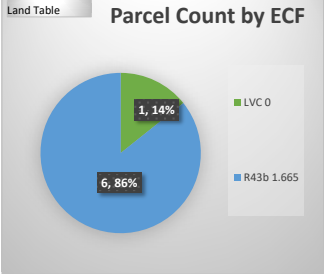


**CITY OF ORCHARD LAKE**

Land Table OLC

BSA DATABASE		SALES DATA	
Parcel Count	7	# of Sales	0
ECF Nbhd	R43b, LVC	Sales Ratio	#DIV/0!
Min ECF	1.665	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.665	Projected % Change	5.00%
Land Table LtoB	25.58%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	37.80%	CVT Sales LtoB	32.63%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,238	#DIV/0!	\$1,300
MINIMUM	\$1,100	#DIV/0!	\$1,155
MAXIMUM	\$1,375	#DIV/0!	\$1,444

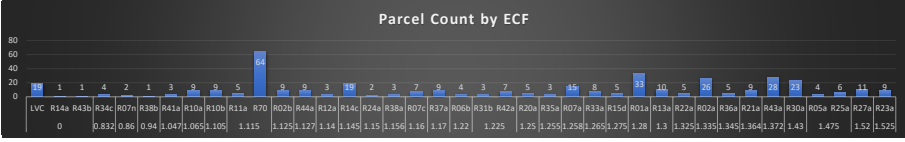


Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
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**CITY OF ORCHARD LAKE**  
Land Table OLK

BSA DATABASE		SALES DATA	
Parcel Count	398	# of Sales	16
ECF Nbhd	R70, R01a, LVC, R02a, R02b, R11a, R10a, R12a, R13a, R20a, R21a, R07a, R07c, R07n, R10b, R06b, R05a, R14c, R15d, R14a, R22a, R23a, R33a, R34c, R24a, R27a, R41a, R44a, R25a, R42a, R43a, R31b, R30a, R43b, R38a, R37a, R38b, R36a, R35a	Sales Ratio	52.78%
Min ECF	0.832	(Land Resid.-Est. Land Value)/Est. LV	-12.84%
Max ECF	1.525	Projected % Change	-5.00%
Land Table LtoB	43.51%	Projected Land Table LtoB	39.79%
CVT LtoB	37.80%	CVT Sales LtoB	32.63%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$14,520	\$12,655	\$13,794
MINIMUM	\$1,000	\$872	\$950
MAXIMUM	\$4,620,000	\$4,026,639	\$4,389,000



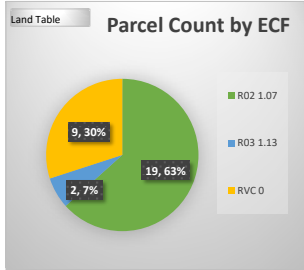
Parcel Number	Street Address	Sale Date	Sale Price	Curr# Assmnt#	Curr# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
56-18-02-326-025	3675 WARDOS POINTE DR	08/05/19	\$1,100,000	\$511,490	\$1,022,984	\$679,675	\$602,659	70.2	204.6	0.33	\$9,676	\$2,059,621	\$47.28		Land Table OLK	58.91%
56-18-02-401-031	3560 WARDOS POINTE DR	07/09/20	\$800,000	\$430,960	\$861,926	\$373,674	\$435,600	60.0	341.2	0.47	\$6,228	\$795,051	\$18.25		Land Table OLK	50.54%
56-18-09-402-019	3061 BAY SHORE DR	01/10/19	\$900,000	\$417,050	\$834,105	\$659,895	\$594,000	30.0	789.9	0.54	\$21,997	\$1,213,042	\$27.85		Land Table OLK	71.21%
56-18-10-154-029	2968 ORCHARD PL	11/20/20	\$1,450,000	\$700,940	\$1,401,871	\$872,924	\$824,795	96.1	189.9	0.42	\$9,081	\$2,083,351	\$47.83		Land Table OLK	58.84%
56-18-10-351-002	3421 WEST SHORE DR	06/24/20	\$2,600,000	\$1,517,170	\$3,034,348	\$1,461,832	\$1,896,180	221.0	410.4	2.08	\$6,615	\$702,129	\$16.12		Land Table OLK	62.49%
56-18-11-126-003	3438 ERIE DR	10/30/19	\$1,550,000	\$772,460	\$1,544,910	\$391,190	\$386,100	65.0	328.4	0.49	\$6,018	\$798,347	\$18.33		Land Table OLK	24.99%
56-18-11-126-009	3540 ERIE DR	06/05/20	\$1,460,000	\$932,470	\$1,864,943	\$559,977	\$964,920	86.0	238.1	0.47	\$6,511	\$1,191,440	\$27.35		Land Table OLK	51.74%
56-18-11-376-015	3805 INDIAN TRL	12/18/20	\$675,000	\$301,430	\$602,869	\$562,181	\$490,050	75.0	243.9	0.42	\$7,496	\$1,338,526	\$30.73		Land Table OLK	81.29%
56-18-11-376-019	3791 INDIAN TRL	05/04/20	\$1,823,500	\$1,040,720	\$2,081,431	\$533,330	\$791,261	149.9	320.0	1.10	\$3,559	\$484,405	\$11.12		Land Table OLK	38.02%
56-18-14-101-005	3868 VISTA LN	07/31/19	\$2,160,000	\$1,210,480	\$2,420,964	\$142,956	\$403,920	90.0	293.0	0.61	\$1,588	\$236,291	\$5.42		Land Table OLK	16.68%
56-18-15-151-013	4811 OLD ORCHARD TRL	10/14/19	\$2,500,000	\$1,414,070	\$2,828,131	\$886,269	\$1,214,400	92.0	398.2	0.84	\$9,633	\$1,053,828	\$24.19		Land Table OLK	42.94%
56-18-15-301-026	4645 TWIN FAWN LN	07/01/19	\$3,775,000	\$1,861,920	\$3,723,848	\$1,320,992	\$1,269,840	158.0	430.4	1.56	\$8,361	\$846,247	\$19.43		Land Table OLK	34.10%
56-18-15-302-003	4524 ORCHARD TRAIL CT	09/30/19	\$1,500,000	\$852,520	\$1,705,041	\$678,527	\$883,568	103.0	273.7	0.65	\$6,589	\$1,048,728	\$24.08		Land Table OLK	51.82%
56-18-15-402-006	4400 PONTIAC TRL	03/12/20	\$4,500,000	\$2,230,130	\$4,460,251	\$886,199	\$846,450	142.5	255.9	0.84	\$6,219	\$1,058,780	\$24.31		Land Table OLK	18.98%
56-18-16-276-041	5011 ELMGATE DR	09/15/20	\$2,500,000	\$1,168,410	\$2,336,817	\$1,321,483	\$1,158,300	135.0	377.8	1.17	\$9,789	\$1,128,508	\$26.91		Land Table OLK	49.57%
56-18-16-352-011	5780 LAKEVIEW AVE	09/30/19	\$1,800,000	\$1,049,250	\$2,098,490	\$405,070	\$703,560	82.0	388.9	0.73	\$4,940	\$553,374	\$12.70		Land Table OLK	33.53%

**CITY OF ORCHARD LAKE**

Land Table RAA

BSA DATABASE		SALES DATA	
Parcel Count	30	# of Sales	2
ECF Nbhd	R02, RVC, R03	Sales Ratio	50.06%
Min ECF	1.070	(Land Resid.-Est. Land Value)/Est. LV	-0.65%
Max ECF	1.130	Projected % Change	0.00%
Land Table LtoB	20.66%	Projected Land Table LtoB	19.70%
CVT LtoB	37.80%	CVT Sales LtoB	32.63%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$125,400	\$124,587	\$125,400
MINIMUM	\$6,270	\$6,229	\$6,270
MAXIMUM	\$156,750	\$155,734	\$156,750



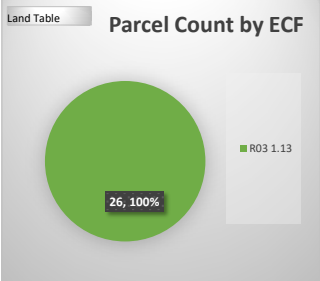
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effe# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
56-18-02-377-013	3131 ERIE DR	01/14/20	\$1,050,000	\$521,370	\$1,042,731	\$150,851	\$143,582	100.0	180.0	0.84	\$1,509	\$178,945	\$4.11	Land Table RAA Erie Drive		13.77%
56-18-11-127-001	3345 ERIE DR	08/14/20	\$600,000	\$304,690	\$609,379	\$172,451	\$181,830	252.7	200.0	1.16	\$683	\$148,665	\$3.41	Land Table RAA Erie Drive		29.84%

**CITY OF ORCHARD LAKE**

**Land Table RAB**

BSA DATABASE		SALES DATA	
Parcel Count	26	# of Sales	2
ECF Nbhd	R03	Sales Ratio	45.82%
Min ECF	1.130	(Land Resid.-Est. Land Value)/Est. LV	30.44%
Max ECF	1.130	Projected % Change	30.44%
Land Table LtoB	31.62%	Projected Land Table LtoB	35.84%
CVT LtoB	37.80%	CVT Sales LtoB	32.63%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$118,104	\$154,057	\$154,055
MINIMUM	\$100,000	\$130,442	\$130,440
MAXIMUM	\$137,931	\$179,920	\$179,917



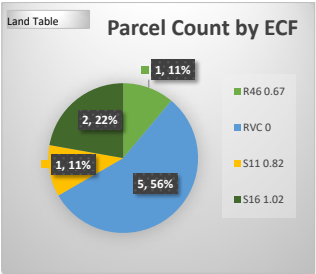
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
56-18-11-128-011	3370 INDIANDALE DF	10/25/19	\$448,300	\$208,820	\$417,635	\$137,562	\$106,897	105.5	177.6	0.43	\$1,304	\$319,912	\$7.34		Land Tbl RAB Erie Dr/ WB	25.60%
56-18-11-128-013	3400 COMMERCE RD	10/09/19	\$291,000	\$129,920	\$259,836	\$127,371	\$96,207	100.0	180.0	0.41	\$1,274	\$308,404	\$7.08		Land Tbl RAB Erie Dr/ WB	37.03%

**CITY OF ORCHARD LAKE**

Land Table RAD

BSA DATABASE		SALES DATA	
Parcel Count	9	# of Sales	0
ECF Nbhd	RVC, S11, S16, R46	Sales Ratio	#DIV/0!
Min ECF	0.670	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.020	Projected % Change	-5.22%
Land Table LtoB	48.82%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	37.80%	CVT Sales LtoB	32.63%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$344,850	#DIV/0!	\$326,849
MINIMUM	\$172,425	#DIV/0!	\$163,424
MAXIMUM	\$470,250	#DIV/0!	\$445,703



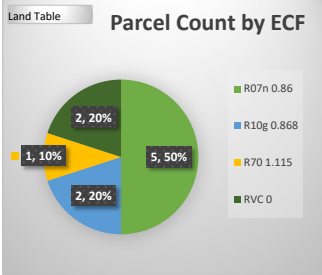
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Efec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
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**CITY OF ORCHARD LAKE**

**Land Table RAE**

BSA DATABASE		SALES DATA	
Parcel Count	10	# of Sales	1
ECF Nbhd	R07n, RVC, R70, R10g	Sales Ratio	49.77%
Min ECF	0.860	(Land Resid.-Est. Land Value)/Est. LV	1.70%
Max ECF	1.115	Projected % Change	0.00%
Land Table LtoB	32.20%	Projected Land Table LtoB	26.57%
CVT LtoB	37.80%	CVT Sales LtoB	32.63%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$344,850	\$350,712	\$344,850
MINIMUM	\$235,125	\$239,122	\$235,125
MAXIMUM	\$470,250	\$478,243	\$470,250



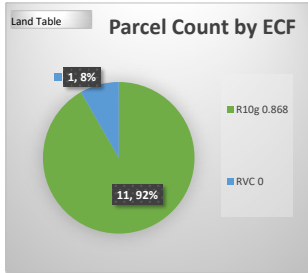
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
56-18-10-101-041	4880 DOW RIDGE RD	02/26/20	\$875,000	\$435,530	\$871,066	\$235,375	\$231,441	0.0	0.0	1.79	#DIV/0!	\$131,494	\$3.02	Land Table RAE Dow Lake		26.57%

**CITY OF ORCHARD LAKE**

**Land Table RAF**

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	3
ECF Nbhd	R10g, RVC	Sales Ratio	49.59%
Min ECF	0.868	(Land Resid.-Est. Land Value)/Est. LV	2.57%
Max ECF	0.868	Projected % Change	0.00%
Land Table LtoB	35.04%	Projected Land Table LtoB	32.06%
CVT LtoB	37.80%	CVT Sales LtoB	32.63%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$135,850	\$139,343	\$135,850
MINIMUM	\$6,270	\$6,431	\$6,270
MAXIMUM	\$271,700	\$278,685	\$271,700



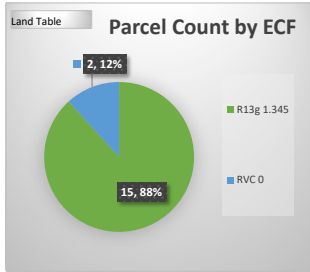
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
56-18-10-152-001	2835 ORCHARD PL	05/12/20	\$482,500	\$273,300	\$546,595	\$76,980	\$141,075	190.3	190.0	0.83	\$405	\$92,747	\$2.13	Land Table RAF orchard		25.81%
56-18-10-152-006	2824 ORCHARD PL	09/15/20	\$375,000	\$182,810	\$365,615	\$134,785	\$125,400	117.3	130.0	0.35	\$1,149	\$385,100	\$8.84	Land Table RAF orchard		34.30%
56-18-10-153-001	2956 ORCHARD PL	08/24/20	\$375,000	\$155,110	\$310,215	\$190,185	\$125,400	112.4	154.1	0.40	\$1,692	\$479,055	\$11.00	Land Table RAF orchard		40.42%

**CITY OF ORCHARD LAKE**

**Land Table RAG**

BSA DATABASE		SALES DATA	
Parcel Count	17	# of Sales	3
ECF Nbhd	RVC, R13g	Sales Ratio	53.43%
Min ECF	1.345	(Land Resid.-Est. Land Value)/Est. LV	-24.63%
Max ECF	1.345	Projected % Change	-10.44%
Land Table LtoB	25.10%	Projected Land Table LtoB	24.00%
CVT LtoB	37.80%	CVT Sales LtoB	32.63%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$122,788	\$92,539	\$109,969
MINIMUM	\$104,500	\$78,756	\$93,590
MAXIMUM	\$229,900	\$173,264	\$205,898



Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqPt	Other Parcels in Sale	Land Table	Land to Building
56-18-09-401-005	3080 BAY SHORE DR	10/27/20	\$520,000	\$288,990	\$577,972	\$54,888	\$112,860	120.0	242.2	0.67	\$457	\$82,291	\$1.89	Land Table RAG country cl		19.53%
56-18-09-403-001	5465 POSSUM LN	04/25/19	\$748,500	\$372,470	\$744,931	\$221,870	\$218,301	150.0	548.5	1.89	\$1,479	\$117,454	\$2.70	Land Table RAG country cl		29.30%
56-18-09-403-002	5443 POSSUM LN	05/15/20	\$680,000	\$379,650	\$759,309	\$132,304	\$211,613	150.0	530.0	1.83	\$882	\$72,495	\$1.66	Land Table RAG country cl		27.87%

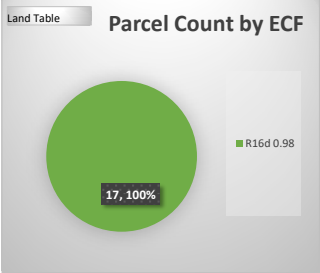


**CITY OF ORCHARD LAKE**

**Land Table RAH**

BSA DATABASE		SALES DATA	
Parcel Count	17	# of Sales	2
ECF Nbhd	R16d	Sales Ratio	47.74%
Min ECF	0.980	(Land Resid.-Est. Land Value)/Est. LV	11.60%
Max ECF	0.980	Projected % Change	5.00%
Land Table LtoB	34.92%	Projected Land Table LtoB	42.00%
CVT LtoB	37.80%	CVT Sales LtoB	32.63%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$155,304	\$173,320	\$163,069
MINIMUM	\$152,000	\$169,633	\$159,600
MAXIMUM	\$158,608	\$177,007	\$166,538



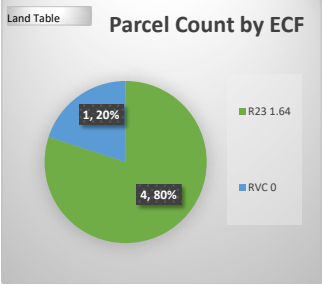
Parcel Number	Street Address	Sale Date	Sale Price	Curr# Asmnt#	Curr# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
56-18-14-152-010	001 HARBOR VISTA C	08/30/19	\$437,000	\$184,110	\$368,224	\$227,384	\$158,608	98.3	225.8	0.51	\$2,312	\$445,851	\$10.24		Land Table RAH Harbo	43.07%
56-18-14-152-015	033 HARBOR VISTA C	05/15/19	\$360,000	\$196,370	\$392,744	\$119,256	\$152,000	100.0	211.4	0.49	\$1,193	\$245,889	\$5.64		Land Table RAH Harbo	38.70%

**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	1.640	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.640	Projected % Change	0.00%
Land Table LtoB	60.66%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	37.80%	CVT Sales LtoB	32.63%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$36,100	#DIV/0!	\$36,100
MINIMUM	\$33,250	#DIV/0!	\$33,250
MAXIMUM	\$45,600	#DIV/0!	\$45,600



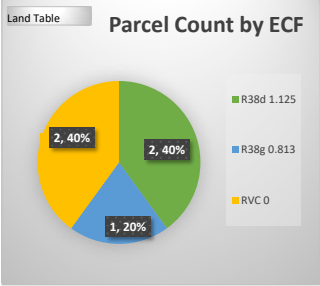
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
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**CITY OF ORCHARD LAKE**

Land Table RAP

BSA DATABASE		SALES DATA	
Parcel Count	5	# of Sales	0
ECF Nbhd	R38g, R38d, RVC	Sales Ratio	#DIV/0!
Min ECF	0.813	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.125	Projected % Change	0.00%
Land Table LtoB	29.99%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	37.80%	CVT Sales LtoB	32.63%

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



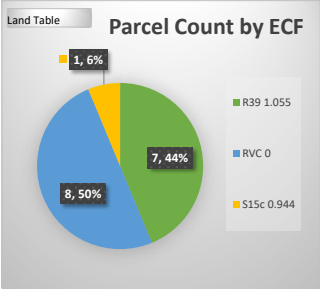
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
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**CITY OF ORCHARD LAKE**

**Land Table RAR**

BSA DATABASE		SALES DATA	
Parcel Count	16	# of Sales	1
ECF Nbhd	R39, S15c, RVC	Sales Ratio	40.12%
Min ECF	0.944	(Land Resid.-Est. Land Value)/Est. LV	85.54%
Max ECF	1.055	Projected % Change	21.39%
Land Table LtoB	19.09%	Projected Land Table LtoB	32.91%
CVT LtoB	37.80%	CVT Sales LtoB	32.63%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$88,825	\$164,807	\$107,825
MINIMUM	\$41,800	\$77,556	\$50,741
MAXIMUM	\$156,750	\$290,835	\$190,279



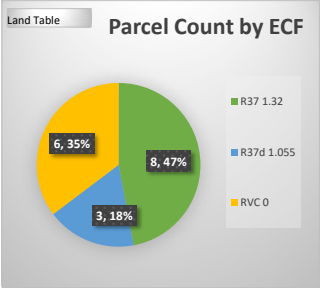
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
56-18-15-376-006	4471 ARLINE DR	07/17/20	\$271,500	\$108,930	\$217,866	\$116,334	\$62,700	100.0	277.5	0.64	\$1,163	\$182,628	\$4.19		Land Table RAR Arline	28.78%

**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	1.055	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.320	Projected % Change	0.00%
Land Table LtoB	32.54%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	37.80%	CVT Sales LtoB	32.63%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$90,915	#DIV/0!	\$90,915
MINIMUM	\$11,495	#DIV/0!	\$11,495
MAXIMUM	\$104,500	#DIV/0!	\$104,500



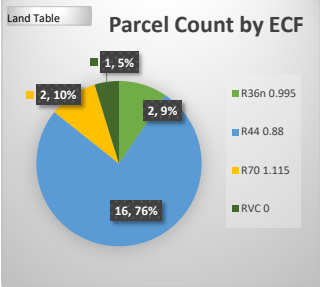
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
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**CITY OF ORCHARD LAKE**

Land Table RDR

BSA DATABASE		SALES DATA	
Parcel Count	21	# of Sales	0
ECF Nbhd	R70, R36n, R44, RVC	Sales Ratio	#DIV/0!
Min ECF	0.880	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.115	Projected % Change	0.00%
Land Table LtoB	15.75%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	37.80%	CVT Sales LtoB	32.63%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$125,400	#DIV/0!	\$125,400
MINIMUM	\$114,950	#DIV/0!	\$114,950
MAXIMUM	\$210,000	#DIV/0!	\$210,000



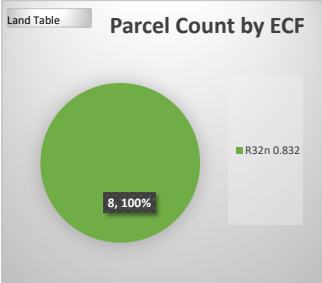
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
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**CITY OF ORCHARD LAKE**

**Land Table RED**

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	0
ECF Nbhd	R32n	Sales Ratio	#DIV/0!
Min ECF	0.832	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.832	Projected % Change	0.00%
Land Table LtoB	27.56%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	37.80%	CVT Sales LtoB	32.63%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$203,775	#DIV/0!	\$203,775
MINIMUM	\$161,975	#DIV/0!	\$161,975
MAXIMUM	\$240,350	#DIV/0!	\$240,350



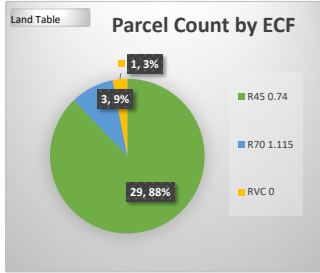
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
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**CITY OF ORCHARD LAKE**

Land Table RHP

BSA DATABASE		SALES DATA	
Parcel Count	33	# of Sales	4
ECF Nbhd	R70, R45, RVC	Sales Ratio	45.45%
Min ECF	0.740	(Land Resid.-Est. Land Value)/Est. LV	49.40%
Max ECF	1.115	Projected % Change	12.50%
Land Table LtoB	19.85%	Projected Land Table LtoB	22.24%
CVT LtoB	37.80%	CVT Sales LtoB	32.63%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$135,850	\$202,961	\$152,831
MINIMUM	\$130,625	\$195,155	\$146,953
MAXIMUM	\$141,075	\$210,767	\$158,709



Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Efec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
56-18-15-351-012	4461 CRANBROOK TRL	07/23/20	\$602,500	\$293,310	\$586,626	\$156,949	\$141,075	218.9	200.0	1.01	\$717	\$156,168	\$3.59	Land Table RHP Hickory	24.05%	
56-18-15-352-003	4430 SOUTH BAY DR	03/06/20	\$1,300,000	\$508,120	\$1,016,242	\$419,608	\$135,850	112.9	385.0	1.00	\$3,718	\$420,449	\$9.65	Land Table RHP Hickory	13.37%	
56-18-15-354-002	4471 HIDDEN VALLEY DI	12/21/20	\$475,000	\$232,230	\$464,467	\$151,608	\$141,075	194.5	235.0	1.05	\$779	\$144,389	\$3.31	Land Table RHP Hickory	30.37%	
56-18-16-476-041	4334 SOUTH BAY DR	02/13/20	\$600,000	\$319,570	\$639,140	\$91,485	\$130,625	193.2	200.0	0.89	\$474	\$103,140	\$2.37	Land Table RHP Hickory	20.44%	

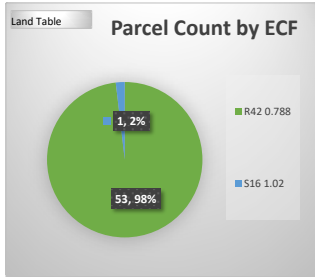


**CITY OF ORCHARD LAKE**

Land Table RLP

BSA DATABASE		SALES DATA	
Parcel Count	54	# of Sales	6
ECF Nbhd	\$16, R42	Sales Ratio	50.53%
Min ECF	0.788	(Land Resid.-Est. Land Value)/Est. LV	-7.29%
Max ECF	1.020	Projected % Change	0.00%
Land Table LtoB	15.71%	Projected Land Table LtoB	14.38%
CVT LtoB	37.80%	CVT Sales LtoB	32.63%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$97,167	\$90,085	\$97,167
MINIMUM	\$79,500	\$73,706	\$79,500
MAXIMUM	\$114,833	\$106,464	\$114,833



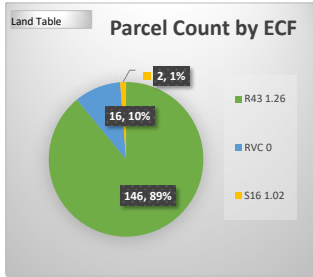
Parcel Number	Street Address	Sale Date	Sale Price	Curr# Asmnt#	Curr# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
56-18-16-101-007	5872 SEVILLE CIR	11/18/20	\$541,500	\$247,400	\$494,800	\$126,200	\$79,500	134.0	224.9	0.69	\$942	\$182,370	\$4.19		Land Table RLP Lapl	16.07%
56-18-16-101-009	5888 SEVILLE CIR	08/10/20	\$560,000	\$292,300	\$584,608	\$54,892	\$79,500	150.0	214.3	0.74	\$366	\$74,379	\$1.71		Land Table RLP Lapl	13.60%
56-18-16-102-009	5975 SEVILLE CIR	05/17/19	\$499,900	\$271,510	\$543,013	\$36,387	\$79,500	135.0	229.1	0.71	\$270	\$51,249	\$1.18		Land Table RLP Lapl	14.64%
56-18-16-103-001	5952 SEVILLE CIR	10/30/20	\$560,000	\$275,540	\$551,078	\$88,422	\$79,500	130.0	231.8	0.69	\$680	\$127,777	\$2.93		Land Table RLP Lapl	14.43%
56-18-16-104-007	5869 PRADO CT	11/15/19	\$560,000	\$253,860	\$507,723	\$131,777	\$79,500	165.5	183.5	0.70	\$796	\$189,063	\$4.34		Land Table RLP Lapl	15.66%
56-18-16-152-001	5818 CARMEN CT E	06/07/19	\$560,000	\$317,470	\$634,943	\$4,557	\$79,500	208.2	150.0	0.72	\$22	\$6,356	\$0.15		Land Table RLP Lapl	12.52%

**CITY OF ORCHARD LAKE**

**Land Table RSB**

BSA DATABASE		SALES DATA	
Parcel Count	164	# of Sales	9
ECF Nbhd	R43, S16, RVC	Sales Ratio	48.73%
Min ECF	1.020	(Land Resid.-Est. Land Value)/Est. LV	15.71%
Max ECF	1.260	Projected % Change	7.86%
Land Table LtoB	17.15%	Projected Land Table LtoB	17.71%
CVT LtoB	37.80%	CVT Sales LtoB	32.63%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$59,588	\$68,946	\$64,272
MINIMUM	\$9,080	\$10,506	\$9,794
MAXIMUM	\$79,450	\$91,928	\$85,695



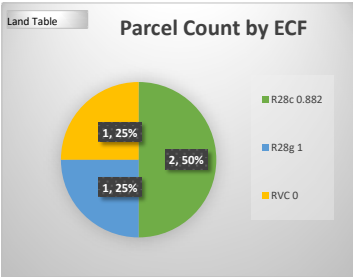
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
56-18-16-127-016	5532 EVERGREEN AVI	06/19/20	\$500,000	\$261,090	\$522,182	\$45,918	\$68,100	180.0	138.0	0.57	\$255	\$80,558	\$1.85		Land Table RSB Shady	13.04%
56-18-16-127-017	5560 EVERGREEN AVI	06/17/19	\$228,000	\$105,000	\$209,999	\$74,751	\$56,750	96.7	138.0	0.31	\$773	\$244,284	\$5.61		Land Table RSB Shady	27.02%
56-18-16-128-108	3682 SUNSET BLVD	03/06/20	\$300,000	\$159,140	\$318,277	\$38,473	\$56,750	150.0	95.3	0.33	\$256	\$117,296	\$2.69		Land Table RSB Shady	17.83%
56-18-16-128-110	3700 ARCADIA DR	06/13/19	\$289,900	\$124,080	\$248,168	\$98,482	\$56,750	150.0	100.0	0.34	\$657	\$286,285	\$6.57		Land Table RSB Shady	22.87%
56-18-16-131-037	3722 SUNSET BLVD	03/20/20	\$435,000	\$214,320	\$428,648	\$57,427	\$51,075	90.0	116.0	0.24	\$638	\$239,279	\$5.49		Land Table RSB Shady	11.92%
56-18-16-132-100	3725 SUNSET BLVD	05/09/19	\$350,000	\$154,540	\$309,086	\$114,689	\$73,775	225.0	138.5	0.72	\$510	\$160,404	\$3.68		Land Table RSB Shady	23.87%
56-18-16-177-054	3878 SUNSET BLVD	09/28/20	\$490,000	\$245,410	\$490,823	\$64,440	\$65,263	0.0	0.0	0.46	#DIV/0!	\$140,087	\$3.22		Land Table RSB Shady	13.30%
56-18-16-183-067	5570 BLUEBIRD AVE	10/10/19	\$490,000	\$252,870	\$505,743	\$38,170	\$53,913	90.0	133.7	0.28	\$424	\$138,297	\$3.17		Land Table RSB Shady	10.66%
56-18-16-185-029	5521 IDEAL PL	04/26/19	\$225,000	\$95,370	\$190,745	\$88,168	\$53,913	90.0	130.0	0.27	\$980	\$327,762	\$7.52		Land Table RSB Shady	28.26%

**CITY OF ORCHARD LAKE**

**Land Table RVC**

BSA DATABASE		SALES DATA	
Parcel Count	4	# of Sales	0
ECF Nbhd	R28c, R28g, RVC	Sales Ratio	#DIV/0!
Min ECF	0.882	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.000	Projected % Change	0.00%
Land Table LtoB	17.03%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	37.80%	CVT Sales LtoB	32.63%

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



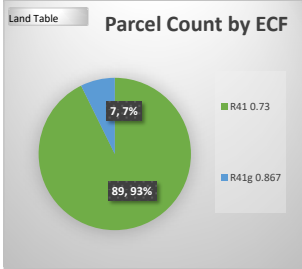
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
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**CITY OF ORCHARD LAKE**

Land Table RWL

BSA DATABASE		SALES DATA	
Parcel Count	96	# of Sales	10
ECF Nbhd	R41g, R41	Sales Ratio	45.57%
Min ECF	0.730	(Land Resid.-Est. Land Value)/Est. LV	63.47%
Max ECF	0.867	Projected % Change	15.00%
Land Table LtoB	15.68%	Projected Land Table LtoB	17.22%
CVT LtoB	37.80%	CVT Sales LtoB	32.63%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$70,538	\$115,312	\$81,119
MINIMUM	\$62,700	\$102,499	\$72,105
MAXIMUM	\$83,600	\$136,665	\$96,140



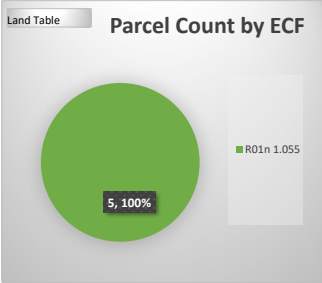
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
56-18-15-301-014	551 OLD ORCHARD TI	09/16/20	\$949,000	\$383,610	\$767,226	\$322,850	\$141,076	170.0	190.1	0.74	\$1,899	\$435,108	\$9.99		Land Table RWL woo	18.39%
56-18-15-376-018	4528 CHERRY HILL DR	09/17/20	\$535,000	\$216,620	\$433,241	\$164,459	\$62,700	130.0	167.2	0.50	\$1,265	\$109,712	\$2.52		Land Table RWL woo	14.47%
56-18-15-376-030	4489 CHERRY HILL DR	10/20/20	\$624,000	\$253,720	\$507,432	\$181,881	\$65,313	115.0	224.0	0.59	\$1,581	\$307,751	\$7.06		Land Table RWL woo	12.87%
56-18-15-376-032	4312 HICKORY CT	09/14/20	\$485,000	\$259,700	\$519,409	\$28,291	\$62,700	133.0	156.4	0.48	\$213	\$59,186	\$1.36		Land Table RWL woo	12.07%
56-18-15-451-018	4201 WOODLANDS LP	07/12/19	\$505,000	\$248,150	\$496,308	\$76,617	\$67,925	130.0	211.8	0.63	\$589	\$121,229	\$2.78		Land Table RWL woo	13.69%
56-18-15-451-021	4237 WOODLANDS LP	01/24/20	\$470,000	\$199,970	\$399,936	\$143,214	\$73,150	151.0	266.6	0.92	\$948	\$154,994	\$3.56		Land Table RWL woo	18.29%
56-18-15-451-027	4250 PINE LN	08/14/20	\$385,000	\$197,080	\$394,161	\$61,377	\$70,538	161.0	195.0	0.72	\$381	\$85,128	\$1.95		Land Table RWL woo	17.90%
56-18-15-451-037	4217 CHERRY HILL DR	04/24/20	\$460,000	\$206,130	\$412,267	\$113,046	\$65,313	115.0	216.2	0.57	\$983	\$197,979	\$4.54		Land Table RWL woo	15.84%
56-18-15-452-011	4315 CHERRY HILL DR	10/04/19	\$485,000	\$242,240	\$484,485	\$65,828	\$65,313	133.9	190.0	0.58	\$492	\$112,719	\$2.59		Land Table RWL woo	13.48%
56-18-15-452-021	4340 HICKORY CT	09/18/19	\$380,150	\$198,030	\$396,050	\$46,800	\$62,700	105.0	192.8	0.47	\$446	\$100,645	\$2.31		Land Table RWL woo	15.83%

**CITY OF ORCHARD LAKE**

**Land Table RWP**

BSA DATABASE		SALES DATA	
Parcel Count	5	# of Sales	0
ECF Nbhd	R01n	Sales Ratio	#DIV/0!
Min ECF	1.055	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.055	Projected % Change	0.00%
Land Table LtoB	15.13%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	37.80%	CVT Sales LtoB	32.63%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$94,050	#DIV/0!	\$94,050
MINIMUM	\$57,475	#DIV/0!	\$57,475
MAXIMUM	\$120,175	#DIV/0!	\$120,175



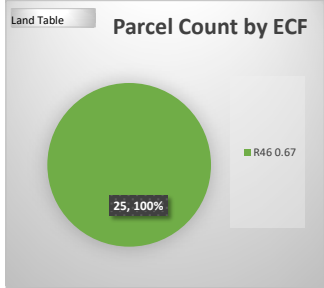
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
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**CITY OF ORCHARD LAKE**

Land Table RWS

BSA DATABASE		SALES DATA	
Parcel Count	25	# of Sales	1
ECF Nbhd	R46	Sales Ratio	52.49%
Min ECF	0.670	(Land Resid.-Est. Land Value)/Est. LV	-32.75%
Max ECF	0.670	Projected % Change	-10.44%
Land Table LtoB	13.74%	Projected Land Table LtoB	13.16%
CVT LtoB	37.80%	CVT Sales LtoB	32.63%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$70,722	\$47,562	\$63,339
MINIMUM	\$67,000	\$45,059	\$60,005
MAXIMUM	\$74,444	\$50,065	\$66,672



Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
56-18-22-105-014	4873 E STRONG CT	11/25/19	\$475,000	\$249,310	\$498,623	\$48,513	\$72,136	110.0	131.2	0.33	\$441	\$146,565	\$3.36	Land Table RWS Woodstre		14.47%