

City of Orchard Lake

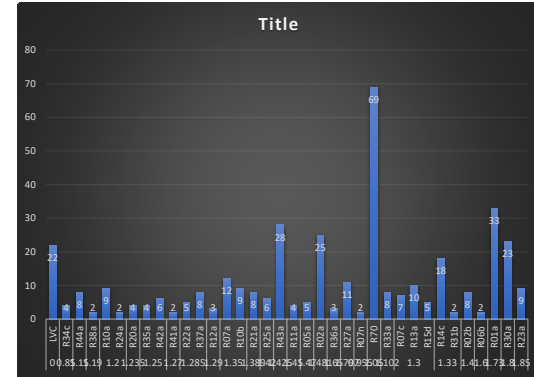
Land Table OLK1

BSA DATABASE		SALES DATA	
Parcel Count	386	# of Sales	22
	LVC, R01a, R02a, R02b, R05a, R06b, R07a, R07c, R07n, R10a, R10b, R11a, R12a, R13a, R14c, R15d, R20a, R21a, R22a, R23a, R24a, R25a, R27a, R30a, R31b, R33a, R34c, R35a, R36a, R37a, R38a, R41a, R42a, R43a, R44a, R70	Sales Ratio	45.96%
ECF Nbhd		(Land Resid.-Est. Land Value)/Est. LV	20.28%
Min ECF	0.850	% Change	0.00%
Max ECF	1.850	Projected Land Table LtoB	37.73%
Land Table LtoB	37.73%	Sales Sample Size	5.70%
CVT LtoB	33.36%		

Color Key

Vacant Sales

Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$10,375	\$12,479	\$10,375
MINIMUM	\$0	\$0	\$0
MAXIMUM	\$150,000	\$180,414	\$150,000

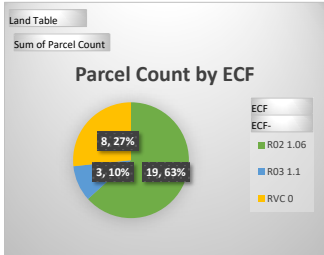
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
56-18-02-326-029	3625 WARDS POINTE DR	10/9/2024	\$3,220,000	\$3,333,324	\$728,436	\$841,760	0.49	\$1,486,604		Land Table OLK1	25.25%
56-18-02-326-035	3549 WARDS POINTE DR	07/25/24	\$1,050,000	\$1,066,287	\$783,377	\$799,664	0.48	\$1,632,035		Land Table OLK1	75.00%
56-18-02-401-038	3434 WARDS POINTE DR	11/29/23	\$1,130,000	\$992,920	\$900,376	\$763,296	0.41	\$2,196,039		Land Table OLK1	76.87%
56-18-09-276-017	5111 COMMERCE RD	01/13/23	\$1,800,000	\$2,064,501	\$1,405,852	\$1,670,353	1.57	\$895,447		Land Table OLK1	80.91%
56-18-09-276-025	5261 NORTH BAY DR	4/29/2024	\$4,400,000	\$5,183,254	\$809,397	\$1,592,651	1.61	\$502,731		Land Table OLK1	30.73%
56-18-09-426-019	3333 WEST SHORE DR	11/30/2023	\$4,350,000	\$4,096,433	\$2,694,061	\$2,440,494	2.17	\$1,241,503		Land Table OLK1	59.58%
56-18-10-154-001	4851 COMMERCE RD	5/30/2024	\$1,300,000	\$1,434,666	\$575,467	\$710,133	0.76	\$757,193		Land Table OLK1	49.50%
56-18-10-154-010	2972 ORCHARD PL	12/17/2024	\$3,320,000	\$2,633,711	\$1,661,345	\$975,056	0.50	\$3,296,319		Land Table OLK1	37.02%
56-18-11-126-021	3742 ERIE DR	02/14/23	\$1,725,000				0.83	\$2,078,313		Land Table OLK1	#DIV/0!
56-18-11-376-006	3763 INDIAN TRL	7/3/2024	\$1,300,000	\$1,008,386	\$1,300,000	\$1,008,386	1.39	\$935,252		Land Table OLK1	100.00%
56-18-11-376-012	3787 INDIAN TRL	01/06/23	\$2,400,000	\$2,510,045	\$795,726	\$905,771	1.07	\$743,669		Land Table OLK1	36.09%
56-18-15-151-007	4747 OLD ORCHARD TRL	10/1/2024	\$6,100,000	\$4,310,665	\$3,504,065	\$1,714,730	2.16	\$1,622,252		Land Table OLK1	39.78%
56-18-15-152-002	4740 WILLOW LN	11/03/23	\$250,000				5.86	\$42,662		Land Table OLK1	#DIV/0!
56-18-15-226-011	4000 OAK GROVE DR	10/23/24	\$1,800,000				0.90	\$2,000,000		Land Table OLK1	#DIV/0!
56-18-15-302-003	4524 ORCHARD TRAIL CT	06/09/23	\$2,750,000	\$2,849,584	\$981,975	\$1,081,559	0.65	\$1,517,736		Land Table OLK1	37.95%
56-18-15-401-003	4500 ORCHARD TRAIL CT	8/1/2024	\$3,931,529	\$3,684,903	\$1,393,873	\$1,147,247	0.75	\$1,851,093		Land Table OLK1	31.13%
56-18-15-426-021	4150 PONTIAC TRL	6/27/2024	\$8,200,000	\$6,083,873	\$3,753,631	\$1,637,504	1.22	\$3,076,747		Land Table OLK1	26.92%
56-18-16-189-008	5563 PARK DR	9/25/2024	\$550,000				0.45	\$1,222,222		Land Table OLK1	#DIV/0!
56-18-16-189-012	5581 PARK DR	01/19/23	\$335,000				0.25	\$60,648		Land Table OLK1	#DIV/0!
56-18-16-201-008	5325 ELMGATE BAY DR	5/24/2024	\$2,000,000	\$2,057,158	\$1,246,391	\$1,303,549	3.55	\$351,096		Land Table OLK1	63.37%
56-18-16-276-023	2 WALNUT LN	3/29/2024	\$1,650,000	\$1,680,218	\$1,145,044	\$1,175,262	0.77	\$1,487,070		Land Table OLK1	69.95%
56-18-16-351-004	5930 PONTIAC TRL	6/10/2024	\$3,650,000	\$3,318,665	\$1,490,015	\$1,158,680	0.73	\$2,041,116		Land Table OLK1	34.91%

City of Orchard Lake

Land Table RAA

BSA DATABASE		SALES DATA	
Parcel Count	30	# of Sales	2
ECF Nbhd	R02, R03, RVC	Sales Ratio	49.48%
Min ECF	1.060	(Land Resid. Est. Land Value)/Est. LV	5.90%
Max ECF	1.100	% Change	6.58%
Land Table LtoB	18.94%	Projected Land Table LtoB	20.18%
CVT LtoB	33.36%	Sales Sample Size	6.67%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$152,831	\$161,855	\$152,831
MINIMUM	\$7,054	\$7,471	\$8,818
MAXIMUM	\$280,000	\$296,533	\$280,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
56-18-11-126-030	3585 ERIE DR	06/16/23	\$770,000	\$762,017	\$143,180	\$135,197	0.56	\$254,769		Land Table RAA Erie Drive/ WB park	17.74%
56-18-11-126-058	3975 SUMMERS RIDGE DR	07/17/23	\$975,000				1.43	\$680,866		Land Table RAA Erie Drive/ WB park	#DIV/0!

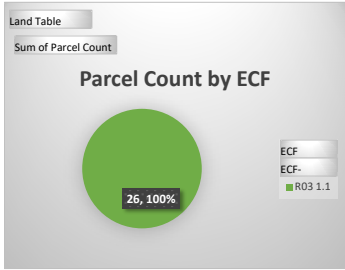
City of Orchard Lake

Land Table RAB

BSA DATABASE		SALES DATA	
Parcel Count	26	# of Sales	0
ECF Nbhd	R03	Sales Ratio	#DIV/0!
Min ECF	1.100	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.100	% Change	0.00%
Land Table LtoB	34.49%	Projected Land Table LtoB	34.49%
CVT LtoB	33.36%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$154,055	#DIV/0!	\$154,055
MINIMUM	\$130,440	#DIV/0!	\$130,440
MAXIMUM	\$179,917	#DIV/0!	\$179,917

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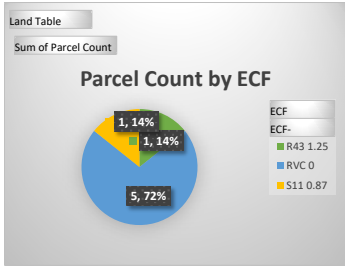
City of Orchard Lake

Land Table RAD

BSA DATABASE		SALES DATA	
Parcel Count	7	# of Sales	0
ECF Nbhd	R43, RVC, S11	Sales Ratio	#DIV/0!
Min ECF	0.870	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.250	% Change	1.00%
Land Table LtoB	68.97%	Projected Land Table LtoB	69.66%
CVT LtoB	33.36%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$408,561	#DIV/0!	\$408,561
MINIMUM	\$204,280	#DIV/0!	\$204,280
MAXIMUM	\$557,129	#DIV/0!	\$557,129

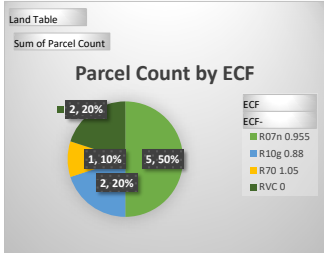
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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City of Orchard Lake

Land Table RAE

BSA DATABASE		SALES DATA	
Parcel Count	10	# of Sales	2
ECF Nbhd	R07n, R10g, R70, RVC	Sales Ratio	49.25%
Min ECF	0.880	(Land Resid. Est. Land Value)/Est. LV	9.59%
Max ECF	1.050	% Change	0.00%
Land Table LtoB	26.56%	Projected Land Table LtoB	26.56%
CVT LtoB	33.36%	Sales Sample Size	20.00%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$344,850	\$377,907	\$344,850
MINIMUM	\$235,125	\$257,664	\$235,125
MAXIMUM	\$470,250	\$515,328	\$470,250

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
56-18-10-101-041	4880 DOW RIDGE RD	03/15/23	\$950,000	\$1,073,980	\$107,461	\$231,441	1.79	\$60,034		Land Table RAE Dow Lake Dow Ridge	21.55%
56-18-10-101-043	4798 DOW RIDGE RD	09/08/23	\$1,700,000	\$1,536,156	\$348,260	\$184,416	1.10	\$315,739		Land Table RAE Dow Lake Dow Ridge	12.01%

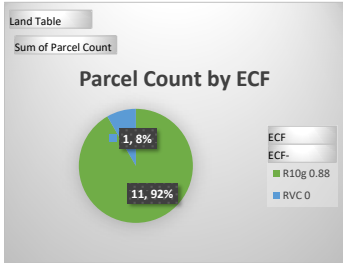
City of Orchard Lake

Land Table RAF

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	0
ECF Nbhd	R10g, RVC	Sales Ratio	#DIV/0!
Min ECF	0.880	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.880	% Change	5.00%
Land Table LtoB	31.60%	Projected Land Table LtoB	33.18%
CVT LtoB	33.36%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$219,450	#DIV/0!	\$230,423
MINIMUM	\$6,584	#DIV/0!	\$6,913
MAXIMUM	\$342,015	#DIV/0!	\$359,116

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
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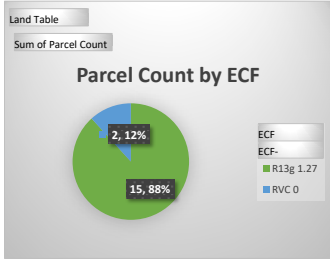
City of Orchard Lake

Land Table RAG

BSA DATABASE		SALES DATA	
Parcel Count	17	# of Sales	1
ECF Nbhhd	R13g, RVC	Sales Ratio	44.86%
Min ECF	1.270	(Land Resid.-Est. Land Value)/Est. LV	35.73%
Max ECF	1.270	% Change	7.50%
Land Table LtoB	27.79%	Projected Land Table LtoB	29.87%
CVT LtoB	33.36%	Sales Sample Size	5.88%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$158,355	\$214,934	\$174,191
MINIMUM	\$134,770	\$182,922	\$148,247
MAXIMUM	\$296,494	\$402,428	\$296,494

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
56-18-09-403-009	5405 POSSUM LN	07/21/23	\$700,000	\$628,013	\$273,468	\$201,481	1.30	\$211,172		Land Table RAG country cl gar/baysh	32.08%

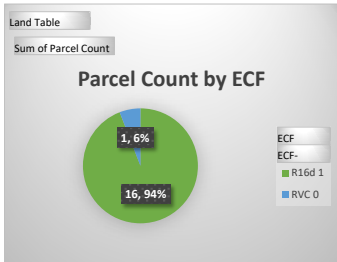
City of Orchard Lake

Land Table RAH

BSA DATABASE		SALES DATA	
Parcel Count	17	# of Sales	2
ECF Nbhd	R16d, RVC	Sales Ratio	42.61%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	46.45%
Max ECF	1.000	% Change	15.00%
Land Table LtoB	42.10%	Projected Land Table LtoB	48.41%
CVT LtoB	33.36%	Sales Sample Size	11.76%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$324,843	\$475,718	\$373,569
MINIMUM	\$305,475	\$447,355	\$351,296
MAXIMUM	\$345,318	\$505,703	\$397,116

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
56-18-14-152-015	4033 HARBOR VISTA DR	04/06/23	\$960,000	\$818,120	\$447,355	\$305,475	0.49	\$922,381		Land Table RAH Harbor Vista	37.34%
56-18-14-152-017	4053 HARBOR VISTA DR	09/15/23	\$470,000				0.60	\$788,591		Land Table RAH Harbor Vista	#DIV/0!

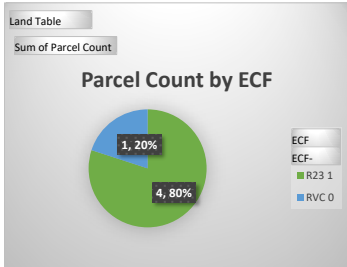
City of Orchard Lake

Land Table RAI

BSA DATABASE		SALES DATA	
Parcel Count	5	# of Sales	0
ECF Nbhd	R23, RVC	Sales Ratio	#DIV/0!
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.000	% Change	50.00%
Land Table LtoB	55.83%	Projected Land Table LtoB	83.75%
CVT LtoB	33.36%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$54,006	#DIV/0!	\$81,009
MINIMUM	\$49,742	#DIV/0!	\$74,613
MAXIMUM	\$68,218	#DIV/0!	\$102,327

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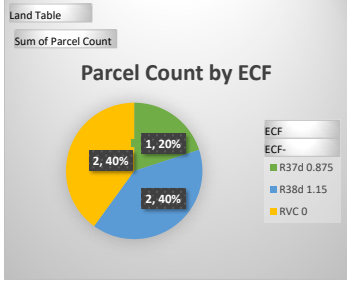
City of Orchard Lake

Land Table RAP

BSA DATABASE		SALES DATA	
Parcel Count	5	# of Sales	0
ECF Nbhd	R37d, R38d, RVC	Sales Ratio	#DIV/0!
Min ECF	0.875	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.150	% Change	10.00%
Land Table LtoB	26.14%	Projected Land Table LtoB	28.75%
CVT LtoB	33.36%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$407,550	#DIV/0!	\$448,305
MINIMUM	\$146,300	#DIV/0!	\$160,930
MAXIMUM	\$459,800	#DIV/0!	\$505,780

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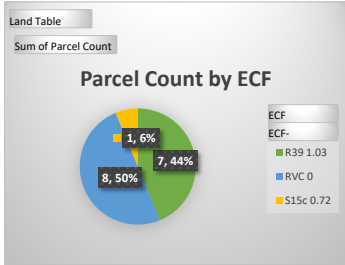
City of Orchard Lake

Land Table RAR

BSA DATABASE		SALES DATA	
Parcel Count	16	# of Sales	0
ECF Nbhd	R39, RVC, S15c	Sales Ratio	#DIV/0!
Min ECF	0.720	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.030	% Change	5.00%
Land Table LtoB	25.80%	Projected Land Table LtoB	27.09%
CVT LtoB	33.36%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$146,777	#DIV/0!	\$154,116
MINIMUM	\$69,071	#DIV/0!	\$72,525
MAXIMUM	\$259,017	#DIV/0!	\$271,968

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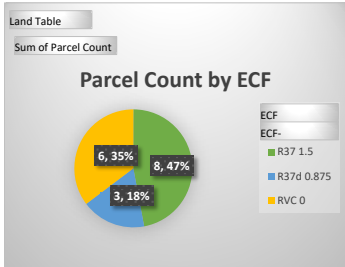
City of Orchard Lake

Land Table RBS

BSA DATABASE		SALES DATA	
Parcel Count	17	# of Sales	0
ECF Nbhd	R37, R37d, RVC	Sales Ratio	#DIV/0!
Min ECF	0.875	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.500	% Change	8.00%
Land Table LtoB	34.40%	Projected Land Table LtoB	37.15%
CVT LtoB	33.36%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$140,829	#DIV/0!	\$154,912
MINIMUM	\$21,339	#DIV/0!	\$23,473
MAXIMUM	\$250,000	#DIV/0!	\$250,000

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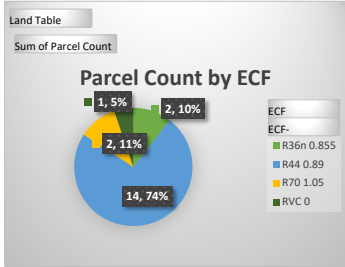
City of Orchard Lake

Land Table RDR

BSA DATABASE		SALES DATA	
Parcel Count	19	# of Sales	0
ECF Nbhd	R36n, R44, R70, RVC	Sales Ratio	#DIV/0!
Min ECF	0.855	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.050	% Change	2.22%
Land Table LtoB	21.76%	Projected Land Table LtoB	22.24%
CVT LtoB	33.36%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$340,468	#DIV/0!	\$340,468
MINIMUM	\$201,163	#DIV/0!	\$241,396
MAXIMUM	\$363,063	#DIV/0!	\$363,063

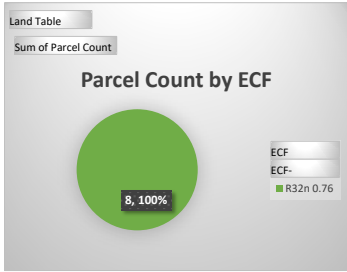
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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City of Orchard Lake
Land Table RED (CC Hill)

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	0
ECF Nbhd	R32n	Sales Ratio	#DIV/0!
Min ECF	0.760	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.760	% Change	0.00%
Land Table LtoB	30.28%	Projected Land Table LtoB	30.28%
CVT LtoB	33.36%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$254,719	#DIV/0!	\$254,719
MINIMUM	\$202,469	#DIV/0!	\$202,469
MAXIMUM	\$300,438	#DIV/0!	\$300,438

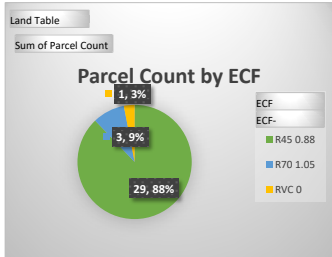
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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City of Orchard Lake

Land Table RHP

BSA DATABASE		SALES DATA	
Parcel Count	33	# of Sales	3
ECF Nhbhd	R45, R70, RVC	Sales Ratio	36.52%
Min ECF	0.880	(Land Resid.-Est. Land Value)/Est. LV	202.27%
Max ECF	1.050	% Change	20.00%
Land Table LtoB	20.22%	Projected Land Table LtoB	24.27%
CVT LtoB	33.36%	Sales Sample Size	9.09%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$201,737	\$609,781	\$242,084
MINIMUM	\$161,648	\$488,606	\$193,978
MAXIMUM	\$226,954	\$686,003	\$272,345

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
56-18-15-351-009	4419 CRANBROOK TRL	03/29/24	\$425,000				0.93	\$458,963		Land Table RHP Hickory Pointe	#DIV/0!
56-18-15-354-011	5003 HICKORY POINTE DR	08/16/24	\$1,126,000	\$975,632	\$352,105	\$201,737	0.94	\$374,580		Land Table RHP Hickory Pointe	20.68%
56-18-16-476-041	4334 SOUTH BAY DR	08/10/23	\$1,600,000	\$1,015,366	\$746,282	\$161,648	0.89	\$841,355		Land Table RHP Hickory Pointe	15.92%

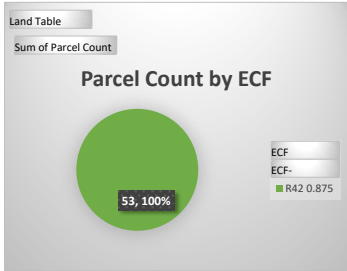
City of Orchard Lake

Land Table RLP

BSA DATABASE		SALES DATA	
Parcel Count	53	# of Sales	0
ECF Nbhd	R42	Sales Ratio	#DIV/0!
Min ECF	0.875	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.875	% Change	15.00%
Land Table LtoB	12.16%	Projected Land Table LtoB	13.98%
CVT LtoB	33.36%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$97,167	#DIV/0!	\$111,742
MINIMUM	\$79,500	#DIV/0!	\$91,425
MAXIMUM	\$114,833	#DIV/0!	\$132,058

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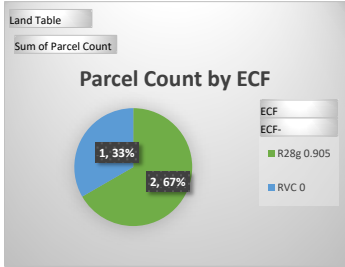
City of Orchard Lake

Land Table RPT

BSA DATABASE		SALES DATA	
Parcel Count	3	# of Sales	0
ECF Nbhd	R28g, RVC	Sales Ratio	#DIV/0!
Min ECF	0.905	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.905	% Change	30.00%
Land Table LtoB	17.88%	Projected Land Table LtoB	23.25%
CVT LtoB	33.36%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$184,452	#DIV/0!	\$239,788
MINIMUM	\$151,250	#DIV/0!	\$196,625
MAXIMUM	\$230,000	#DIV/0!	\$299,000

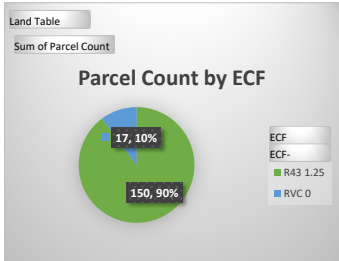
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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City of Orchard Lake

Land Table RSB

BSA DATABASE		SALES DATA	
Parcel Count	167	# of Sales	7
ECF Nbhd	R43, RVC	Sales Ratio	45.65%
Min ECF	1.250	(Land Resid.-Est. Land Value)/Est. LV	53.37%
Max ECF	1.250	% Change	15.00%
Land Table LtoB	20.11%	Projected Land Table LtoB	23.13%
CVT LtoB	33.36%	Sales Sample Size	4.19%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALCD RATE	USED RATE
MEDIAN	\$87,667	\$134,454	\$100,817
MINIMUM	\$13,360	\$20,490	\$15,364
MAXIMUM	\$116,888	\$179,271	\$134,421

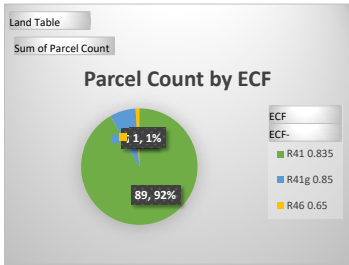
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
56-18-16-126-022	5615 OLD ORCHARD TRL	07/31/24	\$250,000				0.46	\$543,478		Land Table RSB Shady Beach	#DIV/0!
56-18-16-127-016	5532 EVERGREEN AVE	10/11/23	\$647,000	\$645,504	\$101,686	\$100,190	0.57	\$178,396		Land Table RSB Shady Beach	15.52%
56-18-16-130-042	3555 SHADY BEACH BLVD	02/27/24	\$691,500	\$693,012	\$57,977	\$59,489	0.28	\$210,825		Land Table RSB Shady Beach	8.58%
56-18-16-132-100	3725 SUNSET BLVD	07/19/24	\$665,000	\$392,434	\$381,105	\$108,539	0.72	\$533,014		Land Table RSB Shady Beach	27.66%
56-18-16-132-101	3740 SHADY BEACH BLVD	10/31/24	\$326,000	\$302,041	\$186,769	\$162,810	0.34	\$305,178	56-18-16-132-102	Land Table RSB Shady Beach	53.90%
56-18-16-177-054	3878 SUNSET BLVD	02/14/23	\$615,000	\$652,472	\$58,544	\$96,016	0.46	\$127,270		Land Table RSB Shady Beach	14.72%
56-18-16-186-024	3895 LAKEVIEW BLVD	12/11/23	\$452,500	\$387,922	\$143,896	\$79,318	0.30	\$481,258		Land Table RSB Shady Beach	20.45%

City of Orchard Lake

Land Table RWL

BSA DATABASE		SALES DATA	
Parcel Count	97	# of Sales	4
ECF Nbhd	R41, R41g, R46	Sales Ratio	47.56%
Min ECF	0.650	(Land Resid.-Est. Land Value)/Est. LV	32.02%
Max ECF	0.850	% Change	0.00%
Land Table LtoB	14.41%	Projected Land Table LtoB	14.41%
CVT LtoB	33.36%	Sales Sample Size	4.12%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$85,175	\$112,448	\$85,175
MINIMUM	\$75,710	\$99,952	\$75,710
MAXIMUM	\$100,947	\$133,270	\$100,947

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
56-18-15-451-021	4237 WOODLANDS LN	06/13/24	\$620,000	\$526,504	\$181,825	\$88,329	0.92	\$196,780		Land Table RWL woodland	16.78%
56-18-15-452-007	4342 MEADOW LN	02/12/24	\$610,000	\$561,753	\$130,267	\$82,020	0.64	\$203,225		Land Table RWL woodland	14.60%
56-18-15-401-004	4501 ORCHARD TRAIL CT	09/14/23	\$830,000	\$827,988	\$149,648	\$147,636	0.69	\$217,196		Land Table RWL woodland	17.83%
56-18-15-451-017	4200 WOODLANDS LN	01/10/23	\$527,000	\$544,695	\$58,015	\$75,710	0.49	\$118,398		Land Table RWL woodland	13.90%

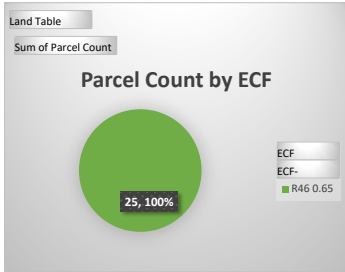
City of Orchard Lake

Land Table RWS

BSA DATABASE		SALES DATA	
Parcel Count	25	# of Sales	0
ECF Nbhd	R46	Sales Ratio	#DIV/0!
Min ECF	0.650	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.650	% Change	0.00%
Land Table LtoB	12.90%	Projected Land Table LtoB	12.90%
CVT LtoB	33.36%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$76,007	#DIV/0!	\$76,007
MINIMUM	\$72,006	#DIV/0!	\$72,006
MAXIMUM	\$80,006	#DIV/0!	\$80,006

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