

CVT: CITY OF ORCHARD LAKE

YEAR: 2026

LAND TYPE: COMMERCIAL

COM RATES (SF TABLE) BREAKDOWN			
SF	OLD RATE (SF)	CALC'D RATE (SF)	USED RATE (SF)
AVG	\$6.88	\$7.13	\$6.88
MED	\$6.24	\$6.46	\$6.24
MIN	\$1.08	\$1.12	\$1.08
MAX	\$16.17	\$16.76	\$16.17

COM RATES (ACREAGE) BREAKDOWN			
ACRES	OLD RATE (ACRES)	CALC'D RATE (ACRES)	USED RATE (ACRES)
AVG	\$1,854,972	\$1,922,212	\$1,854,972
MED	\$1,854,972	\$1,922,212	\$1,854,972
MIN	\$229,500	\$237,819	\$229,500
MAX	\$3,480,444	\$3,606,605	\$3,480,444

COM RATES (ACREAGE)								
CVT	LAND TABLE	UNITS	DESCRIPTION	OLD RATE	INDICATED % Δ	CALC'D RATE	USED % Δ	USED RATE
56	COM	ACRES	1 ACRE	\$229,500	3.62%	237,819	0.00%	\$229,500
56	COM	ACRES	100 ACRE	\$3,480,444	3.62%	3,606,605	0.00%	\$3,480,444

IMPROVED SALES BREAKDOWN									
COM	COUNT	CURRENT SEV	SALE PRICE	SALE RATIO	CURRENT LAND VALUE	EXTRACTED LAND VALUE	CURRENT LAND VALUE / TCY (LtoB)	EXTRACTED LAND VALUE / TCY (LtoB)	% Δ CURRENT LAND VALUE VS EXTRACTED LAND VALUE
ALL	5	1,094,780	2,297,500	47.65%	721,850	748,016	32.97%	34.16%	3.62%

COM RATES (ALL RATES)		
SALE SAMPLE SIZE	USED % Δ	PROJECTED LAND VALUE / TCY (LtoB)
23.81%	0.0%	38.18%

CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	CURRENT SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	CURRENT LAND VALUE / CURRENT TCY (LtoB)	EXTRACTED LAND VALUE / CURRENT TCY (LtoB)	EXTRACTED LAND VALUE \$ / ACRE	EXTRACTED LAND VALUE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1	OTHER PARCELS 2	OTHER PARCELS 3	OTHER PARCELS 4
36	36-18-01-153-021	1985 CASS LAKE RD	9/26/2025	\$850,000	\$416,140	\$283,458	1.990	\$301,188	34.06%	36.19%	\$151,351	\$3.47	0	0	0	0	0
36	36-18-01-356-001	2711 ORCHARD LAKE RD	4/17/2024	\$172,500	\$72,960	\$38,956	0.110	\$59,314	26.70%	40.65%	\$539,218	\$12.38	0	0	0	0	0
36	36-18-02-479-065	3251 ORCHARD LAKE RD	10/30/2024	\$650,000	\$341,310	\$269,440	0.890	\$192,637	39.47%	28.22%	\$216,446	\$4.97	0	0	0	0	0
X	X-18-01-376-003	2040 WOODROW WILSON	7/10/2024	\$225,000	\$80,220	\$52,660	0.157	\$119,259	32.82%	74.33%	\$759,611	\$17.44	0	0	0	0	0
X	X-18-25-279-023	2160 WALNUT LAKE	1/14/2025	\$400,000	\$184,150	\$77,336	0.269	\$75,618	21.00%	20.53%	\$281,108	\$6.45	0	0	0	0	0

CVT: CITY OF ORCHARD LAKE

YEAR: 2026

LAND TYPE: VACANT

VACANT LAND SALES BREAKDOWN								
SALES	COUNT	SALE PRICE (TOTALS)	CURRENT SEV (TOTALS)	SALES RATIO	ACRES	SF	SALE \$ / ACRE	SALE \$ / SF
ALL	0	0	0	0.00%	0.000	0	\$0	\$0.00
COM	0	0	0	0.00%	0.000	0	\$0	\$0.00
IND	0	0	0	0.00%	0.000	0	\$0	\$0.00

CVT	PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	CURRENT SEV	LAND VALUE	TOTAL ACRES	EXTRACTED LAND VALUE	EXTRACTED				
									LAND VALUE / CURRENT TCV (LtoB)	SALE \$ / ACRE	SALE \$ / SF	OTHER PARCELS 0	OTHER PARCELS 1