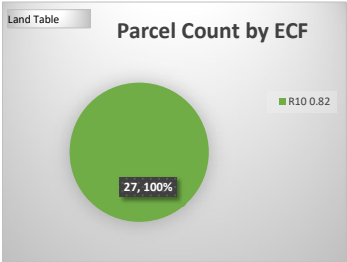


Township/Village of Lake Orion
Land Table 19W

BSA DATABASE		SALES DATA	
Parcel Count	27	# of Sales	0
ECF Nbhd	R10	Sales Ratio	#DIV/0!
Min ECF	0.820	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.820	% Change	20.00%
Land Table LtoB	14.40%	Projected Land Table LtoB	17.28%
CVT LtoB	21.42%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



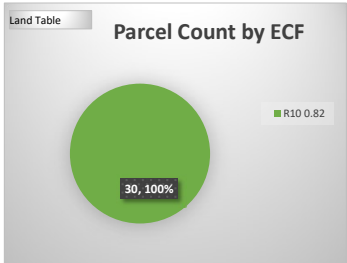
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$56,116	#DIV/0!	\$67,339
MINIMUM	\$54,620	#DIV/0!	\$65,544
MAXIMUM	\$57,579	#DIV/0!	\$69,095

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

Township/Village of Lake Orion
Land Table 20E

BSA DATABASE		SALES DATA	
Parcel Count	30	# of Sales	2
ECF Nbhd	R10	Sales Ratio	42.38%
Min ECF	0.820	(Land Resid.-Est. Land Value)/Est. LV	69.10%
Max ECF	0.820	% Change	0.00%
Land Table LtoB	33.57%	Projected Land Table LtoB	33.57%
CVT LtoB	21.42%	Sales Sample Size	6.67%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



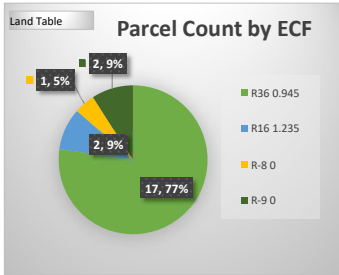
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$60,451	\$102,222	\$60,451
MINIMUM	\$54,600	\$92,328	\$54,600
MAXIMUM	\$83,851	\$141,791	\$83,851

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 -09-20-106-026	3370 MAHOPAC RD	6/2/2023	\$285,000	\$260,841	\$108,010	\$83,851	0.46	\$236,864.04		20E	32.15%
O -09-20-106-030	3360 MAHOPAC RD	5/19/2023	\$360,000	\$285,797	\$132,703	\$58,500	0.22	\$605,949.77		20E	20.47%

Township/Village of Lake Orion
Land Table ACR

BSA DATABASE		SALES DATA	
Parcel Count	22	# of Sales	3
ECF Nbhd	R36, R-8, R16, R-9	Sales Ratio	33.64%
Min ECF	0.945	(Land Resid.-Est. Land Value)/Est. LV	219.19%
Max ECF	1.235	% Change	5.00%
Land Table LtoB	21.63%	Projected Land Table LtoB	22.71%
CVT LtoB	21.42%	Sales Sample Size	13.64%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$481,040	\$1,535,448	\$505,093
MINIMUM	\$57,332	\$183,000	\$60,199
MAXIMUM	\$5,650,152	\$18,034,908	\$5,932,660

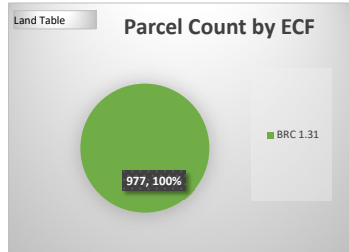
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
O -09-36-101-020	201 BALD MOUNTAIN F	2/10/2023	\$465,000	\$312,836	\$221,584	\$69,420	1.21	\$182,523.89		ACR	22.19%
O -09-36-201-020	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%

Township/Village of Lake Orion

Land Table BRC

BSA DATABASE		SALES DATA	
Parcel Count	977	# of Sales	78
ECF Nbhd	BRC	Sales Ratio	47.92%
Min ECF	1.310	(Land Resid.-Est. Land Value)/Est. LV	18.85%
Max ECF	1.310	% Change	0.00%
Land Table LtoB	19.82%	Projected Land Table LtoB	19.82%
CVT LtoB	21.42%	Sales Sample Size	7.98%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$68,740	\$81,700	\$68,740
MINIMUM	\$34,633	\$41,163	\$34,633
MAXIMUM	\$206,204	\$245,081	\$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 -09-01-128-016	856 ESTHER DR	8/24/2022	\$383,150	\$398,115	\$41,500	\$56,465	0.59	\$70,698.47		BRC	14.18%
O -09-01-135-007	659 BEARDSLEE DR	9/6/2022	\$206,328	\$217,290	\$43,749	\$54,711	0.41	\$107,756.16		BRC	25.18%
O -09-01-135-013	671 BEARDSLEE DR	9/29/2023	\$325,000	\$323,806	\$53,100	\$51,906	0.35	\$152,586.21		BRC	16.03%
O -09-01-136-010		7/15/2022	\$25,000				0.40	\$62,814.07		BRC	100.00%
O -09-01-139-044	609 BUTLER DR	7/7/2022	\$335,000	\$346,909	\$34,034	\$45,943	0.22	\$157,564.81		BRC	13.24%
O -09-01-140-013	851 GRIX CT	10/11/2023	\$290,000	\$273,719	\$122,360	\$89,082	0.16	\$382,375.00	O -09-01-140-008	BRC	32.55%
O -09-01-140-018	860 GOLFVIEW DR	5/31/2023	\$330,000	\$315,731	\$68,980	\$54,711	0.42	\$166,216.87		BRC	17.33%
O -09-01-176-044		10/20/2023	\$75,000				0.09	\$216,138.33	'6-056, O -09-01-176-065, O -09	BRC	100.00%
O -09-01-176-064	704 BUTLER DR	8/29/2022	\$185,000	\$203,054	\$31,046	\$49,100	0.25	\$123,198.41		BRC	24.18%
O -09-01-178-004	801 N LONG LAKE BLVD	11/3/2022	\$189,000	\$188,792	\$41,814	\$41,606	0.13	\$324,139.53		BRC	22.04%
O -09-01-201-008	900 INDIAN LAKE RD	1/7/2022	\$340,000	\$467,323	-\$75,417	\$51,906	0.33	-\$229,231.00		BRC	11.11%
O -09-01-202-009	973 HIDDEN VALLEY DR	1/26/2022	\$320,000	\$362,821	\$9,085	\$51,906	0.31	\$29,401.29		BRC	14.31%
O -09-01-206-002	895 N CONKLIN DR	3/24/2022	\$260,000	\$215,143	\$90,800	\$45,943	0.23	\$401,769.91		BRC	21.35%
O -09-01-209-048	1129 FOREST LAKE BLVD	7/5/2022	\$252,000	\$221,213	\$85,498	\$54,711	0.35	\$243,584.05		BRC	24.73%
O -09-01-226-031	921 OLD HICKORY LN	6/16/2022	\$370,000	\$437,835	-\$23,294	\$44,541	0.19	-\$123,904.26		BRC	10.17%
O -09-01-227-017	1269 WOODFIELD DR	5/27/2022	\$280,000	\$237,980	\$91,120	\$49,100	0.27	\$337,481.48		BRC	20.63%
O -09-01-229-014	1456 INDIAN LAKE RD	7/29/2022	\$268,000	\$272,878	\$49,833	\$54,711	0.47	\$105,802.55		BRC	20.05%
O -09-01-230-012	1260 VIEFIELD DR	6/2/2022	\$325,000	\$416,652	-\$39,746	\$51,906	0.29	-\$138,972.03		BRC	12.46%
O -09-01-230-013	1288 VIEFIELD DR	6/5/2023	\$370,000	\$369,607	\$47,740	\$47,347	0.24	\$199,748.95		BRC	12.81%
O -09-01-231-010	1393 VIEFIELD DR	7/8/2022	\$162,500	\$225,751	-\$11,345	\$51,906	0.31	-\$36,715.21		BRC	22.99%
O -09-01-232-008	732 N CONKLIN DR	11/30/2023	\$110,000	\$118,232	\$27,892	\$36,124	0.07	\$429,107.69		BRC	30.55%
O -09-01-232-029	725 CAMILLA BLVD	5/23/2023	\$160,000	\$150,526	\$95,943	\$83,212	0.14	\$369,012.00	O -09-01-232-036	BRC	55.28%
O -09-01-232-044	776 N CONKLIN DR	4/25/2022	\$250,000	\$213,708	\$82,235	\$45,943	0.21	\$387,900.94		BRC	21.50%
O -09-01-233-007	1370 VIEFIELD DR	9/8/2023	\$295,000	\$277,421	\$66,679	\$49,100	0.26	\$260,464.84		BRC	17.70%
O -09-01-234-006	1300 OAK TRL	9/19/2022	\$265,000	\$305,462	\$16,003	\$56,465	0.59	\$26,986.51		BRC	18.49%
O -09-01-237-008	1380 WALTER S HALL DR	10/18/2022	\$269,900	\$272,843	\$43,000	\$45,943	0.21	\$204,761.90		BRC	16.84%
O -09-01-260-018	502 OAK GROVE DR	2/13/2023	\$206,500	\$210,549	\$40,492	\$44,541	0.18	\$220,065.22		BRC	21.15%
O -09-01-266-011	415 N CONKLIN DR	2/2/2023	\$120,000	\$151,467	\$20,439	\$51,906	0.29	\$70,723.18		BRC	34.27%
O -09-01-266-012	393 N CONKLIN DR	1/24/2022	\$311,000	\$357,962	\$385	\$47,347	0.24	\$1,624.47		BRC	13.23%
O -09-01-283-039	450 HOAG DR	4/21/2022	\$260,000	\$193,217	\$91,437	\$24,654	0.39	\$234,453.85		BRC	12.76%
O -09-01-283-040		5/31/2023	\$25,000				0.22	\$113,636.36		BRC	100.00%
O -09-01-328-061	240 SCHORN RD	5/10/2023	\$223,925	\$253,466	\$22,365	\$51,906	0.30	\$75,557.43		BRC	20.48%
O -09-01-328-073	395 CLAIREMONT DR	7/15/2022	\$228,000	\$265,027	\$4,579	\$41,606	0.14	\$33,423.36		BRC	15.70%
O -09-01-328-079	255 CLAIREMONT DR	6/29/2022	\$335,000	\$263,815	\$125,896	\$54,711	0.38	\$331,305.26		BRC	20.74%
O -09-01-328-083	357 CLAIREMONT DR	8/26/2022	\$223,500	\$227,485	\$43,362	\$47,347	0.23	\$186,103.00		BRC	20.81%
O -09-01-332-034	812 S LONG LAKE BLVD	8/17/2022	\$340,000	\$379,255	\$5,286	\$44,541	0.15	\$35,240.00		BRC	11.74%
O -09-01-334-054	789 LUNA CT	3/6/2023	\$358,600	\$379,350	\$20,856	\$41,606	0.14	\$146,873.24		BRC	10.97%
O -09-01-336-020	152 SCHRAM CT	6/1/2023	\$280,000	\$235,720	\$88,821	\$44,541	0.16	\$555,131.25		BRC	18.90%
O -09-01-376-006	135 CLAIREMONT DR	9/21/2023	\$327,000	\$382,012	\$1,453	\$56,465	0.51	\$2,837.89		BRC	14.78%
O -09-01-376-011	701 MILLER RD	1/14/2022	\$270,000	\$275,124	\$46,782	\$51,906	0.33	\$141,763.64		BRC	18.87%
O -09-01-376-013	747 MILLER RD	9/16/2022	\$346,500	\$353,304	\$57,804	\$64,608	1.13	\$51,335.70		BRC	18.29%
O -09-01-378-013	758 MILLER RD	4/15/2022	\$215,000	\$204,725	\$57,622	\$47,347	0.23	\$250,530.43		BRC	23.13%

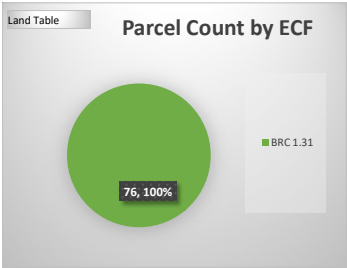
Land Table BRC

[illegible]

Township/Village of Lake Orion
Land Table BRL

BSA DATABASE		SALES DATA	
Parcel Count	76	# of Sales	5
ECF Nbhd	BRC	Sales Ratio	48.39%
Min ECF	1.310	(Land Resid.-Est. Land Value)/Est. LV	11.40%
Max ECF	1.310	% Change	5.00%
Land Table LtoB	32.13%	Projected Land Table LtoB	33.74%
CVT LtoB	21.42%	Sales Sample Size	6.58%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



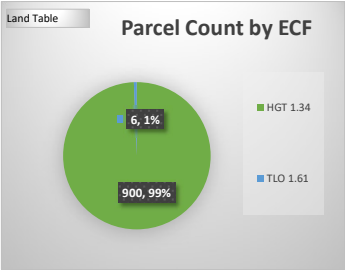
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$972	\$1,083	\$1,021
MINIMUM	\$648	\$722	\$680
MAXIMUM	\$1,296	\$1,444	\$1,361

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 -09-01-252-042	1010 FOREST LAKE BLVD	8/28/2023	\$235,000	\$172,057	\$137,052	\$74,109	0.23	\$590,741.38		BRL	43.07%
O -09-01-258-006	631 OAK GROVE DR	4/28/2023	\$212,500	\$181,515	\$116,271	\$85,286	0.23	\$496,884.62		BRL	46.99%
O -09-01-278-055	427 DELL CT	11/17/2023	\$415,000	\$383,499	\$121,597	\$90,096	0.19	\$630,036.27		BRL	23.49%
O -09-01-278-047	434 DELL CT	4/21/2022	\$285,000	\$289,918	\$67,214	\$72,132	0.16	\$412,355.83		BRL	24.88%
O -09-01-253-014	1176 FOREST LAKE BLVD	2/17/2022	\$275,000	\$349,619	\$6,378	\$80,997	0.33	\$19,153.15		BRL	23.17%

Township/Village of Lake Orion
Land Table HGT

BSA DATABASE		SALES DATA	
Parcel Count	906	# of Sales	53
ECF Nbhd	HGT, TLO	Sales Ratio	48.24%
Min ECF	1.340	(Land Resid.-Est. Land Value)/Est. LV	15.59%
Max ECF	1.610	% Change	0.00%
Land Table LtoB	23.96%	Projected Land Table LtoB	23.96%
CVT LtoB	21.42%	Sales Sample Size	5.85%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$60,566	\$70,007	\$60,566
MINIMUM	\$53,342	\$61,657	\$53,342
MAXIMUM	\$79,459	\$91,845	\$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 -09-09-279-015	433 JOSLYN RD	1/27/2023	\$185,000	\$200,197	\$41,479	\$56,676	0.35	\$118,511.43		HGT	28.31%
O -09-09-280-001	472 PLEASANT VIEW DR	8/9/2022	\$303,000	\$319,498	\$44,068	\$60,566	0.61	\$71,771.99		HGT	18.96%
O -09-09-282-012	433 PLEASANT VIEW DR	2/28/2022	\$280,000	\$291,604	\$43,406	\$55,010	0.22	\$193,776.79		HGT	18.86%
O -09-10-206-037	931 DOLLAR BAY DR	11/29/2022	\$208,000	\$171,027	\$91,983	\$55,010	0.33	\$277,057.23		HGT	32.16%
O -09-10-251-035	485 PINE TREE RD	2/8/2022	\$70,000	\$58,234	\$70,000	\$55,010	0.32	\$218,068.54		HGT	94.46%
O -09-10-280-006	796 HEIGHTS RD	3/30/2023	\$305,000	\$338,966	\$21,044	\$55,010	0.27	\$77,367.65		HGT	16.23%
O -09-10-283-020	711 KING CIR	8/1/2022	\$250,000	\$220,715	\$156,274	\$123,356	0.34	\$223,249.00	-09-10-281-027, O -09-10-283-0	HGT	55.89%
O -09-10-330-015	1036 CRESTMONT DR	7/28/2023	\$225,000	\$203,208	\$76,802	\$55,010	0.26	\$297,682.17		HGT	27.07%
O -09-10-331-011		3/31/2023	\$6,500				1.22	\$5,336.62		HGT	100.00%
O -09-10-378-002	769 VERNITA DR	1/18/2022	\$179,900	\$137,447	\$97,463	\$55,010	0.20	\$484,890.55		HGT	40.02%
O -09-10-378-020	798 PINE TREE RD	6/28/2023	\$205,000	\$158,035	\$101,975	\$55,010	0.20	\$509,875.00		HGT	34.81%
O -09-10-378-025	858 PINE TREE RD	1/21/2022	\$180,000	\$162,618	\$72,392	\$55,010	0.20	\$361,960.00		HGT	33.83%
O -09-10-378-026	870 PINE TREE RD	10/19/2023	\$252,000	\$184,864	\$122,146	\$55,010	0.20	\$610,730.00		HGT	29.76%
O -09-10-401-022	650 HEMINGWAY RD	6/29/2023	\$230,000	\$222,920	\$62,090	\$55,010	0.29	\$213,367.70		HGT	24.68%
O -09-10-401-031	833 HEIGHTS RD	10/11/2022	\$330,000	\$275,424	\$112,920	\$58,344	0.46	\$246,013.07		HGT	21.18%
O -09-10-401-032	601 PINE TREE RD	9/8/2023	\$225,000	\$196,550	\$86,794	\$58,344	0.52	\$166,272.03		HGT	29.68%
O -09-10-402-012	710 HEMINGWAY RD	2/17/2023	\$248,000	\$272,865	\$35,701	\$60,566	0.68	\$52,656.34		HGT	22.20%
O -09-10-426-041	770 FAIRLEDGE ST	9/14/2023	\$257,000	\$176,856	\$138,488	\$58,344	0.53	\$259,340.82		HGT	32.99%
O -09-10-426-063	942 FAIRLEDGE ST	6/29/2023	\$50,000				0.46	\$109,890.11		HGT	100.00%
O -09-10-426-082	665 HEMINGWAY RD	3/24/2022	\$200,000	\$271,132	-\$1,675	\$69,457	1.45	-\$1,157.57		HGT	25.62%
O -09-10-426-084	915 HEMINGWAY RD	12/11/2023	\$295,000	\$250,370	\$119,643	\$75,013	1.53	\$78,249.18		HGT	29.96%
O -09-10-426-098	805 HEMINGWAY RD	9/22/2022	\$200,000	\$232,640	\$36,817	\$69,457	1.01	\$36,344.52		HGT	29.86%
O -09-10-429-018	751 FAIRLEDGE ST	1/23/2023	\$355,000	\$348,586	\$75,871	\$69,457	0.96	\$79,114.70		HGT	19.93%
O -09-10-429-060	713 FAIRLEDGE ST	12/8/2023	\$415,000	\$447,809	\$36,648	\$69,457	1.00	\$36,684.68		HGT	15.51%
O -09-10-451-018	956 HEMINGWAY RD	6/27/2023	\$338,000	\$325,288	\$82,169	\$69,457	1.22	\$67,406.89		HGT	21.35%
O -09-10-476-026	985 FAIRLEDGE ST	8/31/2022	\$199,900	\$232,904	\$25,340	\$58,344	0.50	\$51,088.71		HGT	25.05%
O -09-10-476-034	606 W CLARKSTON RD	10/20/2022	\$330,000	\$366,414	\$18,596	\$55,010	0.33	\$56,181.27		HGT	15.01%
O -09-11-310-006	717 WOODLAND AVE	12/8/2022	\$195,000	\$178,963	\$69,379	\$53,342	0.14	\$502,746.38		HGT	29.81%
O -09-11-310-017	735 WOODLAND AVE	1/31/2023	\$205,000	\$198,606	\$61,404	\$55,010	0.28	\$223,287.27		HGT	27.70%
O -09-11-311-017	580 OAKLAND DR	4/8/2022	\$360,000	\$398,201	\$16,809	\$55,010	0.28	\$61,123.64		HGT	13.81%
O -09-11-312-024	710 HIGHVILLE DR	11/4/2022	\$174,000	\$156,220	\$72,790	\$55,010	0.25	\$293,508.06		HGT	35.21%
O -09-11-316-003	599 OAKLAND DR	9/7/2023	\$181,000	\$151,211	\$84,799	\$55,010	0.25	\$341,931.45		HGT	36.38%
O -09-11-327-015	321 HEIGHTS RD	6/14/2022	\$255,000	\$249,416	\$60,594	\$55,010	0.30	\$200,642.38		HGT	22.06%
O -09-11-327-016	305 HEIGHTS RD	9/8/2022	\$265,000	\$240,086	\$79,924	\$55,010	0.32	\$253,726.98		HGT	22.91%
O -09-11-331-004		9/1/2022	\$10,000				0.09	\$114,942.53		HGT	100.00%
O -09-11-334-037	348 SUMMIT BLVD	7/10/2023	\$323,800	\$302,258	\$76,552	\$55,010	0.29	\$265,805.56		HGT	18.20%
O -09-11-334-046	344 SUMMIT BLVD	1/24/2022	\$259,000	\$263,308	\$49,034	\$53,342	0.11	\$433,929.20		HGT	20.26%
O -09-11-339-057	250 BUCKHORN DR	10/4/2022	\$295,000	\$267,288	\$82,722	\$55,010	0.33	\$249,915.41		HGT	20.58%
O -09-11-340-063	661 HARRY PAUL DR	9/26/2023	\$262,000	\$227,389	\$87,953	\$53,342	0.15	\$602,417.81		HGT	23.46%
O -09-11-351-008	873 MERRITT AVE	12/22/2023	\$240,000	\$247,929	\$50,415	\$58,344	0.54	\$93,361.11		HGT	23.53%
O -09-11-352-011	558 W CLARKSTON RD	3/6/2023	\$210,000				0.41	-\$10,940.79	-09-11-352-010, O -09-11-352-0	HGT	43.21%
O -09-11-376-054	980 SHERRY DR	12/1/2023	\$284,500	\$259,208	\$81,968	\$56,676	0.38	\$213,458.33		HGT	21.87%

Township/Village of Lake Orion

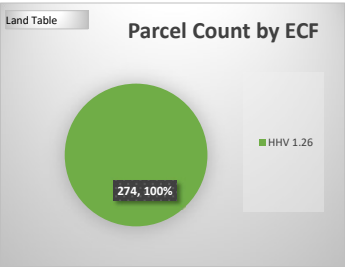
Land Table HGT

[illegible]

Township/Village of Lake Orion
Land Table HHV

BSA DATABASE		SALES DATA	
Parcel Count	274	# of Sales	26
ECF Nbhd	HHV	Sales Ratio	47.95%
Min ECF	1.260	(Land Resid.-Est. Land Value)/Est. LV	19.13%
Max ECF	1.260	% Change	5.00%
Land Table LtoB	23.48%	Projected Land Table LtoB	24.66%
CVT LtoB	21.42%	Sales Sample Size	9.49%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



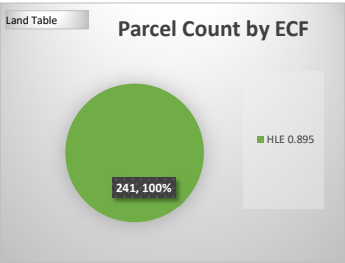
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$82,266	\$98,001	\$86,379
MINIMUM	\$73,258	\$87,270	\$76,921
MAXIMUM	\$131,805	\$157,016	\$138,395

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 -09-26-402-003	40 HI-HILL DR	5/18/2023	\$385,000	\$290,825	\$171,937	\$77,762	0.41	\$416,312.35		HHV	26.74%
O -09-26-478-002	3819 HI-CREST DR	6/3/2022	\$400,000	\$322,455	\$155,307	\$77,762	0.46	\$339,840.26		HHV	24.12%
O -09-26-478-007	3873 HI-CREST DR	9/1/2022	\$350,000	\$293,456	\$129,802	\$73,258	0.39	\$337,148.05		HHV	24.96%
O -09-26-401-004	79 HI-HILL DR	5/5/2022	\$302,000	\$255,543	\$119,715	\$73,258	0.37	\$324,430.89		HHV	28.67%
O -09-26-476-003	3738 HI-VILLA DR	2/24/2022	\$352,000	\$300,255	\$129,507	\$77,762	0.42	\$307,617.58		HHV	25.90%
O -09-26-430-010	3632 BALD MOUNTAIN RE	2/23/2023	\$375,000	\$327,050	\$125,712	\$77,762	0.45	\$281,234.90		HHV	23.78%
O -09-26-476-006	3776 HI-VILLA DR	12/27/2023	\$265,000	\$233,681	\$104,577	\$73,258	0.38	\$277,392.57		HHV	31.35%
O -09-26-477-004	3761 HI-VILLA DR	10/28/2022	\$285,000	\$252,342	\$105,916	\$73,258	0.37	\$285,487.87		HHV	29.03%
O -09-25-301-006	375 PINNACLE DR	6/16/2023	\$325,000	\$287,958	\$114,804	\$77,762	0.41	\$281,382.35		HHV	27.00%
O -09-26-480-016	3896 BALD MOUNTAIN RE	8/17/2023	\$360,000	\$320,115	\$117,647	\$77,762	0.46	\$254,097.19		HHV	24.29%
O -09-25-301-005	342 PINNACLE CT	11/8/2022	\$440,000	\$402,170	\$115,592	\$77,762	0.46	\$254,048.35		HHV	19.34%
O -09-26-403-026	3666 HI-VILLA DR	4/17/2023	\$300,000	\$274,308	\$103,454	\$77,762	0.43	\$241,714.95		HHV	28.35%
O -09-26-477-028	261 MORGAN HILL DR	8/16/2022	\$605,000	\$559,198	\$123,564	\$77,762	0.48	\$255,826.09		HHV	13.91%
O -09-26-452-005	152 MORGAN HILL DR	7/12/2022	\$380,000	\$353,344	\$104,418	\$77,762	0.42	\$247,436.02		HHV	22.01%
O -09-26-402-009	3546 HI-LURE DR	8/8/2023	\$278,000	\$261,390	\$89,868	\$73,258	0.35	\$258,241.38		HHV	28.03%
O -09-26-401-008	123 HI-HILL DR	2/24/2022	\$250,000	\$243,664	\$79,594	\$73,258	0.37	\$213,388.74		HHV	30.07%
O -09-25-351-007	3860 BALD MOUNTAIN RE	9/9/2022	\$345,000	\$339,483	\$83,279	\$77,762	0.43	\$194,577.10		HHV	22.91%
O -09-26-476-007	3790 HI-VILLA DR	9/12/2022	\$317,000	\$324,784	\$65,474	\$73,258	0.39	\$166,600.51		HHV	22.56%
O -09-26-477-002	3737 HI-VILLA DR	7/7/2023	\$250,000	\$260,548	\$62,710	\$73,258	0.34	\$182,296.51		HHV	28.12%
O -09-26-429-017	3666 HI-DALE DR	8/29/2023	\$715,000	\$766,825	\$25,937	\$77,762	0.40	\$64,359.80		HHV	10.14%
O -09-26-429-018	3708 HI-DALE DR	4/28/2023	\$385,000	\$420,515	\$37,743	\$73,258	0.39	\$97,779.79		HHV	17.42%
O -09-26-480-002	248 MORGAN HILL DR	8/1/2023	\$315,000	\$344,645	\$48,117	\$77,762	0.40	\$119,101.49		HHV	22.56%
O -09-26-476-004	3750 HI-VILLA DR	4/8/2022	\$350,000	\$393,206	\$30,052	\$73,258	0.38	\$79,925.53		HHV	18.63%
O -09-26-429-001	3627 HI-CREST DR	10/12/2023	\$250,000	\$283,208	\$44,554	\$77,762	0.48	\$93,600.84		HHV	27.46%
O -09-26-480-010	249 E SILVERBELL RD	2/1/2022	\$316,000	\$358,938	\$34,824	\$77,762	0.40	\$86,198.02		HHV	21.66%
O -09-26-452-010	105 E SILVERBELL RD	4/4/2023	\$324,000	\$370,993	\$30,769	\$77,762	0.52	\$59,514.51		HHV	20.96%

Township/Village of Lake Orion
Land Table HLE

BSA DATABASE		SALES DATA	
Parcel Count	241	# of Sales	17
ECF Nbhd	HLE	Sales Ratio	46.96%
Min ECF	0.895	(Land Resid.-Est. Land Value)/Est. LV	44.94%
Max ECF	0.895	% Change	10.00%
Land Table LtoB	14.84%	Projected Land Table LtoB	16.32%
CVT LtoB	21.42%	Sales Sample Size	7.05%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



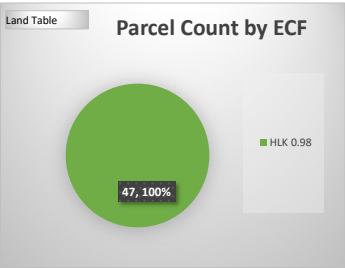
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$84,729	\$122,808	\$93,202
MINIMUM	\$47,482	\$68,822	\$52,230
MAXIMUM	\$103,006	\$149,300	\$113,307

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 -09-07-127-003	335 SHREWSBURY DR	4/25/2023	\$749,900	\$519,314	\$312,389	\$81,803	1.51	\$207,291.97		HLE	15.75%
O -09-07-353-001	801 HEATHER LAKE DR	4/18/2022	\$497,000	\$361,746	\$217,057	\$81,803	1.63	\$133,327.40		HLE	22.61%
O -09-18-302-008	8126 VALLEY VIEW DR	7/21/2023	\$610,000	\$519,835	\$171,968	\$81,803	2.30	\$74,833.77		HLE	15.74%
O -09-07-176-006	445 SHREWSBURY DR	4/29/2022	\$1,200,000	\$1,037,781	\$265,225	\$103,006	1.97	\$134,427.27		HLE	9.93%
O -09-07-153-005	455 HAWKSMOORE DR	8/10/2022	\$616,500	\$546,806	\$151,497	\$81,803	1.82	\$83,469.42		HLE	14.96%
O -09-07-401-014	613 SHREWSBURY DR	8/11/2023	\$604,000	\$536,810	\$148,993	\$81,803	1.73	\$86,372.75		HLE	15.24%
O -09-18-176-005	1085 BLUE RIDGE DR	7/26/2022	\$570,000	\$513,861	\$137,942	\$81,803	1.51	\$91,352.32		HLE	15.92%
O -09-07-452-018	3721 HAMPSHIRE DR	1/24/2022	\$534,000	\$498,088	\$117,715	\$81,803	1.55	\$75,896.20		HLE	16.42%
O -09-18-105-002	1160 VALLEY VIEW DR	12/15/2022	\$500,000	\$475,175	\$106,628	\$81,803	1.50	\$71,085.33		HLE	17.22%
O -09-18-202-002	1034 VALLEY VIEW DR	1/31/2023	\$488,500	\$473,582	\$96,721	\$81,803	1.50	\$64,480.67		HLE	17.27%
O -09-07-452-006	753 SHREWSBURY DR	3/15/2022	\$420,000	\$408,311	\$93,492	\$81,803	1.57	\$59,435.47		HLE	20.03%
O -09-18-176-012	1129 BLUE RIDGE DR	1/7/2022	\$500,000	\$499,577	\$82,226	\$81,803	1.94	\$42,406.40		HLE	16.37%
O -09-18-152-005	1380 VALLEY VIEW DR	10/11/2022	\$775,000	\$780,734	\$76,069	\$81,803	1.55	\$49,203.75		HLE	10.48%
O -09-07-452-017	3787 HAMPSHIRE DR	5/20/2022	\$585,000	\$590,093	\$76,710	\$81,803	1.91	\$40,162.30		HLE	13.86%
O -09-07-151-010	562 HAWKSMOORE DR	8/15/2022	\$595,000	\$637,359	\$39,444	\$81,803	1.45	\$27,240.33		HLE	12.83%
O -09-07-377-001	4227 NEWCASTLE DR	9/21/2023	\$575,000	\$649,264	\$7,539	\$81,803	1.51	\$4,999.34		HLE	12.60%
O -09-18-176-008	1103 BLUE RIDGE DR	9/16/2022	\$619,000	\$756,039	-\$55,236	\$81,803	1.73	-\$31,909.88		HLE	10.82%

Township/Village of Lake Orion
Land Table HLK

BSA DATABASE		SALES DATA	
Parcel Count	47	# of Sales	1
ECF Nbhd	HLK	Sales Ratio	57.30%
Min ECF	0.980	(Land Resid.-Est. Land Value)/Est. LV	-59.53%
Max ECF	0.980	% Change	5.00%
Land Table LtoB	17.23%	Projected Land Table LtoB	18.09%
CVT LtoB	21.42%	Sales Sample Size	2.13%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



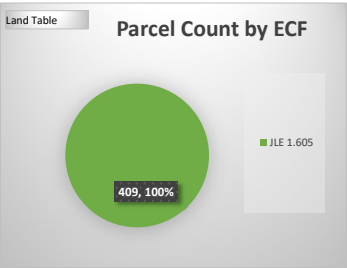
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$915	\$370	\$961
MINIMUM	\$915	\$370	\$961
MAXIMUM	\$915	\$370	\$961

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 -09-07-451-010	848 SHREWSBURY DR	1/7/2022	\$670,000	\$767,872	\$66,549	\$164,421	1.32	\$50,530.75		HLK	21.41%

Township/Village of Lake Orion
Land Table JLE

BSA DATABASE		SALES DATA	
Parcel Count	409	# of Sales	32
ECF Nbhd	JLE	Sales Ratio	48.41%
Min ECF	1.605	(Land Resid.-Est. Land Value)/Est. LV	14.99%
Max ECF	1.605	% Change	15.00%
Land Table LtoB	29.13%	Projected Land Table LtoB	33.50%
CVT LtoB	21.42%	Sales Sample Size	7.82%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



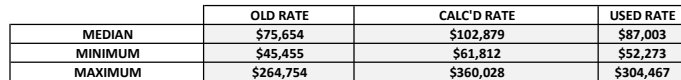
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$67,846	\$78,019	\$78,023
MINIMUM	\$61,677	\$70,925	\$70,929
MAXIMUM	\$104,851	\$120,573	\$120,579

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-09-29-476-020	2436 TOBY RD	5/3/2023	\$220,000	\$171,390	\$110,287	\$61,677	0.25	\$435,917.00		JLE	35.99%
O-09-29-430-019	3573 GRAFTON ST	10/20/2023	\$235,777	\$185,051	\$112,403	\$61,677	0.23	\$488,708.70		JLE	33.33%
O-09-29-279-009	2515 PETERS	12/29/2023	\$270,000	\$221,696	\$109,981	\$61,677	0.23	\$478,178.26		JLE	27.82%
O-09-29-477-006	3789 CHESTERFIELD RD	8/24/2022	\$250,000	\$206,864	\$104,813	\$61,677	0.27	\$392,558.05		JLE	29.82%
O-09-29-277-012	2576 PETERS	6/21/2022	\$249,000	\$216,742	\$93,935	\$61,677	0.27	\$349,200.74		JLE	28.46%
O-09-28-302-004	2432 FLINTRIDGE ST	5/20/2022	\$230,000	\$201,316	\$90,361	\$61,677	0.23	\$392,873.91		JLE	30.64%
O-09-29-280-002	3441 GRAFTON ST	3/31/2022	\$226,000	\$198,126	\$89,551	\$61,677	0.23	\$385,995.69		JLE	31.13%
O-09-29-279-013	2465 PETERS	9/19/2022	\$250,000	\$223,886	\$87,791	\$61,677	0.23	\$381,700.00		JLE	27.55%
O-09-29-476-010	2423 LITER RD	5/16/2022	\$229,900	\$206,481	\$85,096	\$61,677	0.25	\$336,347.83		JLE	29.87%
O-09-28-354-026	3980 QUEENSBURY RD	9/26/2022	\$247,500	\$224,801	\$84,376	\$61,677	0.44	\$190,465.01		JLE	27.44%
O-09-29-276-010	3320 GRAFTON ST	8/3/2022	\$235,000	\$214,891	\$81,786	\$61,677	0.24	\$348,025.53		JLE	28.70%
O-09-28-352-007	3705 COLEPORT ST	8/22/2023	\$216,000	\$200,587	\$77,090	\$61,677	0.25	\$309,598.39		JLE	30.75%
O-09-29-276-014	3344 GRAFTON ST	10/28/2022	\$245,000	\$229,042	\$77,635	\$61,677	0.24	\$330,361.70		JLE	26.93%
O-09-28-376-013	3787 GAINESBOROUGH DR	9/27/2022	\$215,000	\$201,483	\$75,194	\$61,677	0.26	\$288,099.62		JLE	30.61%
O-09-29-276-008	3308 GRAFTON ST	6/16/2023	\$267,000	\$250,469	\$78,208	\$61,677	0.24	\$332,800.00		JLE	24.62%
O-09-29-429-024	2476 FLINTRIDGE ST	9/14/2022	\$199,000	\$187,107	\$73,570	\$61,677	0.23	\$315,751.07		JLE	32.96%
O-09-29-476-004	2507 LITER RD	6/30/2023	\$239,000	\$225,434	\$75,243	\$61,677	0.23	\$327,143.48		JLE	27.36%
O-09-29-432-006	3728 GRAFTON ST	4/7/2022	\$225,000	\$214,424	\$72,253	\$61,677	0.23	\$314,143.48		JLE	28.76%
O-09-29-431-004	3610 GRAFTON ST	3/8/2023	\$212,000	\$202,951	\$70,726	\$61,677	0.23	\$307,504.35		JLE	30.39%
O-09-29-476-001	2549 LITER RD	7/21/2022	\$239,000	\$232,833	\$67,844	\$61,677	0.29	\$237,216.78		JLE	26.49%
O-09-28-301-009	3539 MINTON RD	3/25/2022	\$244,000	\$247,014	\$58,663	\$61,677	0.26	\$225,626.92		JLE	24.97%
O-09-28-376-017	2291 FLINTRIDGE ST	3/11/2022	\$197,000	\$199,935	\$58,742	\$61,677	0.42	\$139,199.05		JLE	30.85%
O-09-28-306-004	3703 GRAFTON ST	12/22/2022	\$198,000	\$205,112	\$54,565	\$61,677	0.36	\$153,272.47		JLE	30.07%
O-09-28-352-026	3714 GAINESBOROUGH DR	2/3/2023	\$226,500	\$235,076	\$53,101	\$61,677	0.25	\$215,857.72		JLE	26.24%
O-09-29-429-008	3418 CHALICE RD	7/11/2023	\$275,000	\$291,191	\$45,486	\$61,677	0.25	\$180,500.00		JLE	21.18%
O-09-29-280-003	3364 CHALICE RD	12/12/2022	\$236,000	\$256,152	\$41,525	\$61,677	0.30	\$140,762.71		JLE	24.08%
O-09-29-429-014	2570 FLINTRIDGE ST	7/12/2023	\$197,000	\$214,763	\$43,914	\$61,677	0.27	\$160,270.07		JLE	28.72%
O-09-29-429-015	2558 FLINTRIDGE ST	3/29/2022	\$186,000	\$203,844	\$43,833	\$61,677	0.23	\$194,813.33		JLE	30.26%
O-09-29-430-020	3585 GRAFTON ST	8/15/2023	\$179,500	\$199,576	\$41,601	\$61,677	0.23	\$180,873.91		JLE	30.90%
O-09-29-431-003	3598 GRAFTON ST	10/14/2022	\$185,000	\$224,830	\$21,847	\$61,677	0.23	\$94,986.96		JLE	27.43%
O-09-29-477-007	3773 CHESTERFIELD RD	6/16/2023	\$175,000	\$219,424	\$17,253	\$61,677	0.25	\$69,012.00		JLE	28.11%
O-09-28-353-015	3836 MINTON RD	3/23/2022	\$141,750				0.23	\$12,000.00		JLE	30.74%

Land Table JWL

Color Key

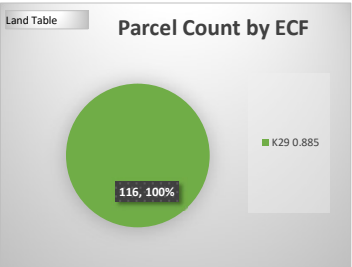
Vacant Sales
Demo Sales or New Build after sale

Page 13 of 70

Township/Village of Lake Orion
Land Table K2W

BSA DATABASE		SALES DATA	
Parcel Count	116	# of Sales	4
ECF Nbhd	K29	Sales Ratio	49.69%
Min ECF	0.885	(Land Resid.-Est. Land Value)/Est. LV	5.02%
Max ECF	0.885	% Change	5.00%
Land Table LtoB	12.68%	Projected Land Table LtoB	13.31%
CVT LtoB	21.42%	Sales Sample Size	3.45%

Color Key
Vacant Sales
Demio Sales or New
Build after sale



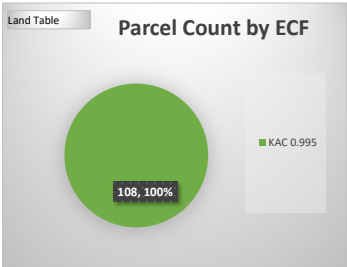
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$64,000	\$67,214	\$67,200
MINIMUM	\$60,000	\$63,013	\$63,000
MAXIMUM	\$70,000	\$73,516	\$73,500

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 -09-29-378-003	3178 HIDDEN TIMBER DR	7/11/2022	\$485,000	\$436,279	\$108,721	\$60,000	0.25	\$438,391.13		K2W	13.75%
O -09-29-451-007	3125 HIDDEN TIMBER DR	8/28/2023	\$518,000	\$481,495	\$101,505	\$65,000	0.58	\$174,707.40		K2W	13.50%
O -09-29-454-002	2989 CRESTWOOD CT	10/20/2022	\$485,000	\$554,391	-\$9,391	\$60,000	0.25	-\$37,866.94		K2W	10.82%
O -09-29-454-007	2949 CRESTWOOD CT	4/26/2023	\$545,000	\$548,380	\$59,620	\$63,000	0.34	\$177,440.48		K2W	11.49%

Township/Village of Lake Orion
Land Table KAC

BSA DATABASE		SALES DATA	
Parcel Count	108	# of Sales	14
ECF Nbhd	KAC	Sales Ratio	46.54%
Min ECF	0.995	(Land Resid.-Est. Land Value)/Est. LV	40.47%
Max ECF	0.995	% Change	25.00%
Land Table LtoB	18.24%	Projected Land Table LtoB	22.80%
CVT LtoB	21.42%	Sales Sample Size	12.96%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



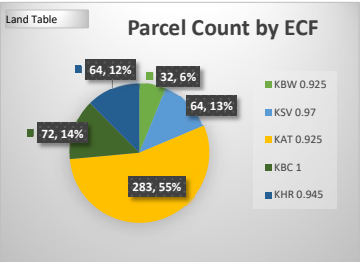
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$32,341	\$45,430	\$40,426
MINIMUM	\$32,341	\$45,430	\$40,426
MAXIMUM	\$32,341	\$45,430	\$40,426

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	\$138,119	\$87,222	\$32,341	6.54	\$13,346.90		KAC	23.42%
OL-09-11-230-012	100 SABER WAY	11/6/2023	\$209,000	\$165,410	\$75,931	\$32,341	1.00	\$75,931.00		KAC	19.55%
OL-09-11-230-031	140 PARK GREEN DR	4/21/2023	\$207,200	\$186,735	\$52,806	\$32,341	1.00	\$52,806.00		KAC	17.32%
OL-09-11-230-063	278 PARK GREEN DR	9/20/2023	\$209,000	\$190,618	\$50,723	\$32,341	1.00	\$50,723.00		KAC	16.97%
OL-09-11-230-048	189 EVERGREEN TRL	9/26/2022	\$182,000	\$167,071	\$47,270	\$32,341	1.00	\$47,270.00		KAC	19.36%
OL-09-11-230-075	206 PARK GREEN DR	2/27/2023	\$205,000	\$188,928	\$48,413	\$32,341	1.00	\$48,413.00		KAC	17.12%
OL-09-11-230-044	157 EVERGREEN TRL	2/17/2023	\$179,900	\$167,326	\$44,915	\$32,341	1.00	\$44,915.00		KAC	19.33%
OL-09-11-230-028	164 PARK GREEN DR	5/18/2022	\$179,000	\$169,752	\$41,589	\$32,341	1.00	\$41,589.00		KAC	19.05%
OL-09-11-230-055	140 EVERGREEN TRL	11/23/2022	\$197,000	\$188,675	\$40,666	\$32,341	1.00	\$40,666.00		KAC	17.14%
OL-09-11-230-032	132 PARK GREEN DR	11/9/2022	\$169,000	\$165,661	\$35,680	\$32,341	1.00	\$35,680.00		KAC	19.52%
OL-09-11-230-064	272 PARK GREEN DR	2/28/2023	\$170,000	\$167,059	\$35,282	\$32,341	1.00	\$35,282.00		KAC	19.36%
OL-09-11-230-062	284 PARK GREEN DR	1/13/2023	\$188,000	\$190,395	\$29,946	\$32,341	1.00	\$29,946.00		KAC	16.99%
OL-09-11-230-070	236 PARK GREEN DR	6/29/2022	\$187,600	\$190,618	\$29,323	\$32,341	1.00	\$29,323.00		KAC	16.97%
OL-09-11-230-002	180 SABER WAY	6/1/2022	\$169,000	\$185,086	\$16,255	\$32,341	1.00	\$16,255.00		KAC	17.47%

Township/Village of Lake Orion
Land Table KAT

BSA DATABASE		SALES DATA	
Parcel Count	515	# of Sales	116
ECF Nbhd	KBC, KSV, KAT, KHR, KBW	Sales Ratio	47.61%
Min ECF	0.925	(Land Resid.-Est. Land Value)/Est. LV	36.11%
Max ECF	1.000	% Change	10.00%
Land Table LtoB	14.97%	Projected Land Table LtoB	16.47%
CVT LtoB	21.42%	Sales Sample Size	22.52%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$40,086	\$54,560	\$44,095
MINIMUM	\$21,275	\$28,957	\$23,403
MAXIMUM	\$55,200	\$75,131	\$60,720

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-09-14-326-039	233 BARRINGTON CIR	9/1/2023	\$309,000				1.00	\$116,362.00		KAT	11.14%
O-09-28-102-021	3128 HIGH POINTE RIDGE RE	10/18/2023	\$249,900	\$187,765	\$101,598	\$39,463	1.00	\$101,598.00		KAT	21.02%
O-09-32-401-034	4879 GLENORA DR	12/28/2022	\$444,840	\$348,099	\$148,491	\$51,750	1.00	\$148,491.00		KAT	14.87%
O-09-32-401-011	4741 GLENORA DR	6/24/2022	\$431,990	\$342,482	\$141,258	\$51,750	1.00	\$141,258.00		KAT	15.11%
O-09-32-151-052	3440 GINGELL DR	8/1/2023	\$195,000	\$155,322	\$79,764	\$40,086	1.00	\$79,764.00		KAT	25.81%
O-09-32-151-045	3424 GINGELL DR	5/31/2023	\$235,000	\$192,548	\$82,538	\$40,086	1.00	\$82,538.00		KAT	20.82%
O-09-32-401-038	4903 GLENORA DR	12/26/2023	\$433,990	\$355,828	\$129,912	\$51,750	1.00	\$129,912.00		KAT	14.54%
O-09-14-326-018	204 BARRINGTON CIR	12/1/2023	\$263,900	\$216,682	\$71,368	\$24,150	1.00	\$71,368.00		KAT	11.15%
O-09-32-401-014	4759 GLENORA DR	6/28/2022	\$410,175	\$340,683	\$121,242	\$51,750	1.00	\$121,242.00		KAT	15.19%
O-09-32-401-015	4765 GLENORA DR	4/28/2022	\$398,775	\$332,325	\$118,200	\$51,750	1.00	\$118,200.00		KAT	15.57%
O-09-32-401-032	4867 GLENORA DR	7/25/2023	\$400,990	\$335,212	\$117,528	\$51,750	1.00	\$117,528.00		KAT	15.44%
O-09-32-401-016	4771 GLENORA DR	4/27/2022	\$410,125	\$343,798	\$118,077	\$51,750	1.00	\$118,077.00		KAT	15.05%
O-09-23-352-002	386 FOUR SEASONS DR	9/14/2022	\$400,000	\$337,328	\$103,037	\$40,365	1.00	\$103,037.00		KAT	11.97%
O-09-32-401-037	4897 GLENORA DR	11/1/2023	\$404,990	\$342,897	\$113,843	\$51,750	1.00	\$113,843.00		KAT	15.09%
O-09-32-401-031	4861 GLENORA DR	12/23/2022	\$408,540	\$346,062	\$114,228	\$51,750	1.00	\$114,228.00		KAT	14.95%
O-09-28-102-060	3057 HIGH POINTE RIDGE RE	8/8/2022	\$163,900	\$141,124	\$62,239	\$39,463	1.00	\$62,239.00		KAT	27.96%
O-09-32-401-013	4753 GLENORA DR	7/15/2022	\$382,990	\$330,491	\$104,249	\$51,750	1.00	\$104,249.00		KAT	15.66%
O-09-32-401-033	4873 GLENORA DR	12/28/2022	\$390,340	\$336,922	\$105,168	\$51,750	1.00	\$105,168.00		KAT	15.36%
O-09-29-333-001	3733 W MADISON AVE	9/27/2023	\$305,000	\$263,585	\$96,615	\$55,200	1.00	\$96,615.00		KAT	20.94%
O-09-14-326-040	231 BARRINGTON CIR	7/14/2023	\$250,000	\$216,788	\$57,362	\$24,150	1.00	\$57,362.00		KAT	11.14%
O-09-32-401-012	4747 GLENORA DR	4/26/2022	\$371,460	\$322,617	\$100,593	\$51,750	1.00	\$100,593.00		KAT	16.04%
O-09-32-401-019	4789 GLENORA DR	9/7/2022	\$480,375	\$418,845	\$113,280	\$51,750	1.00	\$113,280.00		KAT	12.36%
O-09-29-333-002	3737 W MADISON AVE	10/6/2023	\$300,000	\$261,697	\$93,503	\$55,200	1.00	\$93,503.00		KAT	21.09%
O-09-32-401-066	4902 BROOMFIELD WAY	6/14/2022	\$395,000	\$344,663	\$102,087	\$51,750	1.00	\$102,087.00		KAT	15.01%
O-09-32-401-030	4855 GLENORA DR	12/21/2022	\$372,475	\$325,330	\$98,895	\$51,750	1.00	\$98,895.00		KAT	15.91%
O-09-29-333-005	3748 W MADISON AVE	7/13/2022	\$300,000	\$262,300	\$92,900	\$55,200	1.00	\$92,900.00		KAT	21.04%
O-09-32-401-029	4849 GLENORA DR	12/22/2022	\$398,050	\$348,926	\$100,874	\$51,750	1.00	\$100,874.00		KAT	14.83%
O-09-29-333-010	3718 E MADISON AVE	11/10/2022	\$302,000	\$265,155	\$92,045	\$55,200	1.00	\$92,045.00		KAT	20.82%
O-09-29-103-005	3251 BALDWIN WOODS DR	7/21/2022	\$238,000	\$209,693	\$63,882	\$35,575	1.00	\$63,882.00		KAT	16.97%
O-09-14-326-011	182 BARRINGTON CIR	12/12/2022	\$245,000	\$216,682	\$52,468	\$24,150	1.00	\$52,468.00		KAT	11.15%
O-09-32-401-023	4813 GLENORA DR	11/14/2022	\$490,315	\$434,701	\$107,364	\$51,750	1.00	\$107,364.00		KAT	11.90%
O-09-32-401-097	4907 GLENORA DR	12/18/2023	\$468,500	\$421,029	\$99,221	\$51,750	1.00	\$99,221.00		KAT	12.29%
O-09-28-102-024	3152 HIGH POINTE RIDGE RE	4/11/2022	\$154,000	\$138,627	\$54,836	\$39,463	1.00	\$54,836.00		KAT	28.47%
O-09-32-401-035	4885 GLENORA DR	10/12/2023	\$390,000	\$352,282	\$89,468	\$51,750	1.00	\$89,468.00		KAT	14.69%
O-09-23-352-059	235 FOUR SEASONS DR	9/12/2023	\$415,000	\$375,186	\$80,179	\$40,365	1.00	\$80,179.00		KAT	10.76%
O-09-32-401-098	4913 GLENORA DR	12/5/2023	\$449,990	\$408,515	\$93,225	\$51,750	1.00	\$93,225.00		KAT	12.67%
O-09-32-401-101	4932 GLENORA DR	6/28/2023	\$471,140	\$429,744	\$93,146	\$51,750	1.00	\$93,146.00		KAT	12.04%
O-09-32-401-028	4843 GLENORA DR	2/22/2023	\$479,990	\$439,382	\$92,358	\$51,750	1.00	\$92,358.00		KAT	11.78%
O-09-32-401-004	4685 BROOMFIELD WAY	7/27/2022	\$465,775	\$426,386	\$91,139	\$51,750	1.00	\$91,139.00		KAT	12.14%
O-09-14-327-058	173 STRATFORD LN	4/18/2022	\$272,500	\$249,952	\$77,604	\$55,056	1.00	\$77,604.00		KAT	22.03%
O-09-14-327-025	246 STRATFORD LN	6/2/2023	\$300,000	\$275,251	\$79,805	\$55,056	1.00	\$79,805.00		KAT	20.00%
O-09-23-352-055	289 FOUR SEASONS DR	7/26/2022	\$370,000	\$340,246	\$70,119	\$40,365	1.00	\$70,119.00		KAT	11.86%

Township/Village of Lake Orion

Land Table KAT

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-09-32-401-017	4777 GLENORA DR	12/19/2022	\$439,990	\$406,955	\$84,785	\$51,750	1.00	\$84,785.00		KAT	12.72%
O-09-32-401-007	4703 BROOMFIELD WAY	6/23/2022	\$424,875	\$395,133	\$81,492	\$51,750	1.00	\$81,492.00		KAT	13.10%
O-09-29-331-011	3715 W MADISON AVE	4/27/2022	\$237,000	\$222,724	\$69,476	\$55,200	1.00	\$69,476.00		KAT	24.78%
O-09-32-401-003	4679 BROOMFIELD WAY	7/29/2022	\$422,455	\$398,198	\$76,007	\$51,750	1.00	\$76,007.00		KAT	13.00%
O-09-28-102-027	3147 HIGH POINTE RIDGE RE	6/5/2023	\$192,000	\$181,083	\$50,380	\$39,463	1.00	\$50,380.00		KAT	21.79%
O-09-32-401-104	4950 GLENORA DR	9/18/2023	\$434,990	\$410,811	\$75,929	\$51,750	1.00	\$75,929.00		KAT	12.60%
O-09-32-401-067	4727 BROOMFIELD WAY	5/24/2022	\$467,105	\$441,644	\$77,211	\$51,750	1.00	\$77,211.00		KAT	11.72%
O-09-32-401-053	4824 BROOMFIELD WAY	10/5/2022	\$430,000	\$407,920	\$73,830	\$51,750	1.00	\$73,830.00		KAT	12.69%
O-09-32-401-005	4691 BROOMFIELD WAY	7/27/2022	\$450,500	\$429,747	\$72,503	\$51,750	1.00	\$72,503.00		KAT	12.04%
O-09-32-401-110	4986 GLENORA DR	6/20/2023	\$441,765	\$422,364	\$71,151	\$51,750	1.00	\$71,151.00		KAT	12.25%
O-09-32-401-112	4998 GLENORA DR	7/24/2023	\$444,990	\$425,883	\$70,857	\$51,750	1.00	\$70,857.00		KAT	12.15%
O-09-32-401-020	4795 GLENORA DR	10/31/2022	\$425,001	\$406,955	\$69,796	\$51,750	1.00	\$69,796.00		KAT	12.72%
O-09-14-326-066	1714 BARRINGTON CT	9/20/2023	\$299,500	\$287,844	\$35,806	\$24,150	1.00	\$35,806.00		KAT	8.39%
O-09-28-102-019	3176 HIGH POINTE RIDGE RE	10/14/2022	\$197,000	\$189,498	\$46,965	\$39,463	1.00	\$46,965.00		KAT	20.83%
O-09-32-401-108	4974 GLENORA DR	6/16/2023	\$439,990	\$423,249	\$68,491	\$51,750	1.00	\$68,491.00		KAT	12.23%
O-09-29-331-005	3226 GRAND CIRCLE PARK	3/24/2022	\$230,000	\$221,327	\$63,873	\$55,200	1.00	\$63,873.00		KAT	24.94%
O-09-32-401-102	4938 GLENORA DR	9/22/2023	\$424,990	\$410,561	\$66,179	\$51,750	1.00	\$66,179.00		KAT	12.60%
O-09-28-102-051	3016 HIGH POINTE RIDGE RE	7/18/2023	\$209,500	\$202,587	\$46,376	\$39,463	1.00	\$46,376.00		KAT	19.48%
O-09-32-401-010	4721 BROOMFIELD WAY	6/22/2022	\$436,540	\$422,367	\$65,923	\$51,750	1.00	\$65,923.00		KAT	12.25%
O-09-32-401-111	4992 GLENORA DR	7/27/2023	\$424,990	\$412,160	\$64,580	\$51,750	1.00	\$64,580.00		KAT	12.56%
O-09-28-102-003	3169 HIGH POINTE RIDGE RE	7/20/2022	\$200,000	\$193,976	\$45,487	\$39,463	1.00	\$45,487.00		KAT	20.34%
O-09-32-401-107	4968 GLENORA DR	6/9/2023	\$430,000	\$417,117	\$64,633	\$51,750	1.00	\$64,633.00		KAT	12.41%
O-09-23-352-056	283 FOUR SEASONS DR	2/6/2023	\$379,900	\$368,732	\$51,533	\$40,365	1.00	\$51,533.00		KAT	10.95%
O-09-32-401-106	4962 GLENORA DR	7/18/2023	\$427,290	\$415,099	\$63,941	\$51,750	1.00	\$63,941.00		KAT	12.47%
O-09-32-401-018	4783 GLENORA DR	3/24/2023	\$419,990	\$408,453	\$63,287	\$51,750	1.00	\$63,287.00		KAT	12.67%
O-09-32-401-072	4757 BROOMFIELD WAY	5/27/2022	\$453,685	\$442,287	\$63,148	\$51,750	1.00	\$63,148.00		KAT	11.70%
O-09-32-401-006	4697 BROOMFIELD WAY	6/22/2022	\$438,265	\$428,036	\$61,979	\$51,750	1.00	\$61,979.00		KAT	12.09%
O-09-32-401-077	4787 BROOMFIELD WAY	1/28/2022	\$415,500	\$405,838	\$61,412	\$51,750	1.00	\$61,412.00		KAT	12.75%
O-09-32-401-039	4740 BROOMFIELD WAY	3/25/2022	\$436,735	\$427,606	\$60,879	\$51,750	1.00	\$60,879.00		KAT	12.10%
O-09-32-401-103	4944 GLENORA DR	7/27/2023	\$429,990	\$422,079	\$59,661	\$51,750	1.00	\$59,661.00		KAT	12.26%
O-09-32-401-055	4836 BROOMFIELD WAY	3/18/2022	\$415,000	\$407,745	\$59,005	\$51,750	1.00	\$59,005.00		KAT	12.69%
O-09-32-401-025	4825 GLENORA DR	3/29/2023	\$429,965	\$423,201	\$58,514	\$51,750	1.00	\$58,514.00		KAT	12.23%
O-09-32-401-105	4956 GLENORA DR	9/28/2023	\$399,990	\$396,659	\$55,081	\$51,750	1.00	\$55,081.00		KAT	13.05%
O-09-32-401-027	4837 GLENORA DR	4/19/2023	\$418,477	\$415,303	\$54,924	\$51,750	1.00	\$54,924.00		KAT	12.46%
O-09-32-401-001	4667 BROOMFIELD WAY	7/21/2022	\$444,440	\$441,406	\$54,784	\$51,750	1.00	\$54,784.00		KAT	11.72%
O-09-23-352-030	200 FOUR SEASONS DR	7/31/2023	\$389,000	\$386,488	\$42,877	\$40,365	1.00	\$42,877.00		KAT	10.44%
O-09-32-401-042	4758 BROOMFIELD WAY	3/29/2022	\$388,855	\$386,382	\$54,223	\$51,750	1.00	\$54,223.00		KAT	13.39%
O-09-32-401-008	4709 BROOMFIELD WAY	6/22/2022	\$426,945	\$424,795	\$53,900	\$51,750	1.00	\$53,900.00		KAT	12.18%
O-09-32-401-022	4807 GLENORA DR	8/25/2022	\$419,765	\$417,959	\$53,556	\$51,750	1.00	\$53,556.00		KAT	12.38%
O-09-32-401-021	4801 GLENORA DR	2/28/2023	\$410,000	\$408,453	\$53,297	\$51,750	1.00	\$53,297.00		KAT	12.67%
O-09-29-103-008	3269 BALDWIN WOODS DR	1/3/2022	\$210,000	\$209,350	\$36,225	\$35,575	1.00	\$36,225.00		KAT	16.99%
O-09-32-401-109	4980 GLENORA DR	6/2/2023	\$427,685	\$426,647	\$52,788	\$51,750	1.00	\$52,788.00		KAT	12.13%
O-09-32-401-009	4715 BROOMFIELD WAY	6/23/2022	\$411,305	\$411,485	\$51,570	\$51,750	1.00	\$51,570.00		KAT	12.58%
O-09-32-401-040	4746 BROOMFIELD WAY	3/29/2022	\$419,015	\$419,807	\$50,958	\$51,750	1.00	\$50,958.00		KAT	12.33%
O-09-32-401-049	4800 BROOMFIELD WAY	1/27/2022	\$399,375	\$401,557	\$49,568	\$51,750	1.00	\$49,568.00		KAT	12.89%
O-09-32-401-041	4752 BROOMFIELD WAY	3/30/2022	\$404,825	\$407,833	\$48,742	\$51,750	1.00	\$48,742.00		KAT	12.69%
O-09-32-401-047	4788 BROOMFIELD WAY	2/25/2022	\$391,945	\$395,148	\$48,547	\$51,750	1.00	\$48,547.00		KAT	13.10%
O-09-32-401-044	4770 BROOMFIELD WAY	2/14/2022	\$400,325	\$404,271	\$47,804	\$51,750	1.00	\$47,804.00		KAT	12.80%
O-09-23-352-001	392 FOUR SEASONS DR	6/24/2022	\$320,000	\$324,367	\$35,998	\$40,365	20.51	\$1,755.14		KAT	12.44%
O-09-28-102-035	3113 HIGH POINTE RIDGE RE	2/3/2023	\$174,000	\$177,076	\$36,387	\$39,463	1.00	\$36,387.00		KAT	22.29%
O-09-32-401-002	4673 BROOMFIELD WAY	7/29/2022	\$430,890	\$439,022	\$43,618	\$51,750	1.00	\$43,618.00		KAT	11.79%
O-09-14-327-009	150 STRATFORD LN	7/8/2022	\$268,000	\$273,059	\$49,997	\$55,056	1.00	\$49,997.00		KAT	20.16%
O-09-32-401-045	4776 BROOMFIELD WAY	11/22/2023	\$372,500	\$379,817	\$44,433	\$51,750	1.00	\$44,433.00		KAT	13.62%
O-09-32-401-071	4751 BROOMFIELD WAY	6/1/2022	\$416,075	\$425,205	\$42,620	\$51,750	1.00	\$42,620.00		KAT	12.17%
O-09-32-401-024	4819 GLENORA DR	6/28/2023	\$399,990	\$412,829	\$38,911	\$51,750	1.00	\$38,911.00		KAT	12.54%
O-09-14-326-068	1710 BARRINGTON CT	5/2/2022	\$290,000	\$299,877	\$14,273	\$24,150	1.00	\$14,273.00		KAT	8.05%
O-09-14-327-047	335 STRATFORD LN	11/3/2022	\$260,000	\$269,872	\$45,184	\$55,056	1.00	\$45,184.00		KAT	20.40%
O-09-23-352-027	218 FOUR SEASONS DR	4/25/2022	\$370,000	\$385,676	\$24,689	\$40,365	1.00	\$24,689.00		KAT	10.47%
O-09-23-352-047	385 FOUR SEASONS DR	5/10/2023	\$285,000	\$297,884	\$27,481	\$40,365	1.00	\$27,481.00		KAT	13.55%
O-09-28-102-047	3048 HIGH POINTE RIDGE RE	2/24/2022	\$173,000	\$182,926	\$29,537	\$39,463	1.00	\$29,537.00		KAT	21.57%
O-09-32-401-070	4745 BROOMFIELD WAY	5/26/2022	\$411,575	\$435,832	\$27,493	\$51,750	1.00	\$27,493.00		KAT	11.87%
O-09-14-326-071	1722 BARRINGTON CT	8/18/2023	\$285,000	\$302,599	\$6,551	\$24,150	1.00	\$6,551.00		KAT	7.98%
O-09-32-401-069	4739 BROOMFIELD WAY	5/27/2022	\$410,075	\$435,832	\$25,993	\$51,750	1.00	\$25,993.00		KAT	11.87%
O-09-32-401-068	4733 BROOMFIELD WAY	5/18/2022	\$409,725	\$437,316	\$24,159	\$51,750	1.00	\$24,159.00		KAT	11.83%
O-09-23-352-006	360 FOUR SEASONS DR	2/4/2022	\$275,000	\$296,793	\$18,572	\$40,365	1.00	\$18,572.00		KAT	13.60%
O-09-32-401-026	4831 GLENORA DR	5/26/2023	\$395,000	\$426,942	\$19,808	\$51,750	1.00	\$19,808.00		KAT	12.12%
O-09-32-401-046	4782 BROOMFIELD WAY	1/27/2022	\$355,470	\$386,288	\$20,932	\$51,750	1.00	\$20,932.00		KAT	13.40%
O-09-32-401-043	4764 BROOMFIELD WAY	2/16/2023	\$360,000	\$396,526	\$15,224	\$51,750	1.00	\$15,224.00		KAT	13.05%
O-09-28-102-006	3181 HIGH POINTE RIDGE RE	2/15/2022	\$159,000	\$175,140	\$23,323	\$39,463	1.00	\$23,323.00		KAT	22.53%
O-09-14-326-069	1726 BARRINGTON CT	1/21/2022	\$273,000	\$302,599	-\$5,449	\$24,150	1.00	-\$5,449.00		KAT	7.98%

Township/Village of Lake Orion

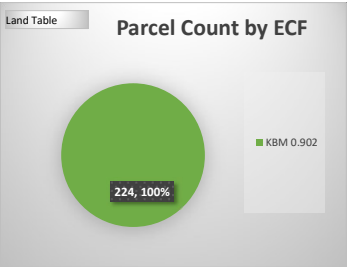
Land Table KAT

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 -09-32-151-035	3360 GINGELL DR	2/16/2023	\$179,900	\$202,651	\$17,335	\$40,086	1.00	\$17,335.00		KAT	19.78%
O -09-32-401-048	4794 BROOMFIELD WAY	1/26/2022	\$318,380	\$367,492	\$2,638	\$51,750	1.00	\$2,638.00		KAT	14.08%
O -09-29-331-001	3700 E MADISON AVE	3/3/2022	\$285,000	\$330,344	\$9,856	\$55,200	4.52	\$2,179.08		KAT	16.71%
O -09-14-327-043	354 STRATFORD LN	2/18/2022	\$220,000				1.00	-\$8,274.00		KAT	19.43%

Township/Village of Lake Orion
Land Table KBM

BSA DATABASE		SALES DATA	
Parcel Count	224	# of Sales	16
ECF Nbhd	KBM	Sales Ratio	47.36%
Min ECF	0.902	(Land Resid.-Est. Land Value)/Est. LV	46.06%
Max ECF	0.902	% Change	10.00%
Land Table LtoB	12.37%	Projected Land Table LtoB	13.61%
CVT LtoB	21.42%	Sales Sample Size	7.14%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



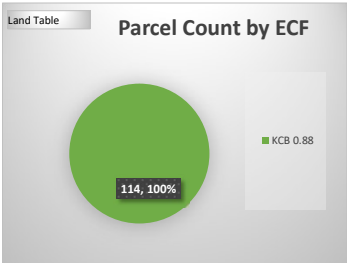
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$97,050	\$141,747	\$106,755
MINIMUM	\$80,300	\$117,283	\$88,330
MAXIMUM	\$113,800	\$166,212	\$125,180

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 -09-25-401-124	3568 FINCH CT	8/5/2022	\$940,000	\$818,679	\$228,421	\$107,100	0.46	\$496,567.39		KBM	13.08%
O -09-25-401-069	3339 MALLARD LN	6/24/2022	\$730,000	\$643,425	\$166,875	\$80,300	0.27	\$618,055.56		KBM	12.48%
O -09-25-401-168	3358 HUNTSMAN BLVD	6/17/2022	\$780,000	\$689,632	\$184,068	\$93,700	0.27	\$681,733.33		KBM	13.59%
O -09-25-401-155	3462 KINGSDALE BLVD	7/5/2022	\$875,000	\$787,031	\$188,369	\$100,400	0.33	\$570,815.15		KBM	12.76%
O -09-25-401-116	3150 HUNTSMAN BLVD	6/22/2022	\$760,000	\$691,566	\$148,734	\$80,300	0.27	\$550,866.67		KBM	11.61%
O -09-25-401-091	1072 KENDALL CT	3/1/2022	\$745,000	\$685,083	\$140,217	\$80,300	0.30	\$467,390.00		KBM	11.72%
O -09-25-401-201	927 WEBER CT	10/4/2022	\$750,000	\$690,498	\$153,202	\$93,700	0.27	\$567,414.81		KBM	13.57%
O -09-25-401-134	928 LONGSPUR BLVD	11/20/2023	\$925,000	\$874,886	\$150,514	\$100,400	0.32	\$470,356.25		KBM	11.48%
O -09-25-401-133	950 LONGSPUR BLVD	5/31/2022	\$924,900	\$879,245	\$146,055	\$100,400	0.32	\$456,421.88		KBM	11.42%
O -09-25-401-023	1374 GOLDENEYE LN	2/24/2022	\$767,000	\$733,821	\$120,179	\$87,000	0.32	\$375,559.38		KBM	11.86%
O -09-25-401-214	3387 HUNTSMAN BLVD	7/13/2022	\$751,100	\$737,473	\$107,327	\$93,700	0.27	\$397,507.41		KBM	12.71%
O -09-25-401-125	3546 FINCH CT	2/3/2023	\$875,000	\$865,309	\$116,791	\$107,100	0.46	\$253,893.48		KBM	12.38%
O -09-25-401-028	1414 GOLDENEYE LN	3/7/2022	\$810,000	\$801,195	\$89,105	\$80,300	0.27	\$330,018.52		KBM	10.02%
O -09-25-401-121	1126 LONGSPUR BLVD	5/16/2022	\$875,000	\$875,133	\$100,267	\$100,400	0.34	\$294,902.94		KBM	11.47%
O -09-25-401-072	3443 MALLARD LN	7/15/2022	\$672,000	\$675,105	\$77,195	\$80,300	0.27	\$285,907.41		KBM	11.89%
O -09-25-401-184	3230 HUNTSMAN BLVD	10/12/2022	\$700,000	\$750,707	\$42,993	\$93,700	0.27	\$159,233.33		KBM	12.48%

Township/Village of Lake Orion
Land Table KCB

BSA DATABASE		SALES DATA	
Parcel Count	114	# of Sales	5
ECF Nbhd	KCB	Sales Ratio	46.77%
Min ECF	0.880	(Land Resid.-Est. Land Value)/Est. LV	36.03%
Max ECF	0.880	% Change	10.00%
Land Table LtoB	19.42%	Projected Land Table LtoB	21.36%
CVT LtoB	21.42%	Sales Sample Size	4.39%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



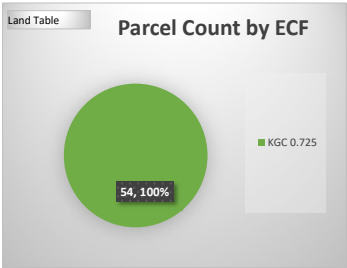
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$90,971	\$123,747	\$100,068
MINIMUM	\$90,971	\$123,747	\$100,068
MAXIMUM	\$90,971	\$123,747	\$100,068

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 -09-25-402-065	1194 LARK ST	3/25/2022	\$521,000	\$466,158	\$145,813	\$90,971	0.17	\$857,723.53		KCB	19.52%
O -09-25-402-100	1339 CROSSBILL LN	8/26/2022	\$575,000	\$526,844	\$139,127	\$90,971	0.15	\$927,513.33		KCB	17.27%
O -09-25-402-072	1166 LARK ST	10/17/2023	\$508,000	\$470,380	\$128,591	\$90,971	0.15	\$857,273.33		KCB	19.34%
O -09-25-402-002	1294 LARK ST	8/8/2022	\$475,000	\$456,069	\$109,902	\$90,971	0.15	\$732,680.00		KCB	19.95%
O -09-25-402-113	1239 LARK ST	8/31/2022	\$456,000	\$451,671	\$95,300	\$90,971	0.15	\$635,333.33		KCB	20.14%

Township/Village of Lake Orion
Land Table KGE

BSA DATABASE		SALES DATA	
Parcel Count	54	# of Sales	4
ECF Nbhd	KGC	Sales Ratio	47.38%
Min ECF	0.725	(Land Resid.-Est. Land Value)/Est. LV	34.82%
Max ECF	0.725	% Change	0.00%
Land Table LtoB	16.68%	Projected Land Table LtoB	16.68%
CVT LtoB	21.42%	Sales Sample Size	7.41%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$48,571	\$65,482	\$48,571
MINIMUM	\$10,945	\$14,756	\$10,945
MAXIMUM	\$86,196	\$116,208	\$86,196

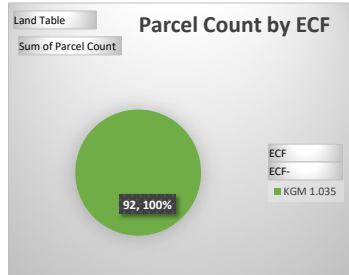
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
O -09-04-426-004	42 TWEED LN	8/26/2022	\$549,000	\$446,682	\$188,514	\$86,196	0.33	\$569,528.70		KGE	19.30%
O -09-04-426-018	213 KIRKSWAY LN	2/3/2023	\$550,000	\$523,254	\$112,942	\$86,196	0.37	\$308,584.70		KGE	16.47%
O -09-04-426-039	262 KIRKSWAY CT	1/27/2023	\$530,350	\$514,683	\$101,863	\$86,196	0.41	\$251,513.58		KGE	16.75%
O -09-04-426-038	272 KIRKSWAY CT	9/12/2022	\$665,000	\$689,683	\$61,513	\$86,196	0.53	\$117,167.62		KGE	12.50%

Township/Village of Lake Orion

Land Table KGM

BSA DATABASE		SALES DATA	
Parcel Count	92	# of Sales	57
ECF Nbhd	KGM	Sales Ratio	47.69%
Min ECF	1.035	(Land Resid.-Est. Land Value)/Est. LV	39.34%
Max ECF	1.035	% Change	10.00%
Land Table LtoB	12.88%	Projected Land Table LtoB	14.17%
CVT LtoB	21.42%	Sales Sample Size	61.96%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$59,000	\$82,210	\$64,900
MINIMUM	\$54,000	\$75,243	\$59,400
MAXIMUM	\$64,000	\$89,177	\$70,400

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-09-31-202-045	4328 SILICA DR	12/9/2022	\$521,915	\$384,527	\$201,388	\$64,000	0.38	\$528,577.43		KGM	16.64%
O-09-31-202-056	4177 AVERY RD	11/28/2022	\$532,765	\$401,496	\$195,269	\$64,000	0.38	\$512,517.06		KGM	15.94%
O-09-31-202-049	4149 AVERY RD	9/27/2022	\$468,915	\$364,413	\$168,502	\$64,000	0.38	\$442,262.47		KGM	17.56%
O-09-31-202-054	4169 AVERY RD	12/15/2022	\$484,565	\$385,459	\$163,106	\$64,000	0.38	\$428,099.74		KGM	16.60%
O-09-31-202-038	4356 SILICA DR	7/7/2023	\$529,990	\$433,033	\$160,957	\$64,000	0.38	\$422,459.32		KGM	14.78%
O-09-31-202-007	4133 AVERY RD	5/24/2023	\$495,840	\$406,977	\$152,863	\$64,000	0.38	\$401,215.22		KGM	15.73%
O-09-31-202-059	4162 AVERY RD	9/26/2022	\$644,810	\$536,197	\$172,613	\$64,000	0.38	\$453,052.49		KGM	11.94%
O-09-31-202-044	4332 SILICA DR	9/21/2023	\$436,440	\$363,126	\$137,314	\$64,000	0.38	\$360,404.20		KGM	17.62%
O-09-31-202-040	4348 SILICA DR	3/23/2023	\$526,935	\$438,966	\$151,969	\$64,000	0.38	\$398,868.77		KGM	14.58%
O-09-31-202-032	4380 SILICA DR	12/23/2022	\$615,065	\$513,364	\$165,701	\$64,000	0.38	\$434,910.76		KGM	12.47%
O-09-31-202-053	4165 AVERY RD	9/27/2023	\$465,000	\$394,806	\$134,194	\$64,000	0.38	\$352,215.22		KGM	16.21%
O-09-31-202-052	4161 AVERY RD	11/28/2022	\$522,485	\$458,710	\$127,775	\$64,000	0.38	\$335,367.45		KGM	13.95%
O-09-31-202-055	4173 AVERY RD	11/22/2023	\$449,990	\$396,990	\$117,000	\$64,000	0.38	\$307,086.61		KGM	16.12%
O-09-31-202-010	4309 SILICA DR	10/26/2022	\$481,340	\$426,982	\$118,358	\$64,000	0.38	\$310,650.92		KGM	14.99%
O-09-31-202-034	4372 SILICA DR	11/18/2022	\$642,640	\$570,975	\$135,665	\$64,000	0.38	\$356,076.12		KGM	11.21%
O-09-31-202-036	4364 SILICA DR	12/19/2022	\$584,640	\$525,111	\$123,529	\$64,000	0.38	\$324,223.10		KGM	12.19%
O-09-31-202-035	4368 SILICA DR	11/23/2022	\$650,930	\$589,692	\$125,238	\$64,000	0.38	\$328,708.66		KGM	10.85%
O-09-31-202-065	4138 AVERY RD	9/23/2022	\$599,990	\$544,597	\$119,393	\$64,000	0.38	\$313,367.45		KGM	11.75%
O-09-29-332-004	3571 W MADISON AVE	6/27/2023	\$385,000	\$349,602	\$89,398	\$54,000	0.05	\$1,787,960.00		KGM	15.45%
O-09-31-202-030	4388 SILICA DR	10/27/2023	\$529,290	\$486,995	\$106,295	\$64,000	0.38	\$278,989.50		KGM	13.14%
O-09-31-202-046	4324 SILICA DR	10/21/2022	\$437,720	\$403,899	\$97,821	\$64,000	0.38	\$256,748.03		KGM	15.85%
O-09-31-202-048	4145 AVERY RD	9/30/2022	\$509,315	\$470,276	\$103,039	\$64,000	0.38	\$270,443.57		KGM	13.61%
O-09-31-202-028	4397 SILICA DR	7/10/2023	\$636,210	\$588,380	\$111,830	\$64,000	0.38	\$293,517.06		KGM	10.88%
O-09-31-202-051	4157 AVERY RD	1/20/2023	\$499,990	\$463,077	\$100,913	\$64,000	0.38	\$264,863.52		KGM	13.82%
O-09-31-202-050	4153 AVERY RD	9/29/2022	\$455,720	\$422,556	\$97,164	\$64,000	0.38	\$255,023.62		KGM	15.15%
O-09-31-202-016	4349 SILICA DR	3/10/2023	\$613,915	\$570,428	\$107,487	\$64,000	0.38	\$282,118.11		KGM	11.22%
O-09-31-202-009	4305 SILICA DR	10/26/2022	\$533,555	\$504,113	\$93,442	\$64,000	0.38	\$245,254.59		KGM	12.70%
O-09-29-332-001	3517 W MADISON AVE	6/24/2022	\$375,000	\$354,506	\$74,494	\$54,000	0.05	\$1,489,880.00		KGM	15.23%
O-09-31-202-060	4158 AVERY RD	6/28/2022	\$619,365	\$589,097	\$94,268	\$64,000	0.38	\$247,422.57		KGM	10.86%
O-09-31-202-013	4321 SILICA DR	5/2/2023	\$616,665	\$587,723	\$93,392	\$64,000	0.38	\$245,123.36		KGM	10.90%
O-09-31-202-015	4329 SILICA DR	3/17/2023	\$575,500	\$550,049	\$89,451	\$64,000	0.38	\$234,779.53		KGM	11.64%
O-09-31-202-037	4360 SILICA DR	12/23/2022	\$676,155	\$652,012	\$88,143	\$64,000	0.38	\$231,346.46		KGM	9.82%
O-09-31-202-011	4313 SILICA DR	10/27/2022	\$552,990	\$538,119	\$78,871	\$64,000	0.38	\$207,010.50		KGM	11.89%
O-09-31-202-027	4393 SILICA DR	12/27/2023	\$550,595	\$544,398	\$70,197	\$64,000	0.38	\$184,244.09		KGM	11.76%
O-09-31-202-006	4129 AVERY RD	5/6/2022	\$516,540	\$513,793	\$66,747	\$64,000	0.38	\$175,188.98		KGM	12.46%
O-09-31-202-014	4325 SILICA DR	8/29/2023	\$510,000	\$509,953	\$64,047	\$64,000	0.38	\$168,102.36		KGM	12.55%
O-09-31-202-033	4376 SILICA DR	12/22/2022	\$600,080	\$602,391	\$61,689	\$64,000	0.38	\$161,913.39		KGM	10.62%
O-09-31-202-067	4130 AVERY RD	5/24/2022	\$547,045	\$551,886	\$59,159	\$64,000	0.38	\$155,272.97		KGM	11.60%
O-09-31-202-029	4392 SILICA DR	8/28/2023	\$594,290	\$601,565	\$56,725	\$64,000	0.38	\$148,884.51		KGM	10.64%
O-09-31-202-004	4121 AVERY RD	6/8/2022	\$503,565	\$511,437	\$56,128	\$64,000	0.38	\$147,317.59		KGM	12.51%
O-09-31-202-003	4117 AVERY RD	8/4/2022	\$546,340	\$556,481	\$53,859	\$64,000	0.38	\$141,362.20		KGM	11.50%

Township/Village of Lake Orion

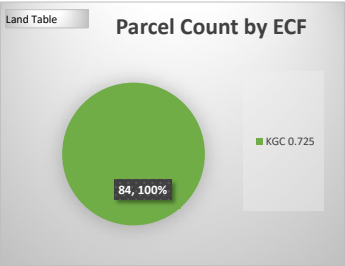
Land Table KGM

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 -09-31-202-069	4122 AVERY RD	8/25/2022	\$603,965	\$620,128	\$47,837	\$64,000	0.38	\$125,556.43		KGM	10.32%
O -09-31-202-012	4317 SILICA DR	12/14/2023	\$521,415	\$535,569	\$49,846	\$64,000	0.38	\$130,829.40		KGM	11.95%
O -09-31-202-068	4126 AVERY RD	6/30/2022	\$504,840	\$521,241	\$47,599	\$64,000	0.38	\$124,931.76		KGM	12.28%
O -09-31-202-066	4134 AVERY RD	5/26/2022	\$549,190	\$568,135	\$45,055	\$64,000	0.38	\$118,254.59		KGM	11.26%
O -09-31-202-058	4166 AVERY RD	9/22/2022	\$640,090	\$663,025	\$41,065	\$64,000	0.38	\$107,782.15		KGM	9.65%
O -09-31-202-057	4170 AVERY RD	7/20/2022	\$539,710	\$559,392	\$44,318	\$64,000	0.38	\$116,320.21		KGM	11.44%
O -09-31-202-064	4142 AVERY RD	7/14/2022	\$534,715	\$556,273	\$42,442	\$64,000	0.38	\$111,396.33		KGM	11.51%
O -09-31-202-061	4154 AVERY RD	8/24/2022	\$539,695	\$563,632	\$40,063	\$64,000	0.38	\$105,152.23		KGM	11.35%
O -09-31-202-019	4361 SILICA DR	10/27/2023	\$568,240	\$593,493	\$38,747	\$64,000	0.38	\$101,698.16		KGM	10.78%
O -09-31-202-062	4150 AVERY RD	6/7/2022	\$513,675	\$542,605	\$35,070	\$64,000	0.38	\$92,047.24		KGM	11.79%
O -09-31-202-026	4389 SILICA DR	11/22/2023	\$575,320	\$610,212	\$29,108	\$64,000	0.38	\$76,398.95		KGM	10.49%
O -09-31-202-008	4301 SILICA DR	8/19/2022	\$547,420	\$582,565	\$28,855	\$64,000	0.38	\$75,734.91		KGM	10.99%
O -09-31-202-005	4125 AVERY RD	5/12/2022	\$608,490	\$665,952	\$6,538	\$64,000	0.38	\$17,160.11		KGM	9.61%
O -09-31-202-031	4384 SILICA DR	5/23/2023	\$502,540	\$565,975	\$565	\$64,000	0.38	\$1,482.94		KGM	11.31%
O -09-31-202-063	4146 AVERY RD	5/27/2022	\$503,095	\$571,828	-\$4,733	\$64,000	0.38	-\$12,422.57		KGM	11.19%
O -09-31-202-022	4373 SILICA DR	11/13/2023	\$556,040	\$642,568	-\$22,528	\$64,000	0.38	-\$59,128.61		KGM	9.96%

Township/Village of Lake Orion
Land Table KGW

BSA DATABASE		SALES DATA	
Parcel Count	84	# of Sales	20
ECF Nbhd	KGC	Sales Ratio	45.93%
Min ECF	0.725	(Land Resid.-Est. Land Value)/Est. LV	65.09%
Max ECF	0.725	% Change	0.00%
Land Table LtoB	12.85%	Projected Land Table LtoB	12.85%
CVT LtoB	21.42%	Sales Sample Size	23.81%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



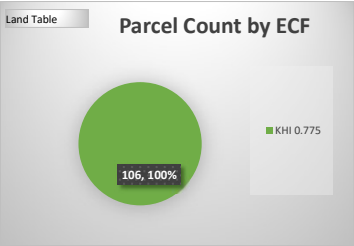
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$64,619	\$106,679	\$64,619
MINIMUM	\$57,622	\$95,128	\$57,622
MAXIMUM	\$71,616	\$118,230	\$71,616

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 -09-04-301-066	110 CROSBIE CT	12/6/2023	\$477,000	\$343,400	\$191,222	\$57,622	0.22	\$881,207.37		KGW	16.78%
O -09-04-301-014	2196 ALTON LN	2/28/2023	\$440,786	\$322,261	\$161,495	\$42,970	0.21	\$761,768.87		KGW	13.33%
O -09-04-301-067	98 CROSBIE CT	7/15/2022	\$444,036	\$334,301	\$167,357	\$57,622	0.22	\$771,230.41		KGW	17.24%
O -09-04-301-040	425 GREENAN LN	9/22/2022	\$767,500	\$602,484	\$236,632	\$71,616	0.26	\$896,333.33		KGW	11.89%
O -09-04-301-082	2206 PRESTWICK LN	10/6/2023	\$436,000	\$344,071	\$149,551	\$57,622	0.23	\$650,221.74		KGW	16.75%
O -09-04-301-046	282 GREENAN LN	7/31/2023	\$475,600	\$378,020	\$169,196	\$71,616	0.24	\$719,982.98		KGW	18.95%
O -09-04-301-019	211 GREENAN LN	9/30/2022	\$462,821	\$370,310	\$164,127	\$71,616	0.27	\$607,877.78		KGW	19.34%
O -09-04-301-058	204 GREENAN LN	7/19/2022	\$579,000	\$510,726	\$125,896	\$57,622	0.36	\$354,636.62		KGW	11.28%
O -09-04-301-084	2192 PRESTWICK LN	9/15/2023	\$490,500	\$453,147	\$94,975	\$57,622	0.24	\$394,087.14		KGW	12.72%
O -09-04-301-010	119 GREENAN LN	3/27/2023	\$800,000	\$750,431	\$121,185	\$71,616	0.25	\$477,106.30		KGW	9.54%
O -09-04-301-013	2204 ALTON LN	1/31/2022	\$363,169	\$341,133	\$79,658	\$57,622	0.26	\$306,376.92		KGW	16.89%
O -09-04-301-022	235 GREENAN LN	2/16/2022	\$413,180	\$390,733	\$94,063	\$71,616	0.28	\$338,356.12		KGW	18.33%
O -09-04-301-025	271 GREENAN LN	3/10/2023	\$775,030	\$750,148	\$96,498	\$71,616	0.27	\$357,400.00		KGW	9.55%
O -09-04-301-079	84 GREENAN LN	5/23/2022	\$463,608	\$451,120	\$70,110	\$57,622	0.26	\$269,653.85		KGW	12.77%
O -09-04-301-018	199 GREENAN LN	2/16/2023	\$468,789	\$483,066	\$57,339	\$71,616	0.24	\$240,920.17		KGW	14.83%
O -09-04-301-083	2198 PRESTWICK LN	12/21/2022	\$439,165	\$456,524	\$40,263	\$57,622	0.24	\$169,172.27		KGW	12.62%
O -09-04-301-051	2210 GREENAN CT	4/5/2022	\$425,617	\$459,759	\$37,474	\$71,616	0.25	\$151,104.84		KGW	15.58%
O -09-04-301-021	213 SANDHILLS LN	5/13/2022	\$505,280	\$548,485	\$28,411	\$71,616	0.35	\$81,640.80		KGW	13.06%
O -09-04-301-054	224 GREENAN LN	3/2/2022	\$389,796	\$449,400	-\$1,982	\$57,622	0.30	-\$6,562.91		KGW	12.82%
O -09-04-301-034	379 CRAIGEND CT	1/21/2022	\$372,928	\$437,268	-\$21,370	\$42,970	0.37	-\$57,601.08		KGW	9.83%

Township/Village of Lake Orion
Land Table KHI

BSA DATABASE		SALES DATA	
Parcel Count	106	# of Sales	10
ECF Nbhd	KHI	Sales Ratio	47.49%
Min ECF	0.775	(Land Resid.-Est. Land Value)/Est. LV	38.15%
Max ECF	0.775	% Change	10.00%
Land Table LtoB	14.04%	Projected Land Table LtoB	15.44%
CVT LtoB	21.42%	Sales Sample Size	9.43%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



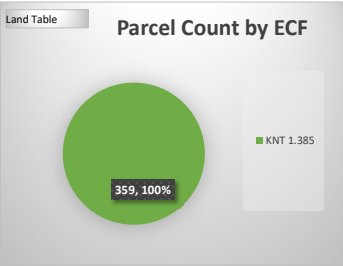
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$83,324	\$115,114	\$91,656
MINIMUM	\$83,324	\$115,114	\$91,656
MAXIMUM	\$83,324	\$115,114	\$91,656

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 -09-08-151-023	3601 PARK MEADOW DR	12/4/2023	\$745,000	\$604,399	\$223,925	\$83,324	0.75	\$297,377.16		KHI	13.79%
O -09-08-151-054	3105 PARK MEADOW DR	8/18/2023	\$691,000	\$599,020	\$175,304	\$83,324	1.15	\$152,970.33		KHI	13.91%
O -09-08-151-080	3361 PARK MEADOW DR	8/31/2022	\$600,000	\$536,920	\$146,404	\$83,324	0.48	\$304,374.22		KHI	15.52%
O -09-08-151-045	3194 PARK MEADOW DR	4/28/2022	\$642,000	\$589,454	\$135,870	\$83,324	0.47	\$289,085.11		KHI	14.14%
O -09-08-151-062	3215 WOODVIEW CIR	7/22/2022	\$634,900	\$588,544	\$129,680	\$83,324	0.50	\$261,451.61		KHI	14.16%
O -09-08-151-055	3117 PARK MEADOW DR	8/12/2022	\$675,000	\$671,054	\$87,270	\$83,324	0.84	\$104,514.97		KHI	12.42%
O -09-07-226-033	3719 BARN MEADOW LN	8/1/2022	\$585,000	\$592,240	\$76,084	\$83,324	0.92	\$82,880.17		KHI	14.07%
O -09-08-151-039	3266 PARK MEADOW DR	6/24/2022	\$670,000	\$685,952	\$67,372	\$83,324	0.93	\$72,834.59		KHI	12.15%
O -09-08-151-033	3346 PARK MEADOW DR	5/2/2022	\$530,000	\$550,657	\$62,667	\$83,324	0.51	\$122,396.48		KHI	15.13%
O -09-08-151-001	3612 PARK MEADOW DR	1/22/2022	\$552,000	\$588,756	\$46,568	\$83,324	0.50	\$92,396.83		KHI	14.15%

Township/Village of Lake Orion
Land Table KNT

BSA DATABASE		SALES DATA	
Parcel Count	359	# of Sales	53
ECF Nbhd	KNT	Sales Ratio	45.17%
Min ECF	1.385	(Land Resid.-Est. Land Value)/Est. LV	39.28%
Max ECF	1.385	% Change	25.00%
Land Table LtoB	25.65%	Projected Land Table LtoB	32.06%
CVT LtoB	21.42%	Sales Sample Size	14.76%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$32,617	\$45,428	\$40,771
MINIMUM	\$32,617	\$45,428	\$40,771
MAXIMUM	\$32,617	\$45,428	\$40,771

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-09-29-226-021	2637 THORNBRIER CT	9/6/2023	\$170,000				1.00	\$96,322.00		KNT	30.69%
O-09-29-226-073	2668 WILDWOOD CT	8/31/2022	\$160,000				1.00	\$88,071.00		KNT	31.20%
O-09-29-226-163	2923 ROCKFORD CT	10/4/2023	\$185,000	\$129,368	\$88,249	\$32,617	1.00	\$88,249.00		KNT	25.21%
O-09-29-226-101	2727 FOX HOLLOW CT	7/17/2023	\$150,000	\$104,981	\$77,636	\$32,617	1.00	\$77,636.00		KNT	31.07%
O-09-29-226-189	2938 MEADOWBROOK CT	12/20/2022	\$140,000	\$104,546	\$68,071	\$32,617	1.00	\$68,071.00		KNT	31.20%
O-09-29-226-097	2781 FOX HOLLOW CT	7/22/2022	\$139,000	\$104,626	\$66,991	\$32,617	1.00	\$66,991.00		KNT	31.17%
O-09-29-226-077	2802 WILLOW CT	11/27/2023	\$137,500	\$104,546	\$65,571	\$32,617	1.00	\$65,571.00		KNT	31.20%
O-09-29-226-081	2818 WILLOW CT	11/30/2023	\$133,900	\$101,992	\$64,525	\$32,617	1.00	\$64,525.00		KNT	31.98%
O-09-29-226-085	2707 FOX HOLLOW CT	10/26/2023	\$137,000	\$104,604	\$65,013	\$32,617	1.00	\$65,013.00		KNT	31.18%
O-09-29-226-012	2605 THORNBRIER CT	8/15/2023	\$169,900	\$129,776	\$72,741	\$32,617	1.00	\$72,741.00		KNT	25.13%
O-09-29-226-053	2612 WILDWOOD CT	4/18/2022	\$135,000	\$104,546	\$63,071	\$32,617	1.00	\$63,071.00		KNT	31.20%
O-09-29-226-033	2657 PINERIDGE CT	2/17/2022	\$132,000	\$104,546	\$60,071	\$32,617	1.00	\$60,071.00		KNT	31.20%
O-09-29-226-213	2941 ROCKFORD CT	12/28/2023	\$127,500	\$104,546	\$55,571	\$32,617	1.00	\$55,571.00		KNT	31.20%
O-09-29-226-037	2677 PINERIDGE CT	3/27/2023	\$127,000	\$104,546	\$55,071	\$32,617	1.00	\$55,071.00		KNT	31.20%
O-09-29-226-185	2902 MEADOWBROOK CT	10/11/2022	\$124,900	\$104,546	\$52,971	\$32,617	1.00	\$52,971.00		KNT	31.20%
O-09-29-226-257	3117 SUNNYSIDE CT	2/4/2022	\$125,000	\$104,713	\$52,904	\$32,617	1.00	\$52,904.00		KNT	31.15%
O-09-29-226-160	2853 GLENWOOD CT	9/22/2023	\$152,000	\$129,368	\$55,249	\$32,617	1.00	\$55,249.00		KNT	25.21%
O-09-29-226-147	2913 ROCKFORD CT	10/16/2023	\$150,000	\$129,368	\$53,249	\$32,617	1.00	\$53,249.00		KNT	25.21%
O-09-29-226-148	2915 ROCKFORD CT	9/12/2023	\$155,000	\$133,854	\$53,763	\$32,617	1.00	\$53,763.00		KNT	24.37%
O-09-29-226-018	2631 THORNBRIER CT	7/21/2022	\$145,000	\$127,203	\$50,414	\$32,617	1.00	\$50,414.00		KNT	25.64%
O-09-29-226-086	2797 FOX HOLLOW CT	3/28/2022	\$145,000	\$127,203	\$50,414	\$32,617	1.00	\$50,414.00		KNT	25.64%
O-09-29-226-056	2646 WILDWOOD CT	11/28/2023	\$147,000	\$129,368	\$50,249	\$32,617	1.00	\$50,249.00		KNT	25.21%
O-09-29-226-010	2601 THORNBRIER CT	8/25/2023	\$165,000	\$145,748	\$51,869	\$32,617	1.00	\$51,869.00		KNT	22.38%
O-09-29-226-106	2777 FOX HOLLOW CT	8/18/2022	\$145,000	\$128,952	\$48,665	\$32,617	1.00	\$48,665.00		KNT	25.29%
O-09-29-226-223	3003 MAPLEWOOD CT	12/5/2023	\$145,000	\$129,368	\$48,249	\$32,617	1.00	\$48,249.00		KNT	25.21%
O-09-29-226-239	3035 MAPLEWOOD CT	8/3/2023	\$155,000	\$139,427	\$48,190	\$32,617	1.00	\$48,190.00		KNT	23.39%
O-09-29-226-224	3005 MAPLEWOOD CT	8/24/2022	\$143,000	\$129,776	\$45,841	\$32,617	1.00	\$45,841.00		KNT	25.13%
O-09-29-226-354	3150 BEECHTREE CT	11/21/2023	\$142,000	\$129,057	\$45,560	\$32,617	1.00	\$45,560.00		KNT	25.27%
O-09-29-226-243	3043 OAKRIDGE CT	11/10/2023	\$142,500	\$130,221	\$44,896	\$32,617	1.00	\$44,896.00		KNT	25.05%
O-09-29-226-020	2635 THORNBRIER CT	9/30/2022	\$150,000	\$139,208	\$43,409	\$32,617	1.00	\$43,409.00		KNT	23.43%
O-09-29-226-244	3045 OAKRIDGE CT	9/9/2022	\$139,000	\$129,368	\$42,249	\$32,617	1.00	\$42,249.00		KNT	25.21%
O-09-29-226-254	3111 SUNNYSIDE CT	2/4/2022	\$140,000	\$130,912	\$41,705	\$32,617	1.00	\$41,705.00		KNT	24.92%
O-09-29-226-278	3087 OAKRIDGE CT	12/6/2022	\$138,000	\$129,057	\$41,560	\$32,617	1.00	\$41,560.00		KNT	25.27%
O-09-29-226-330	3247 NORTHFIELD CT	6/14/2022	\$157,000	\$147,130	\$42,487	\$32,617	1.00	\$42,487.00		KNT	22.17%
O-09-29-226-031	2653 PINERIDGE CT	10/13/2022	\$137,500	\$129,368	\$40,749	\$32,617	1.00	\$40,749.00		KNT	25.21%
O-09-29-226-143	2865 GLENWOOD CT	8/30/2022	\$135,000	\$129,368	\$38,249	\$32,617	1.00	\$38,249.00		KNT	25.21%
O-09-29-226-300	3234 BIRCHCREEK CT	7/18/2022	\$154,500	\$148,338	\$38,779	\$32,617	1.00	\$38,779.00		KNT	21.99%
O-09-29-226-252	3073 OAKRIDGE CT	4/15/2022	\$133,000	\$128,657	\$36,960	\$32,617	1.00	\$36,960.00		KNT	25.35%
O-09-29-226-280	3083 OAKRIDGE CT	6/15/2023	\$135,000	\$131,265	\$36,352	\$32,617	1.00	\$36,352.00		KNT	24.85%
O-09-29-226-176	3142 BEECHTREE CT	5/31/2023	\$129,990	\$127,383	\$35,224	\$32,617	1.00	\$35,224.00		KNT	25.61%
O-09-29-226-195	2966 ELMWOOD CT	7/24/2023	\$149,900	\$150,667	\$31,850	\$32,617	1.00	\$31,850.00		KNT	21.65%
O-09-29-226-331	3245 NORTHFIELD CT	8/29/2023	\$157,000	\$158,497	\$31,120	\$32,617	0.00			KNT	20.58%

Township/Village of Lake Orion

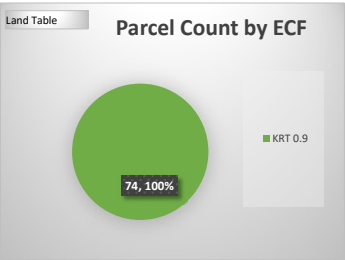
Land Table KNT

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 -09-29-226-255	3113 SUNNYSIDE CT	3/14/2022	\$131,000	\$134,980	\$28,637	\$32,617	1.00	\$28,637.00		KNT	24.16%
O -09-29-226-064	2656 WILDWOOD CT	8/8/2022	\$125,000	\$129,368	\$28,249	\$32,617	1.00	\$28,249.00		KNT	25.21%
O -09-29-226-295	3184 BEECHTREE CT	8/12/2022	\$138,900	\$148,338	\$23,179	\$32,617	1.00	\$23,179.00		KNT	21.99%
O -09-29-226-321	3201 HEATHERSTONE CT	3/9/2022	\$110,000	\$118,650	\$23,967	\$32,617	1.00	\$23,967.00		KNT	27.49%
O -09-29-226-103	2733 FOX HOLLOW CT	1/21/2022	\$130,000	\$140,268	\$22,349	\$32,617	1.00	\$22,349.00		KNT	23.25%
O -09-29-226-338	3221 NORTHFIELD CT	12/14/2022	\$135,000	\$145,748	\$21,869	\$32,617	1.00	\$21,869.00		KNT	22.38%
O -09-29-226-112	2745 FOX HOLLOW CT	9/29/2023	\$120,000	\$129,776	\$22,841	\$32,617	1.00	\$22,841.00		KNT	25.13%
O -09-29-226-059	2606 WILDWOOD CT	5/19/2023	\$115,000	\$129,368	\$18,249	\$32,617	1.00	\$18,249.00		KNT	25.21%
O -09-29-226-276	3105 SUNNYSIDE CT	2/7/2022	\$118,000	\$133,586	\$17,031	\$32,617	1.00	\$17,031.00		KNT	24.42%
O -09-29-226-296	3182 BEECHTREE CT	10/28/2022	\$125,000	\$148,338	\$9,279	\$32,617	1.00	\$9,279.00		KNT	21.99%
O -09-29-226-302	3222 BIRCHCREEK CT	5/10/2022	\$107,000				1.00	-\$8,222.00		KNT	22.06%

Township/Village of Lake Orion
Land Table KRT

BSA DATABASE		SALES DATA	
Parcel Count	74	# of Sales	5
ECF Nbhd	KRT	Sales Ratio	48.41%
Min ECF	0.900	(Land Resid.-Est. Land Value)/Est. LV	19.65%
Max ECF	0.900	% Change	5.00%
Land Table LtoB	16.49%	Projected Land Table LtoB	17.31%
CVT LtoB	21.42%	Sales Sample Size	6.76%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



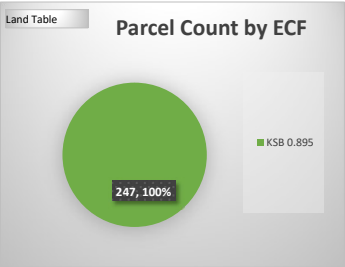
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$74,888	\$89,604	\$78,632
MINIMUM	\$63,063	\$75,455	\$66,216
MAXIMUM	\$86,712	\$103,752	\$91,048

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	\$388,088	\$119,682	\$82,770	1.00	\$119,682.00		KRT	21.33%
O -09-04-402-027	142 BURNIAH LN	5/2/2022	\$410,000	\$395,834	\$77,229	\$63,063	1.00	\$77,229.00		KRT	15.93%
O -09-04-402-032	120 BURNIAH LN	5/31/2022	\$405,000	\$409,630	\$58,433	\$63,063	1.00	\$58,433.00		KRT	15.40%
O -09-04-402-053	74 SANDHILLS LN	5/26/2022	\$542,000	\$511,275	\$105,613	\$74,888	1.00	\$105,613.00		KRT	14.65%
O -09-04-402-054	76 SANDHILLS LN	7/13/2023	\$438,000	\$444,691	\$68,197	\$74,888	1.00	\$68,197.00		KRT	16.84%

Township/Village of Lake Orion
Land Table KSB

BSA DATABASE		SALES DATA	
Parcel Count	247	# of Sales	15
ECF Nbhd	KSB	Sales Ratio	47.40%
Min ECF	0.895	(Land Resid.-Est. Land Value)/Est. LV	40.92%
Max ECF	0.895	% Change	10.00%
Land Table LtoB	13.68%	Projected Land Table LtoB	15.04%
CVT LtoB	21.42%	Sales Sample Size	6.07%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



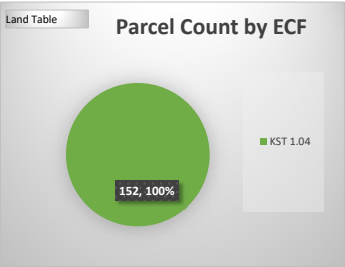
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$67,301	\$94,841	\$74,031
MINIMUM	\$59,300	\$83,566	\$65,230
MAXIMUM	\$74,360	\$104,789	\$81,796

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 -09-25-352-019	3878 KOSSUTH RD	9/14/2023	\$481,000	\$353,017	\$192,931	\$64,948	0.38	\$509,052.77		KSB	18.40%
O -09-25-380-005	3945 RED ROOT RD	5/26/2022	\$510,000	\$420,872	\$154,076	\$64,948	0.37	\$413,072.39		KSB	15.43%
O -09-25-356-002	3901 KELSEY RD	4/28/2022	\$480,000	\$400,503	\$146,798	\$67,301	0.47	\$310,355.18		KSB	16.80%
O -09-25-377-031	1061 INDIANPIPE RD	4/25/2023	\$624,018	\$534,669	\$154,297	\$64,948	0.39	\$399,733.16		KSB	12.15%
O -09-25-301-025	3508 KOSSUTH RD	9/23/2022	\$475,000	\$430,247	\$109,701	\$64,948	0.35	\$317,054.91		KSB	15.10%
O -09-25-380-023	3960 KAELEAF RD	1/20/2022	\$530,000	\$500,983	\$93,965	\$64,948	0.38	\$247,928.76		KSB	12.96%
O -09-25-352-040	3986 FIELDVIEW RD	8/5/2022	\$415,000	\$397,055	\$85,246	\$67,301	0.44	\$191,995.50		KSB	16.95%
O -09-25-378-001	3852 MAY CENTER RD	7/21/2023	\$535,000	\$525,642	\$80,895	\$71,537	0.50	\$161,790.00		KSB	13.61%
O -09-25-377-026	3836 RED ROOT RD	3/21/2022	\$580,000	\$573,782	\$71,166	\$64,948	0.39	\$184,367.88		KSB	11.32%
O -09-25-377-032	1055 INDIANPIPE RD	6/27/2023	\$657,123	\$662,695	\$59,376	\$64,948	0.39	\$153,823.83		KSB	9.80%
O -09-25-453-004	3820 KAELEAF RD	7/25/2023	\$631,000	\$640,720	\$57,581	\$67,301	0.44	\$132,066.51		KSB	10.50%
O -09-25-377-035	1027 INDIANPIPE RD	11/23/2022	\$645,000	\$655,864	\$60,673	\$71,537	0.50	\$120,382.94		KSB	10.91%
O -09-25-355-005	3987 KELSEY RD	12/3/2022	\$441,000	\$451,948	\$56,353	\$67,301	0.41	\$138,800.49		KSB	14.89%
O -09-25-380-004	3963 RED ROOT RD	5/20/2022	\$480,000	\$500,018	\$44,930	\$64,948	0.37	\$120,455.76		KSB	12.99%
O -09-25-354-001	3999 KELSEY RD	2/9/2023	\$375,000	\$402,262	\$40,039	\$67,301	0.48	\$83,763.60		KSB	16.73%

Township/Village of Lake Orion
Land Table KST

BSA DATABASE		SALES DATA	
Parcel Count	152	# of Sales	15
ECF Nbhd	KST	Sales Ratio	48.63%
Min ECF	1.040	(Land Resid.-Est. Land Value)/Est. LV	19.07%
Max ECF	1.040	% Change	10.00%
Land Table LtoB	12.68%	Projected Land Table LtoB	13.95%
CVT LtoB	21.42%	Sales Sample Size	9.87%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$47,168	\$56,161	\$51,885
MINIMUM	\$39,513	\$47,047	\$43,464
MAXIMUM	\$60,031	\$71,477	\$66,034

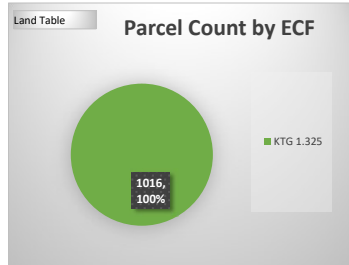
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
O -09-28-151-017	2432 FOREST HILLS DR	9/28/2023	\$415,000	\$362,150	\$112,881	\$60,031	0.29	\$389,244.83		KST	16.58%
O -09-28-151-025	3320 HICKORY DR	3/4/2022	\$400,000	\$358,497	\$101,534	\$60,031	0.19	\$537,216.93		KST	16.75%
O -09-28-151-072	2218 MAPLE CT	9/28/2022	\$376,500	\$349,337	\$87,194	\$60,031	0.26	\$340,601.56		KST	17.18%
O -09-28-151-005	2235 FOREST HILLS DR	2/14/2022	\$375,000	\$353,436	\$81,595	\$60,031	0.17	\$474,389.53		KST	16.98%
O -09-28-151-002	2213 FOREST HILLS DR	7/31/2023	\$400,000	\$386,236	\$73,795	\$60,031	0.18	\$421,685.71		KST	15.54%
O -09-28-151-047	3317 PIN OAK DR	9/2/2022	\$360,000	\$349,595	\$70,436	\$60,031	0.17	\$414,329.41		KST	17.17%
O -09-28-151-068	2242 SILVER MAPLE LN	4/20/2023	\$373,000	\$364,639	\$68,392	\$60,031	0.20	\$341,960.00		KST	16.46%
O -09-22-476-021	2954 WALDON PARK DR	1/25/2022	\$452,500	\$443,245	\$53,850	\$44,595	0.72	\$74,687.93		KST	10.06%
O -09-22-476-002	2955 WALDON PARK DR	9/20/2023	\$480,000	\$473,672	\$50,923	\$44,595	0.55	\$92,419.24		KST	9.41%
O -09-28-151-053	3288 HICKORY DR	10/10/2023	\$360,000	\$358,381	\$61,650	\$60,031	0.18	\$348,305.08		KST	16.75%
O -09-29-176-004	2902 REGENCY DR	3/3/2023	\$330,000	\$329,825	\$39,688	\$39,513	0.25	\$158,119.52		KST	11.98%
O -09-22-476-001	2979 WALDON PARK DR	8/16/2023	\$425,000	\$425,039	\$44,556	\$44,595	0.62	\$72,213.94		KST	10.49%
O -09-28-151-036	2264 FOREST HILLS DR	1/18/2022	\$339,900	\$347,416	\$52,515	\$60,031	0.20	\$269,307.69		KST	17.28%
O -09-28-151-044	3345 PIN OAK DR	1/6/2022	\$360,000	\$370,179	\$49,852	\$60,031	0.23	\$213,042.74		KST	16.22%
O -09-28-151-026	3312 HICKORY DR	12/19/2022	\$365,000	\$381,298	\$43,733	\$60,031	0.17	\$251,339.08		KST	15.74%

Township/Village of Lake Orion

Land Table KTG

BSA DATABASE		SALES DATA	
Parcel Count	1016	# of Sales	68
ECF Nbhd	KTG	Sales Ratio	47.11%
Min ECF	1.325	(Land Resid.-Est. Land Value)/Est. LV	28.32%
Max ECF	1.325	% Change	10.00%
Land Table LtoB	23.63%	Projected Land Table LtoB	25.99%
CVT LtoB	21.42%	Sales Sample Size	6.69%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$84,320	\$108,200	\$92,752
MINIMUM	\$76,655	\$98,364	\$84,321
MAXIMUM	\$108,595	\$139,350	\$119,455

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-09-20-476-008	2815 ARMSTRONG DR	11/30/2023	\$410,000	\$308,426	\$182,062	\$80,488	0.23	\$805,584.07		KTG	26.10%
O-09-20-379-022	:972 WALMSLEY CIRCLE D	6/9/2023	\$417,500	\$314,488	\$183,500	\$80,488	0.23	\$797,826.09		KTG	25.59%
O-09-20-378-010	:872 WALMSLEY CIRCLE D	10/13/2023	\$461,500	\$349,948	\$194,594	\$83,042	0.25	\$775,274.90		KTG	23.73%
O-09-20-127-021	2956 CEDAR KEY DR	10/4/2022	\$310,000	\$244,275	\$148,767	\$83,042	0.33	\$454,944.95		KTG	34.00%
O-09-29-255-012	2623 REGENCY DR	9/12/2023	\$320,000	\$257,588	\$145,454	\$83,042	0.31	\$464,709.27		KTG	32.24%
O-09-20-454-030	2915 SATURN DR	11/6/2023	\$360,000	\$290,041	\$150,447	\$80,488	0.24	\$624,261.41		KTG	27.75%
O-09-29-254-008	3312 ASHLEY DR	10/9/2023	\$342,000	\$276,237	\$146,251	\$80,488	0.19	\$757,777.20		KTG	29.14%
O-09-20-478-027	2559 GEMINI CT	6/14/2023	\$387,500	\$313,376	\$157,166	\$83,042	0.30	\$532,766.10		KTG	26.50%
O-09-20-251-006	2292 GEYER CT	7/5/2023	\$450,000	\$369,920	\$165,678	\$85,598	0.51	\$322,330.74		KTG	23.14%
O-09-20-376-012	2722 WAREING DR	9/19/2022	\$340,000	\$279,751	\$143,291	\$83,042	0.27	\$526,805.15		KTG	29.68%
O-09-20-127-015	3028 CEDAR KEY DR	5/13/2022	\$410,000	\$337,654	\$155,388	\$83,042	0.33	\$475,192.66		KTG	24.59%
O-09-20-301-021	2680 DANSBURY CT	9/12/2022	\$325,000	\$269,585	\$135,903	\$80,488	0.23	\$588,324.68		KTG	29.86%
O-09-29-256-025	3419 ASHLEY DR	5/15/2023	\$281,000	\$233,837	\$127,651	\$80,488	0.22	\$580,231.82		KTG	34.42%
O-09-20-476-007	2839 ARMSTRONG DR	12/14/2023	\$360,000	\$301,048	\$139,440	\$80,488	0.23	\$614,273.13		KTG	26.74%
O-09-20-130-009	2989 LESSITER DR	9/21/2023	\$361,500	\$304,566	\$137,422	\$80,488	0.19	\$712,031.09		KTG	26.43%
O-09-20-131-017	3161 SANDOVAL DR	9/16/2022	\$500,000	\$421,784	\$158,704	\$80,488	0.24	\$658,522.82		KTG	19.08%
O-09-20-380-006	:977 WALMSLEY CIRCLE D	6/29/2022	\$350,000	\$296,869	\$136,173	\$83,042	0.27	\$510,011.24		KTG	27.97%
O-09-20-478-030	2541 GEMINI CT	8/2/2023	\$399,900	\$342,159	\$140,783	\$83,042	0.31	\$460,075.16		KTG	24.27%
O-09-29-256-010	3330 BLASSER DR	6/7/2023	\$330,000	\$282,675	\$127,813	\$80,488	0.20	\$626,534.31		KTG	28.47%
O-09-20-177-002	2381 BROWNING DR	11/4/2022	\$500,000	\$431,903	\$148,585	\$80,488	0.23	\$634,978.63		KTG	18.64%
O-09-21-352-018	2786 ALDRIN DR	3/25/2022	\$370,000	\$321,248	\$131,794	\$83,042	0.27	\$489,940.52		KTG	25.85%
O-09-20-177-016	2402 BRABANT DR	8/31/2022	\$401,000	\$351,090	\$130,398	\$80,488	0.24	\$538,834.71		KTG	22.93%
O-09-20-301-028	2670 WELLVIEW CT	9/29/2023	\$375,000	\$330,383	\$125,105	\$80,488	0.23	\$536,931.33		KTG	24.36%
O-09-21-352-008	2472 ARMSTRONG CT	5/4/2022	\$445,000	\$392,208	\$135,834	\$83,042	0.34	\$405,474.63		KTG	21.17%
O-09-20-378-016	2823 WAREING PL	4/17/2023	\$416,000	\$368,754	\$130,288	\$83,042	0.30	\$429,993.40		KTG	22.52%
O-09-29-251-003	2782 REGENCY DR	5/19/2023	\$325,000	\$289,337	\$116,151	\$80,488	0.19	\$601,818.65		KTG	27.82%
O-09-20-131-012	3091 SANDOVAL DR	7/15/2022	\$400,000	\$356,528	\$123,960	\$80,488	0.24	\$518,661.09		KTG	22.58%
O-09-21-351-007	2624 ORBIT DR	8/25/2022	\$380,000	\$339,993	\$120,495	\$80,488	0.25	\$485,866.94		KTG	23.67%
O-09-20-255-002	2329 EATON GATE RD	12/22/2022	\$385,000	\$344,851	\$120,637	\$80,488	0.24	\$511,173.73		KTG	23.34%
O-09-29-252-007	2678 REGENCY DR	8/16/2023	\$288,000	\$259,664	\$108,824	\$80,488	0.19	\$563,854.92		KTG	31.00%
O-09-20-376-017	:809 WALMSLEY CIRCLE D	9/29/2022	\$375,000	\$338,227	\$119,815	\$83,042	0.31	\$385,257.23		KTG	24.55%
O-09-20-379-013	2864 WAREING DR	11/15/2023	\$392,000	\$354,036	\$121,006	\$83,042	0.26	\$470,840.47		KTG	23.46%
O-09-20-130-031	3210 SANDOVAL DR	6/14/2023	\$335,000	\$302,673	\$115,369	\$83,042	0.27	\$421,054.74		KTG	27.44%
O-09-21-358-002	2627 ORBIT DR	4/29/2022	\$409,000	\$369,759	\$122,283	\$83,042	0.28	\$436,725.00		KTG	22.46%
O-09-20-252-009	2719 BROWNING DR	6/22/2022	\$415,000	\$381,911	\$113,577	\$80,488	0.23	\$487,454.94		KTG	21.08%
O-09-21-126-016	2384 CEDAR KEY DR	6/30/2022	\$450,000	\$416,174	\$114,314	\$80,488	0.21	\$546,956.94		KTG	19.34%
O-09-29-255-026	3280 REGENCY DR	9/1/2022	\$299,900	\$277,682	\$102,706	\$80,488	0.25	\$419,208.16		KTG	28.99%
O-09-21-353-013	2672 ORBIT DR	5/24/2023	\$408,000	\$379,045	\$109,443	\$80,488	0.23	\$475,839.13		KTG	21.23%
O-09-29-257-022	3402 REGENCY DR	9/20/2022	\$290,000	\$272,535	\$97,953	\$80,488	0.19	\$504,912.37		KTG	29.53%
O-09-17-476-014	2628 CEDAR KEY DR	7/11/2022	\$425,000	\$403,537	\$104,505	\$83,042	0.35	\$301,167.15		KTG	20.58%
O-09-21-358-025	2817 ORBIT DR	11/29/2022	\$381,100	\$363,283	\$100,859	\$83,042	0.30	\$335,079.73		KTG	22.86%
O-09-20-328-004	2449 EATON GATE RD	11/29/2022	\$320,000	\$305,192	\$95,296	\$80,488	0.23	\$421,663.72		KTG	26.37%

Township/Village of Lake Orion

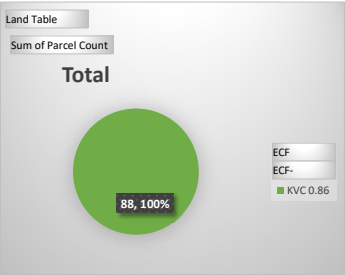
Land Table KTG

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 -09-17-477-003	2711 CEDAR KEY DR	7/5/2022	\$365,000	\$349,597	\$95,891	\$80,488	0.21	\$463,241.55		KTG	23.02%
O -09-20-130-035	3158 SANDOVAL DR	9/23/2022	\$355,000	\$340,258	\$95,230	\$80,488	0.22	\$432,863.64		KTG	23.65%
O -09-20-302-026	2711 LEEWOOD CIR	7/7/2023	\$340,000	\$327,740	\$92,748	\$80,488	0.25	\$377,024.39		KTG	24.56%
O -09-21-356-005	2421 GEMINI DR	1/11/2022	\$310,000	\$303,356	\$87,132	\$80,488	0.24	\$364,569.04		KTG	26.53%
O -09-20-177-010	2463 BROWNING DR	6/29/2022	\$292,000	\$288,576	\$86,466	\$83,042	0.30	\$290,154.36		KTG	28.78%
O -09-20-130-041	3020 SANDOVAL DR	6/10/2022	\$355,000	\$354,328	\$83,714	\$83,042	0.26	\$320,743.30		KTG	23.44%
O -09-20-476-014	2735 ARMSTRONG DR	8/25/2022	\$290,000	\$290,251	\$80,237	\$80,488	0.23	\$353,466.96		KTG	27.73%
O -09-20-379-029	1944 WALMSLEY CIRCLE D	1/3/2022	\$310,000	\$311,409	\$79,079	\$80,488	0.22	\$359,450.00		KTG	25.85%
O -09-20-381-004	1933 WALMSLEY CIRCLE D	3/17/2023	\$430,000	\$436,715	\$73,773	\$80,488	0.24	\$308,673.64		KTG	18.43%
O -09-20-131-006	3007 SANDOVAL DR	7/7/2022	\$349,900	\$358,688	\$71,700	\$80,488	0.23	\$309,051.72		KTG	22.44%
O -09-21-351-009	2636 ORBIT DR	9/1/2022	\$335,000	\$343,873	\$74,169	\$83,042	0.27	\$277,786.52		KTG	24.15%
O -09-29-256-024	3411 ASHLEY DR	9/14/2023	\$250,000	\$260,578	\$69,910	\$80,488	0.21	\$326,682.24		KTG	30.89%
O -09-21-176-006	2330 CEDAR KEY DR	3/17/2022	\$450,000	\$469,321	\$63,721	\$83,042	0.32	\$202,288.89		KTG	17.69%
O -09-20-127-013	3052 CEDAR KEY DR	11/4/2022	\$379,000	\$403,090	\$58,952	\$83,042	0.33	\$180,281.35		KTG	20.60%
O -09-20-302-012	3329 MILLCREST DR	2/9/2022	\$242,000	\$257,621	\$64,867	\$80,488	0.19	\$336,098.45		KTG	31.24%
O -09-20-228-006	2604 CANOE CIRCLE DR	7/29/2022	\$490,000	\$523,945	\$49,097	\$83,042	0.45	\$108,143.17		KTG	15.85%
O -09-20-202-005	2086 CEDAR KEY CT	8/19/2022	\$365,000	\$390,771	\$54,717	\$80,488	0.21	\$263,062.50		KTG	20.60%
O -09-20-131-009	3049 SANDOVAL DR	4/1/2022	\$330,000	\$359,339	\$53,703	\$83,042	0.27	\$201,134.83		KTG	23.11%
O -09-17-452-001	2849 CEDAR KEY DR	6/27/2023	\$300,000	\$329,058	\$51,430	\$80,488	0.21	\$248,454.11		KTG	24.46%
O -09-20-176-003	2396 BROWNING DR	1/17/2023	\$360,000	\$402,849	\$40,193	\$83,042	0.32	\$124,052.47		KTG	20.61%
O -09-20-203-003	2739 CANOE CIRCLE DR	8/2/2022	\$476,000	\$534,975	\$24,067	\$83,042	0.26	\$92,922.78		KTG	15.52%
O -09-21-126-002	2130 HILLTOP CT	1/14/2022	\$395,000	\$450,849	\$24,639	\$80,488	0.22	\$113,022.94		KTG	17.85%
O -09-17-452-006	2118 PINE HARBOR LN	11/10/2022	\$450,000	\$515,376	\$15,112	\$80,488	0.25	\$60,690.76		KTG	15.62%
O -09-21-358-003	2430 MERCURY DR	7/11/2023	\$507,500	\$627,923	-\$37,381	\$83,042	0.32	-\$117,550.31		KTG	13.22%
O -09-20-227-002	2619 CEDAR KEY DR	12/16/2022	\$405,000	\$508,631	-\$20,589	\$83,042	0.32	-\$65,361.90		KTG	16.33%
O -09-20-377-001	2651 WAREING CV	5/6/2022	\$265,000				0.34	-\$14,801.78		KTG	23.52%

Township/Village of Lake Orion
LandT Table KVC

BSA DATABASE		SALES DATA	
Parcel Count	88	# of Sales	14
ECF Nbhd	KVC	Sales Ratio	48.17%
Min ECF	0.860	(Land Resid.-Est. Land Value)/Est. LV	32.23%
Max ECF	0.860	% Change	15.00%
Land Table LtoB	12.24%	Projected Land Table LtoB	14.08%
CVT LtoB	21.42%	Sales Sample Size	15.91%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



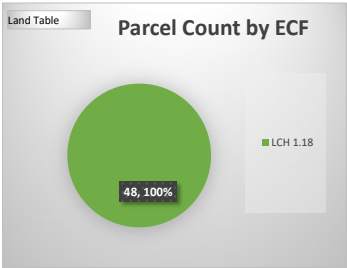
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$49,950	\$66,050	\$57,443
MINIMUM	\$45,900	\$60,694	\$52,785
MAXIMUM	\$54,000	\$71,405	\$62,100

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 -09-23-102-088	2290 MONTE VISTA CT	6/30/2023	\$590,000	\$499,373	\$144,627	\$54,000	0.06	\$2,410,450.00		KVC	10.81%
O -09-23-102-020	236 TRIMBLE ST	5/9/2022	\$445,900	\$391,523	\$108,377	\$54,000	0.07	\$1,548,242.86		KVC	13.79%
O -09-23-102-072	2303 MONTE VISTA CT	7/21/2023	\$419,900	\$390,662	\$75,138	\$45,900	0.07	\$1,073,400.00		KVC	11.75%
O -09-23-102-068	211 GUNNISON ST	3/29/2022	\$515,000	\$484,772	\$84,228	\$54,000	0.07	\$1,203,257.14		KVC	11.14%
O -09-23-102-056	2084 TRIMBLE ST	11/17/2023	\$412,000	\$391,956	\$74,044	\$54,000	0.07	\$1,057,771.43		KVC	13.78%
O -09-23-102-062	2156 TRIMBLE ST	10/16/2023	\$505,000	\$480,471	\$78,529	\$54,000	0.07	\$1,121,842.86		KVC	11.24%
O -09-23-102-081	2374 MONTE VISTA CT	7/18/2023	\$493,000	\$477,038	\$69,962	\$54,000	0.06	\$1,166,033.33		KVC	11.32%
O -09-23-102-003	2157 TRIMBLE ST	2/13/2023	\$400,000	\$388,094	\$57,806	\$45,900	0.07	\$825,800.00		KVC	11.83%
O -09-23-102-053	2048 TRIMBLE ST	9/14/2022	\$422,000	\$409,533	\$66,467	\$54,000	0.07	\$949,528.57		KVC	13.19%
O -09-23-102-026	306 TRIMBLE ST	7/15/2022	\$410,000	\$403,737	\$60,263	\$54,000	0.07	\$860,900.00		KVC	13.38%
O -09-23-102-023	272 TRIMBLE ST	8/18/2023	\$428,000	\$430,548	\$51,452	\$54,000	0.07	\$735,028.57		KVC	12.54%
O -09-23-102-076	2351 MONTE VISTA CT	5/31/2022	\$475,000	\$479,964	\$40,936	\$45,900	0.07	\$584,800.00		KVC	9.56%
O -09-23-102-001	2181 TRIMBLE ST	8/19/2022	\$370,000	\$391,971	\$23,929	\$45,900	0.06	\$398,816.67		KVC	11.71%
O -09-23-102-036	2130 ORWELL ST	1/27/2022	\$475,000	\$507,931	\$21,069	\$54,000	0.07	\$300,985.71		KVC	10.63%

Township/Village of Lake Orion
Land Table LCH

BSA DATABASE		SALES DATA	
Parcel Count	48	# of Sales	2
ECF Nbhd	LCH	Sales Ratio	52.37%
Min ECF	1.180	(Land Resid.-Est. Land Value)/Est. LV	-25.81%
Max ECF	1.180	% Change	5.00%
Land Table LtoB	18.17%	Projected Land Table LtoB	19.08%
CVT LtoB	21.42%	Sales Sample Size	4.17%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$54,649	\$40,547	\$57,381
MINIMUM	\$54,649	\$40,547	\$57,381
MAXIMUM	\$54,649	\$40,547	\$57,381

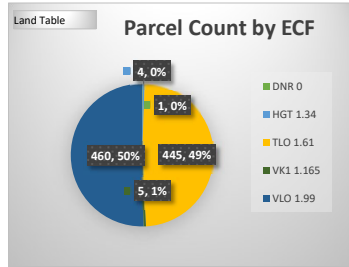
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
O -09-21-326-020	2783 LOCHMOOR BLVD	3/21/2022	\$290,000	\$313,392	\$31,257	\$54,649	1.00	\$31,257.00		LCH	17.44%
O -09-21-326-060	2930 LOCHMOOR BLVD	7/1/2022	\$305,000	\$309,813	\$49,836	\$54,649	1.00	\$49,836.00		LCH	17.64%

Township/Village of Lake Orion

Land Table LKO

BSA DATABASE		SALES DATA	
Parcel Count	915	# of Sales	61
ECF Nbhd	TLO, DNR, HGT, VLO, VK1	Sales Ratio	46.47%
Min ECF	1.165	(Land Resid.-Est. Land Value)/Est. LV	23.01%
Max ECF	1.990	% Change	10.00%
Land Table LtoB	35.07%	Projected Land Table LtoB	38.58%
CVT LtoB	21.42%	Sales Sample Size	6.67%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,053	\$2,525	\$2,258
MINIMUM	\$1,027	\$1,263	\$1,130
MAXIMUM	\$5,129	\$6,309	\$5,642

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-09-02-152-046	275 INDIANWOOD RD	8/1/2023	\$575,000	\$583,440	\$179,354	\$187,794	0.92	\$195,162.13		LKO	32.19%
O-09-03-254-007	650 FERNHURST CT	7/31/2023	\$725,000	\$667,288	\$226,101	\$168,389	0.12	\$1,949,146.55		LKO	25.23%
O-09-03-254-031	548 FERNHURST CT	5/11/2023	\$565,000	\$434,360	\$379,470	\$248,830	0.15	\$2,546,778.52		LKO	57.29%
O-09-03-278-016	475 INDIANWOOD RD	8/21/2023	\$735,000	\$701,193	\$394,284	\$360,477	0.44	\$890,031.60		LKO	51.41%
O-09-03-278-027		10/17/2022	\$265,000				0.14	\$1,892,857.14		LKO	100.00%
O-09-03-405-017		6/15/2022	\$350,000				0.15	\$2,397,260.27		LKO	100.00%
O-09-03-405-032	110 SHOREWOOD CT	9/21/2022	\$442,000	\$394,345	\$240,725	\$193,070	0.16	\$1,523,575.95		LKO	48.96%
O-09-03-405-058	778 CENTRAL DR	4/5/2022	\$528,000	\$526,808	\$275,488	\$274,296	0.17	\$1,611,040.94		LKO	52.07%
O-09-03-405-059		6/15/2022	\$350,000				0.23	\$1,495,726.50		LKO	100.00%
O-09-03-451-001	183 CHAMBERLAIN ST	7/31/2023	\$1,550,000	\$1,247,808	\$606,885	\$304,693	0.21	\$2,876,232.23		LKO	24.42%
O-09-03-452-042	847 FAIRVIEW ST	7/5/2023	\$500,000				0.37	\$597,504.09		LKO	30.96%
O-09-10-102-007	1422 HEIGHTS RD	10/4/2023	\$852,500	\$960,722	\$92,260	\$200,482	0.35	\$266,647.40		LKO	20.87%
O-09-10-103-004	342 MARINA POINTE BLV	9/16/2022	\$939,000	\$1,107,186	\$24,394	\$192,580	0.34	\$72,385.76		LKO	17.39%
O-09-10-103-007	384 MARINA POINTE BLV	9/28/2022	\$775,000	\$917,724	\$22,913	\$165,637	0.28	\$82,718.41		LKO	18.05%
O-09-10-127-009	1103 ARBROAK WAY	9/22/2023	\$515,000	\$559,653	\$223,363	\$268,016	0.32	\$689,391.98		LKO	47.89%
O-09-10-127-015	1035 ARBROAK WAY	8/31/2023	\$535,000	\$623,302	\$211,554	\$299,856	0.36	\$587,650.00		LKO	48.11%
O-09-10-127-031	385 BAY POINTE RD	8/1/2023	\$860,000	\$698,134	\$445,373	\$283,507	0.55	\$812,724.45		LKO	40.61%
O-09-10-176-007		9/26/2022	\$300,000				0.46	\$652,173.91		LKO	100.00%
O-09-10-177-008	1111 LEIDICH ST	7/19/2022	\$700,000	\$723,879	\$270,336	\$294,215	0.40	\$680,947.10		LKO	40.64%
O-09-10-203-003	259 PINE TREE RD	7/11/2023	\$969,000	\$962,691	\$377,529	\$371,220	0.32	\$1,165,212.96		LKO	38.56%
O-09-10-204-016	824 DOLLAR BAY DR	4/13/2023	\$1,100,000	\$927,773	\$416,491	\$244,264	0.21	\$2,021,800.97		LKO	26.33%
O-09-10-254-006	405 SHADY OAKS ST	6/15/2022	\$745,000	\$593,559	\$353,050	\$201,609	0.13	\$2,634,701.49		LKO	33.97%
O-09-10-254-015	447 SHADY OAKS ST	8/18/2023	\$610,000	\$240,808	\$593,481	\$224,289	0.24	\$2,462,576.76		LKO	93.14%
O-09-10-254-017	459 SHADY OAKS ST	7/13/2022	\$390,000	\$283,329	\$229,549	\$122,878	0.10	\$2,250,480.39		LKO	43.37%
O-09-10-256-014	862 HEIGHTS RD	6/10/2022	\$500,000				0.91	\$76,123.08		LKO	52.93%
O-09-10-278-015	748 KING CIR	6/8/2022	\$705,000	\$610,251	\$267,748	\$172,999	0.11	\$2,412,144.14		LKO	28.35%
O-09-10-278-017	740 KING CIR	6/24/2022	\$500,000	\$426,822	\$256,763	\$183,585	0.13	\$2,054,104.00		LKO	43.01%
O-09-10-278-046	710 KING CIR	5/10/2022	\$679,000	\$649,442	\$322,420	\$292,862	0.20	\$1,580,490.20		LKO	45.09%
O-09-11-303-004	515 BELLEVUE AVE	5/16/2022	\$862,000	\$860,950	\$297,695	\$296,645	0.23	\$1,323,088.89		LKO	34.46%
O-09-11-303-007	533 BELLEVUE AVE	5/12/2023	\$514,000	\$393,153	\$288,262	\$167,415	0.13	\$2,287,793.65		LKO	42.58%
O-09-11-307-014	465 HEIGHTS RD	5/5/2022	\$302,500	\$387,668	\$111,876	\$197,044	0.14	\$776,916.67		LKO	50.83%
OL-09-02-301-004	367 OAK LN	8/11/2023	\$360,000				0.27	\$1,328,413.28		LKO	100.00%
OL-09-02-303-004	362 OAK LN	8/1/2022	\$427,900	\$394,663	\$219,012	\$185,775	0.13	\$1,711,031.25		LKO	47.07%
OL-09-02-304-002	529 CENTRAL DR	8/14/2023	\$1,450,000	\$1,569,576	\$156,510	\$276,086	0.26	\$608,988.33		LKO	17.59%
OL-09-02-304-008	523 CENTRAL DR	9/27/2022	\$732,400	\$687,331	\$215,002	\$169,933	0.12	\$1,806,739.50		LKO	24.72%
OL-09-02-305-006	447 N NORTH SHORE DR	9/30/2022	\$400,000				0.12	\$3,478,260.87		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-09-02-326-018	360 N NORTH SHORE DR	7/17/2023	\$447,100	\$506,214	\$29,854	\$88,968	0.20	\$147,064.04		LKO	17.58%
OL-09-02-351-015	584 LONGPOINTE DR	8/1/2022	\$875,000	\$649,769	\$404,356	\$179,125	0.12	\$3,397,949.58		LKO	27.57%
OL-09-02-351-026	616 LONGPOINTE DR	5/4/2023	\$575,000	\$785,752	-\$15,150	\$195,602	0.13	-\$113,059.70		LKO	24.89%
OL-09-02-351-030	610 LONGPOINTE DR	6/13/2023	\$1,200,000	\$1,139,725	\$240,151	\$179,876	0.12	\$2,001,258.33		LKO	15.78%
OL-09-02-352-001	662 DETROIT AVE	5/9/2022	\$886,731	\$913,226	\$183,462	\$209,957	0.13	\$1,444,582.68		LKO	22.99%

Township/Village of Lake Orion

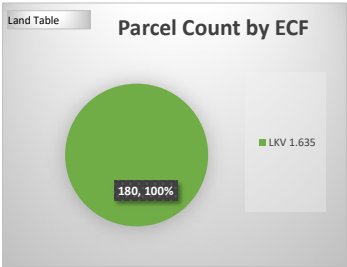
Land Table LKO

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-09-02-354-011	620 BUENA VISTA AVE	8/31/2022	\$570,000	\$583,055	\$148,040	\$161,095	0.11	\$1,345,818.18		LKO	27.63%
OL-09-02-355-010	85 CRESCENT AVE	5/30/2023	\$842,000	\$666,346	\$347,634	\$171,980	0.12	\$2,873,008.26		LKO	25.81%
OL-09-02-355-015	75 CRESCENT AVE	10/27/2023	\$925,000	\$781,123	\$524,808	\$380,931	0.31	\$1,715,058.82		LKO	48.77%
OL-09-03-429-014	754 CENTRAL DR	7/13/2022	\$544,900	\$400,156	\$306,257	\$161,513	0.13	\$2,374,085.27		LKO	40.36%
OL-09-03-431-003	355 PARK AVE	6/30/2023	\$685,000	\$637,118	\$235,462	\$187,580	0.12	\$2,029,844.83		LKO	29.44%
OL-09-03-435-018	565 CENTRAL DR	6/5/2023	\$880,000	\$727,894	\$329,719	\$177,613	0.12	\$2,818,111.11		LKO	24.40%
OL-09-03-481-009	694 VICTORIA IS	6/23/2023	\$240,000	\$304,429	\$126,339	\$190,768	0.21	\$598,763.03		LKO	62.66%
OL-09-11-102-015	130 HIGHLAND AVE	7/21/2023	\$940,000	\$826,015	\$395,277	\$281,292	0.20	\$2,027,061.54		LKO	34.05%
OL-09-11-104-001	212 BELLEVUE AVE	6/14/2022	\$699,900	\$563,020	\$338,285	\$201,405	0.14	\$2,505,814.81		LKO	35.77%
OL-09-11-107-003	225 BELLEVUE AVE	4/5/2022	\$700,000	\$804,797	\$42,986	\$147,783	0.08	\$530,691.36		LKO	18.36%
OL-09-11-107-006		5/2/2022	\$20,000	\$22,455	\$20,000	\$21,062	0.01	\$2,222,222.22		LKO	93.80%
OL-09-11-151-014	452 BELLEVUE AVE	6/23/2022	\$850,000	\$1,143,799	\$34,154	\$327,953	0.20	\$170,770.00		LKO	28.67%
OL-09-11-179-002	228 LOOKOUT LN	2/3/2023	\$580,000	\$517,207	\$204,955	\$142,162	0.08	\$2,627,628.21		LKO	27.49%
OL-09-11-182-012	304 LAKEVIEW DR	10/11/2022	\$715,000	\$595,838	\$334,966	\$215,804	0.14	\$2,375,645.39		LKO	36.22%
OL-09-11-226-054	314 S BROADWAY ST	10/14/2022	\$1,600,000	\$835,386	\$1,176,340	\$411,726	0.46	\$2,574,048.14		LKO	49.29%
OL-09-11-226-060	34 PARK ISLAND RD	2/11/2022	\$417,000	\$286,987	\$221,622	\$91,609	0.08	\$2,670,144.58		LKO	31.92%
OL-09-11-251-008	260 PARK ISLAND RD	11/1/2023	\$836,000	\$753,525	\$386,445	\$303,970	0.27	\$1,431,277.78		LKO	40.34%
OL-09-11-256-002	223 LOOKOUT LN	3/30/2023	\$210,000	\$278,115	\$96,088	\$164,203	0.08	\$1,201,100.00		LKO	59.04%
OL-09-11-257-034	222 HEIGHTS RD	1/20/2023	\$385,000	\$442,329	\$146,187	\$203,516	0.33	\$442,990.91		LKO	46.01%

Township/Village of Lake Orion
Land Table LKV

BSA DATABASE		SALES DATA	
Parcel Count	180	# of Sales	6
ECF Nbhd	LKV	Sales Ratio	57.45%
Min ECF	1.635	(Land Resid.-Est. Land Value)/Est. LV	26.10%
Max ECF	1.635	% Change	5.00%
Land Table LtoB	29.31%	Projected Land Table LtoB	30.77%
CVT LtoB	21.42%	Sales Sample Size	3.33%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



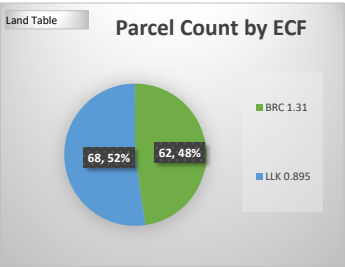
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,384	\$3,006	\$2,503
MINIMUM	\$1,390	\$1,753	\$1,460
MAXIMUM	\$3,978	\$5,016	\$4,177

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 -09-20-377-034	2560 BROWNING DR	11/18/2022	\$790,000	\$688,486	\$341,611	\$240,097	0.27	\$1,265,225.93		LKV	34.87%
O -09-20-227-022	3047 VOORHEIS LAKE CT	10/19/2023	\$1,150,000	\$1,003,778	\$358,606	\$212,384	0.25	\$1,417,415.02		LKV	21.16%
O -09-20-453-015	2810 SATURN DR	9/20/2022	\$710,000	\$632,691	\$325,254	\$247,945	0.29	\$553,153.06		LKV	39.19%
O -09-20-426-020	2764 ARMSTRONG DR	6/14/2022	\$750,000	\$730,300	\$261,828	\$242,128	0.31	\$833,847.13		LKV	33.15%
O -09-21-176-098	2438 KNOTTY WILLOW LN	9/22/2022	\$190,000	\$238,997	\$190,000	\$228,997	1.97	\$96,544.72		LKV	95.82%
O -09-21-176-100	2472 KNOTTY WILLOW LN	4/7/2022	\$260,000				0.61	-\$898,906.40		LKV	28.49%

Township/Village of Lake Orion
Land Table LLK

BSA DATABASE		SALES DATA	
Parcel Count	130	# of Sales	8
ECF Nbhd	LLK, BRC	Sales Ratio	42.80%
Min ECF	0.895	(Land Resid.-Est. Land Value)/Est. LV	26.27%
Max ECF	1.310	% Change	10.00%
Land Table LtoB	23.19%	Projected Land Table LtoB	25.50%
CVT LtoB	21.42%	Sales Sample Size	6.15%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



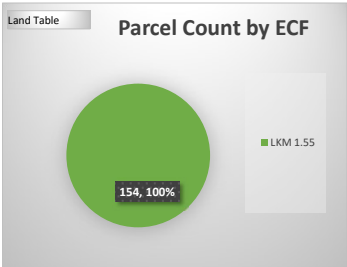
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,926	\$2,432	\$2,119
MINIMUM	\$1,108	\$1,399	\$1,219
MAXIMUM	\$3,220	\$4,066	\$3,542

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 -09-01-259-015	978 N LONG LAKE BLVD	7/14/2022	\$170,000				0.16	\$1,082,802.55		LLK	98.09%
O -09-01-263-005	1121 CLUTE CT	8/30/2022	\$750,000				0.20	\$2,263,290.00		LLK	22.09%
O -09-01-330-018	807 S LONG LAKE BLVD	7/28/2023	\$660,000	\$514,347	\$300,244	\$154,591	0.49	\$609,014.20		LLK	30.06%
O -09-01-179-024	722 N LONG LAKE BLVD	6/27/2023	\$245,000	\$208,152	\$152,080	\$115,232	0.15	\$1,034,557.82		LLK	55.36%
O -09-02-277-007	31 FRANKLIN WRIGHT BLV	12/28/2022	\$770,000	\$709,245	\$167,412	\$106,657	0.42	\$398,600.00		LLK	15.04%
O -09-01-152-004	35 FRANKLIN WRIGHT BLV	10/5/2023	\$785,000	\$752,619	\$149,719	\$117,338	0.61	\$244,239.80		LLK	15.59%
O -09-01-101-019	400 INDIAN LAKE CT	7/29/2022	\$705,000	\$708,494	\$225,443	\$228,937	3.58	\$63,008.11		LLK	32.31%
O -09-02-252-003	3 FRANKLIN WRIGHT BLV	8/31/2023	\$646,140	\$698,587	\$60,955	\$113,402	0.83	\$73,528.35		LLK	16.23%

Township/Village of Lake Orion
Land Table MAN

BSA DATABASE		SALES DATA	
Parcel Count	154	# of Sales	7
ECF Nbhd	LKM	Sales Ratio	40.24%
Min ECF	1.550	(Land Resid.-Est. Land Value)/Est. LV	78.03%
Max ECF	1.550	% Change	20.00%
Land Table LtoB	25.12%	Projected Land Table LtoB	30.14%
CVT LtoB	21.42%	Sales Sample Size	4.55%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



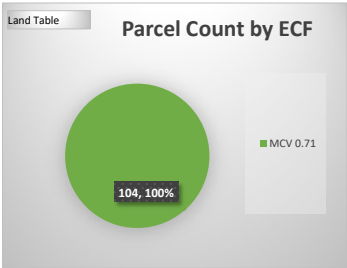
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,598	\$2,844	\$1,917
MINIMUM	\$973	\$1,732	\$1,168
MAXIMUM	\$62,514	\$111,292	\$75,017

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
O -09-03-127-011	994 ABSEGUAMI TRL	8/29/2023	\$723,000				1.35	\$298,167.90		MAN	29.00%
O -09-03-127-014	950 ABSEGUAMI TRL	6/30/2023	\$555,000	\$347,275	\$322,339	\$114,614	0.84	\$385,572.97		MAN	33.00%
O -09-03-204-013	819 ABSEGUAMI TRL	11/22/2022	\$725,000	\$500,571	\$408,047	\$183,618	2.36	\$172,974.57		MAN	36.68%
O -09-02-151-002	456 INDIANWOOD RD	8/18/2023	\$300,000	\$245,571	\$149,455	\$95,026	0.33	\$454,270.52		MAN	38.70%
O -09-03-176-011	1180 SENECA RD	3/2/2023	\$725,000	\$598,789	\$255,122	\$128,911	0.66	\$387,723.40		MAN	21.53%
O -09-02-101-003	959 MANITOU LN	10/20/2023	\$585,000	\$525,319	\$191,315	\$131,634	1.15	\$167,087.34		MAN	25.06%
O -09-04-227-008	310 CAYUGA RD	6/24/2022	\$810,000	\$891,684	\$21,679	\$103,363	0.44	\$49,382.69		MAN	11.59%

Township/Village of Lake Orion
Land Table MCV

BSA DATABASE		SALES DATA	
Parcel Count	104	# of Sales	6
ECF Nbhd	MCV	Sales Ratio	43.62%
Min ECF	0.710	(Land Resid.-Est. Land Value)/Est. LV	105.37%
Max ECF	0.710	% Change	15.00%
Land Table LtoB	13.75%	Projected Land Table LtoB	15.82%
CVT LtoB	21.42%	Sales Sample Size	5.77%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



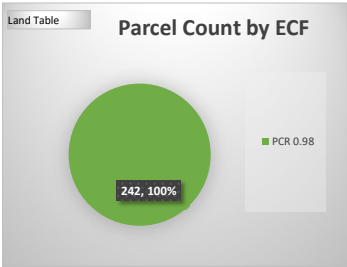
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$65,301	\$134,108	\$75,096
MINIMUM	\$58,045	\$119,206	\$66,752
MAXIMUM	\$68,928	\$141,556	\$79,267

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 -09-18-427-001	3594 MILL CREEK DR	9/15/2023	\$530,000	\$421,989	\$173,312	\$65,301	0.44	\$392,997.73		MCV	15.47%
O -09-18-402-020	3836 HIGH GROVE WAY	7/14/2023	\$525,000	\$428,262	\$162,039	\$65,301	0.33	\$498,581.54		MCV	15.25%
O -09-18-427-012	3665 HIGH GROVE WAY	11/10/2023	\$570,000	\$465,690	\$169,611	\$65,301	0.34	\$493,055.23		MCV	14.02%
O -09-18-402-026	3788 HIGH GROVE WAY	7/14/2023	\$590,000	\$502,485	\$152,816	\$65,301	0.33	\$464,486.32		MCV	13.00%
O -09-19-203-010	3945 HIGH GROVE WAY	9/19/2022	\$495,000	\$472,336	\$87,965	\$65,301	0.35	\$249,900.57		MCV	13.83%
O -09-18-427-007	3881 HIGH GROVE WAY	10/6/2022	\$525,000	\$531,399	\$58,902	\$65,301	0.37	\$157,491.98		MCV	12.29%

Township/Village of Lake Orion
Land Table PCR

BSA DATABASE		SALES DATA	
Parcel Count	242	# of Sales	11
ECF Nbhd	PCR	Sales Ratio	46.01%
Min ECF	0.980	(Land Resid.-Est. Land Value)/Est. LV	57.29%
Max ECF	0.980	% Change	15.00%
Land Table LtoB	16.61%	Projected Land Table LtoB	19.10%
CVT LtoB	21.42%	Sales Sample Size	4.55%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



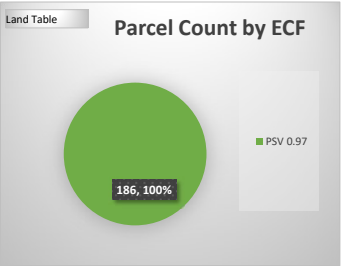
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$70,477	\$110,852	\$81,049
MINIMUM	\$60,708	\$95,486	\$69,814
MAXIMUM	\$90,000	\$141,559	\$103,500

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 -09-12-327-008	1053 RIDGEVIEW CIR	9/13/2023	\$452,500	\$368,948	\$149,493	\$65,941	0.44	\$339,756.82		PCR	17.87%
O -09-12-453-007	924 RIDGEVIEW CIR	6/16/2022	\$627,000	\$534,768	\$158,173	\$65,941	0.33	\$476,424.70		PCR	12.33%
O -09-12-403-013	953 RIVER VALLEY DR	7/17/2023	\$430,000	\$388,290	\$107,651	\$65,941	0.36	\$303,242.25		PCR	16.98%
O -09-12-404-004	898 MOUNTAINSIDE DR	10/24/2022	\$520,000	\$470,433	\$115,508	\$65,941	0.35	\$329,082.62		PCR	14.02%
O -09-12-327-013	1043 RIDGEVIEW CIR	9/30/2022	\$440,000	\$399,789	\$106,152	\$65,941	0.38	\$283,072.00		PCR	16.49%
O -09-12-328-016	1018 RIDGEVIEW CT	3/13/2023	\$408,000	\$372,866	\$101,075	\$65,941	0.38	\$264,594.24		PCR	17.68%
O -09-12-430-007	1335 RIDGEVIEW CIR	6/5/2023	\$466,000	\$429,325	\$102,616	\$65,941	0.50	\$206,470.82		PCR	15.36%
O -09-12-327-023	1007 RIDGEVIEW CIR	7/19/2023	\$460,000	\$435,519	\$90,422	\$65,941	0.34	\$262,854.65		PCR	15.14%
O -09-12-452-015	907 RIDGEVIEW CIR	10/19/2023	\$498,000	\$475,936	\$92,541	\$70,477	0.51	\$183,249.51		PCR	14.81%
O -09-12-452-021	1420 RIDGEVIEW CIR	8/29/2022	\$445,000	\$440,824	\$70,117	\$65,941	0.34	\$206,834.81		PCR	14.96%
O -09-12-452-029	1395 RIDGEVIEW CIR	4/22/2022	\$525,000	\$534,065	\$61,412	\$70,477	0.54	\$114,361.27		PCR	13.20%

Township/Village of Lake Orion
Land Table PSV

BSA DATABASE		SALES DATA	
Parcel Count	186	# of Sales	16
ECF Nbhd	PSV	Sales Ratio	47.06%
Min ECF	0.970	(Land Resid.-Est. Land Value)/Est. LV	38.83%
Max ECF	0.970	% Change	7.50%
Land Table LtoB	16.21%	Projected Land Table LtoB	17.43%
CVT LtoB	21.42%	Sales Sample Size	8.60%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



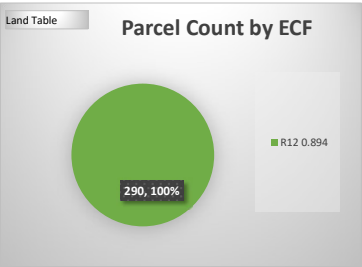
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$70,784	\$98,270	\$76,093
MINIMUM	\$62,789	\$87,171	\$67,498
MAXIMUM	\$74,195	\$103,006	\$79,760

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	\$450,642	\$138,821	\$69,463	0.26	\$538,065.89		PSV	15.41%
O -09-19-254-002	2641 AUBREY DR	4/26/2022	\$485,000	\$421,560	\$132,903	\$69,463	0.22	\$604,104.55		PSV	16.48%
O -09-19-404-016	3809 ACADIA DR	10/25/2023	\$475,000	\$419,752	\$124,711	\$69,463	0.26	\$474,186.31		PSV	16.55%
O -09-19-328-013	3829 ACADIA DR	10/24/2022	\$480,000	\$425,158	\$124,305	\$69,463	0.30	\$421,372.88		PSV	16.34%
O -09-19-326-010	2660 BRENTWOOD DR	6/1/2022	\$480,000	\$429,947	\$124,248	\$74,195	0.67	\$185,168.41		PSV	17.26%
O -09-19-404-018	3821 ACADIA DR	3/17/2022	\$425,000	\$391,990	\$102,473	\$69,463	0.27	\$375,358.97		PSV	17.72%
O -09-19-327-024	2692 AUBREY DR	7/6/2023	\$477,300	\$449,707	\$93,095	\$65,502	0.19	\$484,869.79		PSV	14.57%
O -09-19-254-013	3628 ACADIA DR	7/28/2022	\$495,000	\$473,252	\$93,852	\$72,104	0.37	\$256,426.23		PSV	15.24%
O -09-19-251-010	2604 AUBREY DR	4/23/2022	\$475,000	\$456,570	\$87,893	\$69,463	0.30	\$297,942.37		PSV	15.21%
O -09-19-426-003	3659 ACADIA DR	6/21/2023	\$490,000	\$472,845	\$86,618	\$69,463	0.21	\$414,440.19		PSV	14.69%
O -09-19-401-004	3758 MOUNT VERNON DR	9/30/2022	\$425,000	\$411,627	\$82,836	\$69,463	0.20	\$408,059.11		PSV	16.88%
O -09-19-254-005	3785 SENEY DR	8/5/2022	\$442,000	\$428,819	\$82,644	\$69,463	0.25	\$337,322.45		PSV	16.20%
O -09-19-251-020	3760 SENEY DR	7/27/2022	\$450,000	\$443,204	\$78,900	\$72,104	0.38	\$209,283.82		PSV	16.27%
O -09-19-326-028	2656 AUBREY DR	3/17/2023	\$420,000	\$417,732	\$71,731	\$69,463	0.24	\$297,639.00		PSV	16.63%
O -09-19-326-006	2676 BRENTWOOD DR	7/25/2022	\$435,000	\$438,621	\$68,483	\$72,104	0.34	\$202,612.43		PSV	16.44%
O -09-19-327-010	3916 ACADIA DR	7/25/2023	\$425,000	\$432,921	\$61,542	\$69,463	0.21	\$288,929.58		PSV	16.05%

Township/Village of Lake Orion
Land Table R12

BSA DATABASE		SALES DATA	
Parcel Count	290	# of Sales	24
ECF Nbhd	R12	Sales Ratio	48.25%
Min ECF	0.894	(Land Resid.-Est. Land Value)/Est. LV	23.84%
Max ECF	0.894	% Change	5.00%
Land Table LtoB	15.20%	Projected Land Table LtoB	15.96%
CVT LtoB	21.42%	Sales Sample Size	8.28%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



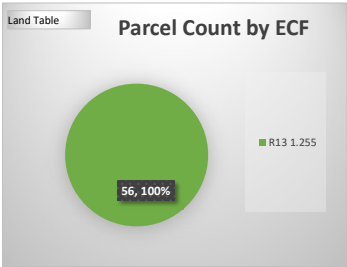
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$64,620	\$80,025	\$67,851
MINIMUM	\$58,466	\$72,404	\$61,389
MAXIMUM	\$70,774	\$87,646	\$74,313

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 -09-30-427-008	3774 ROLLING HILLS RD	10/16/2023	\$500,000	\$418,353	\$145,113	\$63,466	0.28	\$520,118.28		R12	15.17%
O -09-29-301-066	3701 HIDDEN FOREST DR	11/30/2023	\$419,000	\$354,544	\$127,922	\$63,466	0.28	\$452,021.20		R12	17.90%
O -09-29-302-001	3680 HIDDEN FOREST DR	6/13/2022	\$465,000	\$393,841	\$134,625	\$63,466	0.27	\$491,332.12		R12	16.11%
O -09-30-428-014	3635 GREEN MEADOW LN	10/6/2023	\$475,000	\$413,704	\$124,762	\$63,466	0.26	\$476,190.84		R12	15.34%
O -09-30-402-010	3569 TALL OAKS RD	3/25/2022	\$462,000	\$417,644	\$110,130	\$65,774	0.37	\$301,726.03		R12	15.75%
O -09-30-404-019	3848 LONG MEADOW LN	3/31/2022	\$456,000	\$412,398	\$107,068	\$63,466	0.30	\$360,498.32		R12	15.39%
O -09-30-426-003	3811 LONG MEADOW LN	5/16/2022	\$475,000	\$431,425	\$104,349	\$60,774	0.25	\$415,733.07		R12	14.09%
O -09-30-426-006	3829 LONG MEADOW LN	3/16/2022	\$420,000	\$383,502	\$97,272	\$60,774	0.26	\$377,023.26		R12	15.85%
O -09-29-302-007	3510 HIDDEN FOREST CT	5/23/2022	\$480,000	\$438,908	\$104,558	\$63,466	0.27	\$385,822.88		R12	14.46%
O -09-30-376-026	3949 SPRING HOLLOW CT	5/2/2023	\$400,000	\$371,486	\$94,288	\$65,774	0.37	\$258,323.29		R12	17.71%
O -09-30-326-020	3524 TALL OAKS RD	7/15/2022	\$455,000	\$426,060	\$97,406	\$68,466	0.47	\$209,475.27		R12	16.07%
O -09-30-402-034	3510 E POND LN	6/1/2023	\$470,000	\$441,495	\$89,279	\$60,774	0.25	\$352,881.42		R12	13.77%
O -09-29-303-006	3716 HIDDEN FOREST DR	9/16/2022	\$390,000	\$372,621	\$78,153	\$60,774	0.25	\$315,133.06		R12	16.31%
O -09-30-428-028	3581 HIDDEN FOREST CT	8/22/2022	\$435,000	\$416,299	\$87,167	\$68,466	0.43	\$204,617.37		R12	16.45%
O -09-30-428-011	3647 GREEN MEADOW LN	12/23/2022	\$400,000	\$383,611	\$82,163	\$65,774	0.37	\$222,062.16		R12	17.15%
O -09-30-427-013	3764 ROLLING HILLS RD	9/28/2022	\$435,000	\$421,440	\$74,334	\$60,774	0.25	\$296,151.39		R12	14.42%
O -09-30-427-030	3644 GREEN MEADOW LN	4/15/2022	\$370,000	\$363,934	\$69,532	\$63,466	0.28	\$252,843.64		R12	17.44%
O -09-30-428-004	3665 GREEN MEADOW LN	5/3/2023	\$430,000	\$426,148	\$69,626	\$65,774	0.37	\$189,716.62		R12	15.43%
O -09-30-426-033	3735 ROLLING HILLS RD	2/18/2022	\$445,000	\$444,144	\$66,630	\$65,774	0.33	\$204,386.50		R12	14.81%
O -09-30-402-012	3896 LONG MEADOW LN	11/30/2022	\$420,000	\$431,031	\$52,435	\$63,466	0.28	\$189,981.88		R12	14.72%
O -09-30-405-012	3863 LONG MEADOW LN	9/19/2022	\$352,000	\$362,335	\$53,131	\$63,466	0.29	\$186,424.56		R12	17.52%
O -09-30-404-002	3517 E POND LN	7/5/2022	\$410,000	\$437,200	\$36,266	\$63,466	0.28	\$129,060.50		R12	14.52%
O -09-32-301-008	4593 PEPPERMILL CT	1/28/2022	\$530,000	\$650,467	-\$49,693	\$70,774	0.82	-\$60,749.39		R12	10.88%
O -09-31-428-008	4527 PEPPERMILL LN	11/4/2022	\$440,000	\$553,425	-\$44,959	\$68,466	0.41	-\$110,464.37		R12	12.37%

Township/Village of Lake Orion
Land Table R13

BSA DATABASE		SALES DATA	
Parcel Count	56	# of Sales	4
ECF Nbhd	R13	Sales Ratio	39.13%
Min ECF	1.255	(Land Resid.-Est. Land Value)/Est. LV	78.15%
Max ECF	1.255	% Change	10.00%
Land Table LtoB	20.80%	Projected Land Table LtoB	22.88%
CVT LtoB	21.42%	Sales Sample Size	7.14%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



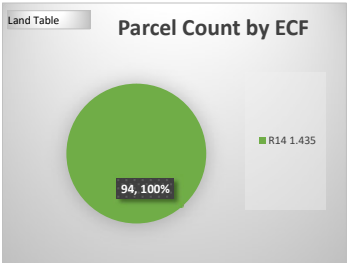
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$56,993	\$101,530	\$62,692
MINIMUM	\$47,114	\$83,931	\$51,825
MAXIMUM	\$122,037	\$217,403	\$134,241

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 -09-33-426-019	4769 JAMM RD	9/7/2023	\$215,000				0.64	\$181,250.39		R13	23.53%
O -09-33-426-008	4625 JAMM RD	12/11/2023	\$238,500	\$181,734	\$87,060	\$30,294	0.64	\$135,396.58		R13	16.67%
O -09-33-401-015	4720 JAMM RD	2/21/2023	\$261,000	\$221,608	\$88,516	\$49,124	1.41	\$62,911.16		R13	22.17%
O -09-33-401-031	1027 BROWN RD	4/27/2023	\$137,550	\$134,702	\$50,125	\$47,277	1.03	\$48,523.72		R13	35.10%

Township/Village of Lake Orion
Land Table R14

BSA DATABASE		SALES DATA	
Parcel Count	94	# of Sales	7
ECF Nbhd	R14	Sales Ratio	46.63%
Min ECF	1.435	(Land Resid.-Est. Land Value)/Est. LV	35.07%
Max ECF	1.435	% Change	10.00%
Land Table LtoB	22.05%	Projected Land Table LtoB	24.26%
CVT LtoB	21.42%	Sales Sample Size	7.45%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



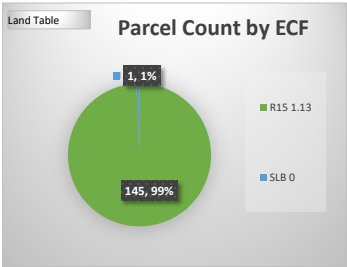
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$75,406	\$101,848	\$82,947
MINIMUM	\$798	\$1,078	\$878
MAXIMUM	\$88,961	\$120,157	\$97,857

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 -09-30-376-005	3823 ROHR RD	11/3/2023	\$345,000	\$266,670	\$148,228	\$69,898	0.28	\$535,119.13		R14	26.21%
O -09-30-377-014	4350 GREGORY RD	5/18/2023	\$425,000	\$354,263	\$155,462	\$84,725	1.17	\$133,215.08		R14	23.92%
O -09-30-376-003	3799 ROHR RD	6/16/2023	\$285,000	\$254,185	\$100,713	\$69,898	0.28	\$364,902.17		R14	27.50%
O -09-29-101-035	3461 RICHARDS WAY	8/29/2022	\$385,000	\$362,954	\$91,944	\$69,898	0.27	\$343,074.63		R14	19.26%
O -09-30-301-033	3548 CAPALDI CIR	2/15/2022	\$320,000	\$316,945	\$75,072	\$72,017	0.37	\$200,727.27		R14	22.72%
O -09-29-102-003	3028 HOLBEN CT	5/1/2023	\$410,000	\$416,330	\$63,568	\$69,898	0.27	\$232,849.82		R14	16.79%
O -09-29-102-004	3036 HOLBEN CT	8/29/2023	\$495,000	\$514,202	\$56,204	\$75,406	0.42	\$132,556.60		R14	14.66%

Township/Village of Lake Orion
Land Table R15

BSA DATABASE		SALES DATA	
Parcel Count	146	# of Sales	9
ECF Nbhd	R15, SLB	Sales Ratio	44.40%
Min ECF	1.130	(Land Resid.-Est. Land Value)/Est. LV	33.98%
Max ECF	1.130	% Change	5.00%
Land Table LtoB	25.58%	Projected Land Table LtoB	26.86%
CVT LtoB	21.42%	Sales Sample Size	6.16%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



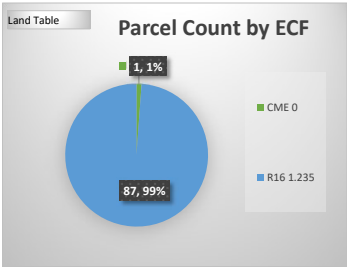
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$173,940	\$233,040	\$182,637
MINIMUM	\$52,094	\$69,794	\$54,699
MAXIMUM	\$4,969,685	\$6,658,265	\$5,218,169

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 -09-32-378-063	4921 GEORGIA DR	6/8/2023	\$275,000				0.71	\$216,834.28		R15	32.83%
O -09-28-326-034	3627 JOSLYN RD	3/8/2023	\$265,000	\$206,894	\$113,950	\$55,844	0.47	\$240,909.09		R15	26.99%
O -09-28-377-010	3958 JOSLYN RD	8/23/2023	\$257,000	\$214,766	\$99,954	\$57,720	0.50	\$198,321.43		R15	26.88%
O -09-28-377-006		11/29/2022	\$20,000				0.43	\$46,620.05		R15	100.00%
O -09-29-477-021	2754 CANDLEWICK DR	8/10/2023	\$225,000	\$199,360	\$83,360	\$57,720	0.55	\$152,673.99		R15	28.95%
O -09-32-378-058	4941 GEORGIA DR	8/17/2023	\$275,000	\$250,074	\$80,770	\$55,844	0.47	\$171,486.20		R15	22.33%
O -09-28-376-029	2262 HAMMERSLEA RD	2/23/2022	\$285,000	\$262,263	\$78,581	\$55,844	0.48	\$162,693.58		R15	21.29%
O -09-28-326-013	3665 JOSLYN RD	2/23/2022	\$240,000	\$244,537	\$51,307	\$55,844	0.46	\$112,515.35		R15	22.84%
O -09-32-378-049	4810 HUSTON DR	2/18/2022	\$210,000	\$245,010	\$20,834	\$55,844	0.47	\$44,233.55		R15	22.79%

Township/Village of Lake Orion
Land Table R16

BSA DATABASE		SALES DATA	
Parcel Count	88	# of Sales	5
ECF Nbhd	R16, CME	Sales Ratio	37.27%
Min ECF	1.235	(Land Resid.-Est. Land Value)/Est. LV	135.92%
Max ECF	1.235	% Change	20.00%
Land Table LtoB	22.05%	Projected Land Table LtoB	26.46%
CVT LtoB	21.42%	Sales Sample Size	5.68%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



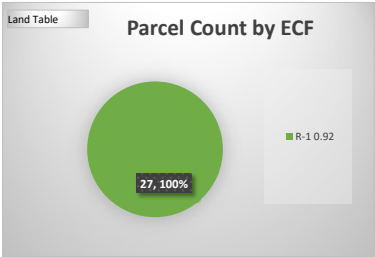
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$73,168	\$172,615	\$87,802
MINIMUM	\$29,435	\$69,442	\$35,322
MAXIMUM	\$1,599,697	\$3,773,940	\$1,919,636

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 -09-29-126-010	3353 S BALDWIN RD	5/12/2022	\$108,000				0.86	\$126,021.00		R16	100.00%
O -09-32-126-021	3200 JUDAH RD	6/27/2022	\$185,000	\$163,223	\$55,511	\$33,734	0.42	\$130,922.17		R16	20.67%
O -09-32-126-034	4141 S BALDWIN RD	12/15/2023	\$342,000	\$236,523	\$148,555	\$43,078	0.85	\$174,770.59		R16	18.21%
O -09-32-326-013	4615 S BALDWIN RD	3/7/2023	\$185,000	\$131,425	\$108,296	\$54,721	1.66	\$65,199.28		R16	41.64%
O -09-32-400-008	2869 JUDAH RD	6/27/2023	\$430,000	\$320,011	\$192,425	\$82,436	5.10	\$37,715.60		R16	25.76%

Township/Village of Lake Orion
Land Table R1E

BSA DATABASE		SALES DATA	
Parcel Count	27	# of Sales	0
ECF Nbhd	R-1	Sales Ratio	#DIV/0!
Min ECF	0.920	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.920	% Change	10.00%
Land Table LtoB	12.77%	Projected Land Table LtoB	14.05%
CVT LtoB	21.42%	Sales Sample Size	0.00%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



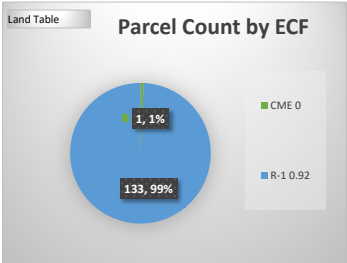
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$59,255	#DIV/0!	\$65,181
MINIMUM	\$51,688	#DIV/0!	\$56,857
MAXIMUM	\$62,209	#DIV/0!	\$68,430

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
---------------	----------------	-----------	------------	----------------	---------------	-----------------	-------------	--------------	-----------------------	------------	------------------

Township/Village of Lake Orion
Land Table R1W

BSA DATABASE		SALES DATA	
Parcel Count	134	# of Sales	6
ECF Nbhd	R-1, CME	Sales Ratio	45.03%
Min ECF	0.920	(Land Resid.-Est. Land Value)/Est. LV	68.32%
Max ECF	0.920	% Change	0.00%
Land Table LtoB	17.76%	Projected Land Table LtoB	17.76%
CVT LtoB	21.42%	Sales Sample Size	4.48%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



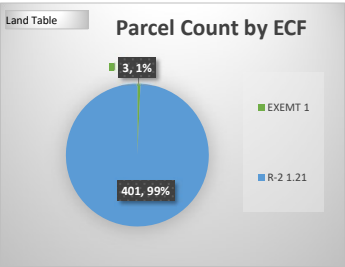
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$95,596	\$160,910	\$95,596
MINIMUM	\$57,750	\$97,206	\$57,750
MAXIMUM	\$115,087	\$193,718	\$115,087

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 -09-02-204-017	850 LAKEWOOD DR	7/15/2022	\$500,000	\$405,831	\$167,903	\$73,734	0.42	\$399,769.05		R1W	18.17%
O -09-02-281-005	518 BEECHWOOD WAY	8/10/2023	\$470,000	\$403,346	\$130,385	\$63,731	0.17	\$785,451.81		R1W	15.80%
O -09-02-252-001	9 FRANKLIN WRIGHT BLVD	3/4/2022	\$525,000	\$472,004	\$126,730	\$73,734	0.49	\$258,105.91		R1W	15.62%
O -09-02-253-008	8 FRANKLIN WRIGHT BLVD	12/19/2022	\$474,900	\$455,917	\$82,714	\$63,731	0.26	\$313,310.61		R1W	13.98%
O -09-02-229-011	175 OVERLAKE DR	3/18/2022	\$425,000	\$419,585	\$79,149	\$73,734	0.30	\$262,953.49		R1W	17.57%
O -09-02-204-018		8/5/2022	\$65,000				0.35	\$186,246.42		R1W	100.00%

Land Table R-2

BSA DATABASE		SALES DATA	
Parcel Count	404	# of Sales	24
ECF Nbhd	R-2, EXEMT	Sales Ratio	47.69%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	18.77%
Max ECF	1.210	% Change	5.00%
Land Table LtoB	23.46%	Projected Land Table LtoB	24.63%
CVT LtoB	21.42%	Sales Sample Size	5.94%

Color Key	
Vacant Sales	
Demo Sales or New Build after sale	



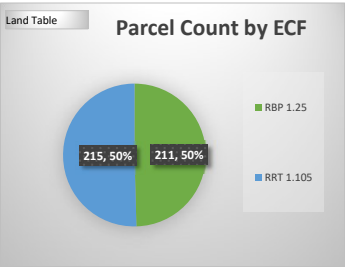
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$72,125	\$85,661	\$75,731
MINIMUM	\$43,513	\$51,679	\$45,689
MAXIMUM	\$323,164	\$383,812	\$339,322

[illegible]

Land Table R23

BSA DATABASE		SALES DATA	
Parcel Count	426	# of Sales	32
ECF Nbhd	RRT, RBP	Sales Ratio	46.45%
Min ECF	1.105	(Land Resid.-Est. Land Value)/Est. LV	39.26%
Max ECF	1.250	% Change	0.00%
Land Table LtoB	19.61%	Projected Land Table LtoB	19.61%
CVT LtoB	21.42%	Sales Sample Size	7.51%

Color Key	
Vacant Sales	
Demo Sales or New Build after sale	



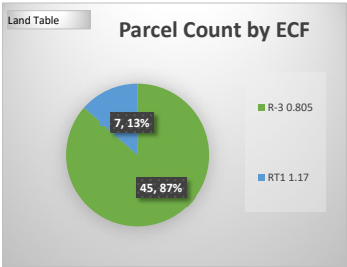
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$71,644	\$99,774	\$71,644
MINIMUM	\$64,058	\$89,210	\$64,058
MAXIMUM	\$74,734	\$104,078	\$74,734

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 -09-23-202-011	2070 WEST VIEW CT	8/1/2023	\$462,000	\$430,761	\$102,040	\$70,801	0.42	\$242,375.30		R23	16.44%
O -09-23-202-014	2087 CHESTNUT CIR	5/22/2023	\$505,000	\$441,149	\$134,652	\$70,801	0.32	\$419,476.64		R23	16.05%
O -09-23-203-011	2232 CHESTNUT CIR	4/29/2022	\$435,000	\$417,317	\$88,484	\$70,801	0.32	\$275,651.09		R23	16.97%
O -09-23-203-017	2075 MARIE DR	4/21/2023	\$450,000	\$471,247	\$46,183	\$67,430	0.22	\$214,804.65		R23	14.31%
O -09-23-203-020	2033 MARIE DR	8/31/2022	\$437,000	\$430,617	\$73,813	\$67,430	0.22	\$343,316.28		R23	15.66%
O -09-23-225-002	2520 HUNTINGTON DR	7/28/2022	\$420,000	\$438,052	\$49,378	\$67,430	0.20	\$253,220.51		R23	15.39%
O -09-23-225-007	2187 MARIE DR	1/10/2022	\$390,000	\$423,524	\$33,906	\$67,430	0.27	\$124,654.41		R23	15.92%
O -09-23-225-009	142 MARIE CT	2/9/2022	\$415,000	\$407,501	\$80,922	\$73,423	0.56	\$144,245.99		R23	18.02%
O -09-23-226-014	2047 WEST VIEW CT	6/21/2022	\$430,000	\$376,183	\$124,618	\$70,801	0.36	\$351,036.62		R23	18.82%
O -09-23-227-004	2033 HUNTINGTON DR	10/21/2022	\$380,000	\$412,192	\$38,609	\$70,801	0.38	\$102,683.51		R23	17.18%
O -09-23-227-013	359 WOODRIDGE CT	8/22/2022	\$452,000	\$404,164	\$118,637	\$70,801	0.48	\$248,714.88		R23	17.52%
O -09-23-251-016	2280 CHESTNUT CIR	2/17/2023	\$530,000	\$483,571	\$117,230	\$70,801	0.34	\$342,777.78		R23	14.64%
O -09-23-251-017	2296 CHESTNUT CIR	4/21/2022	\$525,000	\$431,372	\$164,429	\$70,801	0.37	\$442,013.44		R23	16.41%
O -09-23-251-024	115 ROUND TREE DR	2/13/2023	\$400,000	\$396,607	\$74,194	\$70,801	0.38	\$194,225.13		R23	17.85%
O -09-23-251-025	135 ROUND TREE DR	1/12/2022	\$350,000	\$402,642	\$18,159	\$70,801	0.42	\$43,338.90		R23	17.58%
O -09-23-252-004	140 ROUND TREE DR	9/7/2023	\$475,000	\$402,674	\$143,127	\$70,801	0.40	\$356,037.31		R23	17.58%
O -09-23-252-005	2434 HUNTINGTON DR	3/28/2023	\$415,000	\$386,234	\$99,567	\$70,801	0.42	\$238,198.56		R23	18.33%
O -09-23-252-011	258 ROUND TREE DR	11/30/2023	\$390,000	\$345,901	\$114,900	\$70,801	0.34	\$340,949.55		R23	20.47%
O -09-23-254-002	2225 HUNTINGTON DR	11/9/2023	\$450,000	\$358,049	\$162,752	\$70,801	0.34	\$477,278.59		R23	19.77%
O -09-23-276-003	2432 HOLLAND ST	3/31/2022	\$45,000				0.37	\$120,320.86		R23	100.00%
O -09-23-277-001	2401 HOLLAND ST	11/22/2023	\$383,000	\$334,766	\$116,037	\$67,803	0.47	\$247,413.65		R23	20.25%
O -09-23-277-011	2439 FREEMAN DR	10/24/2022	\$420,000	\$390,253	\$103,497	\$73,750	0.46	\$225,483.66		R23	18.90%
O -09-23-402-018	2680 GORLAD ST	11/16/2022	\$265,000	\$222,466	\$110,337	\$67,803	0.44	\$250,765.91		R23	30.48%
O -09-23-403-007	2621 GORLAD ST	10/28/2022	\$210,000	\$192,549	\$85,254	\$67,803	0.44	\$195,089.24		R23	35.21%
O -09-23-404-008	2659 LANCE ST	6/22/2023	\$140,500	\$179,851	\$28,452	\$67,803	0.44	\$65,256.88		R23	37.70%
O -09-23-427-007	2448 FREEMAN DR	9/16/2022	\$400,000	\$348,965	\$122,679	\$71,644	0.35	\$346,550.85		R23	20.53%
O -09-23-429-015	2546 HOLLAND ST	5/15/2023	\$230,000	\$197,654	\$96,404	\$64,058	0.39	\$245,302.80		R23	32.41%
O -09-23-429-021	2676 HOLLAND ST	2/23/2022	\$231,000	\$216,583	\$78,475	\$64,058	0.35	\$222,940.34		R23	29.58%
O -09-23-430-012	2504 FREEMAN DR	5/23/2022	\$355,000	\$372,939	\$49,864	\$67,803	0.43	\$116,233.10		R23	18.18%
O -09-23-430-015	2564 FREEMAN DR	8/22/2023	\$291,500	\$210,180	\$145,378	\$64,058	0.34	\$422,610.47		R23	30.48%
O -09-23-431-003	2545 FREEMAN DR	11/14/2022	\$290,000	\$240,304	\$113,754	\$64,058	0.34	\$330,680.23		R23	26.66%
O -09-23-431-005	2585 FREEMAN DR	6/3/2022	\$302,000	\$222,853	\$143,205	\$64,058	0.34	\$416,293.60		R23	28.74%

Township/Village of Lake Orion
Land Table R-3

BSA DATABASE		SALES DATA	
Parcel Count	52	# of Sales	7
ECF Nbhd	R-3, RT1	Sales Ratio	46.13%
Min ECF	0.805	(Land Resid.-Est. Land Value)/Est. LV	66.15%
Max ECF	1.170	% Change	9.09%
Land Table LtoB	12.57%	Projected Land Table LtoB	13.71%
CVT LtoB	21.42%	Sales Sample Size	13.46%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



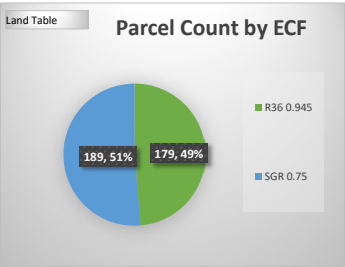
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$63,917	\$106,195	\$70,309
MINIMUM	\$49,996	\$83,066	\$54,996
MAXIMUM	\$113,052	\$187,831	\$124,357

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 -09-05-200-025	748 PINERY BLVD	8/8/2022	\$985,000	\$853,380	\$222,370	\$90,750	2.50	\$88,948.00		R-3	10.63%
O -09-05-200-024	732 PINERY BLVD	11/21/2022	\$725,000	\$650,157	\$165,593	\$90,750	2.89	\$57,378.03		R-3	13.96%
O -09-05-226-009	796 PINERY BLVD	10/25/2023	\$680,000	\$671,628	\$99,122	\$90,750	1.14	\$86,720.91		R-3	13.51%
O -09-05-200-018	109 CREEKWOOD DR	9/15/2022	\$450,000	\$445,034	\$65,015	\$60,049	2.74	\$23,762.79		R-3	13.49%
O -09-05-200-039	484 HOYT DR	8/4/2023	\$90,000				2.50	\$36,000.00		R-3	100.00%
O -09-05-226-016	924 PINERY CT	3/21/2022	\$90,000				1.53	-\$258,644.26		R-3	15.73%
O -09-05-100-032	719 PINERY BLVD	4/7/2022	\$90,000				2.97	-\$175,335.13		R-3	12.93%

Township/Village of Lake Orion
Land Table R36

BSA DATABASE		SALES DATA	
Parcel Count	368	# of Sales	21
ECF Nbhd	R36, SGR	Sales Ratio	46.45%
Min ECF	0.750	(Land Resid.-Est. Land Value)/Est. LV	45.35%
Max ECF	0.945	% Change	5.00%
Land Table LtoB	14.59%	Projected Land Table LtoB	15.32%
CVT LtoB	21.42%	Sales Sample Size	5.71%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



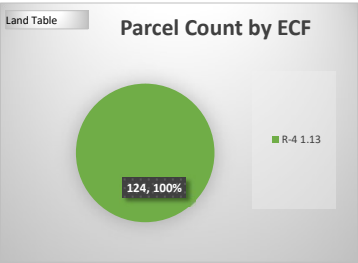
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$58,319	\$84,768	\$61,235
MINIMUM	\$47,632	\$69,234	\$50,014
MAXIMUM	\$83,967	\$122,048	\$88,165

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 -09-36-100-011	900 E SILVERBELL RD	9/27/2022	\$354,900				1.34	\$116,170.39		R36	21.09%
O -09-36-100-010	870 E SILVERBELL RD	9/28/2022	\$327,250	\$263,512	\$116,866	\$53,128	1.33	\$88,200.75		R36	20.16%
O -09-36-201-019	990 E SILVERBELL RD	11/14/2022	\$370,000	\$309,423	\$113,705	\$53,128	0.78	\$145,588.99		R36	17.17%
O -09-36-177-015	737 WOODSIDE CT	10/3/2023	\$675,000	\$576,164	\$164,178	\$65,342	0.54	\$304,033.33		R36	11.34%
O -09-36-476-184	1286 LAGUNA CT	4/5/2022	\$602,500	\$521,225	\$165,242	\$83,967	0.30	\$547,158.94		R36	16.11%
O -09-36-476-118	4841 CATALINA DR	3/17/2023	\$545,000	\$475,610	\$153,357	\$83,967	0.21	\$740,855.07		R36	17.65%
O -09-36-476-180	1238 LAGUNA CT	4/19/2022	\$600,000	\$529,220	\$154,747	\$83,967	0.30	\$512,407.28		R36	15.87%
O -09-36-151-006	4191 GOTWICK DR	11/9/2023	\$420,000	\$374,756	\$100,815	\$55,571	0.32	\$314,065.42		R36	14.83%
O -09-36-152-002	4133 BANDURY DR	6/22/2022	\$505,000	\$456,605	\$106,714	\$58,319	0.34	\$316,658.75		R36	12.77%
O -09-36-476-092	4874 CATALINA DR	8/8/2022	\$610,000	\$552,995	\$140,972	\$83,967	0.25	\$573,056.91		R36	15.18%
O -09-36-151-018	4208 BANDURY DR	12/14/2022	\$406,500	\$375,240	\$86,831	\$55,571	0.32	\$270,501.56		R36	14.81%
O -09-36-476-093	4886 CATALINA DR	3/10/2023	\$553,000	\$515,126	\$121,841	\$83,967	0.24	\$499,348.36		R36	16.30%
O -09-36-476-069	1250 ARDMORE CT	5/4/2023	\$620,000	\$580,361	\$123,606	\$83,967	0.35	\$356,213.26		R36	14.47%
O -09-36-476-183	1274 LAGUNA CT	4/15/2022	\$572,000	\$536,710	\$119,257	\$83,967	0.26	\$460,451.74		R36	15.64%
O -09-36-476-185	4940 VENTURA DR	9/30/2022	\$499,000	\$474,174	\$108,793	\$83,967	0.32	\$344,281.65		R36	17.71%
O -09-36-102-004	4093 BANDURY DR	4/25/2022	\$433,000	\$423,919	\$64,652	\$55,571	0.33	\$198,929.23		R36	13.11%
O -09-36-476-096	4922 CATALINA DR	7/15/2022	\$500,000	\$498,731	\$85,236	\$83,967	0.21	\$400,169.01		R36	16.84%
O -09-36-476-051	4649 CATALINA DR	8/24/2022	\$520,000	\$548,143	\$55,824	\$83,967	0.23	\$243,772.93		R36	15.32%
O -09-36-151-020	4238 BANDURY DR	11/30/2022	\$430,000	\$453,939	\$37,129	\$61,068	0.41	\$90,338.20		R36	13.45%
O -09-36-153-003	532 ROXBURY DR	8/31/2022	\$460,000	\$489,839	\$28,480	\$58,319	0.34	\$82,790.70		R36	11.91%
O -09-36-177-030	729 ROXBURY CT	7/28/2022	\$518,500	\$566,580	\$17,262	\$65,342	0.61	\$28,298.36		R36	11.53%

Township/Village of Lake Orion
Land Table R-4

BSA DATABASE		SALES DATA	
Parcel Count	124	# of Sales	10
ECF Nbhd	R-4	Sales Ratio	49.12%
Min ECF	1.130	(Land Resid.-Est. Land Value)/Est. LV	9.01%
Max ECF	1.130	% Change	3.81%
Land Table LtoB	18.50%	Projected Land Table LtoB	19.20%
CVT LtoB	21.42%	Sales Sample Size	8.06%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$90,056	\$98,167	\$90,056
MINIMUM	\$63,756	\$69,498	\$63,756
MAXIMUM	\$946,777	\$1,032,051	\$994,116

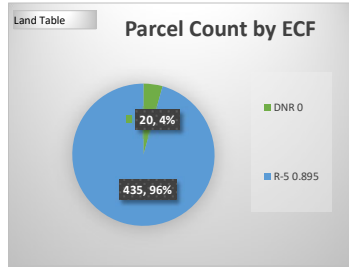
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
O -09-09-252-004	635 JOSLYN RD	11/27/2023	\$250,000	\$192,227	\$121,888	\$64,115	1.05	\$116,639.23		R-4	33.35%
O -09-11-410-021	660 BLOCKI CT	6/24/2022	\$406,000	\$326,451	\$130,989	\$51,440	1.77	\$74,214.73		R-4	15.76%
O -09-11-410-019	640 BLOCKI CT	3/21/2022	\$377,000	\$306,118	\$134,638	\$63,756	0.36	\$379,261.97		R-4	20.83%
O -09-09-226-009	504 JOSLYN RD	8/12/2022	\$238,500	\$218,035	\$87,370	\$66,905	1.40	\$62,630.82		R-4	30.69%
O -09-11-410-016	620 BLOCKI CT	11/21/2022	\$340,000	\$322,880	\$80,876	\$63,756	0.36	\$227,819.72		R-4	19.75%
O -09-09-202-008	578 ORCHARD RIDGE DR	7/13/2022	\$388,000	\$393,760	\$81,905	\$87,665	0.72	\$113,441.83		R-4	22.26%
O -09-09-202-012	1980 OLD POST CT	9/22/2022	\$435,000	\$465,204	\$59,852	\$90,056	0.87	\$68,716.42		R-4	19.36%
O -09-09-202-016	1957 OLD POST CT	10/27/2022	\$435,000	\$471,508	\$51,157	\$87,665	0.71	\$72,460.34		R-4	18.59%
O -09-09-176-043	625 KENTWOOD CT	8/18/2023	\$370,000	\$421,227	\$16,515	\$67,742	0.47	\$34,915.43		R-4	16.08%
O -09-09-176-042	647 KENTWOOD CT	7/7/2022	\$395,000	\$453,066	\$9,676	\$67,742	0.47	\$20,631.13		R-4	14.95%

Township/Village of Lake Orion

Land Table R-5

BSA DATABASE		SALES DATA	
Parcel Count	455	# of Sales	31
ECF Nbhd	DNR, R-5	Sales Ratio	47.06%
Min ECF	0.895	(Land Resid.-Est. Land Value)/Est. LV	39.13%
Max ECF	0.895	% Change	6.96%
Land Table LtoB	17.78%	Projected Land Table LtoB	19.02%
CVT LtoB	21.42%	Sales Sample Size	6.81%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



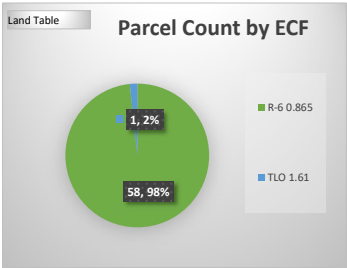
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$75,891	\$105,584	\$83,480
MINIMUM	\$38,937	\$54,172	\$38,937
MAXIMUM	\$836,714	\$1,164,090	\$920,385

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-09-12-127-005	150 EASTVIEW AVE	5/20/2022	\$192,000	\$118,144	\$112,793	\$38,937	0.26	\$428,870.72		R-5	32.96%
O-09-12-128-017	836 CORNERS CT	11/21/2023	\$217,500	\$161,744	\$109,038	\$53,282	1.00	\$109,038.00		R-5	32.94%
O-09-12-128-018	838 CORNERS CT	10/17/2023	\$185,000	\$137,381	\$100,901	\$53,282	1.00	\$100,901.00		R-5	38.78%
O-09-12-128-026	810 CORNERS CT	6/10/2022	\$151,000	\$141,283	\$62,999	\$53,282	1.00	\$62,999.00		R-5	37.71%
O-09-12-201-008	915 ORION RD	6/30/2023	\$135,000	\$170,423	\$10,004	\$45,427	0.41	\$24,640.39		R-5	26.66%
O-09-12-201-017	400 S CONKLIN DR	6/21/2023	\$365,000	\$230,717	\$199,201	\$64,918	2.00	\$99,501.00		R-5	28.14%
O-09-12-201-023	430 S CONKLIN DR	12/6/2023	\$489,900	\$317,378	\$237,474	\$64,952	2.01	\$118,440.90		R-5	20.47%
O-09-14-100-024	302 CASEMER RD	7/11/2023	\$272,000	\$170,039	\$147,388	\$45,427	0.69	\$213,915.82		R-5	26.72%
O-09-14-300-067	1907 AVON GLEN LN	5/24/2022	\$560,000	\$573,738	\$57,988	\$71,726	0.28	\$205,631.21		R-5	12.50%
O-09-15-201-028	1150 HEMINGWAY RD	5/3/2023	\$325,000	\$298,371	\$85,180	\$58,551	1.32	\$64,628.22		R-5	19.62%
O-09-15-226-019	584 CASEMER RD	8/25/2023	\$125,000	\$160,065	\$39,941	\$75,006	2.92	\$13,692.49		R-5	46.86%
O-09-15-226-030	720 CASEMER RD	12/2/2022	\$225,000	\$162,206	\$113,435	\$50,641	0.82	\$138,673.59		R-5	31.22%
O-09-15-226-046	763 W CLARKSTON RD	12/14/2022	\$350,000	\$328,211	\$67,216	\$45,427	0.67	\$100,622.75		R-5	13.84%
O-09-15-401-008	'00 COVINGTON WOODS	10/7/2022	\$560,000	\$597,050	\$34,676	\$71,726	0.29	\$119,986.16		R-5	12.01%
O-09-15-401-019	I58 COVINGTON WOODS	9/9/2022	\$565,000	\$600,371	\$36,355	\$71,726	1.07	\$33,913.25		R-5	11.95%
O-09-15-401-021	I81 COVINGTON WOODS	8/17/2023	\$565,000	\$569,665	\$67,061	\$71,726	0.56	\$120,830.63		R-5	12.59%
O-09-15-476-005	1910 AMSBURY LN	5/15/2023	\$595,000	\$594,515	\$72,211	\$71,726	0.42	\$173,584.13		R-5	12.06%
O-09-15-477-008	532 BERRIDGE CIR	3/23/2022	\$585,000	\$501,173	\$155,553	\$71,726	0.32	\$483,083.85		R-5	14.31%
O-09-15-477-009	520 BERRIDGE CIR	8/11/2022	\$480,000	\$497,462	\$54,264	\$71,726	0.31	\$173,923.08		R-5	14.42%
O-09-15-477-010	508 BERRIDGE CIR	8/15/2022	\$561,000	\$546,245	\$86,481	\$71,726	0.35	\$244,296.61		R-5	13.13%
O-09-15-477-017	424 HAMPTON WOODS LI	1/12/2023	\$585,000	\$695,565	-\$38,839	\$71,726	0.32	-\$122,908.23		R-5	10.31%
O-09-15-478-005	451 HAMPTON WOODS LI	9/25/2023	\$525,000	\$520,012	\$76,714	\$71,726	0.27	\$285,182.16		R-5	13.79%
O-09-15-478-013	449 AMSBURY CT	11/16/2023	\$549,900	\$552,251	\$69,375	\$71,726	0.42	\$165,178.57		R-5	12.99%
O-09-17-101-005	3210 YELLOWSTONE CT	1/10/2022	\$415,000	\$398,578	\$74,486	\$58,064	0.25	\$300,346.77		R-5	14.57%
O-09-17-102-007	3316 GLACIER DR	11/3/2022	\$435,000	\$395,825	\$97,239	\$58,064	0.19	\$503,829.02		R-5	14.67%
O-09-17-103-020	3381 GLACIER DR	6/3/2022	\$430,000	\$404,711	\$83,353	\$58,064	0.19	\$431,880.83		R-5	14.35%
O-09-17-103-021	3403 GLACIER DR	6/3/2022	\$429,900	\$415,799	\$72,165	\$58,064	0.20	\$368,188.78		R-5	13.96%
O-09-17-104-003	2881 YOSEMITE DR	7/13/2023	\$411,000	\$439,755	\$29,309	\$58,064	0.21	\$142,276.70		R-5	13.20%
O-09-17-104-007	2961 YOSEMITE DR	11/21/2022	\$430,000	\$396,109	\$91,955	\$58,064	0.19	\$476,450.78		R-5	14.66%
O-09-17-104-008	2981 YOSEMITE DR	5/20/2022	\$475,000	\$410,430	\$122,634	\$58,064	0.19	\$635,409.33		R-5	14.15%
O-09-17-104-020	3221 YOSEMITE DR	8/16/2023	\$475,800	\$415,353	\$118,511	\$58,064	0.23	\$517,515.28		R-5	13.98%

Township/Village of Lake Orion
Land Table R-6

BSA DATABASE		SALES DATA	
Parcel Count	59	# of Sales	6
ECF Nbhd	R-6, TLO	Sales Ratio	44.41%
Min ECF	0.865	(Land Resid.-Est. Land Value)/Est. LV	23.76%
Max ECF	1.610	% Change	10.00%
Land Table LtoB	19.39%	Projected Land Table LtoB	21.33%
CVT LtoB	21.42%	Sales Sample Size	10.17%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



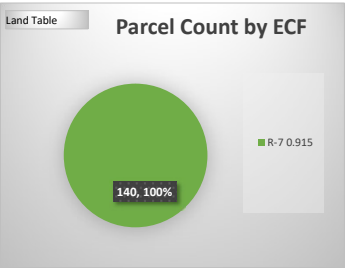
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$57,097	\$70,661	\$62,807
MINIMUM	\$40,838	\$50,539	\$44,922
MAXIMUM	\$92,565	\$114,555	\$101,822

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 -09-10-201-005	944 PINE TREE RD W	4/4/2022	\$877,000				0.64	\$763,347.00	-09-03-457-001, O -09-03-457-0	R-6	56.34%
O -09-10-101-026	1358 LAKE SHORE BLVD	6/24/2022	\$565,000	\$466,237	\$186,488	\$87,725	0.34	\$545,286.55		R-6	18.82%
O -09-10-128-001	340 TORREY PINE CT	8/4/2023	\$555,000	\$510,335	\$132,390	\$87,725	0.41	\$326,083.74		R-6	17.19%
O -09-10-102-020	475 MARINA POINTE BLV	9/30/2022	\$485,000	\$454,349	\$118,376	\$87,725	0.32	\$369,925.00		R-6	19.31%
O -09-10-128-014	1214 LAKE SHORE BLVD	11/30/2022	\$545,000	\$552,267	\$80,458	\$87,725	0.33	\$243,812.12		R-6	15.88%
O -09-10-101-021	1418 LAKE SHORE BLVD	3/24/2022	\$475,000	\$537,612	\$25,113	\$87,725	0.48	\$52,869.47		R-6	16.32%

Township/Village of Lake Orion
Land Table R-7

BSA DATABASE		SALES DATA	
Parcel Count	140	# of Sales	12
ECF Nbhd	R-7	Sales Ratio	48.44%
Min ECF	0.915	(Land Resid.-Est. Land Value)/Est. LV	43.01%
Max ECF	0.915	% Change	30.00%
Land Table LtoB	14.06%	Projected Land Table LtoB	18.27%
CVT LtoB	21.42%	Sales Sample Size	8.57%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



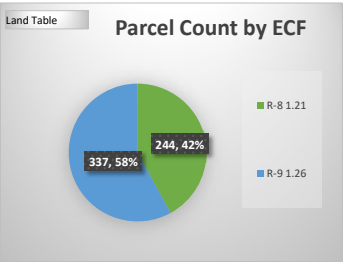
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$55,703	\$79,663	\$72,414
MINIMUM	\$49,658	\$71,018	\$64,555
MAXIMUM	\$61,420	\$87,839	\$79,846

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	438 GREEN HILL LN	2/2/2022	\$100,000				0.19	\$518,134.72		R-7	83.24%
O -09-14-151-006	1262 WALLOON WAY	5/12/2023	\$93,000				0.34	\$277,611.94		R-7	85.11%
O -09-14-101-026	1200 WALLOON WAY	10/19/2022	\$380,000	\$305,317	\$131,857	\$57,174	0.41	\$320,819.95		R-7	18.73%
O -09-14-176-007	1160 KEY WEST DR	8/18/2023	\$485,000	\$420,428	\$114,230	\$49,658	0.26	\$447,960.78		R-7	11.81%
O -09-14-102-007	1074 KEY WEST CT	5/6/2022	\$470,000	\$414,849	\$104,809	\$49,658	0.30	\$345,904.29		R-7	11.97%
O -09-14-102-003	1026 KEY WEST CT	11/7/2022	\$420,000	\$381,976	\$87,682	\$49,658	0.21	\$411,652.58		R-7	13.00%
O -09-13-104-014	1149 AMERICAN ELM ST	4/25/2022	\$451,500	\$437,080	\$68,652	\$54,232	0.33	\$208,668.69		R-7	12.41%
O -09-14-151-003	1298 WALLOON WAY	7/20/2022	\$462,000	\$461,131	\$50,527	\$49,658	0.21	\$238,334.91		R-7	10.77%
O -09-13-105-002	1020 COTTONWOOD ST	10/2/2023	\$600,000	\$602,898	\$54,276	\$57,174	0.35	\$153,322.03		R-7	9.48%
O -09-13-106-016	1078 AMERICAN ELM ST	4/28/2023	\$465,000	\$481,851	\$40,323	\$57,174	0.34	\$119,652.82		R-7	11.87%
O -09-14-103-009	426 GREEN HILL LN	10/14/2022	\$450,000	\$474,067	\$25,591	\$49,658	0.19	\$132,595.85		R-7	10.47%
O -09-13-103-013	1206 COTTONWOOD ST	6/29/2022	\$405,000				0.35	-\$75,416.19		R-7	11.71%

Township/Village of Lake Orion
Land Table R89

BSA DATABASE		SALES DATA	
Parcel Count	581	# of Sales	31
ECF Nbhd	R-8, R-9	Sales Ratio	45.52%
Min ECF	1.210	(Land Resid.-Est. Land Value)/Est. LV	44.00%
Max ECF	1.260	% Change	20.00%
Land Table LtoB	22.27%	Projected Land Table LtoB	26.72%
CVT LtoB	21.42%	Sales Sample Size	5.34%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$71,256	\$102,610	\$85,507
MINIMUM	\$30,373	\$43,738	\$36,448
MAXIMUM	\$547,296	\$788,114	\$656,755

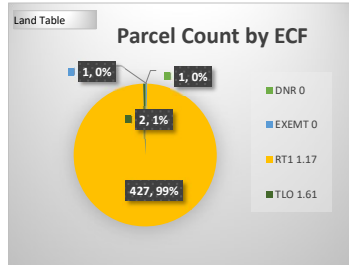
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
O -09-16-276-007	1424 BEACH DR	5/31/2023	\$205,000	\$152,492	\$112,491	\$59,983	0.17	\$568,136.00	O -09-16-229-048	R89	39.34%
O -09-18-200-018	1200 S BALDWIN RD	3/3/2023	\$335,000	\$310,755	\$84,991	\$60,746	0.75	\$113,472.63		R89	19.55%
O -09-18-200-025	1030 S BALDWIN RD	11/6/2023	\$649,990	\$712,421	\$6,216	\$68,647	2.50	\$2,489.39		R89	9.64%
O -09-18-426-011	1420 S BALDWIN RD	4/1/2022	\$441,000	\$466,525	\$223,746	\$285,271	1.65	\$7,646.00	-09-18-426-002, O -09-18-426-0	R89	61.15%
O -09-19-201-005	3981 MILL LAKE RD	5/8/2023	\$69,900				2.87	\$24,338.44		R89	100.00%
O -09-19-201-006	3971 MILL LAKE RD	11/17/2022	\$243,000	\$187,740	\$130,880	\$75,620	4.26	\$30,744.66		R89	40.28%
O -09-19-202-001	4090 MILL LAKE RD	7/28/2022	\$290,000	\$246,475	\$110,408	\$66,883	1.48	\$74,600.00		R89	27.14%
O -09-19-202-002	4072 MILL LAKE RD	8/8/2022	\$310,000	\$302,984	\$73,915	\$66,899	1.49	\$49,640.70		R89	22.08%
O -09-19-202-003	4032 MILL LAKE RD	5/5/2022	\$230,000	\$201,280	\$95,289	\$66,569	1.30	\$73,355.66		R89	33.07%
O -09-19-400-013	3676 WALDON RD	10/13/2023	\$449,900	\$321,476	\$205,797	\$77,373	4.76	\$43,216.51		R89	24.07%
O -09-19-400-014	3630 WALDON RD	6/29/2023	\$224,500	\$246,482	\$55,384	\$77,366	4.76	\$11,635.29		R89	31.39%
O -09-19-400-019	3748 WALDON RD	6/16/2023	\$350,000	\$312,579	\$93,829	\$56,408	0.58	\$161,218.21		R89	18.05%
O -09-23-351-022	369 W GREENSHIELD RD	3/10/2022	\$1,100,000	\$1,149,004	\$37,815	\$86,819	6.81	\$5,556.13		R89	7.56%
O -09-26-151-026	393 WALDON RD	12/20/2023	\$275,000	\$241,406	\$129,098	\$95,504	9.17	\$14,081.37		R89	39.56%
O -09-30-100-022	4150 MAYBEE RD	8/15/2022	\$339,900				7.09	\$43,941.03		R89	75.79%
O -09-30-301-049	3560 ROHR RD	8/30/2022	\$325,000	\$295,474	\$95,826	\$66,300	1.14	\$83,763.99		R89	22.44%
O -09-30-400-020	3536 GREGORY RD	5/31/2023	\$365,000	\$261,815	\$159,593	\$56,408	0.68	\$234,007.33		R89	21.54%
O -09-30-400-029	3916 GREGORY RD	9/29/2023	\$350,000	\$228,137	\$188,035	\$66,172	1.07	\$175,733.64		R89	29.01%
O -09-31-101-019	4390 ROHR RD	10/11/2022	\$360,000	\$317,365	\$103,381	\$60,746	0.77	\$133,739.97		R89	19.14%
O -09-31-126-036	4161 GREGORY RD	5/2/2023	\$890,000	\$908,032	\$63,289	\$81,321	5.65	\$11,193.67		R89	8.96%
O -09-31-401-006	3916 MORGAN RD	6/20/2023	\$503,000	\$406,645	\$163,127	\$66,772	1.42	\$115,202.68		R89	16.42%
O -09-31-426-003	4495 HOMESITE DR	2/17/2023	\$275,000	\$273,588	\$67,945	\$66,533	1.28	\$53,165.10		R89	24.32%
O -09-31-426-006	4601 HOMESITE DR	6/8/2022	\$310,000	\$261,195	\$113,889	\$65,084	0.88	\$128,833.71		R89	24.92%
O -09-31-426-055	3640 MORGAN RD	6/23/2023	\$355,000	\$337,641	\$73,767	\$56,408	0.51	\$146,073.27		R89	16.71%
O -09-31-426-062	4405 ALAN LN	9/6/2023	\$320,000	\$259,864	\$120,882	\$60,746	0.80	\$151,291.61		R89	23.38%
O -09-31-451-019	3889 MORGAN RD	6/7/2022	\$315,000	\$277,603	\$103,447	\$66,050	1.00	\$103,447.00		R89	23.79%
O -09-32-101-002	3501 GREGORY RD	7/1/2022	\$120,000				1.71	-\$52,531.58		R89	24.28%
O -09-32-101-005	3463 GREGORY RD	7/31/2023	\$334,900	\$254,560	\$136,748	\$56,408	0.47	\$292,822.27		R89	22.16%
O -09-32-101-028	3400 ELMY DR	9/9/2022	\$165,000	\$185,228	\$31,840	\$52,068	0.34	\$94,480.71		R89	28.11%
O -09-32-102-012	3494 PASADENA DR	4/8/2022	\$297,500	\$224,656	\$129,252	\$56,408	0.48	\$269,275.00		R89	25.11%
O -09-32-151-023	3349 PASADENA DR	10/19/2022	\$340,000	\$315,052	\$81,356	\$56,408	0.51	\$159,834.97		R89	17.90%

Township/Village of Lake Orion

Land Table RT1

BSA DATABASE		SALES DATA	
Parcel Count	431	# of Sales	27
ECF Nbhd	RT1, TLO, DNR, EXEMT	Sales Ratio	48.92%
Min ECF	1.170	(Land Resid.-Est. Land Value)/Est. LV	10.35%
Max ECF	1.610	% Change	10.00%
Land Table LtoB	23.37%	Projected Land Table LtoB	25.71%
CVT LtoB	21.42%	Sales Sample Size	6.26%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



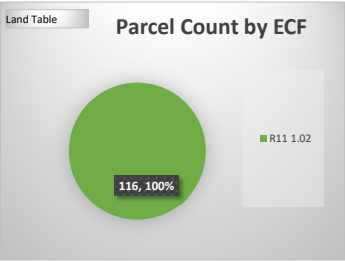
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$87,206	\$96,230	\$95,927
MINIMUM	\$31,736	\$35,020	\$34,910
MAXIMUM	\$400,205	\$441,616	\$440,226

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-09-04-277-005	128 MENASHA TRL	2/13/2023	\$419,000	\$284,608	\$209,599	\$75,207	0.62	\$339,156.96		RT1	26.42%
O-09-04-176-014	101 JACKSON OAKS ST	7/13/2022	\$452,000	\$313,111	\$217,418	\$78,529	1.00	\$216,984.03		RT1	25.08%
O-09-03-179-007	1040 INDIANWOOD RD	9/11/2023	\$670,000	\$512,284	\$240,697	\$82,981	1.51	\$158,980.85		RT1	16.20%
O-09-04-278-018	1760 ONEIDA TRL	8/17/2023	\$346,000	\$278,713	\$142,494	\$75,207	0.61	\$233,596.72		RT1	26.98%
O-09-06-426-007	3612 INDIANWOOD RD	6/9/2023	\$270,000	\$218,676	\$129,958	\$78,634	1.01	\$128,163.71		RT1	35.96%
O-09-04-278-012	1656 ONEIDA TRL	1/18/2022	\$265,900	\$229,639	\$111,468	\$75,207	0.70	\$159,467.81		RT1	32.75%
O-09-06-100-009	4365 ROSE CT	9/27/2022	\$312,250	\$276,786	\$113,976	\$78,512	1.00	\$113,976.00		RT1	28.37%
O-09-04-176-023	120 JACKSON OAKS ST	4/13/2023	\$545,000	\$483,541	\$155,559	\$94,100	2.79	\$55,696.03		RT1	19.46%
O-09-06-226-002	3527 STANTON RD	3/15/2022	\$335,000	\$302,198	\$134,207	\$101,405	3.63	\$36,941.10		RT1	33.56%
O-09-06-100-025	4448 CRYSTAL CREEK DR	12/15/2023	\$437,500	\$400,916	\$123,051	\$86,467	1.92	\$64,256.40		RT1	21.57%
O-09-05-100-010		6/9/2022	\$650,000				82.43	\$7,885.96		RT1	100.00%
O-09-06-100-024	4470 CRYSTAL CREEK DR	7/20/2023	\$460,000	\$427,550	\$93,915	\$61,465	3.86	\$24,330.31		RT1	14.38%
O-09-06-301-014	256 BALDWIN CT	2/3/2022	\$294,000	\$276,881	\$75,807	\$58,688	0.37	\$206,558.58		RT1	21.20%
O-09-06-100-034	4300 CRYSTAL CREEK DR	10/16/2023	\$640,000	\$618,238	\$104,230	\$82,468	1.46	\$71,635.74		RT1	13.34%
O-09-06-251-009	300 SCHROEDER OAKS LN	1/30/2023	\$694,000	\$680,316	\$147,087	\$133,403	14.66	\$10,035.27		RT1	19.61%
O-09-04-126-016	2260 ENTARA CT	6/1/2022	\$385,000	\$377,702	\$90,157	\$82,859	1.50	\$60,104.67		RT1	21.94%
O-09-06-451-007	120 S BALDWIN RD	3/2/2022	\$205,000	\$204,643	\$108,787	\$108,430	4.44	\$24,496.06		RT1	52.98%
O-09-04-176-021	210 N NEWMAN RD	9/22/2023	\$395,000	\$406,984	\$74,518	\$86,502	1.92	\$38,831.68		RT1	21.25%
O-09-04-202-009	244 INDIAN TRL	9/22/2023	\$564,000	\$596,944	\$71,825	\$104,769	0.42	\$171,830.14		RT1	17.55%
O-09-03-229-011	421 KNOLLWOOD DR	4/13/2023	\$325,000	\$346,740	\$46,513	\$68,253	0.34	\$136,002.92		RT1	19.68%
O-09-05-301-005	3256 INDIANWOOD RD	8/31/2022	\$470,000	\$514,925	\$69,773	\$114,698	5.16	\$13,417.88		RT1	22.27%
O-09-04-202-007	272 INDIAN TRL	5/20/2022	\$619,000	\$691,746	\$32,023	\$104,769	0.39	\$82,533.51		RT1	15.15%
O-09-04-226-014	576 INDIAN TRL	11/1/2022	\$520,000	\$617,811	\$6,958	\$104,769	0.51	\$13,669.94		RT1	16.96%
O-09-04-201-012	275 INDIAN TRL	4/7/2022	\$549,000	\$653,803	-\$34	\$104,769	0.42	-\$81.15		RT1	16.02%
O-09-04-202-005	446 INDIAN TRL	5/31/2023	\$555,000	\$665,470	-\$5,701	\$104,769	0.39	-\$14,506.36		RT1	15.74%
O-09-06-226-030	505 COATS RD	5/11/2023	\$270,000	\$325,193	\$23,380	\$78,573	1.01	\$23,217.48		RT1	24.16%
O-09-06-276-003	342 COATS RD	9/30/2022	\$230,000	\$280,790	\$57,136	\$107,926	4.38	\$13,035.82		RT1	38.44%

Township/Village of Lake Orion
Land Table RWE

BSA DATABASE		SALES DATA	
Parcel Count	116	# of Sales	11
ECF Nbhd	R11	Sales Ratio	44.49%
Min ECF	1.020	(Land Resid.-Est. Land Value)/Est. LV	62.11%
Max ECF	1.020	% Change	15.00%
Land Table LtoB	19.91%	Projected Land Table LtoB	22.90%
CVT LtoB	21.42%	Sales Sample Size	9.48%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



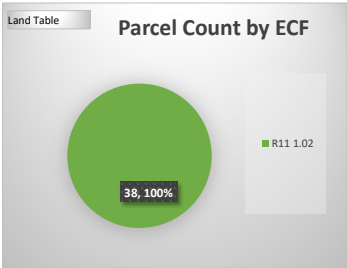
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$62,544	\$101,393	\$71,926
MINIMUM	\$54,364	\$88,132	\$62,519
MAXIMUM	\$68,775	\$111,494	\$79,091

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 -09-26-201-004	3090 TALON CIR	10/12/2023	\$360,000	\$271,998	\$146,461	\$58,459	0.36	\$411,407.30		RWE	21.49%
O -09-26-201-005	3086 TALON CIR	9/15/2023	\$360,000	\$295,967	\$127,731	\$63,698	0.23	\$567,693.33		RWE	21.52%
O -09-26-226-008	111 EAGLE RIDGE RD	7/5/2023	\$371,000	\$319,972	\$112,418	\$61,390	0.19	\$607,664.86		RWE	19.19%
O -09-26-203-017	74 EAGLE RIDGE RD	10/14/2022	\$340,000	\$295,129	\$108,569	\$63,698	0.20	\$542,845.00		RWE	21.58%
O -09-26-202-003	3005 TALON CIR	2/8/2022	\$310,000	\$269,294	\$95,070	\$54,364	0.14	\$679,071.43		RWE	20.19%
O -09-26-226-009	117 EAGLE RIDGE RD	9/1/2023	\$350,000	\$313,633	\$97,757	\$61,390	0.20	\$501,317.95		RWE	19.57%
O -09-26-203-015	66 EAGLE RIDGE RD	8/31/2022	\$345,000	\$312,609	\$93,781	\$61,390	0.19	\$504,198.92		RWE	19.64%
O -09-26-203-012	54 EAGLE RIDGE RD	9/28/2022	\$333,000	\$303,629	\$88,453	\$59,082	0.16	\$570,664.52		RWE	19.46%
O -09-26-203-006	30 EAGLE RIDGE RD	7/25/2023	\$360,000	\$337,061	\$82,021	\$59,082	0.15	\$532,603.90		RWE	17.53%
O -09-26-202-029	39 EAGLE RIDGE RD	8/17/2022	\$290,000	\$280,762	\$63,602	\$54,364	0.14	\$457,568.35		RWE	19.36%
O -09-26-226-007	107 EAGLE RIDGE RD	9/22/2022	\$305,000	\$313,611	\$55,087	\$63,698	0.22	\$245,924.11		RWE	20.31%

Township/Village of Lake Orion
Land Table RWR

BSA DATABASE		SALES DATA	
Parcel Count	38	# of Sales	3
ECF Nbhd	R11	Sales Ratio	55.01%
Min ECF	1.020	(Land Resid.-Est. Land Value)/Est. LV	-178.90%
Max ECF	1.020	% Change	0.00%
Land Table LtoB	5.14%	Projected Land Table LtoB	5.14%
CVT LtoB	21.42%	Sales Sample Size	7.89%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



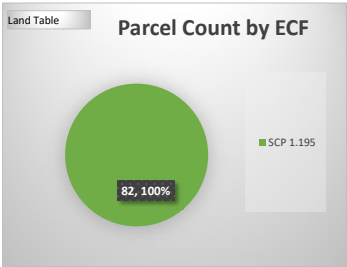
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$24,606	-\$19,414	\$24,606
MINIMUM	\$21,690	-\$20,565	\$21,690
MAXIMUM	\$26,064	-\$17,114	\$26,064

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 -09-27-276-060	3180 WALDON RIDGE DR	2/3/2023	\$415,000	\$451,504	-\$11,898	\$24,606	0.25	-\$47,214.29		RWR	5.45%
O -09-27-276-051	3179 WALDON RIDGE DR	10/21/2022	\$434,900	\$479,286	-\$20,509	\$23,877	0.25	-\$82,697.58		RWR	4.98%
O -09-27-276-055	3211 WALDON RIDGE DR	4/6/2022	\$480,000	\$532,475	-\$26,411	\$26,064	0.49	-\$53,680.89		RWR	4.89%

Township/Village of Lake Orion
Land Table SCP

BSA DATABASE		SALES DATA	
Parcel Count	82	# of Sales	5
ECF Nbhd	SCP	Sales Ratio	42.29%
Min ECF	1.195	(Land Resid.-Est. Land Value)/Est. LV	94.51%
Max ECF	1.195	% Change	22.42%
Land Table LtoB	19.08%	Projected Land Table LtoB	23.36%
CVT LtoB	21.42%	Sales Sample Size	6.10%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



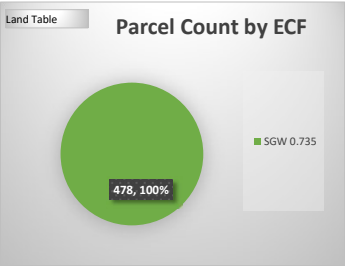
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$44,928	\$87,392	\$55,000
MINIMUM	\$44,928	\$87,392	\$55,000
MAXIMUM	\$44,928	\$87,392	\$55,000

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 -09-21-176-025	1959 COUNTRY LN	8/31/2023	\$287,000	\$223,859	\$108,069	\$44,928	1.00	\$108,069.00		SCP	20.07%
O -09-21-176-040	1864 HUNTERS LN	5/26/2023	\$300,059	\$236,061	\$108,926	\$44,928	1.00	\$108,926.00		SCP	19.03%
O -09-21-176-021	1939 COUNTRY LN	9/26/2022	\$285,000	\$239,818	\$90,110	\$44,928	1.00	\$90,110.00		SCP	18.73%
O -09-21-176-096	1990 VALLEY LN	10/11/2022	\$240,000	\$213,446	\$71,482	\$44,928	1.00	\$71,482.00		SCP	21.05%
O -09-21-176-076	1983 HUNTERS LN	9/23/2022	\$265,000	\$251,557	\$58,371	\$44,928	1.00	\$58,371.00		SCP	17.86%

Township/Village of Lake Orion
Land Table SGW

BSA DATABASE		SALES DATA	
Parcel Count	478	# of Sales	79
ECF Nbhd	SGW	Sales Ratio	46.89%
Min ECF	0.735	(Land Resid.-Est. Land Value)/Est. LV	42.89%
Max ECF	0.735	% Change	0.00%
Land Table LtoB	15.77%	Projected Land Table LtoB	15.77%
CVT LtoB	21.42%	Sales Sample Size	16.53%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$328,742	\$469,748	\$328,742
MINIMUM	\$80,360	\$114,829	\$80,360
MAXIMUM	\$7,305,375	\$10,438,842	\$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-09-31-201-001	4132 WALCOTT DR	9/9/2022	\$697,990				0.28	\$833,903.57		SGW	15.99%
O-09-31-201-027	4236 WINNEMAE DR	9/28/2022	\$642,665	\$518,686	\$212,375	\$88,396	0.27	\$786,574.07		SGW	17.04%
O-09-31-201-051	4191 FARWELL CT	3/28/2022	\$631,125	\$519,514	\$200,007	\$88,396	0.28	\$714,310.71		SGW	17.02%
O-09-36-202-124	1156 ATLANTA DR	5/19/2023	\$654,800	\$549,026	\$186,134	\$80,360	0.25	\$744,536.00		SGW	14.64%
O-09-31-201-053	4214 FARWELL CT	2/22/2022	\$692,412	\$582,293	\$206,550	\$96,431	0.49	\$421,530.61		SGW	16.56%
O-09-36-202-060	4585 OTTAWA DR	6/10/2022	\$650,000	\$550,316	\$180,044	\$80,360	0.23	\$782,800.00		SGW	14.60%
O-09-31-201-016	4192 NEWGARD DR	3/9/2022	\$722,850	\$613,508	\$197,738	\$88,396	0.29	\$681,855.17		SGW	14.41%
O-09-31-201-044	4179 WINNEMAE DR	3/29/2022	\$674,045	\$578,021	\$184,420	\$88,396	0.27	\$683,037.04		SGW	15.29%
O-09-31-201-038	4203 WINNEMAE DR	7/26/2022	\$612,435	\$525,686	\$175,145	\$88,396	0.27	\$648,685.19		SGW	16.82%
O-09-36-202-104	4586 OTTAWA DR	7/10/2023	\$562,000	\$486,522	\$155,838	\$80,360	0.23	\$677,556.52		SGW	16.52%
O-09-31-201-002	4136 WALCOTT DR	9/29/2022	\$679,940	\$589,298	\$179,038	\$88,396	0.29	\$617,372.41		SGW	15.00%
O-09-36-202-079	4658 OTTAWA DR	5/15/2023	\$610,000	\$538,879	\$151,481	\$80,360	0.21	\$721,338.10		SGW	14.91%
O-09-31-201-055	4222 FARWELL CT	2/18/2022	\$632,675	\$562,270	\$158,801	\$88,396	0.33	\$481,215.15		SGW	15.72%
O-09-36-202-066	4623 OTTAWA DR	5/24/2023	\$615,000	\$547,666	\$147,694	\$80,360	0.22	\$671,336.36		SGW	14.67%
O-09-31-201-029	4239 WINNEMAE DR	9/12/2022	\$716,265	\$637,998	\$166,663	\$88,396	0.29	\$574,700.00		SGW	13.86%
O-09-31-201-018	4200 NEWGARD DR	6/28/2022	\$708,845	\$632,427	\$164,814	\$88,396	0.29	\$568,324.14		SGW	13.98%
O-09-23-101-062	2372 FINDLEY CIR	10/17/2023	\$642,000	\$577,649	\$152,747	\$88,396	0.25	\$610,988.00		SGW	15.30%
O-09-31-201-036	4211 BECKWITH CT	7/29/2022	\$584,600	\$526,782	\$146,214	\$88,396	0.30	\$487,380.00		SGW	16.78%
O-09-36-202-067	4629 OTTAWA DR	6/15/2023	\$538,000	\$485,665	\$132,695	\$80,360	0.22	\$603,159.09		SGW	16.55%
O-09-36-202-031	4528 CLOVERDALE CT	6/27/2022	\$611,000	\$554,281	\$137,079	\$80,360	0.26	\$527,226.92		SGW	14.50%
O-09-26-102-014	165 WALDON MEADOWS I	7/15/2022	\$614,274	\$558,785	\$151,920	\$96,431	0.43	\$353,302.33		SGW	17.26%
O-09-31-201-040	4195 WINNEMAE DR	5/18/2022	\$637,500	\$580,175	\$145,721	\$88,396	0.27	\$539,707.41		SGW	15.24%
O-09-31-201-025	4226 WINNEMAE DR	8/9/2022	\$569,055	\$519,401	\$146,085	\$96,431	0.39	\$374,576.92		SGW	18.57%
O-09-36-202-126	1163 ATLANTA DR	4/11/2023	\$553,000	\$505,736	\$127,624	\$80,360	0.24	\$531,766.67		SGW	15.89%
O-09-23-101-030	2162 FINDLEY CIR	8/30/2023	\$620,000	\$567,094	\$149,337	\$96,431	0.36	\$414,825.00		SGW	17.00%
O-09-31-201-026	4232 WINNEMAE DR	9/29/2022	\$617,850	\$565,801	\$140,445	\$88,396	0.25	\$561,780.00		SGW	15.62%
O-09-31-201-010	4168 WALCOTT DR	3/18/2022	\$699,900	\$641,090	\$147,206	\$88,396	0.27	\$545,207.41		SGW	13.79%
O-09-36-202-022	4533 CLOVERDALE CT	7/15/2022	\$505,000	\$463,769	\$121,591	\$80,360	0.21	\$579,004.76		SGW	17.33%
O-09-31-201-039	4199 WINNEMAE DR	1/3/2023	\$619,999	\$571,562	\$136,833	\$88,396	0.27	\$506,788.89		SGW	15.47%
O-09-31-201-037	4207 WINNEMAE DR	7/22/2022	\$569,465	\$525,028	\$132,833	\$88,396	0.31	\$428,493.55		SGW	16.84%
O-09-23-101-043	2096 GUNNISON ST	6/25/2022	\$565,000	\$522,389	\$131,007	\$88,396	0.27	\$485,211.11		SGW	16.92%
O-09-36-403-101	1136 DECKER DR	6/28/2022	\$535,000	\$495,344	\$120,016	\$80,360	0.14	\$857,257.14		SGW	16.22%
O-09-23-101-080	363 PIKE ST	4/25/2022	\$620,000	\$574,367	\$142,064	\$96,431	0.37	\$383,956.76		SGW	16.79%
O-09-23-101-015	354 FINDLEY CIR	2/10/2023	\$587,500	\$545,071	\$130,825	\$88,396	0.25	\$523,300.00		SGW	16.22%
O-09-31-201-034	4219 BECKWITH CT	8/11/2022	\$646,395	\$601,062	\$133,729	\$88,396	0.31	\$431,383.87		SGW	14.71%
O-09-31-201-017	4196 NEWGARD DR	3/22/2022	\$625,840	\$583,390	\$130,846	\$88,396	0.28	\$467,307.14		SGW	15.15%
O-09-31-201-035	4215 BECKWITH CT	6/21/2022	\$662,810	\$618,241	\$141,000	\$96,431	0.40	\$352,500.00		SGW	15.60%
O-09-31-201-033	4223 WINNEMAE DR	8/11/2022	\$554,850	\$517,772	\$125,474	\$88,396	0.32	\$392,106.25		SGW	17.07%
O-09-31-201-041	4191 WINNEMAE DR	4/25/2022	\$636,760	\$596,041	\$129,115	\$88,396	0.27	\$478,203.70		SGW	14.83%
O-09-31-201-020	4208 NEWGARD DR	4/29/2022	\$660,710	\$618,868	\$130,238	\$88,396	0.29	\$449,096.55		SGW	14.28%
O-09-31-201-028	4240 WINNEMAE DR	9/12/2022	\$644,205	\$603,683	\$128,918	\$88,396	0.29	\$444,544.83		SGW	14.64%
O-09-36-202-070	4647 OTTAWA DR	7/22/2022	\$524,900	\$492,041	\$113,219	\$80,360	0.19	\$595,889.47		SGW	16.33%

Township/Village of Lake Orion

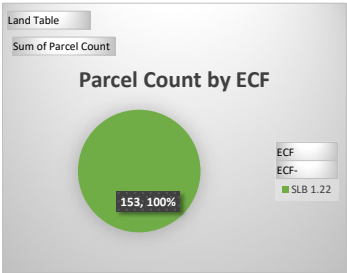
Land Table SGW

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-09-31-201-042	4187 WINNEMAE DR	5/24/2022	\$614,275	\$576,222	\$126,449	\$88,396	0.27	\$468,329.63		SGW	15.34%
O-09-31-201-059	4205 NEWGARD DR	2/23/2022	\$543,705	\$511,391	\$120,710	\$88,396	0.32	\$377,218.75		SGW	17.29%
O-09-31-201-030	4235 WINNEMAE DR	9/14/2022	\$624,970	\$592,866	\$120,500	\$88,396	0.30	\$401,666.67		SGW	14.91%
O-09-36-202-130	1139 ATLANTA DR	6/13/2023	\$549,900	\$522,524	\$107,736	\$80,360	0.21	\$513,028.57		SGW	15.38%
O-09-31-201-019	4204 NEWGARD DR	7/22/2022	\$623,170	\$593,264	\$118,302	\$88,396	0.29	\$407,937.93		SGW	14.90%
O-09-36-403-069	4705 N STONEGATE CIR	8/15/2023	\$590,000	\$563,402	\$106,958	\$80,360	0.20	\$534,790.00		SGW	14.26%
O-09-36-403-068	4697 N STONEGATE CIR	6/1/2022	\$520,000	\$497,526	\$102,834	\$80,360	0.19	\$541,231.58		SGW	16.15%
O-09-31-201-024	4224 NEWGARD DR	5/25/2022	\$542,205	\$518,999	\$111,602	\$88,396	0.33	\$338,187.88		SGW	17.03%
O-09-31-201-052	4210 FARWELL CT	5/9/2022	\$641,325	\$614,133	\$123,623	\$96,431	0.43	\$287,495.35		SGW	15.70%
O-09-31-201-050	4182 WINNEMAE DR	2/24/2022	\$597,685	\$573,233	\$112,848	\$88,396	0.33	\$341,963.64		SGW	15.42%
O-09-31-201-021	4212 NEWGARD DR	6/23/2022	\$583,390	\$559,986	\$111,800	\$88,396	0.30	\$372,666.67		SGW	15.79%
O-09-31-201-058	4213 NEWGARD DR	4/8/2022	\$591,420	\$568,180	\$111,636	\$88,396	0.31	\$360,116.13		SGW	15.56%
O-09-31-201-045	4175 WINNEMAE DR	3/28/2022	\$607,117	\$586,406	\$109,107	\$88,396	0.27	\$404,100.00		SGW	15.07%
O-09-36-403-096	4696 N STONEGATE CIR	10/19/2022	\$515,000	\$497,948	\$97,412	\$80,360	0.19	\$512,694.74		SGW	16.14%
O-09-23-101-054	2422 FINDLEY CIR	1/9/2023	\$615,000	\$595,993	\$107,403	\$88,396	0.25	\$429,612.00		SGW	14.83%
O-09-31-201-031	4231 WINNEMAE DR	8/22/2022	\$600,665	\$583,521	\$105,540	\$88,396	0.27	\$390,888.89		SGW	15.15%
O-09-31-201-062	4189 NEWGARD DR	2/16/2022	\$599,980	\$583,179	\$105,197	\$88,396	0.31	\$339,345.16		SGW	15.16%
O-09-31-201-022	4216 NEWGARD DR	7/14/2022	\$542,000	\$526,919	\$103,477	\$88,396	0.29	\$356,817.24		SGW	16.78%
O-09-36-202-083	4626 OTTAWA DR	1/6/2022	\$515,000	\$503,150	\$92,210	\$80,360	0.19	\$485,315.79		SGW	15.97%
O-09-31-201-056	4221 NEWGARD DR	4/22/2022	\$597,860	\$584,391	\$101,865	\$88,396	0.33	\$308,681.82		SGW	15.13%
O-09-31-201-023	4220 NEWGARD DR	4/21/2022	\$609,930	\$598,630	\$99,696	\$88,396	0.27	\$369,244.44		SGW	14.77%
O-09-31-201-043	4183 WINNEMAE DR	6/23/2022	\$520,600	\$511,073	\$97,923	\$88,396	0.27	\$362,677.78		SGW	17.30%
O-09-23-101-042	2080 GUNNISON ST	2/10/2022	\$500,000	\$491,753	\$96,643	\$88,396	0.27	\$357,937.04		SGW	17.98%
O-09-23-101-087	2429 FINDLEY CIR	1/6/2022	\$526,000	\$523,153	\$91,243	\$88,396	0.25	\$364,972.00		SGW	16.90%
O-09-23-101-055	2416 FINDLEY CIR	3/16/2023	\$509,000	\$506,832	\$90,564	\$88,396	0.25	\$362,256.00		SGW	17.44%
O-09-36-202-127	1155 ATLANTA DR	11/18/2022	\$570,000	\$569,555	\$80,805	\$80,360	0.23	\$351,326.09		SGW	14.11%
O-09-31-201-046	4171 WINNEMAE DR	3/27/2022	\$626,825	\$632,016	\$83,205	\$88,396	0.34	\$244,720.59		SGW	13.99%
O-09-36-202-068	4635 OTTAWA DR	8/31/2022	\$495,000	\$504,027	\$71,333	\$80,360	0.18	\$396,294.44		SGW	15.94%
O-09-36-202-019	1182 CLOVERDALE DR	12/29/2022	\$590,000	\$605,820	\$64,540	\$80,360	0.25	\$258,160.00		SGW	13.26%
O-09-26-102-013	161 WALDON MEADOWS I	3/1/2022	\$523,164	\$537,290	\$82,305	\$96,431	0.41	\$200,743.90		SGW	17.95%
O-09-31-201-032	4227 WINNEMAE DR	8/17/2022	\$579,590	\$581,233	\$86,753	\$88,396	0.27	\$321,307.41		SGW	15.21%
O-09-31-201-057	4217 NEWGARD DR	4/28/2022	\$575,915	\$600,021	\$64,290	\$88,396	0.27	\$238,111.11		SGW	14.73%
O-09-36-403-039	4984 W STONEGATE CIR	8/19/2022	\$461,000	\$481,019	\$60,341	\$80,360	0.17	\$354,947.06		SGW	16.71%
O-09-31-201-054	4218 FARWELL CT	2/22/2022	\$633,545	\$668,620	\$53,321	\$88,396	0.30	\$177,736.67		SGW	13.22%
O-09-26-102-015	169 WALDON MEADOWS I	1/21/2022	\$483,518	\$520,422	\$59,527	\$96,431	0.43	\$138,434.88		SGW	18.53%
O-09-36-403-017	1114 WALES DR	11/21/2022	\$520,000	\$579,966	\$28,430	\$88,396	0.22	\$129,227.27		SGW	15.24%
O-09-26-102-007	06 WALDON MEADOWS C	2/8/2022	\$446,924				0.26	-\$7,380.77		SGW	16.45%

Township/Village of Lake Orion
Land Table SLB

BSA DATABASE		SALES DATA	
Parcel Count	153	# of Sales	9
ECF Nbhd	SLB	Sales Ratio	44.99%
Min ECF	1.220	(Land Resid.-Est. Land Value)/Est. LV	47.40%
Max ECF	1.220	% Change	10.00%
Land Table LtoB	23.20%	Projected Land Table LtoB	25.52%
CVT LtoB	21.42%	Sales Sample Size	5.88%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



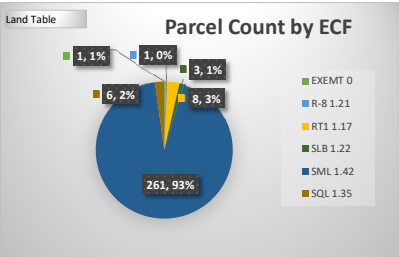
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$90,064	\$132,759	\$99,070
MINIMUM	\$45,203	\$66,631	\$49,723
MAXIMUM	\$1,519,827	\$2,240,297	\$1,671,810

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 -09-27-301-009	1460 W SILVERBELL RD	8/29/2022	\$260,000	\$242,961	\$80,910	\$63,871	1.01	\$80,108.91		SLB	26.29%
O -09-28-478-002	1485 W SILVERBELL RD	7/25/2022	\$277,500	\$194,832	\$136,142	\$53,474	0.45	\$301,866.96		SLB	27.45%
O -09-28-478-004	1461 W SILVERBELL RD	10/21/2022	\$246,000	\$251,967	\$100,981	\$106,948	0.46	\$106,858.20	O -09-28-478-007	SLB	42.45%
O -09-33-227-015	4096 SILVER VALLEY DR	5/11/2022	\$345,000	\$340,935	\$49,268	\$45,203	0.32	\$155,419.56		SLB	13.26%
O -09-33-228-010	1528 NANCY G LN	12/8/2023	\$330,000	\$250,006	\$136,097	\$56,103	0.51	\$266,334.64		SLB	22.44%
O -09-33-228-014	4087 SILVER VALLEY DR	12/16/2022	\$340,000	\$353,116	\$52,196	\$65,312	1.20	\$43,424.29		SLB	18.50%
O -09-33-277-002		11/8/2022	\$50,000				28.19	\$1,773.55		SLB	100.00%
O -09-33-277-003	1681 HOPEFIELD DR	5/9/2023	\$396,000	\$343,100	\$126,250	\$73,350	2.27	\$55,543.33		SLB	21.38%
O -09-33-277-004	1665 HOPEFIELD DR	10/6/2022	\$340,000	\$303,623	\$107,843	\$71,466	2.02	\$53,334.82		SLB	23.54%

Township/Village of Lake Orion
Land Table SML

BSA DATABASE		SALES DATA	
Parcel Count	280	# of Sales	21
ECF Nbhd	SML, RT1, SQL, EXEMT, R-8, SLB	Sales Ratio	47.50%
Min ECF	1.170	(Land Resid.-Est. Land Value)/Est. LV	22.33%
Max ECF	1.420	% Change	10.00%
Land Table LtoB	27.43%	Projected Land Table LtoB	30.17%
CVT LtoB	21.42%	Sales Sample Size	7.50%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



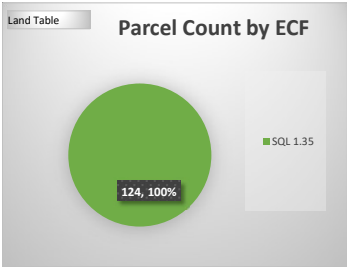
	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$147,384	\$180,300	\$162,122
MINIMUM	\$943	\$1,154	\$1,037
MAXIMUM	\$1,737,331	\$2,125,336	\$1,911,064

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 -09-33-176-002		4/21/2023	\$130,000				20.63	\$6,302.11		SML	100.00%
O -09-06-100-045	4180 DABISH DR	6/3/2022	\$539,000	\$404,823	\$237,365	\$103,188	1.44	\$165,180.93		SML	25.49%
O -09-11-457-042	130 ERIE CT	2/11/2022	\$371,000	\$281,687	\$164,920	\$75,607	0.22	\$749,636.36		SML	26.84%
O -09-20-151-012	3419 MAHOPAC RD	7/29/2022	\$325,000	\$253,507	\$140,250	\$68,757	0.17	\$810,693.64		SML	27.12%
O -09-33-102-006	2481 CANDLEWICK DR	6/2/2023	\$335,000	\$271,734	\$138,616	\$75,350	2.52	\$54,919.18		SML	27.73%
O -09-11-456-012	170 ONTARIO CT	4/21/2023	\$420,000	\$355,917	\$133,734	\$69,651	0.28	\$479,333.33		SML	19.57%
O -09-06-226-020	327 COATS RD	12/22/2023	\$327,500	\$284,849	\$83,707	\$41,056	2.36	\$35,409.05		SML	14.41%
O -09-33-102-012	2405 CANDLEWICK DR	7/11/2022	\$475,000	\$423,028	\$127,687	\$75,715	2.80	\$45,553.69		SML	17.90%
O -09-11-456-020	190 ONTARIO CT	6/2/2022	\$400,000	\$359,585	\$123,378	\$82,963	0.30	\$414,020.13		SML	23.07%
O -09-06-251-017	4040 DABISH DR	9/9/2022	\$675,000	\$618,588	\$155,276	\$98,864	1.21	\$128,752.90		SML	15.98%
O -09-20-151-048	3443 MAHOPAC RD	4/11/2023	\$440,000	\$425,534	\$158,935	\$144,469	0.75	\$211,069.06		SML	33.95%
O -09-29-479-011	2605 CANDLEWICK DR	2/23/2022	\$415,000	\$403,762	\$110,180	\$98,942	1.53	\$72,201.83		SML	24.51%
O -09-06-276-013	310 COATS RD	4/28/2023	\$285,000	\$278,284	\$132,557	\$125,841	2.75	\$48,237.63		SML	45.22%
O -09-06-251-002	319 WILLOW LN	12/12/2023	\$592,550	\$584,469	\$119,142	\$111,061	1.89	\$63,071.47		SML	19.00%
O -09-33-151-005	2370 JUDAH RD	9/14/2023	\$490,000	\$489,001	\$37,307	\$36,308	2.57	\$14,516.34		SML	7.42%
O -09-10-380-016	988 WALNUT AVE	12/29/2023	\$175,000	\$176,422	\$137,845	\$139,267	0.98	\$140,371.69		SML	78.94%
O -09-16-229-011	1099 BEACH DR	6/28/2022	\$308,500	\$311,040	\$135,042	\$137,582	0.57	\$237,750.00		SML	44.23%
O -09-15-105-016	1359 SIGNAL LN	9/9/2022	\$912,000	\$961,336	\$39,794	\$89,130	0.41	\$96,587.38		SML	9.27%
O -09-29-479-002	2761 CANDLEWICK DR	1/5/2023	\$340,000	\$368,910	\$66,019	\$94,929	2.92	\$22,601.51		SML	25.73%
O -09-33-226-002	1680 NANCY G LN	6/23/2023	\$499,000	\$555,460	\$63,585	\$120,045	12.07	\$5,268.02		SML	21.61%
O -09-20-151-002	3495 MAHOPAC RD	11/15/2022	\$550,000	\$622,531	\$127,169	\$199,700	1.02	\$125,166.34		SML	32.08%

Township/Village of Lake Orion
Land Table SQL

BSA DATABASE		SALES DATA	
Parcel Count	124	# of Sales	8
ECF Nbhd	SQL	Sales Ratio	50.01%
Min ECF	1.350	(Land Resid.-Est. Land Value)/Est. LV	3.93%
Max ECF	1.350	% Change	10.00%
Land Table LtoB	33.73%	Projected Land Table LtoB	37.10%
CVT LtoB	21.42%	Sales Sample Size	6.45%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,384	\$2,478	\$2,622
MINIMUM	\$1,709	\$1,776	\$1,880
MAXIMUM	\$3,201	\$3,327	\$3,521

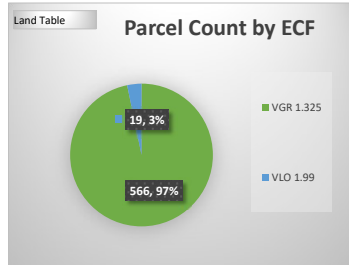
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
O -09-09-276-013	668 LAWSON DR	8/15/2022	\$297,800				0.32	\$565,375.39		SQL	45.51%
O -09-10-151-016	1421 HEIGHTS RD	12/6/2022	\$460,000	\$391,177	\$187,813	\$118,990	0.30	\$623,963.46		SQL	30.42%
O -09-09-276-011	656 LAWSON DR	7/12/2022	\$310,000	\$273,892	\$166,508	\$130,400	0.31	\$535,395.50		SQL	47.61%
O -09-09-426-022	1648 S NEWMAN RD	10/31/2023	\$390,000	\$346,985	\$227,729	\$184,714	1.01	\$225,028.66		SQL	53.23%
O -09-09-276-008	626 LAWSON DR	4/1/2022	\$348,500	\$366,020	\$116,037	\$133,557	0.59	\$197,341.84		SQL	36.49%
O -09-09-426-032	1608 S NEWMAN RD	1/14/2022	\$353,500	\$394,608	\$192,318	\$233,426	1.33	\$144,817.77		SQL	59.15%
O -09-10-151-009	1493 HEIGHTS RD	11/3/2023	\$400,000	\$450,489	\$136,409	\$186,898	1.06	\$129,175.19		SQL	41.49%
O -09-09-430-014	1536 BAYVIEW ST	7/19/2023	\$327,000				0.25	-\$10,089.43		SQL	26.21%

Township/Village of Lake Orion

Land Table VGR

BSA DATABASE		SALES DATA	
Parcel Count	585	# of Sales	52
ECF Nbhd	VGR, VLO	Sales Ratio	47.52%
Min ECF	1.325	(Land Resid.-Est. Land Value)/Est. LV	19.18%
Max ECF	1.325	% Change	4.00%
Land Table LtoB	26.67%	Projected Land Table LtoB	27.74%
CVT LtoB	21.42%	Sales Sample Size	8.89%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$81,748	\$97,425	\$81,748
MINIMUM	\$14,784	\$17,619	\$14,784
MAXIMUM	\$105,959	\$126,279	\$116,555

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	\$131,523	\$121,295	\$65,443	0.18	\$681,432.58		VGR	49.76%
OL-09-02-444-001	144 N SLATER ST	12/6/2023	\$215,000	\$160,982	\$119,461	\$65,443	0.12	\$1,029,836.21		VGR	40.65%
OL-09-02-377-013	340 LAKE ST	9/9/2022	\$245,000	\$192,061	\$118,382	\$65,443	0.09	\$1,272,924.73		VGR	34.07%
OL-09-02-451-005	246 W FLINT ST	11/9/2023	\$287,000	\$228,354	\$124,089	\$65,443	0.16	\$761,282.21		VGR	28.66%
OL-09-02-404-011	109 N ANDREWS ST	6/1/2022	\$200,000	\$160,242	\$105,201	\$65,443	0.14	\$740,852.11		VGR	40.84%
OL-09-11-101-016	114 BELLEVUE AVE	6/1/2022	\$760,000	\$624,210	\$224,138	\$88,348	0.15	\$1,484,357.62		VGR	14.15%
OL-09-02-437-005	207 N BROADWAY ST	9/15/2022	\$350,000	\$288,614	\$132,264	\$70,878	0.18	\$734,800.00		VGR	24.56%
OL-09-01-301-001	488 N WASHINGTON ST	6/27/2022	\$415,000	\$354,251	\$144,671	\$83,922	0.55	\$597,814.05		VGR	23.69%
OL-09-02-457-002	229 W FLINT ST	7/27/2022	\$275,000	\$236,371	\$104,072	\$65,443	0.17	\$608,608.19		VGR	27.69%
OL-09-11-276-008	48 SMITH CT	1/10/2022	\$239,000	\$205,453	\$115,295	\$81,748	0.31	\$367,181.53		VGR	39.79%
OL-09-12-103-023	283 PERRY ST	7/29/2022	\$309,900	\$266,892	\$124,756	\$81,748	0.36	\$350,438.20		VGR	30.63%
OL-09-02-451-001	40 N ANDREWS ST	9/29/2022	\$275,000	\$237,981	\$102,462	\$65,443	0.17	\$617,240.96		VGR	27.50%
OL-09-02-334-008	69 N AXFORD ST	4/7/2023	\$245,000	\$212,280	\$109,034	\$76,314	0.25	\$430,964.43		VGR	35.95%
OL-09-01-301-006	406 N WASHINGTON ST	6/3/2022	\$207,000	\$180,084	\$108,664	\$81,748	0.48	\$226,855.95		VGR	45.39%
OL-09-02-444-009	159 N WASHINGTON ST	9/12/2023	\$300,000	\$263,218	\$118,530	\$81,748	0.31	\$382,354.84		VGR	31.06%
OL-09-02-426-012	90 W ELIZABETH ST	5/27/2022	\$216,500	\$191,850	\$106,398	\$81,748	0.35	\$301,410.76		VGR	42.61%
OL-09-01-353-001	40 N WASHINGTON ST	10/25/2022	\$382,000	\$338,861	\$116,192	\$73,053	0.21	\$553,295.24		VGR	21.56%
OL-09-12-103-010	544 BAGLEY DR	6/30/2022	\$183,000	\$162,487	\$85,956	\$65,443	0.18	\$482,898.88		VGR	40.28%
OL-09-01-356-014	674 ORION RD	3/28/2022	\$285,000	\$253,363	\$115,559	\$83,922	0.62	\$187,595.78		VGR	33.12%
OL-09-01-351-005	325 E SHADBOLT ST	8/29/2022	\$235,000	\$212,497	\$87,946	\$65,443	0.10	\$925,747.37		VGR	30.80%
OL-09-01-301-010	316 N WASHINGTON ST	4/24/2023	\$410,000	\$370,869	\$104,574	\$65,443	0.14	\$752,330.94		VGR	17.65%
OL-09-02-451-009	206 W FLINT ST	5/5/2022	\$350,000	\$320,749	\$94,694	\$65,443	0.16	\$588,161.49		VGR	20.40%
OL-09-02-455-006	274 LAKE ST	7/18/2022	\$249,500	\$228,940	\$86,003	\$65,443	0.12	\$699,211.38		VGR	28.59%
OL-09-02-334-014	318 W FLINT ST	2/14/2022	\$344,000	\$315,670	\$93,773	\$65,443	0.15	\$612,895.42		VGR	20.73%
OL-09-02-426-001	144 W ELIZABETH ST	7/6/2023	\$190,000	\$174,581	\$91,733	\$76,314	0.24	\$387,059.07		VGR	43.71%
OL-09-02-457-008	204 LAKE ST	3/23/2022	\$160,000	\$147,225	\$78,218	\$65,443	0.06	\$1,282,262.30		VGR	44.45%
OL-09-12-153-014	572 ATWATER ST	1/10/2022	\$260,000	\$242,071	\$90,982	\$73,053	0.21	\$439,526.57		VGR	30.18%
OL-09-01-301-003	462 N WASHINGTON ST	1/18/2022	\$265,000	\$247,070	\$99,678	\$81,748	0.45	\$457,238.53		VGR	33.09%
OL-09-02-404-018	20 N AXFORD ST	6/7/2023	\$300,000	\$283,561	\$87,317	\$70,878	0.19	\$466,935.83		VGR	25.00%
OL-09-02-404-015	53 N ANDREWS ST	2/22/2022	\$227,500	\$216,143	\$76,800	\$65,443	0.13	\$604,724.41		VGR	30.28%
OL-09-02-435-003	105 E CHURCH ST	9/13/2023	\$212,500	\$204,957	\$72,986	\$65,443	0.12	\$629,189.66		VGR	31.93%
OL-09-02-333-008	138 N NORTH SHORE DR	5/30/2023	\$355,000	\$345,003	\$91,745	\$81,748	0.38	\$240,800.52		VGR	23.69%
OL-09-01-354-007	437 E FLINT ST	5/20/2022	\$212,000	\$206,500	\$76,378	\$70,878	0.20	\$385,747.47		VGR	34.32%
OL-09-02-406-004	95 W CHURCH ST	7/26/2023	\$245,000	\$240,395	\$75,483	\$70,878	0.20	\$385,117.35		VGR	29.48%
OL-09-01-301-034	306 N WASHINGTON ST	5/23/2023	\$280,000	\$289,326	\$72,422	\$81,748	0.31	\$237,449.18		VGR	28.25%
OL-09-01-352-003	438 E JACKSON ST	9/9/2022	\$224,500	\$232,033	\$63,345	\$70,878	0.20	\$319,924.24		VGR	30.55%
OL-09-12-154-034	427 NEWTON DR	5/16/2022	\$395,000	\$408,353	\$68,395	\$81,748	0.44	\$155,443.18	OL-09-12-154-025	VGR	20.02%
OL-09-01-354-002	424 E SHADBOLT ST	10/17/2022	\$250,000	\$259,535	\$61,343	\$70,878	0.20	\$309,813.13		VGR	27.31%
OL-09-01-302-038	132 FLORENCE ST	3/1/2022	\$305,900	\$317,949	\$71,873	\$83,922	0.63	\$113,364.35		VGR	26.39%
OL-09-02-334-002	161 N AXFORD ST	7/20/2022	\$239,900	\$251,772	\$66,616	\$78,488	0.29	\$232,111.50		VGR	31.17%
OL-09-12-154-030	565 GRAMPIAN AVE	12/12/2023	\$370,000	\$388,903	\$54,150	\$73,053	1.16	\$46,600.69		VGR	18.78%
OL-09-12-154-033	413 NEWTON DR	5/13/2022	\$400,000	\$431,426	\$50,322	\$81,748	0.41	\$122,736.59		VGR	18.95%

Township/Village of Lake Orion

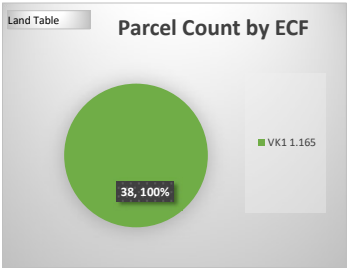
Land Table VGR

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-09-11-183-011	258 HEIGHTS RD	4/21/2023	\$220,000	\$239,422	\$62,326	\$81,748	0.31	\$203,016.29		VGR	34.14%
OL-09-12-151-071	432 NEWTON DR	2/8/2023	\$236,900	\$262,616	\$50,598	\$76,314	0.24	\$214,398.31		VGR	29.06%
OL-09-02-427-016	489 N WASHINGTON ST	7/7/2022	\$440,000	\$489,385	\$26,929	\$76,314	0.25	\$107,716.00		VGR	15.59%
OL-09-01-355-033	487 GLENN CT	1/29/2022	\$330,000	\$372,553	\$28,325	\$70,878	0.18	\$156,491.71		VGR	19.02%
OL-09-01-301-037	365 HAUXWELL DR	4/8/2022	\$200,000	\$227,560	\$45,493	\$73,053	0.21	\$212,584.11		VGR	32.10%
OL-09-02-426-006	54 W ELIZABETH ST	7/11/2022	\$80,000				0.75	\$106,666.67		VGR	89.35%
OL-09-01-355-031	91 WASHINGTON ST	8/31/2022	\$385,000	\$455,314	\$2,739	\$73,053	0.20	\$13,426.47		VGR	16.04%
OL-09-01-356-005	588 E FLINT ST	12/2/2022	\$210,000	\$248,728	\$45,194	\$83,922	0.80	\$56,211.44		VGR	33.74%
OL-09-02-479-002	28 N SLATER ST	5/2/2022	\$195,000	\$246,942	\$21,111	\$73,053	0.21	\$102,480.58		VGR	29.58%
OL-09-01-301-007	346 N WASHINGTON ST	9/15/2022	\$30,000				0.44	-\$439,574.77		VGR	39.72%

Township/Village of Lake Orion
Land Table VK1

BSA DATABASE		SALES DATA	
Parcel Count	38	# of Sales	2
ECF Nbhd	VK1	Sales Ratio	48.43%
Min ECF	1.165	(Land Resid.-Est. Land Value)/Est. LV	21.35%
Max ECF	1.165	% Change	5.00%
Land Table LtoB	14.63%	Projected Land Table LtoB	15.37%
CVT LtoB	21.42%	Sales Sample Size	5.26%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$48,563	\$58,929	\$50,991
MINIMUM	\$31,500	\$38,224	\$33,075
MAXIMUM	\$85,575	\$103,842	\$89,854

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-09-02-485-033	94 WASHINGTON ST	3/15/2023	\$295,000	\$271,337	\$68,288	\$44,625	1.00	\$68,288.00		VK1	16.45%
OL-09-12-151-047	372 NEWTON CT	7/20/2022	\$364,500	\$367,430	\$49,570	\$52,500	0.19	\$255,515.46		VK1	14.29%