$111,019	\$83,490	0.71	\$157,250.71		R-4	20.49%
O -09-09-202-012	1980 OLD POST CT	9/22/2022	\$435,000	\$416,740	\$104,028	\$85,768	0.87	\$119,435.13		R-4	20.58%
O -09-09-178-005	674 LEYLAND CT	7/26/2021	\$445,000	\$443,805	\$84,685	\$83,490	0.63	\$134,848.73		R-4	18.81%
O -09-09-176-042	647 KENTWOOD CT	7/7/2022	\$395,000	\$404,502	\$55,014	\$64,516	0.47	\$117,300.64		R-4	15.95%

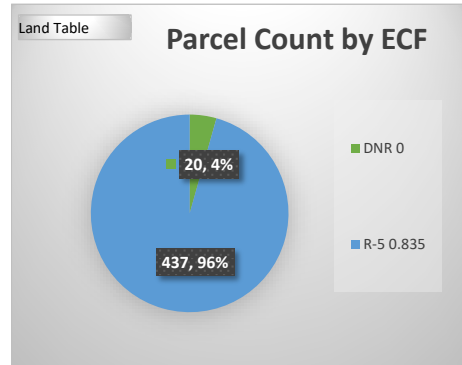
Orion Township/Village of Lake Orion

Land Table R-5

BSA DATABASE		SALES DATA	
Parcel Count	457	# of Sales	40
ECF Nbhd	DNR, R-5	Sales Ratio	43.22%
Min ECF	0.835	(Land Resid.-Est. Land Value)/Est. LV	94.84%
Max ECF	0.835	% Change	33.83%
Land Table LtoB	17.30%	Projected Land Table LtoB	23.15%
CVT LtoB	22.18%	Sales Sample Size	8.75%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$58,995	\$114,946	\$75,891
MINIMUM	\$35,397	\$68,968	\$38,937
MAXIMUM	\$526,235	\$1,025,317	\$836,714

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
O-09-14-100-038	150 CASEMER RD	12/22/2021	\$224,000	\$113,154	\$158,278	\$47,432	1.05	\$150,740.95		R-5	41.92%
O-09-12-128-039	801 GRAMPIAN AVE	6/8/2021	\$305,000	\$160,291	\$197,630	\$52,921	2.21	\$89,304.11		R-5	33.02%
O-09-12-127-005	150 EASTVIEW AVE	5/20/2022	\$192,000	\$106,458	\$120,939	\$35,397	0.26	\$459,844.11		R-5	33.25%
O-09-15-226-030	720 CASEMER RD	12/2/2022	\$225,000	\$134,898	\$133,758	\$43,656	0.82	\$163,518.34		R-5	32.36%
O-09-14-100-023	314 CASEMER RD	8/13/2021	\$252,000	\$152,687	\$140,610	\$41,297	0.69	\$204,078.37		R-5	27.05%
O-09-14-300-001	491 CASEMER RD	4/19/2021	\$232,000	\$154,443	\$138,893	\$61,336	4.99	\$27,823.12		R-5	39.71%
O-09-15-201-022	1400 HEMINGWAY RD	10/7/2021	\$405,000	\$276,879	\$182,585	\$54,464	2.54	\$71,883.86		R-5	19.67%
O-09-12-201-028	190 EASTVIEW AVE	8/25/2021	\$251,000	\$179,408	\$118,864	\$47,272	1.02	\$116,992.13		R-5	26.35%
O-09-15-226-049	1153 HEMINGWAY RD	10/20/2021	\$280,000	\$211,377	\$116,263	\$47,640	1.09	\$106,273.31		R-5	22.54%
O-09-15-477-008	532 BERRIDGE CIR	3/23/2022	\$585,000	\$446,793	\$203,412	\$65,205	0.32	\$631,714.29		R-5	14.59%
O-09-12-201-044	490 S CONKLIN DR	9/7/2021	\$314,000	\$241,508	\$116,148	\$43,656	0.98	\$118,760.74		R-5	18.08%
O-09-17-104-008	2981 YOSEMITE DR	5/20/2022	\$475,000	\$366,538	\$161,247	\$52,785	0.19	\$835,476.68		R-5	14.40%
O-09-12-128-031	805 CORNERS CT	12/22/2021	\$170,000	\$132,216	\$86,222	\$48,438	1.00	\$86,222.00		R-5	36.64%
O-09-15-400-024	735 CASEMER RD	6/23/2021	\$286,000	\$222,781	\$164,322	\$101,103	3.34	\$38,357.14	O-09-15-400-023	R-5	45.38%
O-09-17-102-007	3316 GLACIER DR	11/3/2022	\$435,000	\$353,235	\$134,550	\$52,785	0.19	\$697,150.26		R-5	14.94%
O-09-12-128-024	814 CORNERS CT	12/31/2021	\$175,000	\$143,729	\$79,709	\$48,438	1.00	\$79,709.00		R-5	33.70%
O-09-17-104-007	2961 YOSEMITE DR	11/21/2022	\$430,000	\$353,693	\$129,092	\$52,785	0.19	\$668,870.47		R-5	14.92%
O-09-15-226-046	763 W CLARKSTON RD	12/14/2022	\$350,000	\$292,797	\$98,500	\$41,297	0.67	\$147,455.09		R-5	14.10%
O-09-17-103-020	3381 GLACIER DR	6/3/2022	\$430,000	\$361,049	\$121,736	\$52,785	0.19	\$630,756.48		R-5	14.62%
O-09-12-128-018	838 CORNERS CT	7/19/2021	\$147,000	\$123,702	\$71,736	\$48,438	1.00	\$71,736.00		R-5	39.16%
O-09-12-128-026	810 CORNERS CT	6/10/2022	\$151,000	\$127,193	\$72,245	\$48,438	1.00	\$72,245.00		R-5	38.08%
O-09-17-101-005	3210 YELLOWSTONE CT	1/10/2022	\$415,000	\$355,619	\$112,166	\$52,785	0.25	\$452,282.26		R-5	14.84%

Orion Township/Village of Lake Orion

Land Table R-5

O -09-17-102-013	3209 YELLOWSTONE CT	9/2/2021	\$425,000	\$366,587	\$111,198	\$52,785	0.25	\$448,379.03	R-5	14.40%
O -09-17-103-021	3403 GLACIER DR	6/3/2022	\$429,900	\$371,109	\$111,576	\$52,785	0.20	\$569,265.31	R-5	14.22%
O -09-17-102-015	3245 YELLOWSTONE CT	7/23/2021	\$415,000	\$358,539	\$109,246	\$52,785	0.19	\$566,041.45	R-5	14.72%
O -09-15-477-010	508 BERRIDGE CIR	8/15/2022	\$561,000	\$486,873	\$139,332	\$65,205	0.35	\$393,593.22	R-5	13.39%
O -09-12-426-011	1292 STONEY CREEK RD	8/30/2021	\$535,000	\$474,310	\$119,685	\$58,995	0.62	\$193,040.32	R-5	12.44%
O -09-17-102-016	3259 YELLOWSTONE CT	5/25/2021	\$412,000	\$376,362	\$88,423	\$52,785	0.19	\$458,150.26	R-5	14.03%
O -09-14-300-067	1907 AVON GLEN LN	5/24/2022	\$560,000	\$511,853	\$113,352	\$65,205	0.28	\$401,957.45	R-5	12.74%
O -09-15-477-015	448 HAMPTON WOODS LN	10/29/2021	\$580,000	\$533,971	\$111,234	\$65,205	0.29	\$384,892.73	R-5	12.21%
O -09-15-477-009	520 BERRIDGE CIR	8/11/2022	\$480,000	\$443,748	\$101,457	\$65,205	0.31	\$325,182.69	R-5	14.69%
O -09-15-401-019	1458 COVINGTON WOODS LN	9/9/2022	\$565,000	\$535,382	\$94,823	\$65,205	1.07	\$88,454.29	R-5	12.18%
O -09-15-401-008	1700 COVINGTON WOODS LN	10/7/2022	\$560,000	\$532,016	\$93,189	\$65,205	0.29	\$322,453.29	R-5	12.26%
O -09-24-100-007	2005 BALD MOUNTAIN RD	4/25/2022	\$250,000	\$238,943	\$43,799	\$32,742	0.91	\$48,343.27	R-5	13.70%
O -09-15-478-009	486 AMSBURY CT	10/26/2021	\$563,000	\$570,826	\$57,379	\$65,205	0.42	\$135,327.83	R-5	11.42%
O -09-15-401-011	1634 COVINGTON WOODS LN	8/6/2021	\$555,000	\$564,300	\$55,905	\$65,205	0.48	\$116,956.07	R-5	11.56%
O -09-15-401-030	668 BERRIDGE CIR	8/31/2021	\$481,000	\$504,212	\$41,993	\$65,205	0.32	\$131,228.13	R-5	12.93%
O -09-15-401-024	1547 COVINGTON WOODS LN	9/9/2021	\$468,833	\$503,982	\$30,056	\$65,205	0.49	\$61,464.21	R-5	12.94%
O -09-12-426-014	623 STONEY POINTE CIR	2/25/2021	\$494,000	\$531,126	\$21,869	\$58,995	0.33	\$66,673.78	R-5	11.11%
O -09-14-300-064	1855 AVON GLEN LN	8/9/2021	\$465,000	\$509,190	\$21,015	\$65,205	0.33	\$63,298.19	R-5	12.81%

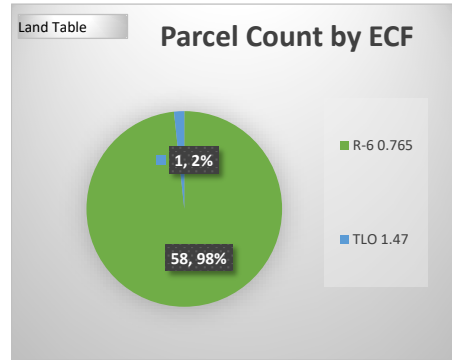
Orion Township/Village of Lake Orion

Land Table R-6

BSA DATABASE		SALES DATA	
Parcel Count	59	# of Sales	8
ECF Nbhd	R-6, TLO	Sales Ratio	40.30%
Min ECF	0.765	(Land Resid.-Est. Land Value)/Est. LV	88.88%
Max ECF	1.470	% Change	25.00%
Land Table LtoB	21.41%	Projected Land Table LtoB	26.77%
CVT LtoB	22.18%	Sales Sample Size	13.56%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$45,678	\$86,275	\$57,097
MINIMUM	\$27,225	\$51,422	\$40,838
MAXIMUM	\$92,565	\$174,835	\$92,565

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
O -09-03-459-010	838 PINE TREE RD W	6/15/2021	\$340,000	\$226,986	\$196,504	\$83,490	0.16	\$638,000.00	O -09-03-459-006	R-6	36.78%
O -09-10-102-020	1475 MARINA POINTE BLVD	9/30/2022	\$485,000	\$396,987	\$175,738	\$87,725	0.32	\$549,181.25		R-6	22.10%
O -09-10-128-014	1214 LAKE SHORE BLVD	11/30/2022	\$545,000	\$479,789	\$152,936	\$87,725	0.33	\$463,442.42		R-6	18.28%
O -09-10-101-026	1358 LAKE SHORE BLVD	6/24/2022	\$565,000	\$407,674	\$245,051	\$87,725	0.34	\$716,523.39		R-6	21.52%
O -09-10-101-027	1346 LAKE SHORE BLVD	3/16/2021	\$475,000	\$445,013	\$117,712	\$87,725	0.38	\$309,768.42		R-6	19.71%
O -09-10-128-001	340 TORREY PINE CT	7/30/2021	\$472,000	\$445,475	\$114,250	\$87,725	0.41	\$281,403.94		R-6	19.69%
O -09-10-101-021	1418 LAKE SHORE BLVD	3/24/2022	\$475,000	\$467,181	\$95,544	\$87,725	0.48	\$201,145.26		R-6	18.78%
O -09-10-201-005	944 PINE TREE RD W	4/4/2022	\$877,000	\$543,906	\$646,984	\$313,890	0.64	\$803,706.83	O -09-03-457-001, O -09-03-457-002	R-6	57.71%

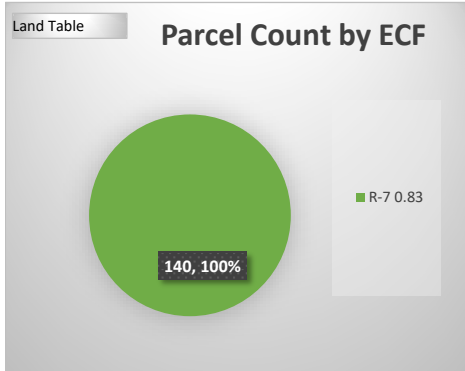
Orion Township/Village of Lake Orion

Land Table R-7

BSA DATABASE		SALES DATA	
Parcel Count	140	# of Sales	10
ECF Nbhd	R-7	Sales Ratio	43.23%
Min ECF	0.830	(Land Resid.-Est. Land Value)/Est. LV	99.33%
Max ECF	0.830	% Change	0.00%
Land Table LtoB	15.92%	Projected Land Table LtoB	15.92%
CVT LtoB	22.18%	Sales Sample Size	7.14%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$55,703	\$111,033	\$55,703
MINIMUM	\$49,658	\$98,983	\$49,658
MAXIMUM	\$61,420	\$122,428	\$61,420

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
O -09-14-103-008		2/7/2022	\$100,000				0.19	\$518,134.72		R-7	100.00%
O -09-13-103-013	1206 COTTONWOOD ST	6/29/2022	\$405,000	\$430,246	\$31,928	\$57,174	0.35	\$92,277.46		R-7	13.29%
O -09-13-104-014	1149 AMERICAN ELM ST	4/25/2022	\$451,500	\$386,156	\$119,576	\$54,232	0.33	\$363,452.89		R-7	14.04%
O -09-14-101-026	1200 WALLOON WAY	10/19/2022	\$380,000	\$271,969	\$165,205	\$57,174	0.41	\$401,958.64		R-7	21.02%
O -09-14-101-027	1188 WALLOON WAY	12/10/2021	\$335,000	\$259,679	\$132,495	\$57,174	0.46	\$288,032.61		R-7	22.02%
O -09-14-102-003	1026 KEY WEST CT	11/7/2022	\$420,000	\$337,393	\$132,265	\$49,658	0.21	\$620,962.44		R-7	14.72%
O -09-14-102-007	1074 KEY WEST CT	5/6/2022	\$470,000	\$365,614	\$154,044	\$49,658	0.30	\$508,396.04		R-7	13.58%
O -09-14-103-009	426 GREEN HILL LN	10/14/2022	\$450,000	\$416,451	\$83,207	\$49,658	0.19	\$431,124.35		R-7	11.92%
O -09-14-151-003	1298 WALLOON WAY	7/20/2022	\$462,000	\$406,097	\$105,561	\$49,658	0.21	\$497,929.25		R-7	12.23%
O -09-14-176-001	1173 KEY WEST DR	5/12/2021	\$375,000	\$404,028	\$20,630	\$49,658	0.31	\$66,763.75		R-7	12.29%

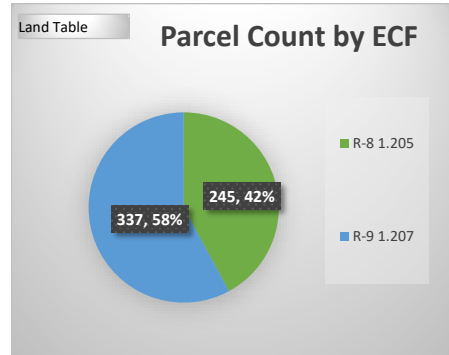
Orion Township/Village of Lake Orion

Land Table R89

BSA DATABASE		SALES DATA	
Parcel Count	582	# of Sales	41
ECF Nbhd	R-8, R-9	Sales Ratio	48.27%
Min ECF	1.205	(Land Resid.-Est. Land Value)/Est. LV	27.06%
Max ECF	1.207	% Change	0.00%
Land Table LtoB	23.65%	Projected Land Table LtoB	23.65%
CVT LtoB	22.18%	Sales Sample Size	7.04%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$71,256	\$90,535	\$71,256
MINIMUM	\$30,373	\$38,591	\$30,373
MAXIMUM	\$547,296	\$695,374	\$547,296

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
O -09-16-228-045	1073 TIMBERLANE ST	1/22/2021	\$20,000				0.67	\$29,673.59		R89	100.00%
O -09-18-200-025	1030 S BALDWIN RD	3/4/2022	\$85,000				2.50	\$34,040.85		R89	100.00%
O -09-18-401-017	10/4/2021	\$45,500				5.97	\$7,621.44			R89	100.00%
O -09-31-126-018	4290 LOU MAR LN	5/14/2021	\$75,000				3.02	-\$33,277.12		R89	28.89%
O -09-32-101-002	3501 GREGORY RD	7/1/2022	\$120,000				1.71	-\$27,066.67		R89	28.81%
O -09-16-228-017	1048 BEACH DR	5/21/2021	\$177,000	\$137,421	\$78,631	\$39,052	0.12	\$683,747.83		R89	28.42%
O -09-16-228-055	1012 BEACH DR	5/11/2021	\$195,000	\$175,737	\$66,993	\$47,730	0.24	\$285,076.60		R89	27.16%
O -09-16-228-056	1072 BEACH DR	7/9/2021	\$255,000	\$242,527	\$79,295	\$66,822	0.25	\$157,019.80	O -09-16-228-050	R89	27.55%
O -09-16-276-007	1424 BEACH DR	10/13/2022	\$131,500	\$142,946	\$46,493	\$57,939	0.17	\$234,813.13	O -09-16-229-048	R89	40.53%
O -09-16-276-011	1410 BEACH DR	9/23/2022	\$175,000	\$190,165	\$47,112	\$62,277	0.34	\$127,329.73	O -09-16-229-048	R89	32.75%
O -09-17-351-004	1530 S BALDWIN RD	2/22/2021	\$291,700	\$272,786	\$86,023	\$67,109	1.61	\$53,430.43		R89	24.60%
O -09-18-104-002	4215 W CLARKSTON RD	8/27/2021	\$540,000	\$487,884	\$120,087	\$67,971	2.11	\$56,994.30		R89	13.93%
O -09-18-426-005	4212 MILL LAKE RD	6/23/2021	\$690,000	\$764,103	\$4,101	\$78,204	5.00	\$820.04		R89	10.23%
O -09-18-426-011	1420 S BALDWIN RD	4/1/2022	\$441,000	\$492,163	\$234,108	\$285,271	1.65	\$7,999.59	O -09-18-426-002, O -09-18-426-003	R89	57.96%
O -09-19-201-006	3971 MILL LAKE RD	11/17/2022	\$243,000	\$182,725	\$135,895	\$75,620	4.26	\$31,922.72		R89	41.38%
O -09-19-202-001	4090 MILL LAKE RD	7/28/2022	\$290,000	\$238,248	\$118,635	\$66,883	1.48	\$80,158.78		R89	28.07%
O -09-19-202-002	4072 MILL LAKE RD	8/8/2022	\$310,000	\$292,387	\$84,512	\$66,899	1.49	\$56,757.56		R89	22.88%
O -09-19-202-003	4032 MILL LAKE RD	5/5/2022	\$230,000	\$194,533	\$102,036	\$66,569	1.30	\$78,549.65		R89	34.22%
O -09-19-400-013	3676 WALDON RD	8/23/2021	\$399,000	\$310,143	\$166,230	\$77,373	4.76	\$34,907.60		R89	24.95%
O -09-20-101-011	2120 S BALDWIN RD	4/30/2021	\$325,000	\$338,683	\$42,725	\$56,408	0.50	\$85,793.17		R89	16.66%
O -09-23-351-022	369 W GREENSHIELD RD	3/10/2022	\$1,100,000	\$1,093,190	\$93,629	\$86,819	6.81	\$13,756.83		R89	7.94%
O -09-26-151-007	349 WALDON RD	6/1/2021	\$174,500	\$131,286	\$99,622	\$56,408	0.48	\$206,684.65		R89	42.97%
O -09-26-151-026	393 WALDON RD	1/28/2022	\$275,000	\$235,069	\$135,435	\$95,504	9.17	\$14,772.58		R89	40.63%

Orion Township/Village of Lake Orion

Land Table R89

O-09-27-276-068	871 WALDON RD	12/8/2021	\$245,000	\$236,361	\$73,723	\$65,084	0.86	\$85,624.85	R89	27.54%
O-09-30-100-022	4150 MAYBEE RD	8/15/2022	\$339,900	\$311,519	\$117,410	\$89,029	7.09	\$16,564.62	R89	28.58%
O-09-30-301-049	3560 ROHR RD	8/30/2022	\$325,000	\$276,264	\$115,036	\$66,300	1.14	\$100,555.94	R89	24.00%
O-09-30-400-026	3648 GREGORY RD	4/28/2021	\$540,000	\$615,935	-\$7,278	\$68,657	2.50	-\$2,910.04	R89	11.15%
O-09-31-101-019	4390 ROHR RD	10/11/2022	\$360,000	\$296,407	\$124,339	\$60,746	0.77	\$160,852.52	R89	20.49%
O-09-31-301-017	4170 MORGAN RD	4/26/2021	\$361,500	\$329,236	\$110,649	\$78,385	5.04	\$21,958.52	R89	23.81%
O-09-31-376-032	4950 RAYNER PARK DR	7/16/2021	\$339,000	\$278,408	\$161,878	\$101,286	7.93	\$20,418.52	R89	36.38%
O-09-31-426-006	4601 HOMESITE DR	6/8/2022	\$310,000	\$244,804	\$130,280	\$65,084	0.88	\$147,375.57	R89	26.59%
O-09-31-426-045	4503 ALAN LN	9/7/2021	\$305,000	\$357,611	\$3,797	\$56,408	0.46	\$8,254.35	R89	15.77%
O-09-31-426-057	4579 HOMESITE DR	8/27/2021	\$330,000	\$324,074	\$72,134	\$66,208	1.09	\$66,117.32	R89	20.43%
O-09-31-451-013	4948 MEADOWBROOK LN	5/14/2021	\$300,000	\$285,835	\$80,640	\$66,475	1.25	\$64,771.08	R89	23.26%
O-09-31-451-014	4972 MEADOWBROOK LN	11/9/2021	\$265,000	\$291,912	\$39,336	\$66,248	1.11	\$35,310.59	R89	22.69%
O-09-31-451-018	3885 MORGAN RD	7/12/2021	\$310,000	\$254,634	\$121,416	\$66,050	1.00	\$121,416.00	R89	25.94%
O-09-31-451-019	3889 MORGAN RD	6/7/2022	\$315,000	\$263,947	\$117,103	\$66,050	1.00	\$117,103.00	R89	25.02%
O-09-32-101-028	3400 ELMY DR	9/9/2022	\$165,000	\$174,497	\$42,571	\$52,068	0.34	\$126,323.44	R89	29.84%
O-09-32-102-012	3494 PASADENA DR	4/8/2022	\$297,500	\$210,943	\$142,965	\$56,408	0.48	\$297,843.75	R89	26.74%
O-09-32-102-030	3497 ELMY DR	8/30/2021	\$220,000	\$232,001	\$44,407	\$56,408	0.42	\$106,491.61	R89	24.31%
O-09-32-151-023	3349 PASADENA DR	10/19/2022	\$340,000	\$294,215	\$102,193	\$56,408	0.51	\$200,772.10	R89	19.17%

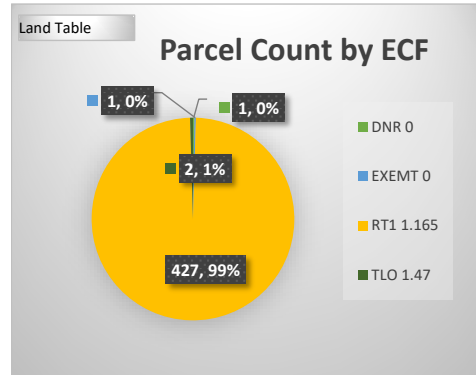
Orion Township/Village of Lake Orion

Land Table RT1

BSA DATABASE		SALES DATA	
Parcel Count	431	# of Sales	36
ECF Nbhd	DNR, RT1, EXEMT, TLO	Sales Ratio	48.57%
Min ECF	1.165	(Land Resid.-Est. Land Value)/Est. LV	9.41%
Max ECF	1.470	% Change	5.00%
Land Table LtoB	23.47%	Projected Land Table LtoB	24.65%
CVT LtoB	22.18%	Sales Sample Size	8.35%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$83,053	\$90,864	\$87,206
MINIMUM	\$30,225	\$33,068	\$31,736
MAXIMUM	\$381,148	\$416,995	\$400,205

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
O -09-04-176-033		5/5/2021	\$115,000				2.44	\$47,150.47		RT1	100.00%
O -09-05-100-010		6/9/2022	\$650,000				82.43	\$7,885.96		RT1	100.00%
O -09-06-451-024	75 N BALDWIN RD	8/2/2021	\$100,000				4.56	\$21,934.63		RT1	96.51%
O -09-03-152-003	210 CAYUGA RD	6/18/2021	\$278,000	\$257,086	\$88,400	\$67,486	0.36	\$244,198.90		RT1	26.25%
O -09-03-252-008	969 INDIANWOOD RD	6/10/2021	\$485,000	\$608,524	-\$92,833	\$30,691	1.24	-\$75,107.61		RT1	5.04%
O -09-04-104-004	185 N NEWMAN RD	7/9/2021	\$247,000	\$196,102	\$106,791	\$55,893	0.39	\$273,823.08		RT1	28.50%
O -09-04-126-013	486 N NEWMAN RD	3/16/2021	\$453,000	\$415,150	\$139,171	\$101,321	4.21	\$33,088.68		RT1	24.41%
O -09-04-126-016	2260 ENTARA CT	6/1/2022	\$385,000	\$363,207	\$100,706	\$78,913	1.50	\$67,137.33		RT1	21.73%
O -09-04-126-025	250 N NEWMAN RD	10/8/2021	\$395,000	\$358,315	\$195,993	\$159,308	1.67	\$61,652.41	O -09-04-126-026	RT1	44.46%
O -09-04-152-006	101 N NEWMAN RD	10/14/2021	\$280,000	\$210,548	\$125,345	\$55,893	0.39	\$321,397.44		RT1	26.55%
O -09-04-176-014	101 JACKSON OAKS ST	7/13/2022	\$452,000	\$298,387	\$228,403	\$74,790	1.00	\$227,947.11		RT1	25.06%
O -09-04-176-021	210 N NEWMAN RD	8/27/2021	\$365,000	\$386,334	\$61,048	\$82,382	1.92	\$31,812.40		RT1	21.32%
O -09-04-176-030	150 N NEWMAN RD	5/21/2021	\$399,900	\$323,938	\$161,930	\$85,968	2.35	\$68,847.79		RT1	26.54%
O -09-04-201-012	275 INDIAN TRL	4/7/2022	\$549,000	\$621,702	\$27,078	\$99,780	0.42	\$64,625.30		RT1	16.05%
O -09-04-201-014	1906 INDIANWOOD RD	11/29/2021	\$380,000	\$280,549	\$178,737	\$79,286	1.55	\$115,687.38		RT1	28.26%
O -09-04-202-007	272 INDIAN TRL	5/20/2022	\$619,000	\$657,103	\$61,677	\$99,780	0.39	\$158,961.34		RT1	15.18%
O -09-04-202-009	244 INDIAN TRL	9/2/2021	\$505,000	\$572,106	\$32,674	\$99,780	0.42	\$78,167.46		RT1	17.44%
O -09-04-226-008	240 MENASHA TRL	6/4/2021	\$510,000	\$613,160	\$85,924	\$189,084	2.76	\$31,188.38		RT1	30.84%
O -09-04-226-014	576 INDIAN TRL	11/1/2022	\$520,000	\$587,056	\$32,724	\$99,780	0.51	\$64,290.77		RT1	17.00%
O -09-04-277-017	125 THE NEEBISH	3/5/2021	\$406,000	\$344,693	\$139,856	\$78,549	1.46	\$96,054.95		RT1	22.79%
O -09-04-278-010	1753 SEMINOLE TRL	10/22/2021	\$350,000	\$264,867	\$156,759	\$71,626	0.69	\$227,516.69		RT1	27.04%

Orion Township/Village of Lake Orion

Land Table RT1

O -09-04-278-012	1656 ONEIDA TRL	1/18/2022	\$265,900	\$219,120	\$118,406	\$71,626	0.70	\$169,393.42	RT1	32.69%
O -09-04-279-006	1633 ONEIDA TRL	7/7/2021	\$347,000	\$263,653	\$157,457	\$74,110	0.89	\$176,323.63	RT1	28.11%
O -09-04-279-008	1597 ONEIDA TRL	9/10/2021	\$400,000	\$340,128	\$133,982	\$74,110	0.95	\$141,331.22	RT1	21.79%
O -09-05-100-026	3181 STANTON RD	5/28/2021	\$605,000	\$700,657	-\$1,077	\$94,580	3.39	-\$317.70	RT1	13.50%
O -09-05-301-003	3306 INDIANWOOD RD	1/28/2021	\$195,000	\$222,267	\$82,971	\$110,238	5.28	\$16,594.20	RT1	49.60%
O -09-05-301-005	3256 INDIANWOOD RD	8/31/2022	\$470,000	\$493,585	\$85,651	\$109,236	5.16	\$16,471.35	RT1	22.13%
O -09-05-351-011	3045 INDIANWOOD RD	1/6/2021	\$300,000	\$318,873	\$194,541	\$213,414	9.93	\$19,571.53	RT1	66.93%
O -09-05-400-016	282 BROOKWOOD DR	9/13/2021	\$785,000	\$870,996	\$6,662	\$92,658	3.16	\$2,108.23	RT1	10.64%
O -09-06-100-009	4365 ROSE CT	9/27/2022	\$312,250	\$247,114	\$139,909	\$74,773	1.00	\$139,909.00	RT1	30.26%
O -09-06-226-002	3527 STANTON RD	3/15/2022	\$335,000	\$287,751	\$143,825	\$96,576	3.63	\$39,588.49	RT1	33.56%
O -09-06-226-040	375 COATS RD	12/10/2021	\$242,500	\$206,832	\$128,624	\$92,956	3.20	\$40,245.31	RT1	44.94%
O -09-06-276-003	342 COATS RD	9/30/2022	\$230,000	\$270,960	\$61,826	\$102,786	4.38	\$14,105.86	RT1	37.93%
O -09-06-276-004	366 COATS RD	3/14/2022	\$75,000	\$97,854	\$14,906	\$37,760	0.51	\$29,516.83	RT1	38.59%
O -09-06-301-014	256 BALDWIN CT	2/3/2022	\$294,000	\$263,269	\$86,624	\$55,893	0.37	\$236,032.70	RT1	21.23%
O -09-06-451-007	120 S BALDWIN RD	3/2/2022	\$205,000	\$195,167	\$113,099	\$103,266	4.44	\$25,467.01	RT1	52.91%

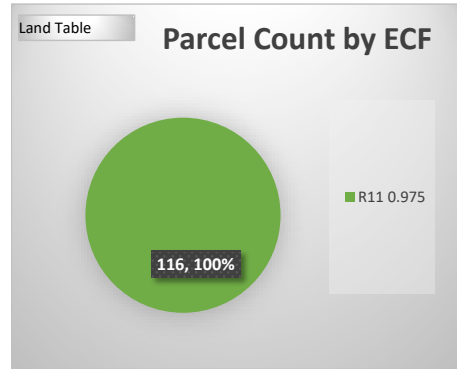
Orion Township/Village of Lake Orion

Land Table RWE

BSA DATABASE		SALES DATA	
Parcel Count	116	# of Sales	15
ECF Nbhd	R11	Sales Ratio	43.89%
Min ECF	0.975	(Land Resid.-Est. Land Value)/Est. LV	68.50%
Max ECF	0.975	% Change	10.00%
Land Table LtoB	19.89%	Projected Land Table LtoB	21.88%
CVT LtoB	22.18%	Sales Sample Size	12.93%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$56,858	\$95,805	\$62,544
MINIMUM	\$49,422	\$83,276	\$54,364
MAXIMUM	\$62,523	\$105,351	\$68,775

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
O -09-26-201-001	3100 TALON CIR	5/19/2021	\$280,000	\$261,353	\$67,868	\$49,221	0.22	\$314,203.70		RWE	18.83%
O -09-26-201-023	3024 TALON CIR	8/19/2021	\$319,000	\$287,900	\$93,623	\$62,523	0.39	\$239,445.01		RWE	21.72%
O -09-26-201-025	3016 TALON CIR	6/18/2021	\$335,000	\$293,303	\$104,220	\$62,523	0.31	\$340,588.24		RWE	21.32%
O -09-26-202-003	3005 TALON CIR	2/8/2022	\$310,000	\$245,494	\$113,928	\$49,422	0.14	\$813,771.43		RWE	20.13%
O -09-26-202-008	3021 TALON CIR	9/20/2021	\$320,000	\$282,171	\$98,254	\$60,425	0.27	\$358,591.24		RWE	21.41%
O -09-26-202-015	3071 TALON CIR	9/10/2021	\$290,000	\$254,742	\$84,680	\$49,422	0.15	\$580,000.00		RWE	19.40%
O -09-26-202-029	39 EAGLE RIDGE RD	8/17/2022	\$290,000	\$255,902	\$83,520	\$49,422	0.14	\$600,863.31		RWE	19.31%
O -09-26-203-012	54 EAGLE RIDGE RD	9/28/2022	\$333,000	\$276,637	\$110,074	\$53,711	0.16	\$710,154.84		RWE	19.42%
O -09-26-203-015	66 EAGLE RIDGE RD	8/31/2022	\$345,000	\$284,967	\$115,842	\$55,809	0.19	\$622,806.45		RWE	19.58%
O -09-26-203-017	74 EAGLE RIDGE RD	10/14/2022	\$340,000	\$269,024	\$128,883	\$57,907	0.20	\$644,415.00		RWE	21.52%
O -09-26-203-018	78 EAGLE RIDGE RD	6/10/2021	\$305,000	\$293,017	\$74,506	\$62,523	0.34	\$218,492.67		RWE	21.34%
O -09-26-226-007	107 EAGLE RIDGE RD	9/22/2022	\$305,000	\$285,707	\$77,200	\$57,907	0.22	\$344,642.86		RWE	20.27%
O -09-26-227-007	106 EAGLE RIDGE RD	3/10/2021	\$272,500	\$230,302	\$95,909	\$53,711	0.15	\$630,980.26		RWE	23.32%
O -09-26-227-015	138 EAGLE RIDGE RD	4/30/2021	\$322,000	\$297,157	\$78,554	\$53,711	0.15	\$516,802.63		RWE	18.07%
O -09-26-227-020	158 EAGLE RIDGE RD	2/12/2021	\$335,000	\$309,344	\$86,081	\$60,425	0.29	\$299,933.80		RWE	19.53%

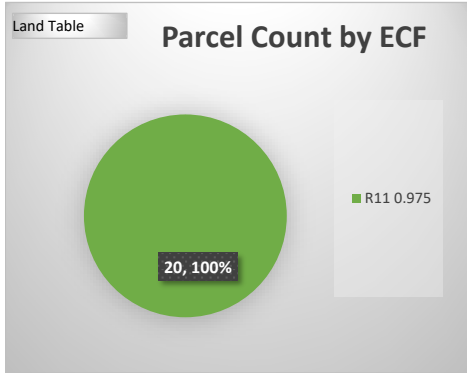
Orion Township/Village of Lake Orion

Land Table RWR

BSA DATABASE		SALES DATA	
Parcel Count	20	# of Sales	2
ECF Nbhd	R11	Sales Ratio	50.89%
Min ECF	0.975	(Land Resid.-Est. Land Value)/Est. LV	-29.43%
Max ECF	0.975	% Change	-10.00%
Land Table LtoB	6.20%	Projected Land Table LtoB	5.58%
CVT LtoB	22.18%	Sales Sample Size	10.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$27,340	\$19,295	\$24,606
MINIMUM	\$24,100	\$17,008	\$21,690
MAXIMUM	\$28,960	\$20,438	\$26,064

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
O -09-27-276-051	3179 WALDON RIDGE DR	10/21/2022	\$434,900	\$441,205	\$20,225	\$26,530	0.25	\$81,552.42		RWR	6.01%
O -09-27-276-055	3211 WALDON RIDGE DR	4/6/2022	\$480,000	\$490,024	\$18,936	\$28,960	0.49	\$38,487.80		RWR	5.91%

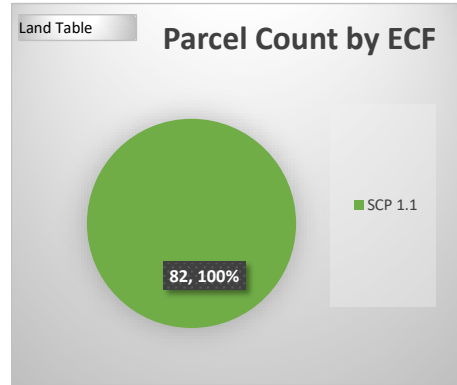
Orion Township/Village of Lake Orion

Land Table SCP

BSA DATABASE		SALES DATA	
Parcel Count	82	# of Sales	11
ECF Nbhd	SCP	Sales Ratio	45.06%
Min ECF	1.100	(Land Resid.-Est. Land Value)/Est. LV	60.08%
Max ECF	1.100	% Change	20.00%
Land Table LtoB	18.25%	Projected Land Table LtoB	21.90%
CVT LtoB	22.18%	Sales Sample Size	13.41%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$37,440	\$59,932	\$44,928
MINIMUM	\$37,440	\$59,932	\$44,928
MAXIMUM	\$37,440	\$59,932	\$44,928

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
O-09-21-176-021	1939 COUNTRY LN	9/26/2022	\$285,000	\$208,805	\$113,635	\$37,440	1.00	\$113,635.00		SCP	17.93%
O-09-21-176-024	1955 COUNTRY LN	3/5/2021	\$210,000	\$219,053	\$28,387	\$37,440	1.00	\$28,387.00		SCP	17.09%
O-09-21-176-040	1864 HUNTERS LN	12/5/2022	\$150,000	\$189,461	-\$2,021	\$37,440	1.00	-\$2,021.00		SCP	19.76%
O-09-21-176-055	1913 HUNTERS LN	10/14/2021	\$250,000	\$238,218	\$49,222	\$37,440	1.00	\$49,222.00		SCP	15.72%
O-09-21-176-065	1952 HUNTERS LN	6/30/2021	\$210,000	\$191,328	\$56,112	\$37,440	1.00	\$56,112.00		SCP	19.57%
O-09-21-176-074	1976 HUNTERS LN	1/18/2021	\$210,000	\$181,337	\$66,103	\$37,440	1.00	\$66,103.00		SCP	20.65%
O-09-21-176-076	1983 HUNTERS LN	9/23/2022	\$265,000	\$219,164	\$83,276	\$37,440	1.00	\$83,276.00		SCP	17.08%
O-09-21-176-077	1991 HUNTERS LN	8/6/2021	\$239,900	\$212,366	\$64,974	\$37,440	1.00	\$64,974.00		SCP	17.63%
O-09-21-176-084	1870 VALLEY LN	9/10/2021	\$225,000	\$203,987	\$58,453	\$37,440	1.00	\$58,453.00		SCP	18.35%
O-09-21-176-088	1910 VALLEY LN	4/30/2021	\$219,900	\$208,013	\$49,327	\$37,440	1.00	\$49,327.00		SCP	18.00%
O-09-21-176-096	1990 VALLEY LN	10/11/2022	\$240,000	\$185,655	\$91,785	\$37,440	1.00	\$91,785.00		SCP	20.17%

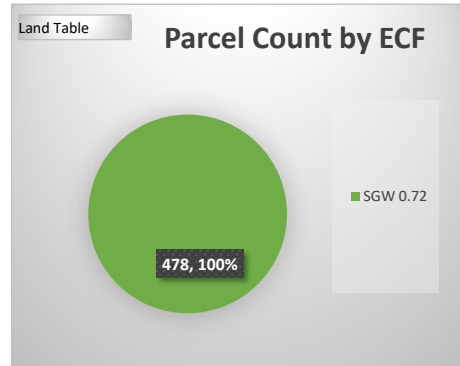
Orion Township/Village of Lake Orion

Land Table SGW

BSA DATABASE		SALES DATA	
Parcel Count	478	# of Sales	162
ECF Nbhd	SGW	Sales Ratio	47.47%
Min ECF	0.720	(Land Resid.-Est. Land Value)/Est. LV	33.79%
Max ECF	0.720	% Change	0.00%
Land Table LtoB	16.75%	Projected Land Table LtoB	16.75%
CVT LtoB	22.18%	Sales Sample Size	33.89%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$328,742	\$439,820	\$328,742
MINIMUM	\$80,360	\$107,513	\$80,360
MAXIMUM	\$7,305,375	\$9,773,766	\$7,305,375

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
O-09-26-102-016	3073 WALDON MEADOWS DR	3/19/2021	\$90,000				0.44	\$462,543.18		SGW	24.73%
O-09-23-101-003	246 GUNNISON ST	8/13/2021	\$472,500	\$475,490	\$85,406	\$88,396	0.26	\$328,484.62		SGW	18.59%
O-09-23-101-006	282 GUNNISON ST	6/2/2021	\$520,000	\$524,192	\$84,204	\$88,396	0.26	\$323,861.54		SGW	16.86%
O-09-23-101-007	2113 GUNNISON ST	1/5/2021	\$428,000	\$474,913	\$41,483	\$88,396	0.27	\$153,640.74		SGW	18.61%
O-09-23-101-015	354 FINDLEY CIR	6/21/2021	\$505,000	\$513,842	\$79,554	\$88,396	0.25	\$318,216.00		SGW	17.20%
O-09-23-101-036	2035 FINDLEY CIR	4/20/2021	\$479,000	\$477,717	\$89,679	\$88,396	0.26	\$344,919.23		SGW	18.50%
O-09-23-101-042	2080 GUNNISON ST	2/10/2022	\$500,000	\$464,213	\$124,183	\$88,396	0.27	\$459,937.04		SGW	19.04%
O-09-23-101-043	2096 GUNNISON ST	6/25/2022	\$565,000	\$492,893	\$160,503	\$88,396	0.27	\$594,455.56		SGW	17.93%
O-09-23-101-045	223 GUNNISON ST	4/29/2021	\$471,000	\$487,430	\$71,966	\$88,396	0.28	\$257,021.43		SGW	18.14%
O-09-23-101-062	2372 FINDLEY CIR	11/16/2021	\$570,000	\$544,067	\$114,329	\$88,396	0.25	\$457,316.00		SGW	16.25%
O-09-23-101-070	2274 FINDLEY CIR	4/6/2021	\$420,000	\$479,538	\$28,858	\$88,396	0.25	\$115,432.00		SGW	18.43%
O-09-23-101-074	2210 FINDLEY CIR	4/19/2021	\$570,000	\$534,738	\$123,658	\$88,396	0.29	\$426,406.90		SGW	16.53%
O-09-23-101-080	363 PIKE ST	4/25/2022	\$620,000	\$541,711	\$174,720	\$96,431	0.37	\$472,216.22		SGW	17.80%
O-09-23-101-082	2449 FINDLEY CIR	6/24/2021	\$512,000	\$529,410	\$70,986	\$88,396	0.27	\$262,911.11		SGW	16.70%
O-09-23-101-083	2443 FINDLEY CIR	6/11/2021	\$488,500	\$479,575	\$97,321	\$88,396	0.34	\$286,238.24		SGW	18.43%
O-09-23-101-087	2429 FINDLEY CIR	1/6/2022	\$526,000	\$493,437	\$120,959	\$88,396	0.25	\$483,836.00		SGW	17.91%
O-09-23-101-090	2407 FINDLEY CIR	11/30/2021	\$542,007	\$544,178	\$86,225	\$88,396	0.27	\$319,351.85		SGW	16.24%
O-09-23-101-099	2227 FINDLEY CIR	11/8/2021	\$495,000	\$493,263	\$90,133	\$88,396	0.25	\$360,532.00		SGW	17.92%
O-09-23-101-100	2211 FINDLEY CIR	3/30/2021	\$534,900	\$536,085	\$87,211	\$88,396	0.26	\$335,426.92		SGW	16.49%
O-09-23-101-101	2195 FINDLEY CIR	4/16/2021	\$515,000	\$504,102	\$99,294	\$88,396	0.27	\$367,755.56		SGW	17.54%
O-09-26-102-001	401 WALDON MEADOWS CT	4/26/2021	\$388,374	\$414,592	\$62,178	\$88,396	0.32	\$194,306.25		SGW	21.32%
O-09-26-102-003	413 WALDON MEADOWS CT	3/30/2021	\$385,365	\$423,344	\$50,417	\$88,396	0.25	\$201,668.00		SGW	20.88%

Orion Township/Village of Lake Orion

Land Table SGW

O-09-26-102-004	419 WALDON MEADOWS CT	6/9/2021	\$439,091	\$457,993	\$69,494	\$88,396	0.31	\$224,174.19	SGW	19.30%
O-09-26-102-005	418 WALDON MEADOWS CT	11/19/2021	\$416,623	\$434,957	\$70,062	\$88,396	0.25	\$280,248.00	SGW	20.32%
O-09-26-102-006	412 WALDON MEADOWS CT	12/10/2021	\$485,159	\$459,084	\$114,471	\$88,396	0.25	\$457,884.00	SGW	19.25%
O-09-26-102-007	406 WALDON MEADOWS CT	2/8/2022	\$446,924	\$506,407	\$28,913	\$88,396	0.26	\$111,203.85	SGW	17.46%
O-09-26-102-008	400 WALDON MEADOWS CT	6/18/2021	\$365,400	\$412,457	\$41,339	\$88,396	0.29	\$142,548.28	SGW	21.43%
O-09-26-102-009	3066 WALDON MEADOWS DR	6/28/2021	\$443,575	\$495,180	\$36,791	\$88,396	0.36	\$102,197.22	SGW	17.85%
O-09-26-102-010	3062 WALDON MEADOWS DR	6/23/2021	\$561,566	\$567,698	\$82,264	\$88,396	0.33	\$249,284.85	SGW	15.57%
O-09-26-102-012	3057 WALDON MEADOWS DR	12/17/2021	\$434,052	\$464,785	\$65,698	\$96,431	0.48	\$136,870.83	SGW	20.75%
O-09-26-102-013	3061 WALDON MEADOWS DR	3/1/2022	\$523,164	\$536,159	\$83,436	\$96,431	0.41	\$203,502.44	SGW	17.99%
O-09-26-102-014	3065 WALDON MEADOWS DR	7/15/2022	\$614,274	\$527,108	\$183,597	\$96,431	0.43	\$426,969.77	SGW	18.29%
O-09-26-102-015	3069 WALDON MEADOWS DR	1/21/2022	\$483,518	\$488,457	\$91,492	\$96,431	0.43	\$212,772.09	SGW	19.74%
O-09-26-102-017	3077 WALDON MEADOWS DR	7/8/2021	\$455,675	\$498,588	\$61,554	\$104,467	0.61	\$100,908.20	SGW	20.95%
O-09-26-102-018	3081 WALDON MEADOWS DR	10/5/2021	\$391,925	\$426,443	\$53,878	\$88,396	0.25	\$215,512.00	SGW	20.73%
O-09-26-102-019	3085 WALDON MEADOWS DR	11/4/2021	\$401,488	\$435,824	\$54,060	\$88,396	0.25	\$216,240.00	SGW	20.28%
O-09-26-102-020	3089 WALDON MEADOWS DR	7/21/2021	\$465,567	\$457,965	\$95,998	\$88,396	0.25	\$383,992.00	SGW	19.30%
O-09-26-102-022	3097 WALDON MEADOWS DR	3/1/2021	\$439,900	\$485,737	\$42,559	\$88,396	0.27	\$157,625.93	SGW	18.20%
O-09-31-201-001	4132 WALCOTT DR	9/9/2022	\$697,990	\$520,956	\$265,430	\$88,396	0.28	\$947,964.29	SGW	16.97%
O-09-31-201-002	4136 WALCOTT DR	9/29/2022	\$679,940	\$554,717	\$213,619	\$88,396	0.29	\$736,617.24	SGW	15.94%
O-09-31-201-003	4140 WALCOTT DR	9/20/2021	\$603,185	\$580,017	\$111,564	\$88,396	0.28	\$398,442.86	SGW	15.24%
O-09-31-201-004	4144 WALCOTT DR	3/25/2021	\$481,490	\$472,343	\$97,543	\$88,396	0.27	\$361,270.37	SGW	18.71%
O-09-31-201-005	4148 WALCOTT DR	6/11/2021	\$534,960	\$548,827	\$74,529	\$88,396	0.34	\$219,202.94	SGW	16.11%
O-09-31-201-006	4152 WALCOTT DR	8/31/2021	\$595,850	\$588,204	\$96,042	\$88,396	0.27	\$355,711.11	SGW	15.03%
O-09-31-201-007	4156 WALCOTT DR	8/31/2021	\$625,425	\$571,036	\$142,785	\$88,396	0.27	\$528,833.33	SGW	15.48%
O-09-31-201-008	4160 WALCOTT DR	8/13/2021	\$525,640	\$554,820	\$59,216	\$88,396	0.27	\$219,318.52	SGW	15.93%
O-09-31-201-009	4164 WALCOTT DR	8/4/2021	\$564,008	\$514,304	\$138,100	\$88,396	0.27	\$511,481.48	SGW	17.19%
O-09-31-201-010	4168 WALCOTT DR	3/18/2022	\$699,900	\$603,122	\$185,174	\$88,396	0.27	\$685,829.63	SGW	14.66%
O-09-31-201-011	4172 WALCOTT DR	9/24/2021	\$528,790	\$545,103	\$72,083	\$88,396	0.28	\$257,439.29	SGW	16.22%
O-09-31-201-012	4176 WALCOTT DR	10/4/2021	\$627,040	\$553,144	\$170,327	\$96,431	0.36	\$473,130.56	SGW	17.43%
O-09-31-201-013	4180 NEWGARD DR	11/29/2021	\$611,796	\$590,917	\$109,275	\$88,396	0.34	\$321,397.06	SGW	14.96%
O-09-31-201-014	4184 NEWGARD DR	11/30/2021	\$637,245	\$562,661	\$162,980	\$88,396	0.24	\$679,083.33	SGW	15.71%
O-09-31-201-015	4188 NEWGARD DR	11/30/2021	\$610,495	\$569,714	\$129,177	\$88,396	0.27	\$478,433.33	SGW	15.52%
O-09-31-201-016	4192 NEWGARD DR	3/9/2022	\$722,850	\$577,486	\$233,760	\$88,396	0.29	\$806,068.97	SGW	15.31%
O-09-31-201-017	4196 NEWGARD DR	3/22/2022	\$625,840	\$538,998	\$175,238	\$88,396	0.28	\$625,850.00	SGW	16.40%
O-09-31-201-018	4200 NEWGARD DR	6/28/2022	\$708,845	\$594,853	\$202,388	\$88,396	0.29	\$697,889.66	SGW	14.86%
O-09-31-201-019	4204 NEWGARD DR	7/22/2022	\$623,170	\$555,086	\$156,480	\$88,396	0.29	\$539,586.21	SGW	15.92%
O-09-31-201-020	4208 NEWGARD DR	4/29/2022	\$660,710	\$579,302	\$169,804	\$88,396	0.29	\$585,531.03	SGW	15.26%
O-09-31-201-021	4212 NEWGARD DR	6/23/2022	\$583,390	\$527,482	\$144,304	\$88,396	0.30	\$481,013.33	SGW	16.76%
O-09-31-201-022	4216 NEWGARD DR	7/14/2022	\$542,000	\$491,654	\$138,742	\$88,396	0.29	\$478,420.69	SGW	17.98%
O-09-31-201-023	4220 NEWGARD DR	4/21/2022	\$609,930	\$547,729	\$150,597	\$88,396	0.27	\$557,766.67	SGW	16.14%
O-09-31-201-024	4224 NEWGARD DR	5/25/2022	\$542,205	\$489,329	\$141,272	\$88,396	0.33	\$428,096.97	SGW	18.06%
O-09-31-201-025	4226 WINNEMAE DR	8/9/2022	\$569,055	\$490,195	\$175,291	\$96,431	0.39	\$449,464.10	SGW	19.67%
O-09-31-201-026	4232 WINNEMAE DR	9/29/2022	\$617,850	\$532,837	\$173,409	\$88,396	0.25	\$693,636.00	SGW	16.59%
O-09-31-201-027	4236 WINNEMAE DR	9/28/2022	\$642,665	\$488,985	\$242,076	\$88,396	0.27	\$896,577.78	SGW	18.08%
O-09-31-201-028	4240 WINNEMAE DR	9/12/2022	\$644,205	\$564,880	\$167,721	\$88,396	0.29	\$578,348.28	SGW	15.65%
O-09-31-201-029	4239 WINNEMAE DR	9/12/2022	\$716,265	\$586,987	\$217,674	\$88,396	0.29	\$750,600.00	SGW	15.06%
O-09-31-201-030	4235 WINNEMAE DR	9/14/2022	\$624,970	\$558,033	\$155,333	\$88,396	0.30	\$517,776.67	SGW	15.84%
O-09-31-201-031	4231 WINNEMAE DR	8/22/2022	\$600,665	\$549,021	\$140,040	\$88,396	0.27	\$518,666.67	SGW	16.10%
O-09-31-201-032	4227 WINNEMAE DR	8/17/2022	\$579,590	\$566,633	\$101,353	\$88,396	0.27	\$375,381.48	SGW	15.60%
O-09-31-201-033	4223 WINNEMAE DR	8/11/2022	\$554,850	\$483,355	\$159,891	\$88,396	0.32	\$499,659.38	SGW	18.29%
O-09-31-201-034	4219 BECKWITH CT	8/11/2022	\$646,395	\$559,162	\$175,629	\$88,396	0.31	\$566,545.16	SGW	15.81%
O-09-31-201-035	4215 BECKWITH CT	6/21/2022	\$662,810	\$582,293	\$176,948	\$96,431	0.40	\$442,370.00	SGW	16.56%

Orion Township/Village of Lake Orion

Land Table SGW

O-09-31-201-036	4211 BECKWITH CT	7/29/2022	\$584,600	\$496,549	\$176,447	\$88,396	0.30	\$588,156.67	SGW	17.80%
O-09-31-201-037	4207 WINNEMAE DR	7/22/2022	\$569,465	\$494,910	\$162,951	\$88,396	0.31	\$525,648.39	SGW	17.86%
O-09-31-201-038	4203 WINNEMAE DR	7/26/2022	\$612,435	\$495,564	\$205,267	\$88,396	0.27	\$760,248.15	SGW	17.84%
O-09-31-201-039	4199 WINNEMAE DR	6/28/2022	\$614,900	\$538,199	\$165,097	\$88,396	0.27	\$611,470.37	SGW	16.42%
O-09-31-201-040	4195 WINNEMAE DR	5/18/2022	\$637,500	\$546,365	\$179,531	\$88,396	0.27	\$664,929.63	SGW	16.18%
O-09-31-201-041	4191 WINNEMAE DR	4/25/2022	\$636,760	\$561,114	\$164,042	\$88,396	0.27	\$607,562.96	SGW	15.75%
O-09-31-201-042	4187 WINNEMAE DR	5/24/2022	\$614,275	\$542,690	\$159,981	\$88,396	0.27	\$592,522.22	SGW	16.29%
O-09-31-201-043	4183 WINNEMAE DR	6/23/2022	\$520,600	\$481,938	\$127,058	\$88,396	0.27	\$470,585.19	SGW	18.34%
O-09-31-201-044	4179 WINNEMAE DR	3/29/2022	\$674,045	\$544,384	\$218,057	\$88,396	0.27	\$807,618.52	SGW	16.24%
O-09-31-201-045	4175 WINNEMAE DR	3/28/2022	\$607,117	\$552,096	\$143,417	\$88,396	0.27	\$531,174.07	SGW	16.01%
O-09-31-201-046	4171 WINNEMAE DR	3/27/2022	\$626,825	\$594,627	\$120,594	\$88,396	0.34	\$354,688.24	SGW	14.87%
O-09-31-201-047	4170 WINNEMAE DR	12/27/2021	\$637,315	\$565,200	\$160,511	\$88,396	0.27	\$594,485.19	SGW	15.64%
O-09-31-201-048	4174 WINNEMAE DR	11/15/2021	\$571,395	\$500,283	\$159,508	\$88,396	0.27	\$590,770.37	SGW	17.67%
O-09-31-201-049	4178 WINNEMAE DR	12/29/2021	\$574,150	\$548,606	\$113,940	\$88,396	0.27	\$422,000.00	SGW	16.11%
O-09-31-201-050	4182 WINNEMAE DR	2/24/2022	\$597,685	\$539,873	\$146,208	\$88,396	0.33	\$443,054.55	SGW	16.37%
O-09-31-201-051	4191 FARWELL CT	3/28/2022	\$631,125	\$489,850	\$229,671	\$88,396	0.28	\$820,253.57	SGW	18.05%
O-09-31-201-052	4210 FARWELL CT	5/9/2022	\$641,325	\$578,513	\$159,243	\$96,431	0.43	\$370,332.56	SGW	16.67%
O-09-31-201-053	4214 FARWELL CT	2/22/2022	\$692,412	\$548,847	\$239,996	\$96,431	0.49	\$489,787.76	SGW	17.57%
O-09-31-201-054	4218 FARWELL CT	2/22/2022	\$633,545	\$622,192	\$99,749	\$88,396	0.30	\$332,496.67	SGW	14.21%
O-09-31-201-055	4222 FARWELL CT	2/18/2022	\$632,675	\$529,631	\$191,440	\$88,396	0.33	\$580,121.21	SGW	16.69%
O-09-31-201-056	4221 NEWGARD DR	4/22/2022	\$597,860	\$550,237	\$136,019	\$88,396	0.33	\$412,178.79	SGW	16.07%
O-09-31-201-057	4217 NEWGARD DR	4/28/2022	\$575,915	\$564,653	\$99,658	\$88,396	0.27	\$369,103.70	SGW	15.65%
O-09-31-201-058	4213 NEWGARD DR	4/8/2022	\$591,420	\$535,130	\$144,686	\$88,396	0.31	\$466,729.03	SGW	16.52%
O-09-31-201-059	4205 NEWGARD DR	2/23/2022	\$543,705	\$482,307	\$149,794	\$88,396	0.32	\$468,106.25	SGW	18.33%
O-09-31-201-060	4197 NEWGARD DR	12/29/2021	\$525,530	\$532,308	\$81,618	\$88,396	0.31	\$263,283.87	SGW	16.61%
O-09-31-201-062	4189 NEWGARD DR	2/16/2022	\$599,980	\$549,196	\$139,180	\$88,396	0.31	\$448,967.74	SGW	16.10%
O-09-31-201-063	4185 NEWGARD DR	11/19/2021	\$625,800	\$562,201	\$151,995	\$88,396	0.27	\$562,944.44	SGW	15.72%
O-09-31-201-064	4177 NEWGARD DR	9/29/2021	\$616,460	\$578,764	\$126,092	\$88,396	0.27	\$467,007.41	SGW	15.27%
O-09-31-201-065	4173 NEWGARD DR	10/12/2021	\$533,370	\$488,161	\$133,605	\$88,396	0.26	\$513,865.38	SGW	18.11%
O-09-31-201-066	4168 WINNEMAE DR	11/30/2021	\$581,120	\$500,085	\$177,466	\$96,431	0.49	\$362,175.51	SGW	19.28%
O-09-31-201-068	4170 NEWGARD DR	6/25/2021	\$533,565	\$544,695	\$77,266	\$88,396	0.27	\$286,170.37	SGW	16.23%
O-09-31-201-069	4174 NEWGARD DR	11/12/2021	\$554,640	\$555,077	\$87,959	\$88,396	0.27	\$325,774.07	SGW	15.92%
O-09-31-201-070	4178 NEWGARD DR	8/10/2021	\$537,805	\$570,859	\$55,342	\$88,396	0.27	\$204,970.37	SGW	15.48%
O-09-31-201-071	4165 WALCOTT DR	9/17/2021	\$587,520	\$560,957	\$114,959	\$88,396	0.27	\$425,774.07	SGW	15.76%
O-09-31-201-072	4161 WALCOTT DR	9/15/2021	\$545,525	\$546,447	\$87,474	\$88,396	0.27	\$323,977.78	SGW	16.18%
O-09-31-201-073	4157 WALCOTT DR	7/29/2021	\$505,970	\$508,632	\$85,734	\$88,396	0.27	\$317,533.33	SGW	17.38%
O-09-31-201-074	4153 WALCOTT DR	8/25/2021	\$523,370	\$527,378	\$84,388	\$88,396	0.35	\$241,108.57	SGW	16.76%
O-09-31-201-075	3610 CLARENDON DR	4/16/2021	\$480,190	\$521,127	\$47,459	\$88,396	0.32	\$148,309.38	SGW	16.96%
O-09-31-201-076	4108 NEWGARD DR	6/11/2021	\$608,340	\$556,049	\$140,687	\$88,396	0.29	\$485,127.59	SGW	15.90%
O-09-31-201-078	4116 NEWGARD DR	2/10/2021	\$543,465	\$483,778	\$148,083	\$88,396	0.27	\$548,455.56	SGW	18.27%
O-09-31-201-080	4124 NEWGARD DR	4/15/2021	\$470,390	\$556,254	\$2,532	\$88,396	0.30	\$8,440.00	SGW	15.89%
O-09-31-201-082	4146 NEWGARD DR	3/31/2021	\$528,885	\$555,357	\$61,924	\$88,396	0.34	\$182,129.41	SGW	15.92%
O-09-31-201-084	3606 CLARENDON DR	8/4/2021	\$490,590	\$507,120	\$71,866	\$88,396	0.30	\$239,553.33	SGW	17.43%
O-09-31-201-087	4154 NEWGARD DR	3/24/2021	\$505,190	\$541,267	\$52,319	\$88,396	0.34	\$153,879.41	SGW	16.33%
O-09-31-201-090	4159 NEWGARD DR	5/28/2021	\$524,745	\$520,775	\$92,366	\$88,396	0.27	\$342,096.30	SGW	16.97%
O-09-31-201-091	4155 NEWGARD DR	6/8/2021	\$490,215	\$501,029	\$77,582	\$88,396	0.27	\$287,340.74	SGW	17.64%
O-09-31-201-092	4151 NEWGARD DR	6/25/2021	\$561,695	\$540,590	\$109,501	\$88,396	0.27	\$405,559.26	SGW	16.35%
O-09-31-201-093	4147 NEWGARD DR	6/18/2021	\$482,095	\$488,790	\$81,701	\$88,396	0.27	\$302,596.30	SGW	18.08%
O-09-31-201-096	4135 PRATT CT	7/9/2021	\$541,265	\$557,212	\$80,484	\$96,431	0.40	\$201,210.00	SGW	17.31%
O-09-31-201-097	4131 PRATT CT	4/23/2021	\$479,165	\$493,680	\$73,881	\$88,396	0.31	\$238,325.81	SGW	17.91%
O-09-31-201-098	4127 NEWGARD DR	8/4/2021	\$504,740	\$557,254	\$35,882	\$88,396	0.29	\$123,731.03	SGW	15.86%

Orion Township/Village of Lake Orion

Land Table SGW

O-09-31-201-099	4123 NEWGARD DR	5/20/2021	\$464,990	\$479,451	\$73,935	\$88,396	0.27	\$273,833.33	SGW	18.44%
O-09-31-201-100	4119 NEWGARD DR	10/29/2021	\$540,920	\$527,768	\$101,548	\$88,396	0.27	\$376,103.70	SGW	16.75%
O-09-31-201-101	4115 NEWGARD DR	10/13/2021	\$523,540	\$522,249	\$89,687	\$88,396	0.27	\$332,174.07	SGW	16.93%
O-09-31-201-102	4111 NEWGARD DR	10/28/2021	\$546,395	\$543,732	\$91,059	\$88,396	0.27	\$337,255.56	SGW	16.26%
O-09-31-201-103	4107 NEWGARD DR	5/28/2021	\$522,190	\$513,476	\$97,110	\$88,396	0.27	\$359,666.67	SGW	17.22%
O-09-36-202-003	1179 REMINGTON DR	11/30/2021	\$525,000	\$491,222	\$114,138	\$80,360	0.22	\$518,809.09	SGW	16.36%
O-09-36-202-004	1173 REMINGTON DR	8/24/2021	\$465,000	\$471,467	\$73,893	\$80,360	0.22	\$335,877.27	SGW	17.04%
O-09-36-202-013	1146 CLOVERDALE DR	5/14/2021	\$509,000	\$520,908	\$68,452	\$80,360	0.25	\$273,808.00	SGW	15.43%
O-09-36-202-019	1182 CLOVERDALE DR	12/29/2022	\$590,000	\$570,153	\$100,207	\$80,360	0.25	\$400,828.00	SGW	14.09%
O-09-36-202-020	1188 CLOVERDALE DR	6/18/2021	\$550,000	\$520,952	\$109,408	\$80,360	0.23	\$475,686.96	SGW	15.43%
O-09-36-202-022	4533 CLOVERDALE CT	7/15/2022	\$505,000	\$437,755	\$147,605	\$80,360	0.21	\$702,880.95	SGW	18.36%
O-09-36-202-031	4528 CLOVERDALE CT	6/27/2022	\$611,000	\$522,168	\$169,192	\$80,360	0.26	\$650,738.46	SGW	15.39%
O-09-36-202-060	4585 OTTAWA DR	6/10/2022	\$650,000	\$518,357	\$212,003	\$80,360	0.23	\$921,752.17	SGW	15.50%
O-09-36-202-068	4635 OTTAWA DR	8/31/2022	\$495,000	\$475,076	\$100,284	\$80,360	0.18	\$557,133.33	SGW	16.92%
O-09-36-202-070	4647 OTTAWA DR	7/22/2022	\$524,900	\$463,898	\$141,362	\$80,360	0.19	\$744,010.53	SGW	17.32%
O-09-36-202-083	4626 OTTAWA DR	1/6/2022	\$515,000	\$474,344	\$121,016	\$80,360	0.19	\$636,926.32	SGW	16.94%
O-09-36-202-087	4581 PILGRIM CT	7/29/2021	\$575,000	\$552,308	\$103,052	\$80,360	0.23	\$448,052.17	SGW	14.55%
O-09-36-202-104	4586 OTTAWA DR	5/13/2021	\$477,000	\$458,843	\$98,517	\$80,360	0.23	\$428,334.78	SGW	17.51%
O-09-36-202-127	1155 ATLANTA DR	11/18/2022	\$570,000	\$536,145	\$114,215	\$80,360	0.23	\$496,586.96	SGW	14.99%
O-09-36-202-128	1149 ATLANTA DR	10/29/2021	\$516,000	\$490,059	\$106,301	\$80,360	0.22	\$483,186.36	SGW	16.40%
O-09-36-202-140	4692 TANGLEWOOD LN	3/31/2021	\$460,000	\$509,406	\$30,954	\$80,360	0.21	\$147,400.00	SGW	15.78%
O-09-36-403-015	4873 W STONEGATE CIR	1/12/2021	\$477,000	\$497,328	\$60,032	\$80,360	0.15	\$400,213.33	SGW	16.16%
O-09-36-403-017	1114 WALES DR	11/21/2022	\$520,000	\$546,407	\$61,989	\$88,396	0.22	\$281,768.18	SGW	16.18%
O-09-36-403-020	1132 WALES DR	9/24/2021	\$510,000	\$462,321	\$128,039	\$80,360	0.14	\$914,564.29	SGW	17.38%
O-09-36-403-021	1138 WALES DR	6/21/2021	\$535,000	\$527,058	\$88,302	\$80,360	0.16	\$551,887.50	SGW	15.25%
O-09-36-403-036	4899 E STONEGATE CIR	10/29/2021	\$520,000	\$489,406	\$110,954	\$80,360	0.14	\$792,528.57	SGW	16.42%
O-09-36-403-039	4984 W STONEGATE CIR	8/19/2022	\$461,000	\$453,409	\$87,951	\$80,360	0.17	\$517,358.82	SGW	17.72%
O-09-36-403-061	4834 E STONEGATE CIR	5/24/2021	\$449,305	\$444,755	\$84,910	\$80,360	0.14	\$606,500.00	SGW	18.07%
O-09-36-403-063	4816 E STONEGATE CIR	8/24/2021	\$472,400	\$453,541	\$99,219	\$80,360	0.14	\$708,707.14	SGW	17.72%
O-09-36-403-065	4673 N STONEGATE CIR	6/4/2021	\$492,500	\$501,462	\$79,434	\$88,396	0.22	\$361,063.64	SGW	17.63%
O-09-36-403-068	4697 N STONEGATE CIR	6/1/2022	\$520,000	\$463,873	\$136,487	\$80,360	0.19	\$718,352.63	SGW	17.32%
O-09-36-403-075	4753 N STONEGATE CIR	7/21/2021	\$482,000	\$463,941	\$98,419	\$80,360	0.14	\$702,992.86	SGW	17.32%
O-09-36-403-077	4769 N STONEGATE CIR	4/22/2021	\$456,925	\$428,139	\$109,146	\$80,360	0.14	\$779,614.29	SGW	18.77%
O-09-36-403-079	4785 W STONEGATE CIR	8/2/2021	\$524,900	\$487,744	\$125,552	\$88,396	0.25	\$502,208.00	SGW	18.12%
O-09-36-403-091	4752 N STONEGATE CIR	5/12/2021	\$449,900	\$454,219	\$76,041	\$80,360	0.15	\$506,940.00	SGW	17.69%
O-09-36-403-092	4744 N STONEGATE CIR	5/25/2021	\$465,000	\$438,760	\$106,600	\$80,360	0.15	\$710,666.67	SGW	18.32%
O-09-36-403-096	4696 N STONEGATE CIR	10/19/2022	\$515,000	\$469,403	\$125,957	\$80,360	0.19	\$662,931.58	SGW	17.12%
O-09-36-403-101	1136 DECKER DR	6/28/2022	\$535,000	\$466,763	\$148,597	\$80,360	0.14	\$1,061,407.14	SGW	17.22%

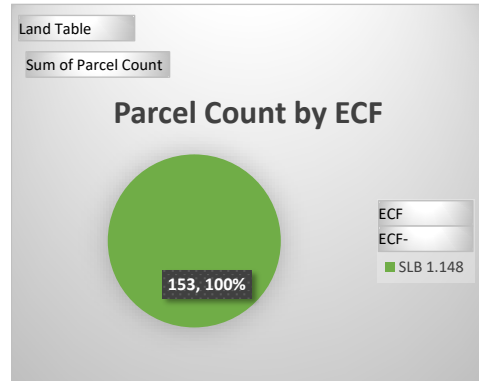
Orion Township/Village of Lake Orion

Land Table SLB

BSA DATABASE		SALES DATA	
Parcel Count	153	# of Sales	15
ECF Nbhd	SLB	Sales Ratio	45.83%
Min ECF	1.148	(Land Resid.-Est. Land Value)/Est. LV	51.00%
Max ECF	1.148	% Change	9.52%
Land Table LtoB	23.51%	Projected Land Table LtoB	25.74%
CVT LtoB	22.18%	Sales Sample Size	9.80%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$81,876	\$123,634	\$90,064
MINIMUM	\$45,203	\$68,257	\$45,203
MAXIMUM	\$1,381,661	\$2,086,332	\$1,519,827

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
O -09-28-478-002	1485 W SILVERBELL RD	7/25/2022	\$277,500	\$176,212	\$149,901	\$48,613	0.45	\$332,374.72		SLB	27.59%
O -09-33-251-016	1900 KINMOUNT DR	8/12/2021	\$270,000	\$200,553	\$118,060	\$48,613	0.40	\$294,413.97		SLB	24.24%
O -09-33-277-004	1665 HOPEFIELD DR	10/6/2022	\$340,000	\$273,654	\$131,315	\$64,969	2.02	\$64,943.13		SLB	23.74%
O -09-27-301-009	1460 W SILVERBELL RD	8/29/2022	\$260,000	\$219,733	\$98,331	\$58,064	1.01	\$97,357.43		SLB	26.42%
O -09-33-252-002	1941 KINMOUNT DR	12/22/2021	\$300,000	\$255,107	\$102,889	\$57,996	1.00	\$102,889.00		SLB	22.73%
O -09-33-227-015	4096 SILVER VALLEY DR	5/11/2022	\$345,000	\$310,444	\$79,759	\$45,203	0.32	\$251,605.68		SLB	14.56%
O -09-28-477-009	3900 SILVER VALLEY DR	7/9/2021	\$149,000	\$135,295	\$64,708	\$51,003	0.54	\$120,275.09		SLB	37.70%
O -09-33-253-021	1905 HOPEFIELD DR	4/6/2021	\$295,000	\$270,018	\$82,978	\$57,996	1.00	\$82,978.00		SLB	21.48%
O -09-33-228-014	4087 SILVER VALLEY DR	12/16/2022	\$340,000	\$317,501	\$81,873	\$59,374	1.20	\$68,113.98		SLB	18.70%
O -09-33-251-017	1940 KINMOUNT DR	8/20/2021	\$210,000	\$198,693	\$62,310	\$51,003	0.51	\$122,899.41		SLB	25.67%
O -09-28-478-004	1461 W SILVERBELL RD	10/21/2022	\$246,000	\$236,329	\$106,897	\$97,226	0.46	\$113,118.52	O -09-28-478-007	SLB	41.14%
O -09-33-178-003	2006 KINMOUNT DR	8/27/2021	\$310,000	\$325,019	\$35,984	\$51,003	0.51	\$70,281.25		SLB	15.69%
O -09-28-451-004	1971 W SILVERBELL RD	8/12/2021	\$350,400	\$390,221	\$22,269	\$62,090	1.60	\$13,918.13		SLB	15.91%
O -09-33-277-002		11/8/2022	\$50,000				28.19	\$1,773.55		SLB	100.00%
O -09-28-401-005		8/11/2021	\$23,000				2.04	\$11,302.21		SLB	100.00%

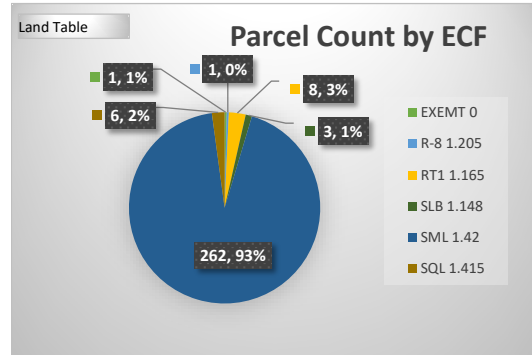
Orion Township/Village of Lake Orion

Land Table SML

BSA DATABASE		SALES DATA	
Parcel Count	281	# of Sales	29
ECF Nbhd	RT1, SML, EXEMT, SQL, R-8, SLB	Sales Ratio	48.69%
Min ECF	1.148	(Land Resid.-Est. Land Value)/Est. LV	44.72%
Max ECF	1.420	% Change	8.57%
Land Table LtoB	25.61%	Projected Land Table LtoB	27.80%
CVT LtoB	22.18%	Sales Sample Size	10.32%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$140,366	\$203,133	\$147,384
MINIMUM	\$786	\$1,137	\$943
MAXIMUM	\$1,654,601	\$2,394,485	\$1,737,331

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
O -09-06-226-039		8/19/2021	\$120,000				5.49	\$21,857.92		SML	100.00%
O -09-06-226-037	433 COATS RD	7/30/2021	\$110,000				3.04	-\$142,900.26		SML	18.63%
O -09-09-283-012	742 LAWSON DR	10/29/2021	\$167,500				12.07	-\$967.09		SML	47.89%
O -09-06-100-045	4180 DABISH DR	6/3/2022	\$539,000	\$385,384	\$251,890	\$98,274	1.44	\$175,288.80		SML	25.50%
O -09-06-226-020	327 COATS RD	3/2/2022	\$325,000	\$351,100	\$87,456	\$113,556	2.36	\$36,994.92		SML	32.34%
O -09-06-251-017	4040 DABISH DR	9/9/2022	\$675,000	\$585,103	\$184,053	\$94,156	1.21	\$152,614.43		SML	16.09%
O -09-06-251-019	4009 DABISH DR	2/8/2021	\$540,000	\$617,750	\$21,629	\$99,379	1.50	\$14,428.95		SML	16.09%
O -09-09-202-001	424 ORCHARD RIDGE DR	8/2/2021	\$570,000	\$670,513	\$10,458	\$110,971	0.62	\$16,759.62		SML	16.55%
O -09-10-329-005	1141 ELKHORN LAKE RD	1/13/2021	\$242,500	\$267,218	\$35,694	\$60,412	0.46	\$77,092.87		SML	22.61%
O -09-10-329-007	1107 ELKHORN LAKE RD	12/8/2021	\$167,000	\$218,722	\$29,065	\$80,787	0.41	\$71,412.78		SML	36.94%
O -09-10-329-009	1171 ELKHORN LAKE RD	6/16/2021	\$364,000	\$342,042	\$133,420	\$111,462	0.78	\$170,832.27		SML	32.59%
O -09-10-376-004	820 PINE AVE	1/22/2021	\$293,000	\$203,138	\$153,708	\$63,846	0.25	\$619,790.32		SML	31.43%
O -09-10-376-008	836 PINE AVE	4/1/2021	\$210,000	\$189,880	\$84,870	\$64,750	0.25	\$340,843.37		SML	34.10%
O -09-11-456-012	170 ONTARIO CT	8/13/2021	\$372,000	\$287,805	\$142,250	\$58,055	0.28	\$509,856.63		SML	20.17%
O -09-11-456-014	171 ONTARIO CT	5/19/2021	\$314,900	\$277,978	\$93,627	\$56,705	0.19	\$498,015.96		SML	20.40%
O -09-11-456-020	190 ONTARIO CT	6/2/2022	\$400,000	\$333,717	\$135,411	\$69,128	0.30	\$454,399.33		SML	20.71%
O -09-11-457-030	905 BUCKHORN DR	1/14/2021	\$308,150	\$252,618	\$120,873	\$65,341	0.26	\$464,896.15		SML	25.87%
O -09-11-457-042	130 ERIE CT	2/11/2022	\$371,000	\$259,909	\$174,090	\$62,999	0.22	\$791,318.18		SML	24.24%
O -09-15-105-016	1359 SIGNAL LN	9/9/2022	\$912,000	\$911,822	\$74,469	\$74,291	0.41	\$180,750.00		SML	8.15%
O -09-16-229-011	1099 BEACH DR	6/28/2022	\$308,500	\$277,803	\$145,314	\$114,617	0.57	\$255,834.51		SML	41.26%
O -09-16-229-012	1107 BEACH DR	9/20/2021	\$299,000	\$195,581	\$157,616	\$54,197	0.25	\$620,535.43		SML	27.71%
O -09-20-151-002	3495 MAHOPAC RD	11/15/2022	\$550,000	\$571,252	\$145,200	\$166,452	1.02	\$142,913.39		SML	29.14%
O -09-20-151-012	3419 MAHOPAC RD	7/29/2022	\$325,000	\$234,197	\$148,083	\$57,280	0.17	\$855,971.10		SML	24.46%

Orion Township/Village of Lake Orion

Land Table SML

O -09-29-479-009	2633 CANDLEWICK DR	8/12/2021	\$297,000	\$208,970	\$162,541	\$74,511	1.25	\$130,345.63	SML	35.66%
O -09-29-479-011	2605 CANDLEWICK DR	2/23/2022	\$415,000	\$373,624	\$123,802	\$82,426	1.53	\$81,128.44	SML	22.06%
O -09-32-200-029	2740 JUDAH RD	12/1/2021	\$360,000	\$310,536	\$124,461	\$74,997	2.91	\$42,770.10	SML	24.15%
O -09-33-102-012	2405 CANDLEWICK DR	7/11/2022	\$475,000	\$394,697	\$143,413	\$63,110	2.80	\$51,164.11	SML	15.99%
O -09-33-276-007	4341 CORNITH DR	9/23/2021	\$375,000	\$300,924	\$156,340	\$82,264	0.42	\$374,019.14	SML	27.34%
O -09-33-276-023	4283 CORNITH DR	6/25/2021	\$315,000	\$327,030	\$111,571	\$123,601	2.98	\$37,477.66	SML	37.80%

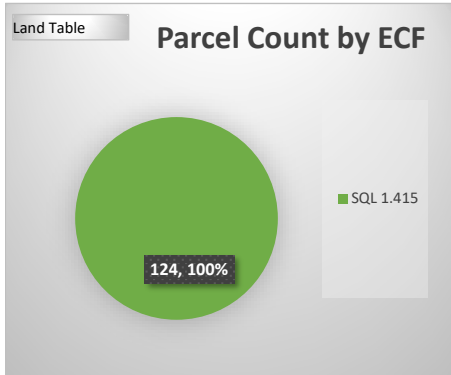
Orion Township/Village of Lake Orion

Land Table SQL

BSA DATABASE		SALES DATA	
Parcel Count	124	# of Sales	8
ECF Nbhd	SQL	Sales Ratio	50.16%
Min ECF	1.415	(Land Resid.-Est. Land Value)/Est. LV	-1.03%
Max ECF	1.415	% Change	5.00%
Land Table LtoB	32.62%	Projected Land Table LtoB	34.25%
CVT LtoB	22.18%	Sales Sample Size	6.45%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,270	\$2,247	\$2,384
MINIMUM	\$1,628	\$1,611	\$1,709
MAXIMUM	\$3,049	\$3,017	\$3,201

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
O -09-09-252-023	745 JOSLYN RD	7/15/2021	\$506,000	\$613,448	-\$7,194	\$100,254	0.52	-\$13,781.61		SQL	16.34%
O -09-09-276-003	509 JOSLYN RD	5/27/2021	\$295,000	\$288,845	\$121,906	\$115,751	1.19	\$102,356.00		SQL	40.07%
O -09-09-276-008	626 LAWSON DR	4/1/2022	\$348,500	\$444,723	\$39,709	\$135,932	0.59	\$67,532.31		SQL	30.57%
O -09-09-276-011	656 LAWSON DR	7/12/2022	\$310,000	\$268,122	\$166,086	\$124,208	0.31	\$534,038.59		SQL	46.33%
O -09-09-276-013	668 LAWSON DR	8/15/2022	\$297,800	\$213,442	\$178,667	\$94,309	0.32	\$563,618.30		SQL	44.18%
O -09-09-426-032	1608 S NEWMAN RD	1/14/2022	\$353,500	\$384,249	\$191,614	\$222,363	1.33	\$144,287.65		SQL	57.87%
O -09-10-151-016	1421 HEIGHTS RD	12/6/2022	\$460,000	\$386,575	\$186,725	\$113,300	0.30	\$620,348.84		SQL	29.31%
O -09-10-151-019	1375 HEIGHTS RD	3/17/2021	\$675,000	\$656,950	\$131,933	\$113,883	0.32	\$411,006.23		SQL	17.34%

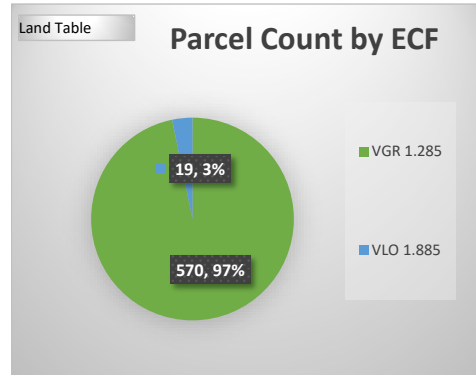
Orion Township/Village of Lake Orion

Land Table VGR

BSA DATABASE		SALES DATA	
Parcel Count	589	# of Sales	68
ECF Nbhd	VGR, VLO	Sales Ratio	46.01%
Min ECF	1.285	(Land Resid.-Est. Land Value)/Est. LV	35.67%
Max ECF	1.885	% Change	15.00%
Land Table LtoB	25.78%	Projected Land Table LtoB	29.64%
CVT LtoB	22.18%	Sales Sample Size	11.54%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$71,085	\$96,439	\$81,748
MINIMUM	\$12,856	\$17,441	\$14,784
MAXIMUM	\$92,138	\$125,000	\$105,959

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
OL-09-12-103-006	265 PERRY ST	5/17/2022	\$187,375	\$117,246	\$127,036	\$56,907	0.18	\$713,685.39		VGR	48.54%
OL-09-11-276-002	49 PARK ISLAND RD	12/23/2021	\$430,000	\$285,174	\$240,848	\$96,022	0.13	\$1,708,141.84	OL-09-11-226-026	VGR	33.67%
OL-09-02-377-013	340 LAKE ST	9/9/2022	\$245,000	\$174,332	\$174,332	\$56,907	0.09	\$1,371,774.19		VGR	32.64%
OL-09-01-354-006	421 E FLINT ST	9/10/2021	\$276,000	\$197,706	\$139,927	\$61,633	0.20	\$706,702.02		VGR	31.17%
OL-09-02-404-011	109 N ANDREWS ST	6/1/2022	\$200,000	\$145,006	\$111,901	\$56,907	0.14	\$788,035.21		VGR	39.24%
OL-09-11-101-016	114 BELLEVUE AVE	6/1/2022	\$760,000	\$560,766	\$276,058	\$76,824	0.15	\$1,828,198.68		VGR	13.70%
OL-09-02-437-005	207 N BROADWAY ST	9/15/2022	\$350,000	\$264,203	\$147,430	\$61,633	0.18	\$819,055.56		VGR	23.33%
OL-09-12-154-029	545 GRAMPIAN AVE	9/30/2021	\$389,000	\$300,975	\$154,385	\$66,360	2.21	\$69,889.09		VGR	22.05%
OL-09-11-276-008	48 SMITH CT	1/10/2022	\$339,000	\$186,159	\$123,926	\$71,085	0.31	\$394,668.79		VGR	38.19%
OL-09-01-301-001	488 N WASHINGTON ST	6/27/2022	\$415,000	\$323,664	\$164,312	\$72,976	0.55	\$678,975.21		VGR	22.55%
OL-09-02-457-002	229 W FLINT ST	7/27/2022	\$275,000	\$215,499	\$116,408	\$56,907	0.17	\$680,748.54		VGR	26.41%
OL-09-12-103-023	283 PERRY ST	7/29/2022	\$309,900	\$243,265	\$137,720	\$71,085	0.36	\$386,853.93		VGR	29.22%
OL-09-01-301-006	406 N WASHINGTON ST	6/3/2022	\$207,000	\$162,728	\$115,357	\$71,085	0.48	\$240,828.81		VGR	43.68%
OL-09-02-451-001	40 N ANDREWS ST	9/29/2022	\$275,000	\$217,460	\$114,447	\$56,907	0.17	\$689,439.76		VGR	26.17%
OL-09-02-426-012	90 W ELIZABETH ST	5/27/2022	\$216,500	\$173,512	\$114,073	\$71,085	0.35	\$323,152.97		VGR	40.97%
OL-09-12-103-010	544 BAGLEY DR	6/30/2022	\$183,000	\$147,185	\$92,722	\$56,907	0.18	\$520,910.11		VGR	38.66%
OL-09-01-356-014	674 ORION RD	3/28/2022	\$285,000	\$230,146	\$127,830	\$72,976	0.62	\$207,516.23		VGR	31.71%
OL-09-01-353-001	40 N WASHINGTON ST	10/25/2022	\$382,000	\$310,788	\$134,736	\$63,524	0.21	\$641,600.00		VGR	20.44%
OL-09-01-351-005	325 E SHADBOLT ST	8/29/2022	\$235,000	\$193,712	\$98,195	\$56,907	0.10	\$1,033,631.58		VGR	29.38%
OL-09-02-457-008	204 LAKE ST	3/23/2022	\$160,000	\$132,862	\$84,045	\$56,907	0.06	\$1,377,786.89		VGR	42.83%
OL-09-02-455-006	274 LAKE ST	7/18/2022	\$249,500	\$209,026	\$97,381	\$56,907	0.12	\$791,715.45		VGR	27.22%

Orion Township/Village of Lake Orion

Land Table VGR

OL-09-02-451-009	206 W FLINT ST	5/5/2022	\$350,000	\$293,664	\$113,243	\$56,907	0.16	\$703,372.67	VGR	19.38%	
OL-09-02-334-014	318 W FLINT ST	2/14/2022	\$344,000	\$289,401	\$111,506	\$56,907	0.15	\$728,797.39	VGR	19.66%	
OL-09-01-301-003	462 N WASHINGTON ST	1/18/2022	\$265,000	\$224,549	\$111,536	\$71,085	0.45	\$511,633.03	VGR	31.66%	
OL-09-12-153-014	572 ATWATER ST	1/10/2022	\$260,000	\$220,755	\$102,769	\$63,524	0.21	\$496,468.60	VGR	28.78%	
OL-09-02-404-015	53 N ANDREWS ST	2/22/2022	\$227,500	\$196,908	\$87,499	\$56,907	0.13	\$688,968.50	VGR	28.90%	
OL-09-01-354-007	437 E FLINT ST	5/20/2022	\$212,000	\$187,820	\$85,813	\$61,633	0.20	\$433,398.99	VGR	32.81%	
OL-09-02-354-018	650 DETROIT AVE	6/29/2021	\$305,000	\$272,196	\$89,711	\$56,907	0.17	\$521,575.58	VGR	20.91%	
OL-09-01-301-029	429 HAUXWELL DR	11/22/2021	\$260,000	\$235,638	\$97,338	\$72,976	0.50	\$193,514.91	VGR	30.97%	
OL-09-02-456-001	275 LAKE ST	9/24/2021	\$223,500	\$204,032	\$76,375	\$56,907	0.14	\$549,460.43	VGR	27.89%	
OL-09-02-406-003	101 W CHURCH ST	6/24/2021	\$235,000	\$214,669	\$81,964	\$61,633	0.20	\$416,060.91	VGR	28.71%	
OL-09-12-153-035	536 ATWATER ST	10/1/2021	\$220,000	\$203,215	\$94,298	\$77,513	0.34	\$249,465.61	OL-09-12-153-024	VGR	38.14%
OL-09-01-352-002	422 E JACKSON ST	8/2/2021	\$265,000	\$245,504	\$81,129	\$61,633	0.20	\$409,742.42	VGR	25.10%	
OL-09-02-354-019	643 DETROIT AVE	5/26/2021	\$285,000	\$265,180	\$76,727	\$56,907	0.18	\$431,050.56	VGR	21.46%	
OL-09-01-301-019	451 HAUXWELL DR	8/20/2021	\$260,000	\$242,378	\$83,982	\$66,360	0.25	\$334,589.64	VGR	27.38%	
OL-09-02-478-002	122 E SHADBOLT ST	9/17/2021	\$250,499	\$234,579	\$82,280	\$66,360	0.23	\$356,190.48	VGR	28.29%	
OL-09-01-352-003	438 E JACKSON ST	9/9/2022	\$224,500	\$211,549	\$74,584	\$61,633	0.20	\$376,686.87	VGR	29.13%	
OL-09-01-302-038	132 FLORENCE ST	3/1/2022	\$305,900	\$289,576	\$89,300	\$72,976	0.63	\$140,851.74	VGR	25.20%	
OL-09-01-354-002	424 E SHADBOLT ST	10/17/2022	\$250,000	\$237,265	\$74,368	\$61,633	0.20	\$375,595.96	VGR	25.98%	
OL-09-02-334-002	161 N AXFORD ST	7/20/2022	\$239,900	\$229,437	\$78,713	\$68,250	0.29	\$274,261.32	VGR	29.75%	
OL-09-12-154-034	427 NEWTON DR	5/16/2022	\$395,000	\$385,096	\$80,989	\$71,085	0.44	\$184,065.91	OL-09-12-154-025	VGR	18.46%
OL-09-02-439-006	207 N SLATER ST	7/30/2021	\$291,000	\$284,242	\$63,665	\$56,907	0.15	\$413,409.09	VGR	20.02%	
OL-09-02-452-009	164 W FLINT ST	2/23/2021	\$194,000	\$189,996	\$60,911	\$56,907	0.08	\$751,987.65	VGR	29.95%	
OL-09-02-377-004	317 W FLINT ST	8/24/2021	\$340,000	\$334,264	\$69,260	\$63,524	0.21	\$331,387.56	VGR	19.00%	
OL-09-12-154-033	413 NEWTON DR	5/13/2022	\$400,000	\$393,384	\$77,701	\$71,085	0.41	\$189,514.63	VGR	18.07%	
OL-09-11-278-054	437 CONVERSE CT	10/12/2021	\$325,000	\$323,223	\$65,301	\$63,524	0.22	\$295,479.64	VGR	19.65%	
OL-09-12-153-018	339 NEWTON DR	9/10/2021	\$179,900	\$178,940	\$72,045	\$71,085	0.38	\$189,592.11	VGR	39.73%	
OL-09-02-404-030	165 N ANDREWS ST	10/27/2021	\$207,000	\$206,847	\$57,060	\$56,907	0.13	\$432,272.73	VGR	27.51%	
OL-09-02-427-023	494 N BROADWAY ST	10/1/2021	\$395,000	\$401,318	\$60,042	\$66,360	0.26	\$234,539.06	VGR	16.54%	
OL-09-02-427-016	489 N WASHINGTON ST	7/7/2022	\$440,000	\$448,065	\$58,295	\$66,360	0.25	\$233,180.00	VGR	14.81%	
OL-09-12-151-005	348 ATWATER ST	8/26/2021	\$213,000	\$217,021	\$64,229	\$68,250	0.27	\$237,007.38	VGR	31.45%	
OL-09-01-355-033	487 GLENN CT	1/29/2022	\$330,000	\$340,572	\$51,061	\$61,633	0.18	\$282,104.97	VGR	18.10%	
OL-09-01-301-037	365 HAUXWELL DR	4/8/2022	\$200,000	\$206,600	\$56,924	\$63,524	0.21	\$266,000.00	VGR	30.75%	
OL-09-12-101-001	300 GLENN CT	11/19/2021	\$360,000	\$374,222	\$42,685	\$56,907	0.17	\$258,696.97	VGR	15.21%	
OL-09-01-302-005	432 HAUXWELL DR	1/15/2021	\$229,000	\$238,338	\$63,638	\$72,976	0.55	\$115,286.23	VGR	30.62%	
OL-09-12-151-042	338 ATWATER ST	1/25/2021	\$195,000	\$207,943	\$58,142	\$71,085	0.31	\$185,165.61	VGR	34.18%	
OL-09-02-433-005	347 N BROADWAY ST	12/6/2021	\$240,000	\$257,092	\$44,541	\$61,633	0.18	\$246,082.87	VGR	23.97%	
OL-09-02-404-025	136 N AXFORD ST	6/2/2021	\$280,000	\$300,384	\$36,523	\$56,907	0.13	\$278,801.53	VGR	18.94%	
OL-09-01-355-031	91 WASHINGTON ST	8/31/2022	\$385,000	\$416,868	\$31,656	\$63,524	0.20	\$155,176.47	VGR	15.24%	
OL-09-02-484-012	128 S SLATER ST	3/8/2021	\$221,500	\$243,649	\$34,758	\$56,907	0.16	\$214,555.56	VGR	23.36%	
OL-09-02-427-013	443 N WASHINGTON ST	4/16/2021	\$400,000	\$440,196	\$21,437	\$61,633	0.19	\$111,072.54	VGR	14.00%	
OL-09-12-101-019	340 GLENN CT	8/3/2021	\$199,000	\$225,559	\$35,074	\$61,633	0.19	\$188,569.89	VGR	27.32%	
OL-09-02-479-002	28 N SLATER ST	5/2/2022	\$195,000	\$225,288	\$33,236	\$63,524	0.21	\$161,339.81	VGR	28.20%	
OL-09-02-436-005	211 E CHURCH ST	3/15/2021	\$250,000	\$289,980	\$31,105	\$71,085	0.34	\$90,950.29	VGR	24.51%	
OL-09-01-356-005	588 E FLINT ST	12/2/2022	\$210,000	\$246,772	\$36,204	\$72,976	0.80	\$45,029.85	VGR	29.57%	
OL-09-02-438-007	45 E JACKSON ST	11/4/2021	\$210,000	\$253,201	\$23,159	\$66,360	0.25	\$92,266.93	VGR	26.21%	
OL-09-12-104-006	553 BAGLEY DR	1/5/2021	\$300,000	\$372,631	\$7,908	\$80,539	1.17	\$6,741.69	VGR	21.61%	
OL-09-01-301-007	346 N WASHINGTON ST	9/15/2022	\$30,000				0.44	\$140,186.92	VGR	100.00%	

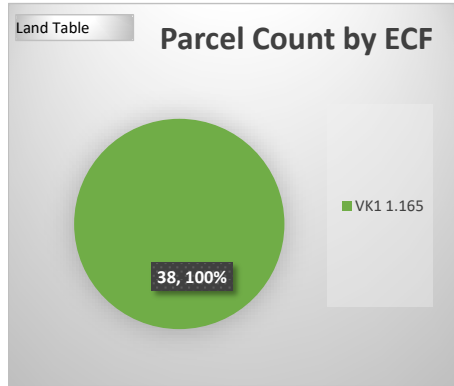
Orion Township/Village of Lake Orion

Land Table VK1

BSA DATABASE		SALES DATA	
Parcel Count	38	# of Sales	3
ECF Nbhd	VK1	Sales Ratio	51.18%
Min ECF	1.165	(Land Resid.-Est. Land Value)/Est. LV	-15.70%
Max ECF	1.165	% Change	0.00%
Land Table LtoB	15.24%	Projected Land Table LtoB	15.24%
CVT LtoB	22.18%	Sales Sample Size	7.89%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$48,563	\$40,938	\$48,563
MINIMUM	\$31,500	\$26,554	\$31,500
MAXIMUM	\$85,575	\$72,139	\$85,575

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
OL-09-11-253-011	61 PARK ISLAND RD	4/28/2021	\$224,900	\$229,174	\$27,226	\$31,500	1.00	\$27,226.00		VK1	13.75%
OL-09-12-151-047	372 NEWTON CT	7/20/2022	\$364,500	\$352,350	\$64,650	\$52,500	0.19	\$333,247.42		VK1	14.90%
OL-09-12-151-052	412 NEWTON CT	8/24/2021	\$320,000	\$349,308	\$23,192	\$52,500	0.20	\$115,383.08		VK1	15.03%