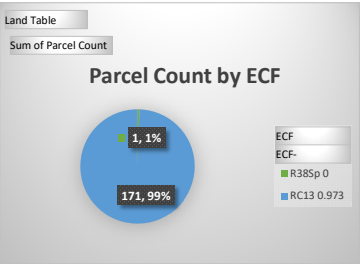


City of Wixom
Land Table KCC

BSA DATABASE		SALES DATA	
Parcel Count	172	# of Sales	34
ECF Nbhd	RC13, R38Sp	Sales Ratio	47.16%
Min ECF	0.973	(Land Resid.-Est. Land Value)/Est. LV	27.92%
Max ECF	0.973	% Change	7.29%
Land Table LtoB	21.61%	Projected Land Table LtoB	23.18%
CVT LtoB	22.43%	Sales Sample Size	19.77%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



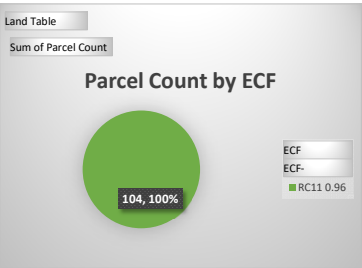
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$56,454	\$72,218	\$60,569
MINIMUM	\$52,323	\$66,934	\$56,137
MAXIMUM	\$60,584	\$77,502	\$65,001

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
96-17-32-356-001	244 CENTER BLVD	04/24/22	\$325,000	\$273,709	\$111,875	\$60,584	1.00	\$111,875		Land Table KCC	22.13%
96-17-32-356-045	411 WRIGHT ST	06/23/23	\$320,000	\$270,619	\$109,965	\$60,584	0.00	\$109,965,000		Land Table KCC	22.39%
96-17-32-356-054	449 WRIGHT ST	09/15/23	\$316,250	\$273,444	\$103,390	\$60,584	0.00	\$103,390,000		Land Table KCC	22.16%
96-17-32-377-023	109 MONUMENT LN	10/17/22	\$324,271	\$280,915	\$103,940	\$60,584	1.00	\$103,940		Land Table KCC	21.57%
96-17-32-356-075	3281 CHAMBERS W	06/19/23	\$317,000	\$276,365	\$101,219	\$60,584	0.00	\$101,219,000		Land Table KCC	21.92%
96-17-32-352-010	180 CENTER BLVD	07/28/23	\$322,500	\$284,339	\$98,745	\$60,584	1.00	\$98,745		Land Table KCC	21.31%
96-17-32-377-021	117 MONUMENT LN	12/06/23	\$320,000	\$284,859	\$95,725	\$60,584	1.00	\$95,725		Land Table KCC	21.27%
96-17-32-377-008	155 MONUMENT LN	03/28/22	\$308,000	\$276,365	\$92,219	\$60,584	1.00	\$92,219		Land Table KCC	21.92%
96-17-32-356-079	3255 CHAMBERS W	05/17/23	\$305,000	\$274,365	\$91,219	\$60,584	0.00	\$91,219,000		Land Table KCC	22.08%
96-17-32-377-016	149 MONUMENT LN	08/25/23	\$315,000	\$284,076	\$91,508	\$60,584	1.00	\$91,508		Land Table KCC	21.33%
96-17-32-356-047	419 WRIGHT ST	04/26/22	\$297,500	\$269,451	\$88,633	\$60,584	0.00	\$88,633,000		Land Table KCC	22.48%
96-17-32-356-085	3225 CHAMBERS W	12/20/23	\$300,000	\$274,108	\$86,476	\$60,584	0.00	\$86,476,000		Land Table KCC	22.10%
96-17-32-377-018	133 MONUMENT LN	06/10/22	\$302,951	\$279,949	\$83,586	\$60,584	1.00	\$83,586		Land Table KCC	21.64%
96-17-32-356-056	457 WRIGHT ST	03/22/22	\$301,000	\$278,288	\$83,296	\$60,584	0.00	\$83,296,000		Land Table KCC	21.77%
96-17-32-377-019	129 MONUMENT LN	06/17/22	\$306,065	\$283,989	\$82,660	\$60,584	1.00	\$82,660		Land Table KCC	21.33%
96-17-32-356-071	3297 CHAMBERS W	02/22/22	\$299,900	\$280,707	\$79,777	\$60,584	0.00	\$79,777,000		Land Table KCC	21.58%
96-17-32-377-006	131 MONUMENT LN	02/28/22	\$305,615	\$286,397	\$79,802	\$60,584	1.00	\$79,802		Land Table KCC	21.15%
96-17-32-356-073	3289 CHAMBERS W	07/21/22	\$293,000	\$278,857	\$74,727	\$60,584	0.00	\$74,727,000		Land Table KCC	21.73%
96-17-32-352-033	171 CENTER BLVD	04/07/23	\$312,000	\$297,951	\$74,633	\$60,584	1.00	\$74,633		Land Table KCC	20.33%
96-17-32-377-022	113 MONUMENT LN	07/08/22	\$293,813	\$280,915	\$73,482	\$60,584	1.00	\$73,482		Land Table KCC	21.57%
96-17-32-377-005	127 MONUMENT LN	02/23/22	\$293,746	\$280,915	\$73,415	\$60,584	1.00	\$73,415		Land Table KCC	21.57%
96-17-32-352-118	3130 JOHANNA WARE W	08/12/22	\$309,999	\$298,241	\$72,342	\$60,584	1.00	\$72,342		Land Table KCC	20.31%
96-17-32-377-004	123 MONUMENT LN	02/25/22	\$284,992	\$280,188	\$65,388	\$60,584	1.00	\$65,388		Land Table KCC	21.62%
96-17-32-377-017	137 MONUMENT LN	06/24/22	\$286,581	\$283,528	\$63,637	\$60,584	1.00	\$63,637		Land Table KCC	21.37%
96-17-32-377-002	115 MONUMENT LN	02/24/22	\$283,710	\$280,915	\$63,379	\$60,584	1.00	\$63,379		Land Table KCC	21.57%
96-17-32-377-024	105 MONUMENT LN	07/25/22	\$283,487	\$280,915	\$63,156	\$60,584	1.00	\$63,156		Land Table KCC	21.57%
96-17-32-377-025	101 MONUMENT LN	07/21/22	\$287,051	\$286,656	\$60,979	\$60,584	1.00	\$60,979		Land Table KCC	21.13%
96-17-32-356-063	450 N WIXOM RD	01/19/22	\$269,500	\$272,648	\$57,436	\$60,584	0.00	\$57,436,000		Land Table KCC	22.22%
96-17-32-377-001	111 MONUMENT LN	02/24/22	\$281,076	\$285,033	\$56,627	\$60,584	1.00	\$56,627		Land Table KCC	21.26%
96-17-32-356-067	3193 CHAMBERS W	01/18/22	\$270,000	\$276,365	\$54,219	\$60,584	0.00	\$54,219,000		Land Table KCC	21.92%
96-17-32-377-020	125 MONUMENT LN	07/01/22	\$274,990	\$283,528	\$52,046	\$60,584	1.00	\$52,046		Land Table KCC	21.37%
96-17-32-377-012	165 MONUMENT LN	03/04/22	\$272,000	\$281,824	\$50,760	\$60,584	1.00	\$50,760		Land Table KCC	21.50%
96-17-32-356-038	3149 JOHANNA WARE W	06/03/22	\$265,000	\$277,971	\$47,613	\$60,584	1.00	\$47,613		Land Table KCC	21.80%
96-17-32-377-003	119 MONUMENT LN	02/17/22	\$267,513	\$280,915	\$47,182	\$60,584	1.00	\$47,182		Land Table KCC	21.57%

City of Wixom
Land Table KHC

BSA DATABASE		SALES DATA	
Parcel Count	104	# of Sales	18
ECF Nbhd	RC11	Sales Ratio	46.63%
Min ECF	0.960	(Land Resid.-Est. Land Value)/Est. LV	40.78%
Max ECF	0.960	% Change	20.00%
Land Table LtoB	17.50%	Projected Land Table LtoB	21.00%
CVT LtoB	22.43%	Sales Sample Size	17.31%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



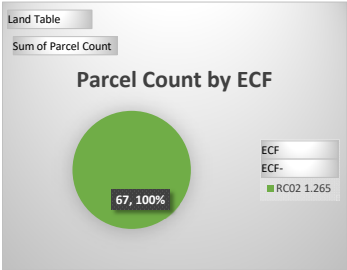
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$44,340	\$62,423	\$53,208
MINIMUM	\$36,278	\$51,074	\$43,534
MAXIMUM	\$177,836	\$250,364	\$213,403

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
96-17-32-325-037	315 WRIGHT ST	08/11/23	\$252,900	\$211,677	\$77,501	\$36,278	1.00	\$77,501		Land Table KHC	17.14%
96-17-32-325-064	277 WRIGHT ST	10/10/22	\$241,000	\$210,114	\$67,164	\$36,278	1.00	\$67,164		Land Table KHC	17.27%
96-17-32-325-038	327 WRIGHT ST	06/27/23	\$235,000	\$206,334	\$64,944	\$36,278	1.00	\$64,944		Land Table KHC	17.58%
96-17-32-325-079	252 WRIGHT ST	02/27/23	\$255,000	\$229,272	\$70,068	\$44,340	1.00	\$70,068		Land Table KHC	19.34%
96-17-32-325-076	240 WRIGHT ST	09/13/23	\$255,000	\$230,502	\$68,838	\$44,340	1.00	\$68,838		Land Table KHC	19.24%
96-17-32-325-074	232 WRIGHT ST	11/09/22	\$250,000	\$228,148	\$66,192	\$44,340	1.00	\$66,192		Land Table KHC	19.43%
96-17-32-353-010	3238 JOHANNA WARE W	06/01/22	\$278,000	\$254,219	\$68,121	\$44,340	1.00	\$68,121		Land Table KHC	17.44%
96-17-32-325-069	245 WRIGHT ST	12/22/23	\$220,000	\$201,549	\$54,729	\$36,278	1.00	\$54,729		Land Table KHC	18.00%
96-17-32-325-006	3278 E THEODORE ST	06/28/22	\$255,000	\$240,630	\$50,648	\$36,278	1.00	\$50,648		Land Table KHC	15.08%
96-17-32-325-025	312 N WIXOM RD	07/12/22	\$235,000	\$222,046	\$49,232	\$36,278	1.00	\$49,232		Land Table KHC	16.34%
96-17-32-325-057	242 N WIXOM RD	04/18/23	\$208,000	\$197,419	\$46,859	\$36,278	1.00	\$46,859		Land Table KHC	18.38%
96-17-32-325-063	265 WRIGHT ST	03/03/22	\$220,000	\$208,898	\$47,380	\$36,278	1.00	\$47,380		Land Table KHC	17.37%
96-17-32-325-071	261 WRIGHT ST	03/16/23	\$207,000	\$197,600	\$45,678	\$36,278	1.00	\$45,678		Land Table KHC	18.36%
96-17-32-325-046	331 WRIGHT ST	01/18/23	\$198,500	\$193,472	\$41,306	\$36,278	1.00	\$41,306		Land Table KHC	18.75%
96-17-32-325-066	249 WRIGHT ST	03/06/23	\$245,000	\$240,627	\$40,651	\$36,278	1.00	\$40,651		Land Table KHC	15.08%
96-17-32-325-051	262 N WIXOM RD	07/25/23	\$220,000	\$217,071	\$39,207	\$36,278	1.00	\$39,207		Land Table KHC	16.71%
96-17-32-353-007	3246 JOHANNA WARE W	03/25/22	\$235,000	\$233,646	\$45,694	\$44,340	1.00	\$45,694		Land Table KHC	18.98%
96-17-32-325-080	256 WRIGHT ST	10/03/22	\$234,900	\$236,029	\$43,211	\$44,340	1.00	\$43,211		Land Table KHC	18.79%

City of Wixom
Land Table KHV

BSA DATABASE		SALES DATA	
Parcel Count	67	# of Sales	4
ECF Nbhd	RC02	Sales Ratio	48.20%
Min ECF	1.265	(Land Resid.-Est. Land Value)/Est. LV	18.94%
Max ECF	1.265	% Change	25.00%
Land Table LtoB	20.74%	Projected Land Table LtoB	25.93%
CVT LtoB	22.43%	Sales Sample Size	5.97%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



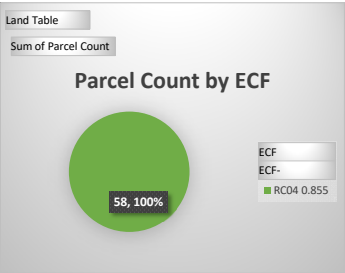
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$60,270	\$71,685	\$75,338
MINIMUM	\$60,270	\$71,685	\$75,338
MAXIMUM	\$60,270	\$71,685	\$75,338

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
96-17-32-227-049	1065 YORICK PATH	09/09/22	\$330,000	\$295,139	\$95,131	\$60,270	1.00	\$95,131		Land Table KHV	17.93%
96-17-32-227-001	990 YORICK PATH	05/03/22	\$317,000	\$303,349	\$73,921	\$60,270	1.00	\$73,921		Land Table KHV	18.85%
96-17-32-227-044	1033 YORICK PATH	05/18/22	\$325,000	\$317,703	\$67,567	\$60,270	1.00	\$67,567		Land Table KHV	24.93%
96-17-32-227-018	837 YORICK PATH	08/31/22	\$300,000	\$310,148	\$50,122	\$60,270	1.00	\$50,122		Land Table KHV	17.25%

City of Wixom
Land Table KMC

BSA DATABASE		SALES DATA	
Parcel Count	58	# of Sales	8
ECF Nbhhd	RC04	Sales Ratio	48.13%
Min ECF	0.855	(Land Resid.-Est. Land Value)/Est. LV	27.61%
Max ECF	0.855	% Change	0.00%
Land Table LtoB	14.47%	Projected Land Table LtoB	14.47%
CVT LtoB	22.43%	Sales Sample Size	13.79%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



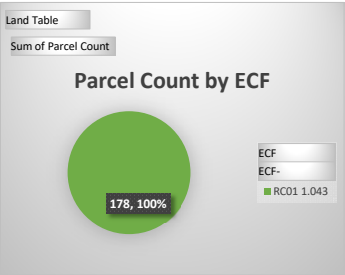
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$44,352	\$56,596	\$44,352
MINIMUM	\$44,352	\$56,596	\$44,352
MAXIMUM	\$44,352	\$56,596	\$44,352

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
96-17-32-276-002	690 CHESTNUT DR	09/26/23	\$345,000	\$304,501	\$84,851	\$44,352	1.00	\$84,851		Land Table KMC	17.93%
96-17-32-276-057	609 SHADY MAPLE DR	08/23/23	\$372,416	\$341,184	\$75,584	\$44,352	1.00	\$75,584		Land Table KMC	18.85%
96-17-32-276-007	670 CHESTNUT DR	09/29/22	\$312,000	\$286,411	\$69,941	\$44,352	1.00	\$69,941		Land Table KMC	24.93%
96-17-32-276-052	606 SHADY MAPLE DR	05/26/22	\$326,000	\$300,370	\$69,982	\$44,352	1.00	\$69,982		Land Table KMC	17.25%
96-17-32-276-006	674 CHESTNUT DR	11/08/22	\$315,000	\$306,919	\$52,433	\$44,352	1.00	\$52,433		Land Table KMC	32.97%
96-17-32-276-019	658 CHESTNUT DR	11/06/23	\$324,000	\$322,536	\$45,816	\$44,352	1.00	\$45,816		Land Table KMC	37.79%
96-17-32-276-004	682 CHESTNUT DR	03/27/23	\$312,500	\$328,161	\$28,691	\$44,352	1.00	\$28,691		Land Table KMC	45.75%
96-17-32-276-038	2682 BASS WOOD LN	10/19/23	\$315,000	\$333,882	\$25,470	\$44,352	1.00	\$25,470		Land Table KMC	39.67%

City of Wixom
Land Table KMF

BSA DATABASE		SALES DATA	
Parcel Count	178	# of Sales	18
ECF Nbnhd	RC01	Sales Ratio	46.82%
Min ECF	1.043	(Land Resid.-Est. Land Value)/Est. LV	36.15%
Max ECF	1.043	% Change	30.00%
Land Table LtoB	19.40%	Projected Land Table LtoB	25.22%
CVT LtoB	22.43%	Sales Sample Size	10.11%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



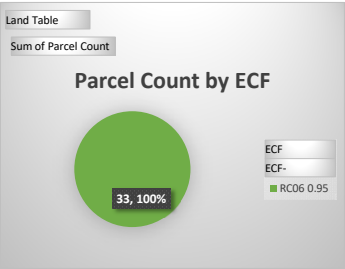
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$56,133	\$76,426	\$72,973
MINIMUM	\$52,391	\$71,331	\$68,108
MAXIMUM	\$59,875	\$81,521	\$77,838

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
96-17-32-228-059	842 CALPERNIA	09/07/23	\$341,000	\$266,494	\$126,897	\$52,391	1.00	\$126,897		Land Table KMF	19.66%
96-17-32-228-015	2543 PINE DR	10/23/23	\$325,000	\$261,869	\$115,522	\$52,391	1.00	\$115,522		Land Table KMF	20.01%
96-17-32-228-041	1033 CALPERNIA	06/01/23	\$330,000	\$269,866	\$112,525	\$52,391	1.00	\$112,525		Land Table KMF	19.41%
96-17-32-226-011	2600 MAPLE FOREST CT	07/07/23	\$326,000	\$273,707	\$104,684	\$52,391	1.00	\$104,684		Land Table KMF	19.14%
96-17-32-228-046	1094 CALPERNIA	11/20/23	\$352,000	\$308,192	\$96,199	\$52,391	1.00	\$96,199		Land Table KMF	17.00%
96-17-32-228-039	1009 CALPERNIA	04/17/23	\$310,000	\$276,888	\$85,503	\$52,391	1.00	\$85,503		Land Table KMF	18.92%
96-17-32-226-024	2560 PINE DR	02/04/22	\$297,000	\$268,127	\$81,264	\$52,391	1.00	\$81,264		Land Table KMF	19.54%
96-17-32-226-069	2744 MAPLE FOREST DR	07/21/23	\$280,000	\$262,166	\$70,225	\$52,391	1.00	\$70,225		Land Table KMF	19.98%
96-17-32-226-034	755 ELM CT	12/06/23	\$307,200	\$291,202	\$68,389	\$52,391	1.00	\$68,389		Land Table KMF	17.99%
96-17-32-226-062	805 RED MAPLE LN	10/26/23	\$320,000	\$304,680	\$67,711	\$52,391	1.00	\$67,711		Land Table KMF	17.20%
96-17-32-226-010	2598 MAPLE FOREST CT	06/29/23	\$250,000	\$238,277	\$64,114	\$52,391	1.00	\$64,114		Land Table KMF	21.99%
96-17-32-226-018	2624 MAPLE FOREST CT	01/06/23	\$265,000	\$253,504	\$63,887	\$52,391	1.00	\$63,887		Land Table KMF	20.67%
96-17-32-226-040	2652 MAPLE FOREST DR	12/16/22	\$305,000	\$299,187	\$58,204	\$52,391	1.00	\$58,204		Land Table KMF	17.51%
96-17-32-228-038	996 CALPERNIA	12/20/22	\$295,000	\$298,188	\$49,203	\$52,391	1.00	\$49,203		Land Table KMF	17.57%
96-17-32-226-112	2787 MAPLE FOREST DR	01/03/23	\$327,000	\$336,255	\$50,620	\$59,875	1.00	\$50,620		Land Table KMF	17.81%
96-17-32-226-019	2622 MAPLE FOREST CT	02/02/23	\$269,000	\$289,513	\$31,878	\$52,391	1.00	\$31,878		Land Table KMF	18.10%
96-17-32-226-077	2766 HONEY SUCKLE CT	02/10/22	\$224,000	\$245,688	\$30,703	\$52,391	1.00	\$30,703		Land Table KMF	21.32%
96-17-32-226-074	2768 MAPLE FOREST DR	08/04/23	\$275,000	\$310,772	\$16,619	\$52,391	1.00	\$16,619		Land Table KMF	16.86%

City of Wixom
Land Table KNC

BSA DATABASE		SALES DATA	
Parcel Count	33	# of Sales	5
ECF Nbhd	RC06	Sales Ratio	46.21%
Min ECF	0.950	(Land Resid.-Est. Land Value)/Est. LV	47.90%
Max ECF	0.950	% Change	24.45%
Land Table LtoB	17.65%	Projected Land Table LtoB	21.96%
CVT LtoB	22.43%	Sales Sample Size	15.15%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



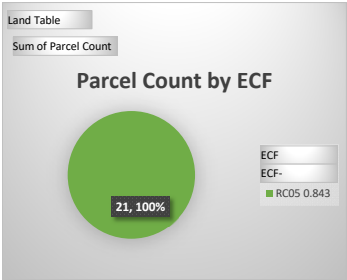
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$45,489	\$67,280	\$56,611
MINIMUM	\$45,489	\$67,280	\$56,611
MAXIMUM	\$45,489	\$67,280	\$56,611

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
96-17-33-105-044	507 NATURES COVE CT	08/02/23	\$326,000	\$285,020	\$86,469	\$45,489	1.00	\$86,469		Land Table KNC	17.93%
96-17-33-105-038	383 NATURES COVE CT	08/08/22	\$310,000	\$272,785	\$82,704	\$45,489	1.00	\$82,704		Land Table KNC	18.85%
96-17-33-105-005	846 NATURES COVE CT	12/18/23	\$255,000	\$240,148	\$60,341	\$45,489	1.00	\$60,341		Land Table KNC	24.93%
96-17-33-105-006	834 NATURES COVE CT	03/11/22	\$245,000	\$236,909	\$53,580	\$45,489	1.00	\$53,580		Land Table KNC	17.25%
96-17-33-105-033	352 NATURES COVE CT	07/06/22	\$300,000	\$292,182	\$53,307	\$45,489	1.00	\$53,307		Land Table KNC	32.97%

City of Wixom
Land Table KWM

BSA DATABASE		SALES DATA	
Parcel Count	21	# of Sales	3
ECF Nbhd	RC05	Sales Ratio	46.89%
Min ECF	0.843	(Land Resid.-Est. Land Value)/Est. LV	33.87%
Max ECF	0.843	% Change	0.00%
Land Table LtoB	19.99%	Projected Land Table LtoB	19.99%
CVT LtoB	22.43%	Sales Sample Size	14.29%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



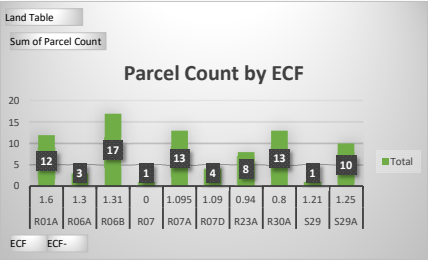
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$40,419	\$54,107	\$40,419
MINIMUM	\$36,745	\$49,189	\$36,745
MAXIMUM	\$44,093	\$59,025	\$44,093

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
96-22-07-376-014	50226 HELFER BLVD	08/31/23	\$272,500	\$231,567	\$85,026	\$44,093	1.00	\$85,026		Land Table KWM	17.93%
96-22-07-376-005	283 RIVER DR	08/18/22	\$213,000	\$200,413	\$49,332	\$36,745	1.00	\$49,332		Land Table KWM	18.85%
96-22-07-376-012	50210 HELFER BLVD	04/11/22	\$194,000	\$205,211	\$32,882	\$44,093	1.00	\$32,882		Land Table KWM	24.93%

City of Wixom
Land Table LPL

BSA DATABASE		SALES DATA	
Parcel Count	82	# of Sales	9
ECF Nbhd	R07, R30a, R06b, R06a, S29a, R01a, R23a, S29, R07a, R07d	Sales Ratio	47.00%
Min ECF	0.800	(Land Resid.-Est. Land Value)/Est. LV	20.33%
Max ECF	1.600	% Change	5.00%
Land Table LtoB	27.97%	Projected Land Table LtoB	29.37%
CVT LtoB	22.43%	Sales Sample Size	10.98%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



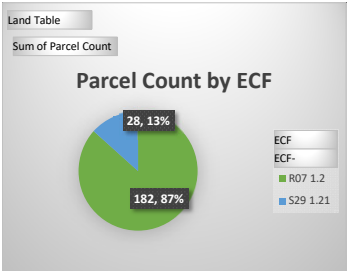
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,795	\$2,159	\$1,885
MINIMUM	\$0	\$0	\$0
MAXIMUM	\$0	\$0	\$0

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-17-29-213-005	2649 LAKERIDGE AVE	02/18/22	\$455,000	\$369,743	\$188,607	\$103,350	0.28	\$676,011		Land Table LPL	27.95%
96-17-29-326-007	3034 PARTRIDGE DR	04/20/23	\$384,500	\$322,840	\$166,699	\$105,039	0.30	\$548,352		Land Table LPL	32.54%
96-17-29-251-007	1514 FOREST BAY CT	06/14/23	\$990,000	\$876,316	\$330,952	\$217,268	0.80	\$414,208		Land Table LPL	24.79%
96-17-29-126-034	2075 CLIFFSIDE DR	05/12/23	\$630,000	\$602,589	\$177,607	\$150,196	0.38	\$463,726		Land Table LPL	24.93%
96-17-29-151-010	2028 HOPKINS DR	06/30/22	\$377,500	\$365,706	\$150,001	\$138,207	0.31	\$479,236		Land Table LPL	37.79%
96-17-29-151-004	3127 BRANCH DR	02/13/23	\$385,000	\$383,482	\$127,953	\$126,435	0.29	\$444,281		Land Table LPL	32.97%
96-17-29-151-036	1742 N WIXOM RD	07/31/23	\$391,500	\$400,762	\$174,097	\$183,359	1.35	\$128,961		Land Table LPL	45.75%
96-17-29-212-003	2739 LAKERIDGE AVE	11/22/22	\$390,000	\$441,686	\$106,845	\$158,531	0.51	\$210,740		Land Table LPL	35.89%
96-17-29-326-004	3058 PARTRIDGE DR	02/17/22	\$97,500				0.34			Land Table LPL	22.78%

City of Wixom
Land Table RBP

BSA DATABASE		SALES DATA	
Parcel Count	210	# of Sales	11
ECF Nbrd	\$29, R07	Sales Ratio	47.31%
Min ECF	1.200	(Land Resid.-Est. Land Value)/Est. LV	18.66%
Max ECF	1.210	% Change	20.00%
Land Table LtoB	29.45%	Projected Land Table LtoB	35.34%
CVT LtoB	22.43%	Sales Sample Size	5.24%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$119,700	\$142,030	\$143,640
MINIMUM	\$57,008	\$67,643	\$68,410
MAXIMUM	\$242,279	\$287,476	\$290,735

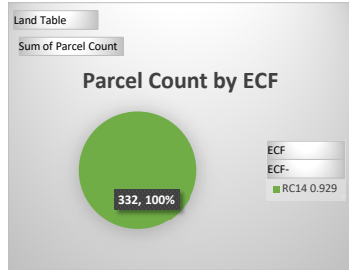
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-17-29-328-010	1540 FLAMINGO	09/30/22	\$295,000	\$248,680	\$117,580	\$71,260	0.17	\$683,605		Land Table RBP	28.66%
96-17-29-376-009	3061 GROUSE ST	10/16/23	\$367,000	\$313,199	\$136,461	\$82,660	0.43	\$317,351		Land Table RBP	26.39%
96-17-29-377-005	3031 GROUSE ST	08/16/23	\$375,500	\$326,378	\$131,782	\$82,660	0.43	\$306,470		Land Table RBP	25.33%
96-17-29-332-016	3015 MAGANSER DR	09/12/23	\$215,000	\$192,034	\$105,626	\$82,660	0.42	\$252,694		Land Table RBP	43.04%
96-17-29-380-001	1238 BELL CONEY	01/07/22	\$250,000	\$233,013	\$99,647	\$82,660	0.43	\$231,737		Land Table RBP	35.47%
96-17-29-334-026	1465 WREN ST	04/08/22	\$186,900	\$175,774	\$85,234	\$74,108	0.23	\$373,833		Land Table RBP	42.16%
96-17-29-333-019	1425 FLAMINGO	05/18/23	\$410,000	\$409,346	\$71,914	\$71,260	0.14	\$502,895		Land Table RBP	17.41%
96-17-29-376-013	1300 BELL CONEY	05/25/23	\$300,000	\$303,454	\$99,158	\$102,612	0.72	\$138,296		Land Table RBP	33.81%
96-17-29-331-008	3085 MAGANSER DR	09/29/22	\$329,000	\$335,980	\$78,531	\$85,511	0.47	\$166,732		Land Table RBP	25.45%
96-17-29-476-037	2320 POTTER RD	01/19/22	\$220,000	\$231,494	\$74,017	\$85,511	0.52	\$143,722		Land Table RBP	36.94%
96-17-29-332-018	1412 MORNINGDOVE	12/15/22	\$175,000	\$186,020	\$68,790	\$79,810	0.37	\$184,424		Land Table RBP	42.90%

City of Wixom

Land Table RC 14 Ant at Trib

BSA DATABASE		SALES DATA	
Parcel Count	332	# of Sales	61
ECF Nbdh	RC14	Sales Ratio	47.98%
Min ECF	0.929	(Land Resid.-Est. Land Value)/Est. LV	17.57%
Max ECF	0.929	% Change	0.00%
Land Table LtoB	24.68%	Projected Land Table LtoB	24.68%
CVT LtoB	22.43%	Sales Sample Size	18.37%

Color Key	
Vacant Sales	
Demo Sales or New	
Build after sale	



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$117,838	\$138,544	\$117,838
MINIMUM	\$67,335	\$79,167	\$67,335
MAXIMUM	\$202,007	\$237,502	\$202,007

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
96-17-32-302-028	3160 CURTIS ST	06/12/23	\$510,000	\$402,207	\$217,213	\$109,420	0.14	\$1,551,521	Land Table RC 14 Anthem at		27.20%
96-17-32-378-008	198 MONUMENT LN	06/08/23	\$550,000	\$454,529	\$204,891	\$109,420	0.14	\$1,463,507	Land Table RC 14 Anthem at		24.07%
96-17-32-378-025	2982 MONUMENT LN	08/07/23	\$510,000	\$425,179	\$194,241	\$109,420	0.14	\$1,387,436	Land Table RC 14 Anthem at		25.74%
96-17-30-204-039	1945 EMERALD LN	05/25/23	\$471,984	\$393,605	\$187,799	\$109,420	0.16	\$1,173,744	Land Table RC 14 Anthem at		27.80%
96-17-30-204-057	1798 CORAL CT	09/22/23	\$542,058	\$455,611	\$195,867	\$109,420	0.19	\$1,030,879	Land Table RC 14 Anthem at		24.02%
96-17-30-204-048	1832 RUBY ST	02/24/23	\$523,133	\$445,937	\$186,616	\$109,420	0.16	\$1,166,350	Land Table RC 14 Anthem at		24.54%
96-17-32-302-018	3179 E THEODORE ST	05/12/23	\$472,000	\$405,304	\$176,116	\$109,420	0.16	\$1,100,725	Land Table RC 14 Anthem at		27.00%
96-17-32-302-015	3208 E THEODORE ST	06/06/23	\$486,000	\$425,421	\$169,999	\$109,420	0.14	\$1,214,279	Land Table RC 14 Anthem at		25.72%
96-17-30-204-008	1812 EMERALD LN	09/14/22	\$518,286	\$453,752	\$173,954	\$109,420	0.19	\$935,237	Land Table RC 14 Anthem at		24.11%
96-17-30-204-026	2168 EMERALD LN	05/17/23	\$556,982	\$488,251	\$178,151	\$109,420	0.22	\$809,777	Land Table RC 14 Anthem at		22.41%
96-17-30-204-027	2156 EMERALD LN	11/14/22	\$561,828	\$497,920	\$173,328	\$109,420	0.22	\$787,855	Land Table RC 14 Anthem at		21.98%
96-17-32-378-030	3046 MONUMENT LN	06/03/22	\$510,000	\$453,586	\$165,834	\$109,420	0.15	\$1,105,560	Land Table RC 14 Anthem at		24.12%
96-17-30-204-012	1751 RUBY ST	09/29/22	\$523,720	\$469,657	\$163,483	\$109,420	0.20	\$817,415	Land Table RC 14 Anthem at		23.30%
96-17-32-327-010	493 PATTAN DR	08/10/22	\$490,000	\$440,466	\$158,954	\$109,420	0.14	\$1,135,386	Land Table RC 14 Anthem at		24.84%
96-17-30-204-029	2138 EMERALD LN	01/12/23	\$541,819	\$487,159	\$164,080	\$109,420	0.20	\$820,400	Land Table RC 14 Anthem at		22.46%
96-17-30-204-060	1762 CORAL CT	12/02/22	\$559,228	\$505,049	\$163,599	\$109,420	0.25	\$654,396	Land Table RC 14 Anthem at		21.67%
96-17-32-302-093	485 FLETCHER ST	06/28/23	\$481,000	\$437,083	\$153,337	\$109,420	0.14	\$1,095,264	Land Table RC 14 Anthem at		25.03%
96-17-32-302-027	298 WRIGHT ST	10/13/23	\$440,000	\$399,830	\$149,590	\$109,420	0.14	\$1,068,500	Land Table RC 14 Anthem at		27.37%
96-17-32-378-027	3010 MONUMENT LN	05/05/22	\$539,832	\$490,669	\$158,583	\$109,420	0.14	\$1,132,736	Land Table RC 14 Anthem at		22.30%
96-17-32-378-006	174 MONUMENT LN	03/25/22	\$495,560	\$455,886	\$149,094	\$109,420	0.14	\$1,064,957	Land Table RC 14 Anthem at		24.00%
96-17-30-204-043	1897 EMERALD LN	10/31/22	\$491,961	\$455,825	\$145,556	\$109,420	0.16	\$909,725	Land Table RC 14 Anthem at		24.00%
96-17-32-327-024	602 PATTAN DR	12/02/22	\$473,696	\$439,685	\$143,431	\$109,420	0.18	\$796,839	Land Table RC 14 Anthem at		24.89%
96-17-30-204-058	1786 CORAL CT	12/21/22	\$553,983	\$514,549	\$148,854	\$109,420	0.24	\$620,225	Land Table RC 14 Anthem at		21.27%
96-17-32-302-004	3214 CURTIS ST	03/09/22	\$498,500	\$463,279	\$144,641	\$109,420	0.14	\$1,033,150	Land Table RC 14 Anthem at		23.62%
96-17-32-327-021	560 PATTAN DR	07/21/23	\$493,120	\$460,184	\$142,356	\$109,420	0.14	\$1,016,829	Land Table RC 14 Anthem at		23.78%
96-17-32-302-045	311 FLETCHER ST	02/15/22	\$501,000	\$470,976	\$139,444	\$109,420	0.14	\$996,029	Land Table RC 14 Anthem at		23.23%
96-17-32-302-001	3242 CURTIS ST	06/26/23	\$480,000	\$451,544	\$137,876	\$109,420	0.17	\$811,035	Land Table RC 14 Anthem at		24.23%
96-17-30-204-003	1864 EMERALD LN	06/07/23	\$527,654	\$498,573	\$138,501	\$109,420	0.17	\$805,238	Land Table RC 14 Anthem at		21.95%
96-17-32-302-111	494 GOODRICH ST	05/12/22	\$425,000	\$402,758	\$131,662	\$109,420	0.14	\$940,443	Land Table RC 14 Anthem at		27.17%
96-17-32-327-014	460 PATTAN DR	10/17/23	\$437,000	\$416,693	\$129,727	\$109,420	0.27	\$480,470	Land Table RC 14 Anthem at		26.26%
96-17-32-302-020	3205 E THEODORE ST	09/28/22	\$498,000	\$475,275	\$132,145	\$109,420	0.14	\$943,893	Land Table RC 14 Anthem at		23.02%
96-17-30-204-049	1844 RUBY ST	08/17/22	\$461,904	\$445,539	\$125,785	\$109,420	0.16	\$786,156	Land Table RC 14 Anthem at		24.56%
96-17-30-204-018	1823 RUBY ST	08/25/22	\$492,687	\$480,102	\$122,005	\$109,420	0.17	\$709,331	Land Table RC 14 Anthem at		22.79%
96-17-32-327-023	588 PATTAN DR	12/22/22	\$455,986	\$446,265	\$119,141	\$109,420	0.19	\$627,058	Land Table RC 14 Anthem at		24.52%
96-17-32-327-006	587 PATTAN DR	03/16/22	\$421,096	\$414,716	\$115,800	\$109,420	0.23	\$503,478	Land Table RC 14 Anthem at		26.38%
96-17-30-204-032	2102 EMERALD LN	07/28/22	\$436,479	\$429,950	\$115,949	\$109,420	0.17	\$682,053	Land Table RC 14 Anthem at		25.45%
96-17-32-327-007	569 PATTAN DR	05/02/22	\$436,230	\$435,863	\$109,787	\$109,420	0.18	\$609,928	Land Table RC 14 Anthem at		25.10%
96-17-32-327-003	639 PATTAN DR	12/19/22	\$436,961	\$441,686	\$104,695	\$109,420	0.14	\$747,821	Land Table RC 14 Anthem at		24.77%
96-17-32-378-020	214 VALOR WAY	04/26/22	\$464,790	\$470,512	\$103,698	\$109,420	0.14	\$740,700	Land Table RC 14 Anthem at		23.26%
96-17-32-378-018	186 VALOR WAY	02/17/22	\$443,902	\$449,717	\$103,605	\$109,420	0.14	\$740,036	Land Table RC 14 Anthem at		24.33%
96-17-32-112-008	3166 ROMA COURT	09/11/23	\$575,000	\$588,923	\$95,497	\$109,420	0.31	\$312,082	Land Table RC 14 Anthem at		18.58%

City of Wixom

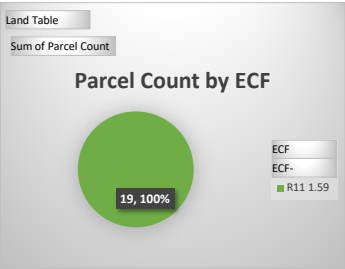
Land Table RC 14 Ant at Trib

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
96-17-30-204-059	1774 CORAL CT	04/15/22	\$425,410	\$438,922	\$95,908	\$109,420	0.22	\$435,945		Land Table RC 14 Anthem at	24.93%
96-17-32-327-008	517 PATTAN DR	01/25/22	\$430,000	\$443,901	\$95,519	\$109,420	0.13	\$734,762		Land Table RC 14 Anthem at	24.65%
96-17-32-112-007	3148 ROMA COURT	07/13/23	\$575,000	\$596,759	\$87,661	\$109,420	0.29	\$301,241		Land Table RC 14 Anthem at	18.34%
96-17-30-204-017	1811 RUBY ST	08/25/22	\$468,748	\$489,011	\$89,157	\$109,420	0.17	\$518,355		Land Table RC 14 Anthem at	22.38%
96-17-32-327-022	574 PATTAN DR	02/08/22	\$385,466	\$411,820	\$83,066	\$109,420	0.15	\$553,773		Land Table RC 14 Anthem at	26.57%
96-17-30-204-044	1885 EMERALD LN	08/25/22	\$425,921	\$456,894	\$78,447	\$109,420	0.16	\$490,294		Land Table RC 14 Anthem at	23.95%
96-17-32-327-004	617 PATTAN DR	08/10/22	\$399,600	\$433,962	\$75,058	\$109,420	0.14	\$536,129		Land Table RC 14 Anthem at	25.21%
96-17-30-204-022	1871 RUBY ST	07/29/22	\$407,491	\$443,565	\$73,346	\$109,420	0.17	\$426,430		Land Table RC 14 Anthem at	24.67%
96-17-30-204-023	1883 RUBY ST	05/27/22	\$427,682	\$465,547	\$71,555	\$109,420	0.17	\$416,017		Land Table RC 14 Anthem at	23.50%
96-17-30-204-009	1790 RUBY ST	05/10/22	\$373,583	\$406,859	\$76,144	\$109,420	0.26	\$295,132		Land Table RC 14 Anthem at	26.89%
96-17-30-204-010	1772 RUBY ST	07/07/22	\$394,360	\$431,750	\$72,030	\$109,420	0.21	\$349,660		Land Table RC 14 Anthem at	25.34%
96-17-32-327-002	655 PATTAN DR	08/03/22	\$399,600	\$441,483	\$67,537	\$109,420	0.14	\$482,407		Land Table RC 14 Anthem at	24.78%
96-17-30-204-019	1835 RUBY ST	07/15/22	\$400,313	\$442,445	\$67,288	\$109,420	0.17	\$391,209		Land Table RC 14 Anthem at	24.73%
96-17-30-204-035	1986 EMERALD LN	08/05/22	\$403,573	\$449,188	\$63,805	\$109,420	0.17	\$375,324		Land Table RC 14 Anthem at	24.36%
96-17-30-204-051	1868 RUBY ST	09/09/22	\$438,978	\$497,442	\$50,956	\$109,420	0.16	\$318,475		Land Table RC 14 Anthem at	22.00%
96-17-30-204-050	1856 RUBY ST	04/22/22	\$435,385	\$494,316	\$50,489	\$109,420	0.16	\$315,556		Land Table RC 14 Anthem at	22.14%
96-17-30-204-042	1909 EMERALD LN	08/09/22	\$215,000				0.16			Land Table RC 14 Anthem at	21.54%
96-17-30-204-004	1856 EMERALD LN	05/31/22	\$190,000				0.16			Land Table RC 14 Anthem at	22.30%
96-17-30-204-046	1837 EMERALD LN	04/26/22	\$185,000				0.19			Land Table RC 14 Anthem at	22.00%
96-17-30-204-034	2018 EMERALD LN	04/22/22	\$185,000				0.17			Land Table RC 14 Anthem at	21.16%

City of Wixom
Land Table RCD

BSA DATABASE		SALES DATA	
Parcel Count	19	# of Sales	3
ECF Nbhd	R11	Sales Ratio	56.02%
Min ECF	1.590	(Land Resid.-Est. Land Value)/Est. LV	-35.78%
Max ECF	1.590	% Change	0.00%
Land Table LtoB	30.71%	Projected Land Table LtoB	30.71%
CVT LtoB	22.43%	Sales Sample Size	15.79%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



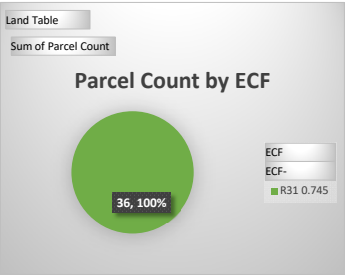
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$136,037	\$87,356	\$136,037
MINIMUM	\$59,598	\$38,271	\$59,598
MAXIMUM	\$181,381	\$116,474	\$181,381

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
96-17-31-476-026	3363 THEODORE ST	12/18/23	\$210,000	\$205,915	\$66,273	\$62,188	0.35	\$188,812		Land Table RCD	17.93%
96-17-31-476-029	3395 THEODORE ST	05/08/23	\$365,000	\$427,104	\$62,064	\$124,168	2.23	\$27,794		Land Table RCD	18.85%
96-17-31-426-016	3350 THEODORE ST	06/03/22	\$164,000	\$194,922	\$31,266	\$62,188	0.24	\$129,198		Land Table RCD	24.93%

City of Wixom
Land Table RCL

BSA DATABASE		SALES DATA	
Parcel Count	36	# of Sales	1
ECF Nbhd	R31	Sales Ratio	48.65%
Min ECF	0.745	(Land Resid.-Est. Land Value)/Est. LV	16.07%
Max ECF	0.745	% Change	0.00%
Land Table LtoB	17.60%	Projected Land Table LtoB	17.60%
CVT LtoB	22.43%	Sales Sample Size	2.78%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$141,015	\$163,671	\$141,015
MINIMUM	\$70,507	\$81,835	\$70,507
MAXIMUM	\$296,130	\$343,708	\$296,130

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
96-17-29-127-002	2146 CLIFFSIDE DR	05/15/23	\$462,000	\$449,539	\$90,019	\$77,558	0.29	\$306,187		Land Table RCL	17.93%

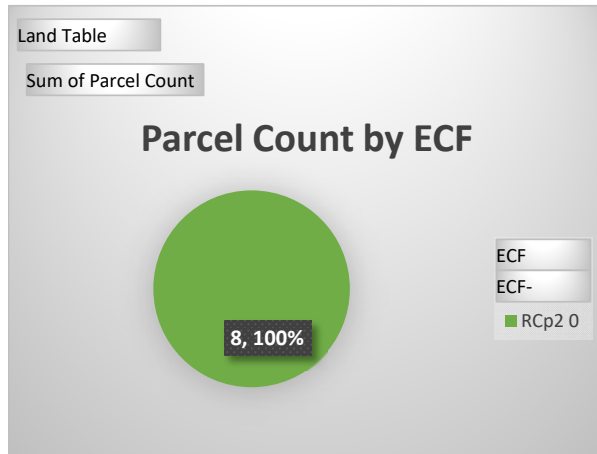
City of Wixom

Land Table RCO

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	0
ECF Nbhd	RCp2	Sales Ratio	#DIV/0!
Min ECF	0.000	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.000	% Change	0.00%
Land Table LtoB	0.00%	Projected Land Table LtoB	0.00%
CVT LtoB	22.43%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



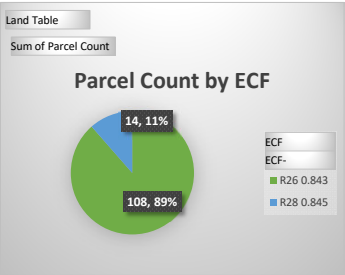
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$9,350	#DIV/0!	\$9,350
MINIMUM	\$9,350	#DIV/0!	\$9,350
MAXIMUM	\$9,350	#DIV/0!	\$9,350

Parcel Number	HL BLDG-UNIT	Sale Date	Sale Price	Est. Land Value	LtoB
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City of Wixom
Land Table RCR

BSA DATABASE		SALES DATA	
Parcel Count	122	# of Sales	8
ECF Nbhd	R26, R28	Sales Ratio	48.91%
Min ECF	0.843	(Land Resid.-Est. Land Value)/Est. LV	14.12%
Max ECF	0.845	% Change	0.00%
Land Table LtoB	15.31%	Projected Land Table LtoB	15.31%
CVT LtoB	22.43%	Sales Sample Size	6.56%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



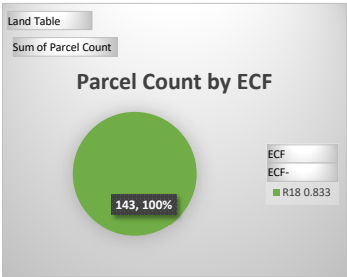
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$108,112	\$123,372	\$108,112
MINIMUM	\$63,393	\$72,341	\$63,393
MAXIMUM	\$155,616	\$177,581	\$155,616

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
96-17-30-101-002	1989 DEVONSHIRE DR	03/24/22	\$415,000	\$365,560	\$112,833	\$63,393	0.28	\$405,874		Land Table RCR	17.34%
96-17-30-102-010	2037 DOVER DR	08/03/22	\$475,000	\$448,796	\$94,019	\$67,815	0.31	\$303,287		Land Table RCR	15.11%
96-17-30-104-008	4180 DELPHINE DR	02/25/22	\$467,000	\$459,565	\$75,250	\$67,815	0.29	\$263,112		Land Table RCR	14.76%
96-17-30-156-011	2223 CHARMS RAVINE DR	07/22/22	\$410,000	\$403,589	\$74,226	\$67,815	0.49	\$151,482		Land Table RCR	16.80%
96-17-30-101-008	1959 DEVONSHIRE DR	10/26/22	\$419,900	\$413,802	\$73,913	\$67,815	0.31	\$239,201		Land Table RCR	16.39%
96-17-30-102-003	4218 WARRINGTON DR	04/10/23	\$405,000	\$400,620	\$72,195	\$67,815	0.29	\$251,551		Land Table RCR	16.93%
96-17-30-101-027	4195 DELPHINE DR	08/23/22	\$476,000	\$481,027	\$58,366	\$63,393	0.28	\$209,197		Land Table RCR	13.18%
96-17-30-101-011	1931 DEVONSHIRE DR	12/09/22	\$385,000	\$404,612	\$48,203	\$67,815	0.36	\$134,645		Land Table RCR	16.76%

City of Wixom
Land Table RHB

BSA DATABASE		SALES DATA	
Parcel Count	143	# of Sales	4
ECF Nbhd	R18	Sales Ratio	44.85%
Min ECF	0.833	(Land Resid.-Est. Land Value)/Est. LV	63.73%
Max ECF	0.833	% Change	0.00%
Land Table LtoB	17.79%	Projected Land Table LtoB	17.79%
CVT LtoB	22.43%	Sales Sample Size	2.80%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



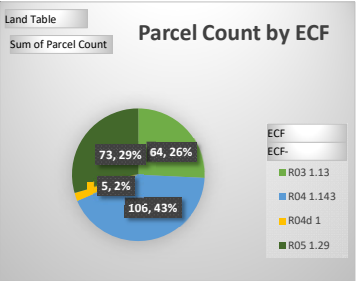
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$92,694	\$151,766	\$92,694
MINIMUM	\$69,700	\$114,119	\$69,700
MAXIMUM	\$129,770	\$212,470	\$129,770

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
96-17-31-255-010	2175 HEDIGHAM BLVD	05/15/23	\$473,000	\$377,568	\$165,132	\$69,700	0.26	\$630,275		Land Table RHB	18.46%
96-17-31-176-027	3381 BENNINGTON DR	03/25/22	\$400,000	\$338,334	\$131,366	\$69,700	0.29	\$460,933		Land Table RHB	20.60%
96-17-31-253-014	2016 HEDIGHAM BLVD	06/20/23	\$395,000	\$367,988	\$96,712	\$69,700	0.27	\$358,193		Land Table RHB	18.94%
96-17-31-226-055	3378 CASTLEWOOD CT	09/09/22	\$475,000	\$479,545	\$68,121	\$72,666	0.43	\$159,534		Land Table RHB	15.15%

City of Wixom
Land Table RHG

BSA DATABASE		SALES DATA	
Parcel Count	248	# of Sales	14
ECF Nbhd	R03, R04, R04d, R05	Sales Ratio	47.65%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	20.21%
Max ECF	1.290	% Change	10.00%
Land Table LtoB	25.54%	Projected Land Table LtoB	28.09%
CVT LtoB	22.43%	Sales Sample Size	5.65%

Color Key	
Vacant Sales	
Demo Sales or New Build after sale	



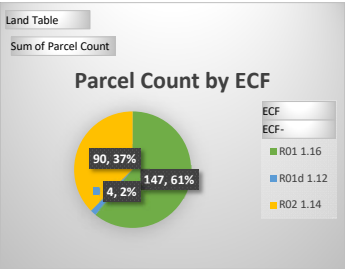
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$94,254	\$113,303	\$103,679
MINIMUM	\$0	\$0	\$0
MAXIMUM	\$0	\$0	\$0

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-17-28-329-019	1507 CHANTICLAIR CIR	09/08/23	\$405,000	\$344,627	\$142,429	\$82,056	0.18	\$782,577		Land Table RHG	23.81%
96-17-28-327-020	1598 CHOWNINGS GLEN DR	06/17/22	\$410,000	\$351,997	\$143,386	\$85,383	0.30	\$477,953		Land Table RHG	24.26%
96-17-28-330-044	1560 CHANTICLAIR CIR	01/14/22	\$399,900	\$344,366	\$137,590	\$82,056	0.19	\$724,158		Land Table RHG	23.83%
96-17-28-301-027	1436 CRANBERRY CT	08/18/23	\$407,900	\$363,859	\$129,424	\$85,383	0.21	\$616,305		Land Table RHG	23.47%
96-17-28-301-003	1501 KINGS CROWN CT	10/06/22	\$385,000	\$352,495	\$117,888	\$85,383	0.25	\$471,552		Land Table RHG	24.22%
96-17-28-376-016	2021 TEANECK CIR	12/27/23	\$299,000	\$276,751	\$104,305	\$82,056	0.18	\$582,709		Land Table RHG	29.65%
96-17-28-301-043	1403 CHERRYSTONE CT	09/26/22	\$340,800	\$330,911	\$91,945	\$82,056	0.19	\$483,921		Land Table RHG	24.80%
96-17-28-377-018	2026 TEANECK CIR	08/15/22	\$355,000	\$348,809	\$88,247	\$82,056	0.15	\$580,572		Land Table RHG	23.52%
96-17-28-377-042	1956 ROXBURY RUN	12/22/23	\$350,000	\$345,538	\$89,845	\$85,383	0.23	\$390,630		Land Table RHG	24.71%
96-17-28-377-025	1994 TEANECK CIR	09/12/23	\$407,000	\$410,551	\$78,505	\$82,056	0.17	\$461,794		Land Table RHG	19.99%
96-17-28-301-011	1417 CRANBERRY CT	05/06/22	\$390,000	\$399,977	\$75,406	\$85,383	0.22	\$342,755		Land Table RHG	21.35%
96-17-28-328-002	1559 GRAMERCY CT	04/18/22	\$330,000	\$342,393	\$72,990	\$85,383	0.21	\$347,571		Land Table RHG	24.94%
96-17-28-330-023	1308 CHANTICLAIR CIR	07/15/22	\$331,000	\$346,639	\$69,744	\$85,383	0.24	\$290,600		Land Table RHG	24.63%
96-17-28-330-011	1336 MERRIWEATHER CT	02/16/23	\$242,500	\$256,626	\$71,257	\$85,383	0.23	\$309,813		Land Table RHG	33.27%

City of Wixom
Land Table RHH

BSA DATABASE		SALES DATA	
Parcel Count	241	# of Sales	17
ECF Nbdh	R01, R02, R01d	Sales Ratio	48.02%
Min ECF	1.120	(Land Resid.-Est. Land Value)/Est. LV	12.77%
Max ECF	1.160	% Change	9.00%
Land Table LtoB	31.66%	Projected Land Table LtoB	34.50%
CVT LtoB	22.43%	Sales Sample Size	7.05%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



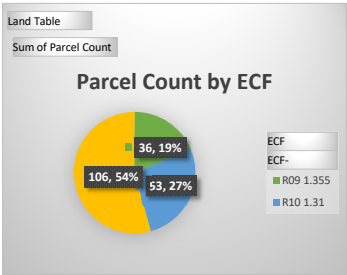
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$84,997	\$95,852	\$92,647
MINIMUM	\$77,269	\$87,137	\$84,223
MAXIMUM	\$97,874	\$110,373	\$106,683

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
96-17-29-226-005	2036 ORLAND	10/17/22	\$282,000	\$222,756	\$144,241	\$84,997	0.30	\$480,803		Land Table RHH	38.16%
96-17-29-206-002	2028 HAZEL AVE	03/16/22	\$302,500	\$248,925	\$141,145	\$87,570	0.36	\$387,761		Land Table RHH	35.18%
96-17-28-103-010	2240 W NALONE	07/18/23	\$322,000	\$268,571	\$151,303	\$97,874	0.53	\$285,477		Land Table RHH	36.44%
96-17-29-210-013	2660 LAKERIDGE AVE	04/18/23	\$302,000	\$259,421	\$124,999	\$82,420	0.22	\$573,390		Land Table RHH	31.77%
96-17-20-476-002	2261 ORLAND	09/07/22	\$292,000	\$252,687	\$121,733	\$82,420	0.23	\$536,269		Land Table RHH	32.62%
96-17-29-203-010	2195 HICKORY HILL AVE	04/08/22	\$315,000	\$275,669	\$121,751	\$82,420	0.22	\$561,065		Land Table RHH	29.90%
96-17-29-229-003	1944 BOGIE DR	08/25/23	\$310,000	\$273,555	\$134,319	\$97,874	0.56	\$238,154		Land Table RHH	35.78%
96-17-28-106-137	2192 FAIRFIELD AVE	06/16/23	\$350,000	\$331,984	\$103,013	\$84,997	0.29	\$352,784		Land Table RHH	25.60%
96-17-29-208-004	2750 LAKERIDGE AVE	08/01/22	\$330,000	\$318,220	\$99,350	\$87,570	0.36	\$272,940		Land Table RHH	27.52%
96-17-28-106-094	2107 E OLANTA	05/13/22	\$335,000	\$323,989	\$88,280	\$77,269	0.16	\$551,750		Land Table RHH	23.85%
96-17-20-480-004	2195 ARBOR AVE	07/21/23	\$263,000	\$259,430	\$85,990	\$82,420	0.25	\$339,881		Land Table RHH	31.77%
96-17-29-213-006	2641 LAKERIDGE AVE	06/22/22	\$290,000	\$287,331	\$118,573	\$115,904	0.11	\$1,068,225		Land Table RHH	40.34%
96-17-28-102-018	2110 BOGIE DR	05/03/23	\$240,000	\$252,075	\$85,799	\$97,874	0.52	\$164,681		Land Table RHH	38.83%
96-17-29-202-004	2752 LOON LAKE RD	12/01/22	\$210,000	\$220,739	\$76,831	\$87,570	0.36	\$214,612		Land Table RHH	39.67%
96-17-29-202-010	2035 ROYALTON	05/27/22	\$203,000	\$230,088	\$55,332	\$82,420	0.25	\$218,704		Land Table RHH	35.82%
96-17-29-211-009	2615 LOON LAKE RD	09/21/22	\$220,000	\$277,525	\$24,895	\$82,420	0.23	\$108,239		Land Table RHH	29.70%
96-17-28-106-004	2070 EVONA	03/30/23	\$275,000	\$347,098	\$12,899	\$84,997	0.27	\$48,675		Land Table RHH	24.49%

City of Wixom
Land Table RIW

BSA DATABASE		SALES DATA	
Parcel Count	195	# of Sales	7
ECF Nbhd	R14, R09, R10	Sales Ratio	46.47%
Min ECF	1.210	(Land Resid.-Est. Land Value)/Est. LV	32.23%
Max ECF	1.355	% Change	25.00%
Land Table LtoB	24.43%	Projected Land Table LtoB	30.54%
CVT LtoB	22.43%	Sales Sample Size	3.59%

Color Key	
Vacant Sales	
Demo Sales or New	
Build after sale	



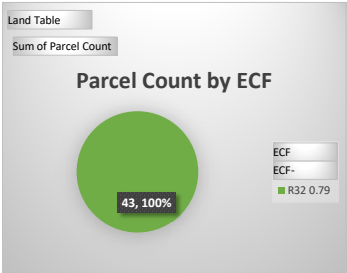
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$79,357	\$104,937	\$99,196
MINIMUM	\$71,221	\$94,179	\$89,026
MAXIMUM	\$87,292	\$115,430	\$109,115

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
96-17-32-428-013	2305 WENONA DR	06/24/22	\$310,000	\$262,209	\$127,148	\$79,357	0.21	\$605,467		Land Table RIW	17.93%
96-17-32-451-007	2826 APACHE TRL	05/02/22	\$315,000	\$274,415	\$111,806	\$71,221	0.17	\$673,530		Land Table RIW	18.85%
96-17-32-429-015	2282 CHIEF LN	03/30/23	\$357,500	\$318,178	\$110,543	\$71,221	0.18	\$631,674		Land Table RIW	24.93%
96-17-32-429-009	2306 CHIEF LN	08/14/23	\$365,000	\$331,673	\$104,548	\$71,221	0.19	\$544,521		Land Table RIW	17.25%
96-17-32-430-011	2317 CHIEF LN	05/10/22	\$385,000	\$353,630	\$102,591	\$71,221	0.17	\$589,603		Land Table RIW	32.97%
96-17-32-429-026	2279 PAWNEE DR	05/22/23	\$405,000	\$402,859	\$81,498	\$79,357	0.23	\$351,284		Land Table RIW	37.79%
96-17-32-427-018	2302 WENONA DR	05/26/22	\$248,000	\$273,965	\$53,392	\$79,357	0.22	\$244,917		Land Table RIW	45.75%

City of Wixom
Land Table RLW

BSA DATABASE		SALES DATA	
Parcel Count	43	# of Sales	3
ECF Nbhd	R32	Sales Ratio	48.16%
Min ECF	0.790	(Land Resid.-Est. Land Value)/Est. LV	21.75%
Max ECF	0.790	% Change	0.00%
Land Table LtoB	17.52%	Projected Land Table LtoB	17.52%
CVT LtoB	22.43%	Sales Sample Size	6.98%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



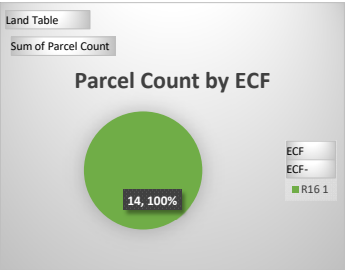
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$93,247	\$113,529	\$93,247
MINIMUM	\$90,234	\$109,861	\$90,234
MAXIMUM	\$99,700	\$121,386	\$99,700

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
96-17-29-452-016	1287 ANDOVER DR	07/29/22	\$596,500	\$531,112	\$158,635	\$93,247	0.38	\$413,112		Land Table RLW	17.93%
96-17-29-452-001	1211 ANDOVER DR	06/09/23	\$470,000	\$468,290	\$94,957	\$93,247	0.32	\$293,985		Land Table RLW	18.85%
96-17-29-452-013	1267 ANDOVER DR	03/11/22	\$585,000	\$591,252	\$86,995	\$93,247	0.37	\$235,759		Land Table RLW	24.93%

City of Wixom
Land Table RML

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	0
ECF Nbhd	R16	Sales Ratio	#DIV/0!
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.000	% Change	0.00%
Land Table LtoB	24.15%	Projected Land Table LtoB	24.15%
CVT LtoB	22.43%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



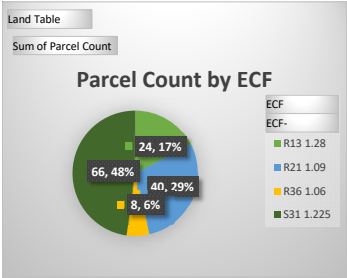
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$75,075	#DIV/0!	\$75,075
MINIMUM	\$56,307	#DIV/0!	\$56,307
MAXIMUM	\$135,553	#DIV/0!	\$135,553

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 Wixom
Land Table RMR

BSA DATABASE		SALES DATA	
Parcel Count	138	# of Sales	7
ECF Nbh	S31, R36, R13, R21	Sales Ratio	47.20%
Min ECF	1.060	(Land Resid.-Est. Land Value)/Est. LV	39.39%
Max ECF	1.280	% Change	0.00%
Land Table LtoB	20.00%	Projected Land Table LtoB	20.00%
CVT LtoB	22.43%	Sales Sample Size	5.07%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



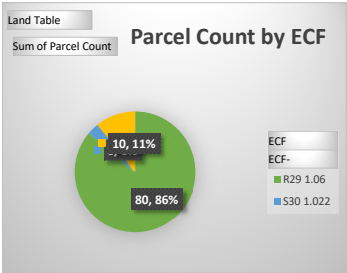
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$108,864	\$151,748	\$108,864
MINIMUM	\$0	\$0	\$0
MAXIMUM	\$0	\$0	\$0

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-17-31-151-035	4072 CAMERON CT	10/25/23	\$55,000				0.39	\$141,388		Land Table RMR	100.00%
96-17-31-251-011	3636 W MAPLE RD	06/16/23	\$234,000	\$200,619	\$77,098	\$43,717	0.36	\$215,358		Land Table RMR	21.79%
96-17-31-151-052	4058 CAMERON CT	06/09/23	\$525,000	\$450,332	\$132,957	\$58,289	0.47	\$281,093		Land Table RMR	12.94%
96-17-31-326-012	4089 W MAPLE RD	07/08/22	\$417,000	\$392,731	\$91,130	\$66,861	0.82	\$110,729		Land Table RMR	17.02%
96-17-31-151-061	4055 CAMERON CT	08/10/22	\$525,000	\$518,762	\$64,527	\$58,289	0.48	\$134,431		Land Table RMR	11.24%
96-17-31-328-014	456 HAMPTON CT	03/28/23	\$305,000	\$331,111	\$32,178	\$58,289	0.35	\$91,937		Land Table RMR	17.60%
96-17-31-151-051	4064 CAMERON CT	02/23/22	\$55,000				0.54			Land Table RMR	12.78%

City of Wixom
Land Table RNC

BSA DATABASE		SALES DATA	
Parcel Count	93	# of Sales	6
ECF Nbhd	R29, S30, S31	Sales Ratio	48.30%
Min ECF	1.022	(Land Resid.-Est. Land Value)/Est. LV	14.34%
Max ECF	1.225	% Change	7.00%
Land Table LtoB	25.27%	Projected Land Table LtoB	27.04%
CVT LtoB	22.43%	Sales Sample Size	6.45%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



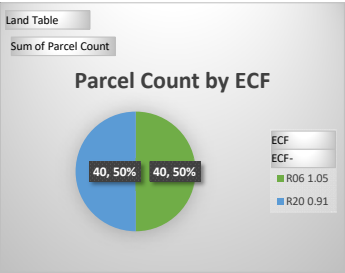
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$117,874	\$134,781	\$126,125
MINIMUM	\$77,881	\$89,052	\$83,333
MAXIMUM	\$210,489	\$240,680	\$225,223

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-17-30-476-011	1360 POND VIEW CT	05/25/23	\$390,500	\$361,127	\$117,779	\$88,406	0.23	\$521,146		Land Table RNC	17.93%
96-17-30-426-015	1604 BROOKSIDE CT	11/30/22	\$300,000	\$290,696	\$87,185	\$77,881	0.19	\$471,270		Land Table RNC	18.85%
96-17-30-426-012	1634 BROOKSIDE CT	08/22/22	\$356,000	\$344,999	\$88,882	\$77,881	0.15	\$596,523		Land Table RNC	24.93%
96-17-30-429-009	1752 NORTON CREEK CT	01/14/22	\$319,000	\$309,399	\$87,482	\$77,881	0.15	\$587,128		Land Table RNC	17.25%
96-17-30-429-004	1797 NORTON CREEK CT	10/24/22	\$355,000	\$347,043	\$96,363	\$88,406	0.21	\$458,871		Land Table RNC	32.97%
96-17-30-426-025	638 NORTON CREEK BLVD	01/18/22	\$340,000	\$337,192	\$80,689	\$77,881	0.17	\$471,865		Land Table RNC	37.79%

City of Wixom
Land Table RPL

BSA DATABASE		SALES DATA	
Parcel Count	80	# of Sales	5
ECF Nbhd	R06, R20	Sales Ratio	48.37%
Min ECF	0.910	(Land Resid.-Est. Land Value)/Est. LV	17.50%
Max ECF	1.050	% Change	9.00%
Land Table LtoB	22.37%	Projected Land Table LtoB	24.38%
CVT LtoB	22.43%	Sales Sample Size	6.25%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



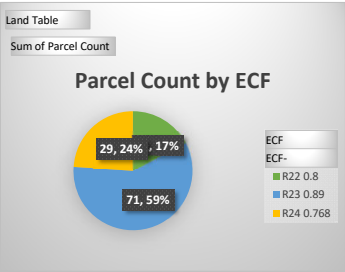
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$75,773	\$89,034	\$82,593
MINIMUM	\$73,780	\$86,692	\$80,420
MAXIMUM	\$77,768	\$91,378	\$84,767

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
96-17-29-101-040	2091 PALMER DR	07/28/23	\$480,000	\$450,866	\$106,902	\$77,768	0.61	\$176,406		Land Table RPL	17.93%
96-17-29-101-022	1857 HOPKINS DR	01/21/22	\$290,012	\$273,567	\$94,213	\$77,768	0.52	\$181,878		Land Table RPL	18.85%
96-17-29-101-049	1983 PALMER CT	06/02/23	\$460,000	\$444,844	\$92,924	\$77,768	0.34	\$270,128		Land Table RPL	24.93%
96-17-29-101-057	1951 PALMER CT	10/21/22	\$415,000	\$401,902	\$88,871	\$75,773	0.31	\$286,681		Land Table RPL	17.25%
96-17-29-101-053	1967 PALMER CT	06/22/22	\$427,500	\$433,632	\$71,636	\$77,768	0.37	\$195,193		Land Table RPL	32.97%

City of Wixom
Land Table RQH

BSA DATABASE		SALES DATA	
Parcel Count	121	# of Sales	8
ECF Nbhd	R24, R23, R22	Sales Ratio	47.09%
Min ECF	0.768	(Land Resid.-Est. Land Value)/Est. LV	39.20%
Max ECF	0.890	% Change	0.00%
Land Table LtoB	16.38%	Projected Land Table LtoB	16.38%
CVT LtoB	22.43%	Sales Sample Size	6.61%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



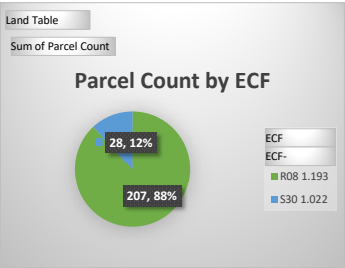
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$89,162	\$124,113	\$89,162
MINIMUM	\$72,815	\$101,358	\$72,815
MAXIMUM	\$118,881	\$165,482	\$118,881

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
96-17-28-353-012	1171 SOUTH CREEK DR	08/31/23	\$675,000	\$593,377	\$166,327	\$84,704	0.44	\$380,611		Land Table RQH	14.27%
96-17-29-477-020	1236 BRIARWOOD CT	08/09/23	\$499,900	\$441,414	\$134,273	\$75,787	0.31	\$430,362		Land Table RQH	17.17%
96-17-28-353-025	1391 AMBERWOOD DR	05/24/23	\$630,000	\$562,748	\$151,956	\$84,704	0.43	\$350,938		Land Table RQH	15.05%
96-17-29-429-004	1379 NORTH CREEK DR	06/03/22	\$508,000	\$475,525	\$108,262	\$75,787	0.30	\$365,750		Land Table RQH	15.94%
96-17-29-427-001	1424 WOODBRIDGE LN	05/27/22	\$557,000	\$535,607	\$97,180	\$75,787	0.30	\$323,933		Land Table RQH	14.15%
96-17-29-429-006	1395 NORTH CREEK DR	06/15/23	\$450,000	\$445,396	\$86,336	\$81,732	0.41	\$212,128		Land Table RQH	18.35%
96-17-29-428-021	1381 SOUTH CREEK DR	09/02/22	\$548,030	\$554,598	\$78,136	\$84,704	0.45	\$173,251		Land Table RQH	15.27%
96-17-29-430-002	1361 SOUTH CREEK DR	03/21/23	\$474,000	\$480,450	\$75,282	\$81,732	0.36	\$206,819		Land Table RQH	17.01%

City of Wixom
Land Table RSW

BSA DATABASE		SALES DATA	
Parcel Count	235	# of Sales	15
ECF Nbdh	\$30, R08	Sales Ratio	46.18%
Min ECF	1.022	(Land Resid.-Est. Land Value)/Est. LV	31.88%
Max ECF	1.193	% Change	10.00%
Land Table LtoB	27.59%	Projected Land Table LtoB	30.35%
CVT LtoB	22.43%	Sales Sample Size	6.38%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



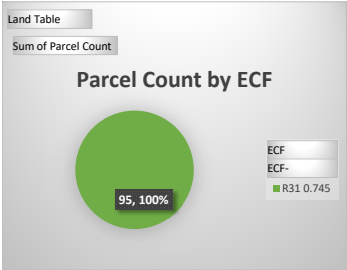
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$136,739	\$180,329	\$150,412
MINIMUM	\$75,763	\$99,915	\$83,339
MAXIMUM	\$759,653	\$1,001,821	\$835,618

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
96-17-30-226-009	3500 LOON LAKE RD	08/01/22	\$301,000	\$245,864	\$135,357	\$80,221	0.33	\$415,206		Land Table RSW	32.63%
96-17-30-253-009	1699 BRENTWOOD DR	05/11/22	\$383,000	\$318,508	\$142,483	\$77,991	0.24	\$588,773		Land Table RSW	24.49%
96-17-30-228-014	3593 BARBERRY CIR	07/28/22	\$305,000	\$265,606	\$115,157	\$75,763	0.23	\$500,683		Land Table RSW	28.52%
96-17-30-254-005	1714 BRENTWOOD DR	05/11/23	\$355,000	\$309,716	\$121,047	\$75,763	0.23	\$517,295		Land Table RSW	24.46%
96-17-30-252-010	1841 BAYWOOD DR	12/08/22	\$395,000	\$348,300	\$126,921	\$80,221	0.28	\$454,914		Land Table RSW	23.03%
96-17-30-251-035	1854 BAYWOOD DR	04/14/23	\$345,000	\$310,061	\$110,702	\$75,763	0.23	\$481,313		Land Table RSW	24.43%
96-17-30-251-020	2047 WINDINGWAY DR	09/23/22	\$350,000	\$315,692	\$112,299	\$77,991	0.24	\$460,242		Land Table RSW	24.70%
96-17-30-227-013	3604 BARBERRY CIR	08/21/23	\$310,000	\$282,288	\$103,475	\$75,763	0.23	\$449,891		Land Table RSW	26.84%
96-17-30-203-032	3569 LOON LAKE RD	06/16/22	\$350,000	\$320,502	\$107,489	\$77,991	0.24	\$446,012		Land Table RSW	24.33%
96-17-30-252-006	1665 WINDINGWAY DR	06/29/23	\$305,000	\$279,672	\$101,091	\$75,763	0.23	\$435,737		Land Table RSW	27.09%
96-17-30-254-028	3641 BARBERRY CIR	06/06/23	\$345,000	\$334,780	\$85,983	\$75,763	0.23	\$373,839		Land Table RSW	22.63%
96-17-30-202-003	3764 LOON LAKE RD	12/07/22	\$315,000	\$310,526	\$80,237	\$75,763	0.23	\$348,857		Land Table RSW	24.40%
96-17-30-254-013	1872 WINDINGWAY DR	03/04/22	\$250,000	\$253,626	\$72,137	\$75,763	0.23	\$313,639		Land Table RSW	29.87%
96-17-30-251-045	2056 BAYWOOD DR	09/26/22	\$285,000	\$301,254	\$63,967	\$80,221	0.31	\$206,345		Land Table RSW	26.63%
96-17-30-400-028	1731 CHARMS RD	06/17/22	\$339,900	\$360,156	\$82,702	\$102,958	1.35	\$61,261		Land Table RSW	28.59%

City of Wixom
Land Table RTL

BSA DATABASE		SALES DATA	
Parcel Count	95	# of Sales	2
ECF Nbhd	R31	Sales Ratio	47.23%
Min ECF	0.745	(Land Resid.-Est. Land Value)/Est. LV	33.04%
Max ECF	0.745	% Change	0.00%
Land Table LtoB	17.61%	Projected Land Table LtoB	17.61%
CVT LtoB	22.43%	Sales Sample Size	2.11%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



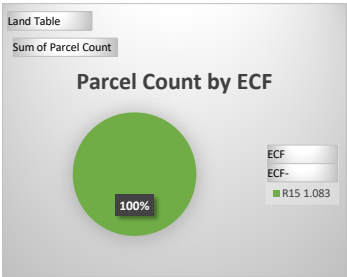
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$76,523	\$101,803	\$76,523
MINIMUM	\$73,462	\$97,731	\$73,462
MAXIMUM	\$79,584	\$105,875	\$79,584

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
96-17-29-353-035	1427 TRAILSIDE BLVD	04/05/22	\$435,000	\$379,253	\$129,209	\$73,462	0.23	\$561,778		Land Table RTL	17.93%
96-17-29-353-016	1131 PARKVIEW CT	10/12/22	\$440,000	\$447,209	\$66,253	\$73,462	0.23	\$288,057		Land Table RTL	18.85%

City of Wixom
Land Table RWM

BSA DATABASE		SALES DATA	
Parcel Count	213	# of Sales	11
ECF Nbhd	R15	Sales Ratio	48.22%
Min ECF	1.083	(Land Resid.-Est. Land Value)/Est. LV	16.71%
Max ECF	1.083	% Change	8.00%
Land Table LtoB	22.87%	Projected Land Table LtoB	24.70%
CVT LtoB	22.43%	Sales Sample Size	5.16%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



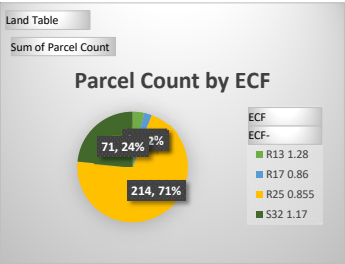
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$90,597	\$105,736	\$97,845
MINIMUM	\$86,281	\$100,699	\$93,183
MAXIMUM	\$94,910	\$110,770	\$102,503

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
96-17-30-127-012	2068 DOWNHAM DR	05/27/22	\$470,000	\$422,123	\$134,158	\$86,281	0.23	\$583,296		Land Table RWM	20.44%
96-17-30-129-018	1860 HUNTINGDON DR	06/16/22	\$430,000	\$388,336	\$127,945	\$86,281	0.23	\$556,283		Land Table RWM	22.22%
96-17-30-126-018	1988 GRASMERE LN	05/19/23	\$410,000	\$375,704	\$120,577	\$86,281	0.25	\$486,198		Land Table RWM	22.97%
96-17-30-129-005	1997 GRASMERE LN	05/01/23	\$388,000	\$361,460	\$112,821	\$86,281	0.25	\$444,177		Land Table RWM	23.87%
96-17-30-155-009	1786 WILLOWICKE DR	02/25/22	\$431,000	\$402,153	\$115,128	\$86,281	0.23	\$500,557		Land Table RWM	21.45%
96-17-30-152-009	1855 WILLOWICKE DR	10/10/23	\$405,000	\$392,704	\$98,577	\$86,281	0.23	\$428,596		Land Table RWM	21.97%
96-17-30-178-025	1677 WEYHILL DR	11/28/23	\$378,000	\$370,788	\$93,493	\$86,281	0.27	\$342,465		Land Table RWM	23.27%
96-17-30-126-043	3888 CORRAN DR	06/22/22	\$426,100	\$422,800	\$89,581	\$86,281	0.23	\$389,483		Land Table RWM	20.41%
96-17-30-179-001	1850 GRASMERE LN	12/28/22	\$375,000	\$378,662	\$91,248	\$94,910	0.40	\$229,844		Land Table RWM	25.06%
96-17-30-155-005	1854 WILLOWICKE DR	02/21/23	\$390,000	\$395,407	\$80,874	\$86,281	0.23	\$351,626		Land Table RWM	21.82%
96-17-30-178-003	3986 WEXFORD DR	12/02/22	\$400,000	\$432,927	\$53,354	\$86,281	0.24	\$224,176		Land Table RWM	19.93%

City of Wixom
Land Table RWW

BSA DATABASE		SALES DATA	
Parcel Count	302	# of Sales	10
ECF Nbdh	S32, R17, R13, R25	Sales Ratio	46.56%
Min ECF	0.855	(Land Resid.-Est. Land Value)/Est. LV	37.99%
Max ECF	1.280	% Change	17.50%
Land Table LtoB	19.13%	Projected Land Table LtoB	22.48%
CVT LtoB	22.43%	Sales Sample Size	3.31%

Color Key
Vacant Sales
Demo Sales or New
Build after sale

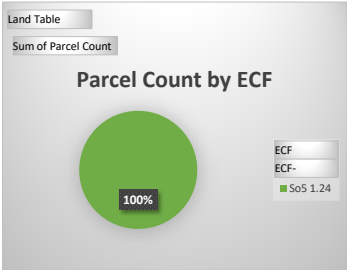


	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$122,298	\$168,757	\$143,700
MINIMUM	\$73,039	\$100,785	\$85,821
MAXIMUM	\$434,385	\$599,400	\$510,402

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
96-17-32-200-034	2525 POTTER RD	03/31/23	\$277,000	\$229,921	\$141,187	\$94,108	1.13	\$124,944		Land Table RWW	40.93%
96-17-32-201-014	2605 POTTER RD	10/24/22	\$280,000	\$232,745	\$87,172	\$39,917	0.49	\$177,540		Land Table RWW	17.15%
96-17-32-202-005	2693 BLUE HERON LN	08/01/23	\$490,000	\$431,667	\$131,372	\$73,039	0.23	\$571,183		Land Table RWW	16.92%
96-17-32-108-010	2843 OTTER CT	05/19/22	\$512,500	\$471,434	\$117,503	\$76,437	0.34	\$348,674		Land Table RWW	16.21%
96-17-32-105-033	6 PHEASANT RUN WEST I	09/01/23	\$538,000	\$499,860	\$114,577	\$76,437	0.31	\$367,234		Land Table RWW	15.29%
96-17-32-201-013	1139 BEECHNUT DR	02/27/23	\$560,000	\$535,245	\$101,192	\$76,437	0.31	\$329,616		Land Table RWW	14.28%
96-17-32-101-061	750 N WIXOM RD	05/20/22	\$314,000	\$305,215	\$85,221	\$76,436	0.75	\$113,628		Land Table RWW	25.04%
96-17-32-109-005	32 PHEASANT RUN EAST	07/18/22	\$425,000	\$414,346	\$83,693	\$73,039	0.25	\$340,215		Land Table RWW	17.63%
96-17-32-102-015	59 PHEASANT RUN WEST	12/05/22	\$441,000	\$435,352	\$82,085	\$76,437	0.33	\$246,502		Land Table RWW	17.56%
96-17-32-101-042	2810 W MAPLE RD	05/19/23	\$280,000	\$278,184	\$85,896	\$84,080	0.87	\$98,279		Land Table RWW	30.22%

BSA DATABASE		SALES DATA	
Parcel Count	13	# of Sales	0
ECF Nbhd	So5	Sales Ratio	#DIV/0!
Min ECF	1.240	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.240	% Change	0.00%
Land Table LtoB	48.45%	Projected Land Table LtoB	48.45%
CVT LtoB	22.43%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$658,692	#DIV/0!	\$658,692
MINIMUM	\$113,202	#DIV/0!	\$113,202
MAXIMUM	\$3,064,932	#DIV/0!	\$3,064,932

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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