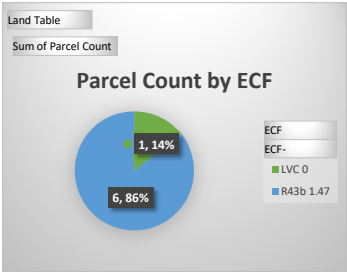


City of Orchard Lake
Land Table OLC

BSA DATABASE		SALES DATA	
Parcel Count	7	# of Sales	2
ECF Nbhd	R43b, LVC	Sales Ratio	37.72%
Min ECF	1.470	(Land Resid.-Est. Land Value)/Est. LV	80.51%
Max ECF	1.470	% Change	40.00%
Land Table LtoB	29.04%	Projected Land Table LtoB	40.65%
CVT LtoB	32.49%	Sales Sample Size	28.57%

Color Key
Vacant Sales
Demo Sales or New
Build after sale

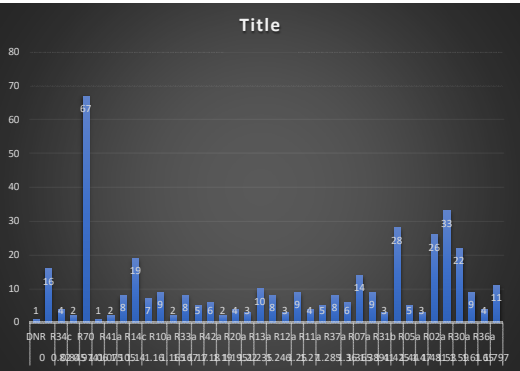
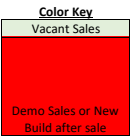


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,850	\$3,339	\$2,590
MINIMUM	\$1,645	\$2,969	\$2,303
MAXIMUM	\$2,055	\$3,709	\$2,877

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
56-18-16-189-012	5581 PARK DR	1/19/2023	\$335,000				0.23	\$1,450,216		Land Table OLC OL Car	92%
56-18-16-189-008	5563 PARK DR	11/6/2023	\$593,000	\$447,323	\$326,627	\$180,950	0.43	\$759,598		Land Table OLC OL Car	40%

City of Orchard Lake
Land Table OLK

BSA DATABASE		SALES DATA	
Parcel Count	386	# of Sales	19
ECF Nbhd	R70, R01a, LVC, R02a, R02b, R11a, R10a, R12a, R13a, R20a, R21a, R07a, R07c, R07n, R10b, R06b, R05a, R14c, R15d, DNR, R22a, R23a, R33a, R34c, R24a, R27a, R41a, R44a, R25a, R42a, R43a, R31b, R30a, R38a, R38b, R37a, R36a, R35a	Sales Ratio	42.41%
	0.820	(Land Resid.-Est. Land Value)/Est. LV	42.70%
	1.797	% Change	5.70%
	37.09%	Projected Land Table LtoB	39.20%
	32.49%	Sales Sample Size	4.92%
Min ECF			
Max ECF			
Land Table LtoB			
CVT LtoB			



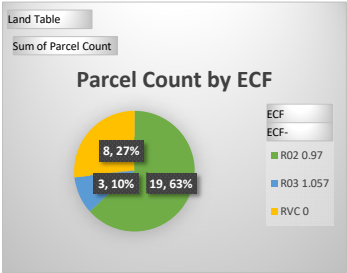
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$13,794	\$19,684	\$15,174
MINIMUM	\$950	\$1,356	\$1,045
MAXIMUM	\$4,389,000	\$6,263,185	\$4,389,000

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
56-18-15-152-002	4740 WILLOW LN	11/3/2023	\$250,000				3.24	\$77,160		Land Table OLK	100%
56-18-02-401-038	3434 WARDS POINTE DR	11/29/2023	\$1,130,000	\$638,091	\$905,729	\$413,820	0.37	\$2,415,277		Land Table OLK	65%
56-18-16-451-002	5430 PONTIAC TRL	3/11/2022	\$3,200,000				2.87	\$906,851		Land Table OLK	73%
56-18-02-376-011	3208 ERIE DR	3/15/2023	\$2,850,000	\$1,873,005	\$1,946,964	\$969,969	0.5	\$3,893,928		Land Table OLK	52%
56-18-15-102-011	4858 WILLOW LN	12/19/2022	\$2,950,000	\$1,980,560	\$1,572,880	\$603,440	0.29	\$2,545,113	56-18-15-101-023	Land Table OLK	30%
56-18-15-101-012	4890 BIRCHWAY DR	7/11/2022	\$5,600,000	\$3,906,343	\$2,887,465	\$1,193,808	1.57	\$1,841,496		Land Table OLK	31%
56-18-11-376-015	3805 INDIAN TRL	11/4/2022	\$860,000				0.42	\$1,718,986		Land Table OLK	77%
56-18-02-401-040	3402 WARDS POINTE DR	6/30/2022	\$1,075,000	\$822,219	\$666,601	\$413,820	0.45	\$1,481,336		Land Table OLK	50%
56-18-09-276-017	5111 COMMERCE RD	1/13/2023	\$1,800,000	\$1,403,804	\$1,468,646	\$1,072,450	1.43	\$1,027,025		Land Table OLK	76%
56-18-11-376-012	3787 INDIAN TRL	1/6/2023	\$2,400,000	\$1,963,580	\$1,057,150	\$620,730	0.95	\$1,112,789		Land Table OLK	32%
56-18-15-302-003	4524 ORCHARD TRAIL CT	5/3/2023	\$2,750,000	\$2,332,758	\$1,256,632	\$839,390	0.65	\$1,942,244		Land Table OLK	36%
56-18-02-401-044	3330 WARDS POINTE DR	8/19/2022	\$1,400,000	\$1,191,244	\$829,486	\$620,730	0.72	\$1,152,064		Land Table OLK	52%
56-18-11-126-021	3742 ERIE DR	2/14/2023	\$1,725,000	\$1,484,151	\$1,306,749	\$1,065,900	0.83	\$1,574,396		Land Table OLK	72%
56-18-16-180-008	5669 SHORE DR	8/5/2022	\$2,500,000	\$2,395,318	\$736,698	\$632,016	0.44	\$1,670,517		Land Table OLK	26%
56-18-09-276-023	5201 NORTH BAY DR	10/3/2022	\$2,992,000	\$2,988,551	\$940,237	\$936,788	1.06	\$885,346		Land Table OLK	31%
56-18-15-151-013	4811 OLD ORCHARD TRL	10/7/2022	\$2,700,000	\$2,697,428	\$1,156,252	\$1,153,680	0.84	\$1,374,854		Land Table OLK	43%
56-18-16-376-007	5700 PONTIAC TRL	3/31/2022	\$3,100,000	\$3,220,339	\$1,234,541	\$1,354,880	2.55	\$484,134		Land Table OLK	42%
56-18-15-402-008	4360 PONTIAC TRL	3/17/2022	\$2,000,000	\$2,098,639	\$747,811	\$846,450	0.7	\$1,069,830		Land Table OLK	40%
56-18-10-201-004	4480 COMMERCE RD	6/13/2023	\$1,450,000	\$1,590,161	\$788,368	\$928,529	1.9	\$414,494		Land Table OLK	58%

City of Orchard Lake
Land Table RAA

BSA DATABASE		SALES DATA	
Parcel Count	30	# of Sales	2
ECF Nbhd	R02, RVC, R03	Sales Ratio	50.01%
Min ECF	0.970	(Land Resid.-Est. Land Value)/Est. LV	-0.07%
Max ECF	1.057	% Change	0.00%
Land Table LtoB	19.62%	Projected Land Table LtoB	19.62%
CVT LtoB	32.49%	Sales Sample Size	6.67%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



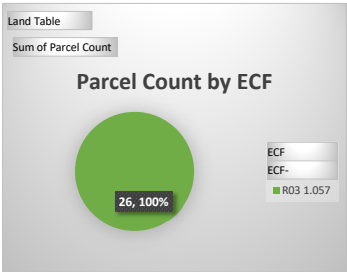
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$141,075	\$140,982	\$141,075
MINIMUM	\$7,054	\$7,049	\$7,054
MAXIMUM	\$176,344	\$176,227	\$176,344

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
56-18-11-126-030	3585 ERIE DR	6/16/2023	\$770,000	\$721,638	\$183,559	\$135,197	0.56	\$326,617		Land Table RAA Erie Drive/ 1	19%
56-18-11-126-058	3975 SUMMERS RIDGE DR	7/17/2023	\$975,000	\$1,023,568	\$127,776	\$176,344	1.43	\$89,229		Land Table RAA Erie Drive/ 1	17%

City of Orchard Lake
Land Table RAB

BSA DATABASE		SALES DATA	
Parcel Count	26	# of Sales	1
ECF Nbhd	R03	Sales Ratio	49.30%
Min ECF	1.057	(Land Resid.-Est. Land Value)/Est. LV	4.05%
Max ECF	1.057	% Change	0.00%
Land Table LtoB	34.99%	Projected Land Table LtoB	34.99%
CVT LtoB	32.49%	Sales Sample Size	3.85%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



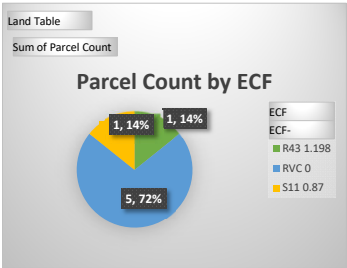
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$154,055	\$160,290	\$154,055
MINIMUM	\$130,440	\$135,720	\$130,440
MAXIMUM	\$179,917	\$187,199	\$179,917

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
56-18-11-126-042	3480 ARROWVALE DR	11/18/2022	\$485,000	\$478,173	\$175,500	\$168,673	0.72	\$243,750		Land Table RAB Erie Dr/ WB F	35%

City of Orchard Lake
Land Table RAD

BSA DATABASE		SALES DATA	
Parcel Count	7	# of Sales	0
ECF Nbhd	RVC, S11, R43	Sales Ratio	#DIV/0!
Min ECF	0.870	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.198	% Change	25.00%
Land Table LtoB	66.03%	Projected Land Table LtoB	82.54%
CVT LtoB	32.49%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



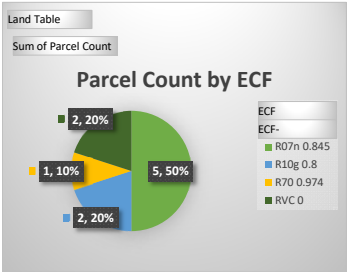
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$326,849	#DIV/0!	\$408,561
MINIMUM	\$163,424	#DIV/0!	\$204,280
MAXIMUM	\$445,703	#DIV/0!	\$557,129

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
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City of Orchard Lake
Land Table RAE

BSA DATABASE		SALES DATA	
Parcel Count	10	# of Sales	2
ECF Nbhd	R07n, RVC, R70, R10g	Sales Ratio	45.17%
Min ECF	0.800	(Land Resid.-Est. Land Value)/Est. LV	61.55%
Max ECF	0.974	% Change	0.00%
Land Table LtoB	28.33%	Projected Land Table LtoB	28.33%
CVT LtoB	32.49%	Sales Sample Size	20.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



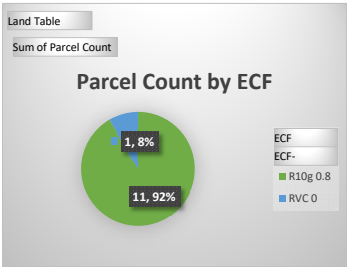
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$344,850	\$557,114	\$344,850
MINIMUM	\$235,125	\$379,851	\$235,125
MAXIMUM	\$470,250	\$759,701	\$470,250

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
56-18-10-101-041	4880 DOW RIDGE RD	3/15/2023	\$950,000	\$992,558	\$188,883	\$231,441	1.79	\$105,521		Land Table RAE Dow Lake Do	23%
56-18-10-101-043	4798 DOW RIDGE RD	9/8/2023	\$1,700,000	\$1,401,471	\$482,945	\$184,416	1.1	\$437,847		Land Table RAE Dow Lake Do	13%

City of Orchard Lake
Land Table RAF

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	1
ECF Nbhd	R10g, RVC	Sales Ratio	#DIV/0!
Min ECF	0.800	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.800	% Change	5.00%
Land Table LtoB	32.07%	Projected Land Table LtoB	33.68%
CVT LtoB	32.49%	Sales Sample Size	8.33%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



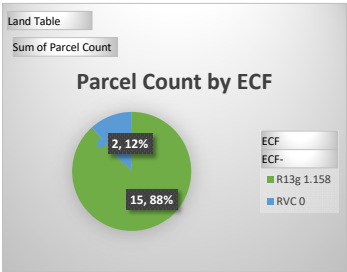
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$135,850	#DIV/0!	\$142,643
MINIMUM	\$6,270	#DIV/0!	\$6,584
MAXIMUM	\$271,700	#DIV/0!	\$285,285

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
56-18-10-152-004	2780 ORCHARD PL	1/27/2022	\$182,557				0.38	\$480,413		Land Table RAF orchard p	100%

City of Orchard Lake
Land Table RAG

BSA DATABASE		SALES DATA	
Parcel Count	17	# of Sales	2
ECF Nbhd	RVC, R13g	Sales Ratio	44.82%
Min ECF	1.158	(Land Resid.-Est. Land Value)/Est. LV	46.79%
Max ECF	1.158	% Change	20.00%
Land Table LtoB	25.52%	Projected Land Table LtoB	30.62%
CVT LtoB	32.49%	Sales Sample Size	11.76%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



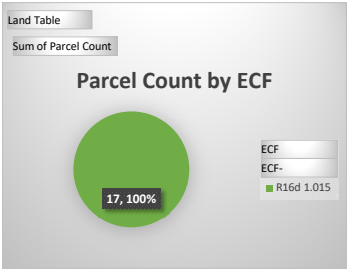
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$131,963	\$193,702	\$158,355
MINIMUM	\$112,308	\$164,852	\$134,770
MAXIMUM	\$247,078	\$362,674	\$296,494

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
56-18-09-401-005	3080 BAY SHORE DR	6/17/2022	\$606,250	\$605,440	\$122,102	\$121,292	0.67	\$183,061		Land Table RAG country cl g	20%
56-18-09-403-009	5405 POSSUM LN	7/21/2023	\$700,000	\$565,510	\$302,391	\$167,901	1.3	\$233,507		Land Table RAG country cl g	30%

City of Orchard Lake
Land Table RAH

BSA DATABASE		SALES DATA	
Parcel Count	17	# of Sales	3
ECF Nbhd	R16d	Sales Ratio	34.69%
Min ECF	1.015	(Land Resid.-Est. Land Value)/Est. LV	144.33%
Max ECF	1.015	% Change	37.50%
Land Table LtoB	34.17%	Projected Land Table LtoB	46.98%
CVT LtoB	32.49%	Sales Sample Size	17.65%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



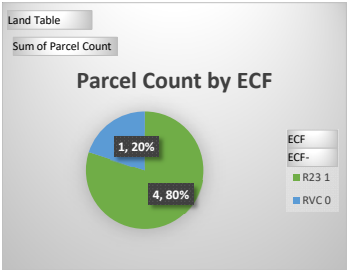
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$238,624	\$583,040	\$324,843
MINIMUM	\$203,650	\$497,588	\$305,475
MAXIMUM	\$276,254	\$674,985	\$345,318

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
56-18-14-152-013	4023 HARBOR VISTA DR	6/30/2022	\$485,000				0.49	\$985,772		Land Table RAH Harbor \	100%
56-18-14-152-017	4053 HARBOR VISTA DR	9/15/2023	\$470,000				0.6	\$788,591		Land Table RAH Harbor \	100%
56-18-14-152-015	4033 HARBOR VISTA DR	4/6/2023	\$960,000	\$666,062	\$497,588	\$203,650	0.49	\$1,025,955		Land Table RAH Harbor \	31%

City of Orchard Lake
Land Table RAI

BSA DATABASE		SALES DATA	
Parcel Count	5	# of Sales	0
ECF Nbhd	R23, RVC	Sales Ratio	#DIV/0!
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.000	% Change	10.00%
Land Table LtoB	53.01%	Projected Land Table LtoB	58.31%
CVT LtoB	32.49%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale

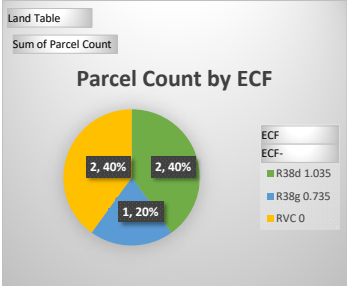


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$49,096	#DIV/0!	\$54,006
MINIMUM	\$45,220	#DIV/0!	\$49,742
MAXIMUM	\$62,016	#DIV/0!	\$68,218

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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BSA DATABASE		SALES DATA	
Parcel Count	5	# of Sales	0
ECF Nbhd	R38g, R38d, RVC	Sales Ratio	#DIV/0!
Min ECF	0.735	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.035	% Change	0.00%
Land Table LtoB	27.94%	Projected Land Table LtoB	27.94%
CVT LtoB	32.49%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



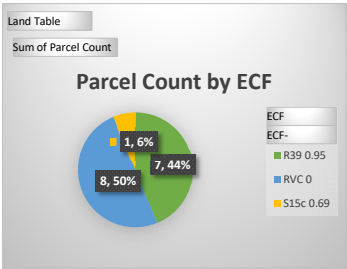
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$407,550	#DIV/0!	\$407,550
MINIMUM	\$146,300	#DIV/0!	\$146,300
MAXIMUM	\$459,800	#DIV/0!	\$459,800

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
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City of Orchard Lake
Land Table RAR

BSA DATABASE		SALES DATA	
Parcel Count	16	# of Sales	0
ECF Nbhd	R39, S15c, RVC	Sales Ratio	#DIV/0!
Min ECF	0.690	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.950	% Change	10.00%
Land Table LtoB	25.02%	Projected Land Table LtoB	27.52%
CVT LtoB	32.49%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale

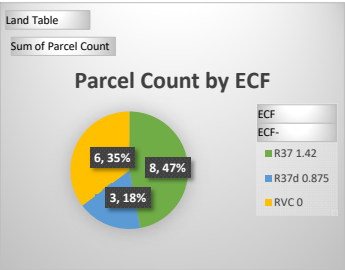


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$133,434	#DIV/0!	\$146,777
MINIMUM	\$62,792	#DIV/0!	\$69,071
MAXIMUM	\$235,470	#DIV/0!	\$259,017

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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BSA DATABASE		SALES DATA	
Parcel Count	17	# of Sales	0
ECF Nbhd	R37, R37d, RVC	Sales Ratio	#DIV/0!
Min ECF	0.875	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.420	% Change	18.80%
Land Table LtoB	31.59%	Projected Land Table LtoB	37.52%
CVT LtoB	32.49%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



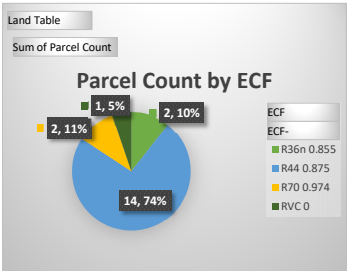
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$128,026	#DIV/0!	\$140,829
MINIMUM	\$14,226	#DIV/0!	\$21,339
MAXIMUM	\$250,000	#DIV/0!	\$250,000

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
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City of Orchard Lake
Land Table RDR

BSA DATABASE		SALES DATA	
Parcel Count	19	# of Sales	1
ECF Nbhd	R70, R36n, R44, RVC	Sales Ratio	41.53%
Min ECF	0.855	(Land Resid.-Est. Land Value)/Est. LV	167.52%
Max ECF	0.974	% Change	31.67%
Land Table LtoB	16.87%	Projected Land Table LtoB	22.22%
CVT LtoB	32.49%	Sales Sample Size	5.26%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



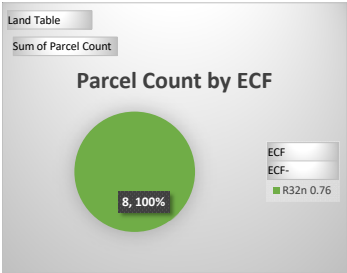
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$156,750	\$419,341	\$219,450
MINIMUM	\$143,688	\$384,397	\$201,163
MAXIMUM	\$262,500	\$702,246	\$301,875

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
56-18-16-478-001	5185 DEER RUN CIR	8/20/2022	\$1,550,000	\$1,287,409	\$419,341	\$156,750	1.08	\$387,920		Land Table RDR Deer R	12%

City of Orchard Lake
Land Table RED (CC Hill)

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	0
ECF Nbhd	R32n	Sales Ratio	#DIV/0!
Min ECF	0.760	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.760	% Change	25.00%
Land Table LtoB	25.39%	Projected Land Table LtoB	31.74%
CVT LtoB	32.49%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



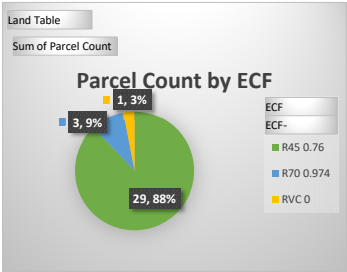
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$203,775	#DIV/0!	\$254,719
MINIMUM	\$161,975	#DIV/0!	\$202,469
MAXIMUM	\$240,350	#DIV/0!	\$300,438

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

BSA DATABASE		SALES DATA	
Parcel Count	33	# of Sales	2
ECF Nbhd	R70, R45, RVC	Sales Ratio	35.16%
Min ECF	0.760	(Land Resid.-Est. Land Value)/Est. LV	210.11%
Max ECF	0.974	% Change	16.67%
Land Table LtoB	19.25%	Projected Land Table LtoB	22.45%
CVT LtoB	32.49%	Sales Sample Size	6.06%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



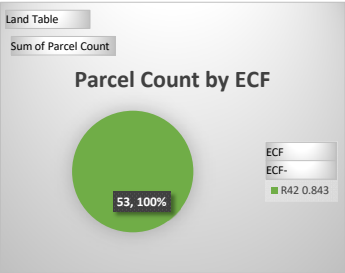
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$168,114	\$521,336	\$201,737
MINIMUM	\$161,648	\$501,285	\$161,648
MAXIMUM	\$174,580	\$541,388	\$226,954

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
56-18-15-353-007	4424 CRANBROOK TRL	9/15/2022	\$735,000	\$721,300	\$181,814	\$168,114	0.93	\$195,920		Land Table RHP Hickory P	23%
56-18-16-476-041	4334 SOUTH BAY DR	8/10/2023	\$1,600,000	\$920,841	\$840,807	\$161,648	0.89	\$947,922		Land Table RHP Hickory P	18%

City of Orchard Lake
Land Table RLP

BSA DATABASE		SALES DATA	
Parcel Count	53	# of Sales	5
ECF Nbhd	R42	Sales Ratio	47.68%
Min ECF	0.843	(Land Resid.-Est. Land Value)/Est. LV	42.23%
Max ECF	0.843	% Change	0.00%
Land Table LtoB	12.34%	Projected Land Table LtoB	12.34%
CVT LtoB	32.49%	Sales Sample Size	9.43%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



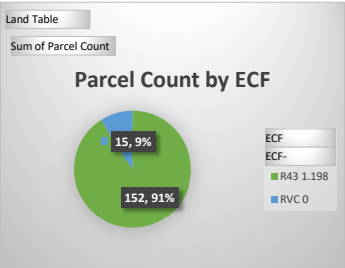
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$97,167	\$138,198	\$97,167
MINIMUM	\$79,500	\$113,070	\$79,500
MAXIMUM	\$114,833	\$163,323	\$114,833

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
56-18-16-101-014	5928 SEVILLE CIR	8/11/2022	\$759,750	\$811,566	\$27,684	\$79,500	0.69	\$40,180		Land Table RLP Laplay	10%
56-18-16-104-003	5870 PRADO CT	11/21/2022	\$690,000	\$567,302	\$202,198	\$79,500	0.69	\$293,466		Land Table RLP Laplay	14%
56-18-16-104-007	5869 PRADO CT	7/14/2022	\$652,000	\$628,136	\$103,364	\$79,500	0.7	\$148,298		Land Table RLP Laplay	13%
56-18-16-104-011	5843 BRAVO CT	5/31/2022	\$640,000	\$538,135	\$181,365	\$79,500	0.69	\$261,710		Land Table RLP Laplay	15%
56-18-16-151-009	3908 LAPLAYA LN	10/31/2022	\$910,000	\$936,894	\$57,023	\$83,917	0.9	\$63,642		Land Table RLP Laplay	9%

City of Orchard Lake
Land Table RSB

BSA DATABASE		SALES DATA	
Parcel Count	167	# of Sales	7
ECF Nbhd	R43, RVC	Sales Ratio	46.37%
Min ECF	1.198	(Land Resid.-Est. Land Value)/Est. LV	39.20%
Max ECF	1.198	% Change	10.00%
Land Table LtoB	19.00%	Projected Land Table LtoB	20.90%
CVT LtoB	32.49%	Sales Sample Size	4.19%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



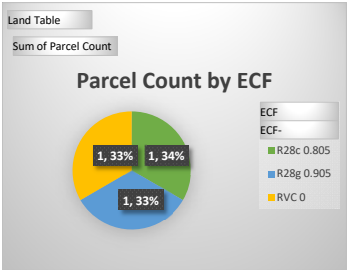
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$79,697	\$110,940	\$87,667
MINIMUM	\$12,145	\$16,906	\$13,360
MAXIMUM	\$106,262	\$147,919	\$116,888

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
56-18-16-186-024	3895 LAKEVIEW BLVD	12/11/2023	\$452,500	\$363,759	\$160,848	\$72,107	0.3	\$537,953		Land Table RSB Shady Be	20%
56-18-16-127-021	5595 OLD ORCHARD TRL	10/5/2022	\$375,000	\$326,990	\$139,092	\$91,082	0.51	\$273,265		Land Table RSB Shady Be	28%
56-18-16-127-011	5585 OLD ORCHARD TRL	2/22/2022	\$289,000	\$256,142	\$104,965	\$72,107	0.29	\$368,298		Land Table RSB Shady Be	28%
56-18-16-177-054	3878 SUNSET BLVD	2/14/2023	\$615,000	\$573,829	\$128,458	\$87,287	0.46	\$279,257		Land Table RSB Shady Be	15%
56-18-16-127-016	5532 EVERGREEN AVE	10/11/2023	\$647,000	\$624,920	\$113,162	\$91,082	0.57	\$198,530		Land Table RSB Shady Be	15%
56-18-16-128-121	3670 SUNSET BLVD	5/19/2022	\$432,000	\$419,937	\$99,350	\$87,287	0.45	\$219,801		Land Table RSB Shady Be	21%
56-18-16-128-122	5770 ARCADIA DR	5/27/2022	\$430,000	\$439,860	\$88,812	\$98,672	0.63	\$140,082		Land Table RSB Shady Be	22%

City of Orchard Lake
Land Table RVC

BSA DATABASE		SALES DATA	
Parcel Count	3	# of Sales	0
ECF Nbhd	R28g, R28c, RVC	Sales Ratio	#DIV/0!
Min ECF	0.805	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.905	% Change	20.00%
Land Table LtoB	15.85%	Projected Land Table LtoB	19.01%
CVT LtoB	32.49%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



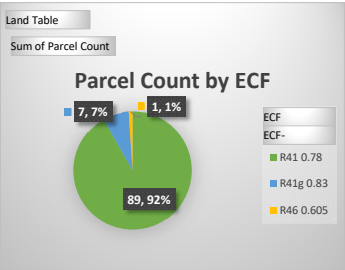
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$156,750	#DIV/0!	\$188,100
MINIMUM	\$130,625	#DIV/0!	\$156,750
MAXIMUM	\$182,875	#DIV/0!	\$219,450

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

BSA DATABASE		SALES DATA	
Parcel Count	97	# of Sales	5
ECF Nbhd	R41g, R41, R46	Sales Ratio	47.98%
Min ECF	0.605	(Land Resid.-Est. Land Value)/Est. LV	28.88%
Max ECF	0.830	% Change	0.00%
Land Table LtoB	14.95%	Projected Land Table LtoB	14.95%
CVT LtoB	32.49%	Sales Sample Size	5.15%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



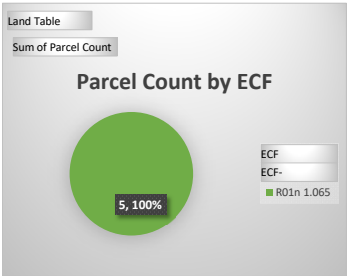
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$85,175	\$109,770	\$85,175
MINIMUM	\$75,710	\$97,572	\$75,710
MAXIMUM	\$100,947	\$130,096	\$100,947

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
56-18-15-376-026	4521 CHERRY HILL DR	9/7/2022	\$595,000	\$666,687	\$10,333	\$82,020	0.69	\$15,041		Land Table RWL woodli	12%
56-18-15-401-004	4501 ORCHARD TRAIL CT	9/14/2023	\$830,000	\$827,352	\$150,284	\$147,636	0.69	\$218,119		Land Table RWL woodli	18%
56-18-15-451-017	4200 WOODLANDS LN	1/10/2023	\$527,000	\$462,110	\$140,600	\$75,710	0.49	\$286,939		Land Table RWL woodli	16%
56-18-15-451-029	4265 PINE LN	4/13/2022	\$775,000	\$645,619	\$208,247	\$78,866	0.54	\$385,643		Land Table RWL woodli	12%
56-18-15-452-021	4340 HICKORY CT	8/16/2022	\$564,000	\$556,419	\$83,291	\$75,710	0.47	\$179,120		Land Table RWL woodli	14%

City of Orchard Lake
Land Table RWP

BSA DATABASE		SALES DATA	
Parcel Count	5	# of Sales	2
ECF Nbhd	R01n	Sales Ratio	45.95%
Min ECF	1.065	(Land Resid.-Est. Land Value)/Est. LV	49.57%
Max ECF	1.065	% Change	20.00%
Land Table LtoB	15.28%	Projected Land Table LtoB	18.34%
CVT LtoB	32.49%	Sales Sample Size	40.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



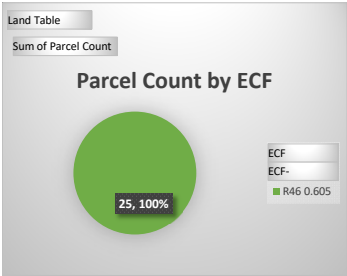
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$117,563	\$175,834	\$141,076
MINIMUM	\$71,844	\$107,454	\$86,213
MAXIMUM	\$150,219	\$224,676	\$180,263

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
56-18-02-451-013	3455 WARDS POINTE DR	7/22/2022	\$610,000	\$492,677	\$202,752	\$85,429	1.26	\$160,914		Land Table RWP wards pt r	17%
56-18-02-451-014	3425 WARDS POINTE DR	11/10/2022	\$465,000	\$495,305	\$59,827	\$90,132	1.35	\$44,316		Land Table RWP wards pt r	18%

City of Orchard Lake
Land Table RWS

BSA DATABASE		SALES DATA	
Parcel Count	25	# of Sales	0
ECF Nbhd	R46	Sales Ratio	#DIV/0!
Min ECF	0.605	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.605	% Change	20.00%
Land Table LtoB	11.52%	Projected Land Table LtoB	13.83%
CVT LtoB	32.49%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$63,339	#DIV/0!	\$76,007
MINIMUM	\$60,005	#DIV/0!	\$72,006
MAXIMUM	\$66,672	#DIV/0!	\$80,006

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
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