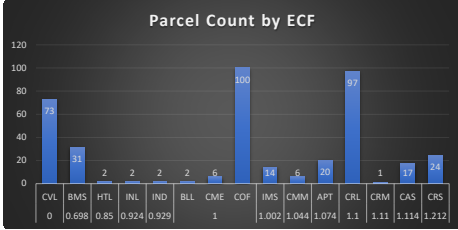


COMMERCE TWP & WOLVERINE LAKE
LAND FOR 2022: COM

BSA DATABASE		SALES DATA		RATE	OLD RATE	CALC'D RATE	USED RATE	ACREAGE	OLD RATE	CALC'D RATE	USED RATE	SITE VAL	OLD RATE	CALC'D RATE	USED RATE
Parcel Count	397	# of Sales	18	AVERAGE	\$6.27	\$7.15	\$7.11	AVERAGE	\$389,444	\$443,946	\$443,628	AVERAGE	\$22,035	\$25,118	\$25,118
ECF Nhbhd	CVL, CRS, COF, CMM, CRL, BMS, IMS, APT, CME, BLL, CAS, INL, IND, HTL, CRM	Sales Ratio	47.93%	MEDIAN	\$5.23	\$5.97	\$5.93	MEDIAN	\$250,000	\$284,987	\$284,783	MEDIAN	\$18,452	\$21,034	\$21,034
Min ECF	0.698	(Land Resid.-Est. Land Value)/Est. LV	13.99%	MINIMUM	\$0.15	\$0.17	\$0.17	MINIMUM	\$115,000	\$131,094	\$131,000	MINIMUM	\$7,585	\$8,646	\$8,646
Max ECF	1.212	Projected % Change	13.92%	MAXIMUM	\$18.49	\$21.08	\$20.96	MAXIMUM	\$1,200,000	\$1,367,935	\$1,366,957	MAXIMUM	\$63,119	\$71,952	\$71,952
Land Table LtoB	22.84%	Current Land Table LtoB	30.86%												
CVT LtoB	23.23%	Projected Land Table LtoB	35.41%												



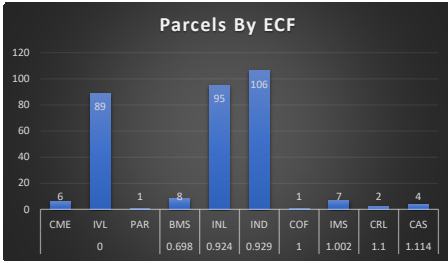
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Land Value	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	LtoB
E -17-15-232-008	4105 S COMMERCE RD	01/08/18	\$260,000					0.44	\$590,909	\$13.57	CVL		Land Table COM	100.00%
EW-17-22-431-027	297 GLENGARY RD	04/16/18	\$300,000	\$160,480	\$320,956	\$37,197	\$58,153	0.50	\$74,394	\$1.71	CRM		Land Table COM	18.12%
E -17-10-432-014	4417 S COMMERCE RD	05/23/18	\$160,000	\$33,860	\$67,716	\$116,225	\$23,941	0.12	\$968,542	\$22.23	COF		Land Table COM	35.36%
E -17-11-332-034	9605 COMMERCE RD	08/01/18	\$100,000					0.51	\$196,078	\$4.50	CVL		Land Table COM	100.00%
EW-17-22-303-003		09/04/18	\$30,000					0.31	\$96,774	\$2.22	CVL		Land Table COM	100.00%
E -17-25-101-012	1830 WELCH RD	12/17/18	\$170,000	\$115,890	\$231,789	\$545	\$62,334	0.30	\$1,817	\$0.04	CRL		Land Table COM	26.89%
E -17-12-476-009	3355 UNION LAKE RD	02/01/19	\$275,000	\$108,560	\$217,128	\$125,839	\$67,967	0.21	\$599,233	\$13.76	CRL		Land Table COM	31.30%
E -17-13-401-004	4123 MARTIN RD	02/08/19	\$225,000	\$89,010	\$178,021	\$110,098	\$63,119	0.04	\$2,621,381	\$60.18	COF		Land Table COM	35.46%
E -17-12-204-010	2500 UNION LAKE RD	02/22/19	\$850,000	\$406,640	\$813,279	\$226,538	\$189,817	0.52	\$435,650	\$10.00	CMM		Land Table COM	23.34%
E -17-01-226-022	1555 UNION LAKE RD	07/23/19	\$1,500,000	\$746,310	\$1,492,617	\$427,371	\$419,988	2.88	\$148,393	\$3.41	NSC	E -17-01-226-015	Land Table COM	28.14%
E -17-12-229-010	2603 UNION LAKE RD	08/23/19	\$150,000	\$69,850	\$139,706	\$94,552	\$84,258	0.29	\$326,041	\$7.48	COF		Land Table COM	60.31%
E -17-11-177-001	9640 COMMERCE RD	10/03/19	\$270,000	\$197,240	\$394,475	(\$112,305)	\$12,170	0.06	(\$1,841,066)	(\$42.27)	COF		Land Table COM	3.09%
E -17-36-400-025	385 HAGGERTY RD	12/02/19	\$2,254,001	\$1,225,050	\$2,450,103	\$771,104	\$967,206	3.64	\$211,842	\$4.86	CRL		Land Table COM	39.48%
EW-17-21-426-005	1585 GLENGARY RD	12/05/19	\$305,000	\$134,070	\$268,148	\$112,450	\$75,598	0.65	\$173,000	\$3.97	COF		Land Table COM	28.19%
E -17-01-205-007	1516 UNION LAKE RD	03/12/20	\$750,000	\$295,970	\$591,946	\$333,270	\$175,216	0.48	\$694,313	\$15.94	CMM		Land Table COM	29.60%
E -17-13-401-003	4123 MARTIN RD	03/26/20	\$425,000	\$122,010	\$244,026	\$244,093	\$63,119	0.04	\$6,953,488	\$136.67	COF		Land Table COM	25.87%
E -17-01-205-009	8322 COOLEY LAKE RD	03/27/20	\$200,000	\$110,340	\$220,678	\$24,485	\$45,163	0.32	\$76,516	\$1.76	COF		Land Table COM	20.47%
EW-17-23-352-012	2355 S COMMERCE RD	08/31/20	\$300,000	\$83,350	\$166,707	\$231,212	\$97,919	0.59	\$391,885	\$9.00	COF		Land Table COM	58.74%

COMMERCE TWP & WOLVERINE LAKE

LAND FOR 2022: IND

BSA DATABASE		SALES DATA	
Parcel Count	319	# of Sales	15
ECF Nbhd	IMS, IVL, BMS, CME, IND, COF, INL, CAS, CRL, PAR	Sales Ratio	41.45%
Min ECF	0.698	(Land Resid.-Est. Land Value)/Est. LV	81.78%
Max ECF	1.114	Projected % Change	24.54%
Land Table LtoB	24.15%	Current Land Table LtoB	25.23%
CVT LtoB	23.23%	Projected Land Table LtoB	29.52%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$3.40	\$6.18	\$4.23
MEDIAN	\$2.57	\$4.68	\$3.20
MINIMUM	\$0.14	\$0.25	\$0.17
MAXIMUM	\$16.80	\$30.54	\$20.92



Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Land Value	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	LtoB
E -17-27-302-001	1144 RIG ST	10/06/20	\$650,000	\$207,040	\$414,075	\$339,929	\$104,004	1.27	\$267,661	\$6.14	INL		Land Table IND	25.12%
E -17-26-426-031	1941 EASY ST	05/03/18	\$900,000	\$313,210	\$626,412	\$434,586	\$160,998	1.32	\$329,232	\$7.56	INL		Land Table IND	25.70%
E -17-13-326-030	8625 RICHARDSON RD	12/14/18	\$620,000	\$217,730	\$435,454	\$294,317	\$109,771	0.90	\$327,019	\$7.51	IND		Land Table IND	25.21%
E -17-24-126-012	2550 E OAKLEY PARK RD	06/22/20	\$1,275,000	\$458,390	\$916,779	\$532,165	\$173,944	1.34	\$397,138	\$9.12	IND		Land Table IND	18.97%
E -17-25-226-029	2111 HAGGERTY RD	09/04/19	\$2,191,040	\$809,700	\$1,619,390	\$916,419	\$344,769	4.21	\$217,677	\$5.00	INL		Land Table IND	21.29%
E -17-13-400-014	4272 HAGGERTY RD	12/09/20	\$700,000	\$275,210	\$550,427	\$369,115	\$219,542	1.50	\$246,077	\$5.65	INL		Land Table IND	39.89%
E -17-27-351-012	1145 RIG ST	06/29/20	\$325,000	\$128,620	\$257,243	\$162,892	\$95,135	0.78	\$208,836	\$4.79	INL		Land Table IND	36.98%
E -17-24-127-002	3160 DALLAVO CT	12/31/20	\$4,450,000	\$1,799,190	\$3,598,383	\$1,736,486	\$884,869	12.02	\$144,466	\$3.32	IND		Land Table IND	24.59%
E -17-24-228-001	3170 OAKLEY PARK RD	11/05/20	\$640,000	\$269,310	\$538,622	\$272,621	\$171,243	0.91	\$299,584	\$6.88	INL	E -17-24-228-002	Land Table IND	31.79%
E -17-13-326-017		12/02/20	\$235,000					0.73	\$133,523	\$3.07	IVL	E -17-13-326-018	Land Table IND	100.00%
E -17-13-400-029	4400 HAGGERTY RD	05/25/18	\$450,000	\$196,500	\$392,996	\$188,729	\$131,725	0.70	\$269,613	\$6.19	INL		Land Table IND	33.52%
E -17-27-351-009	1165 RIG ST	05/01/19	\$98,000					0.75	\$130,667	\$3.00	IVL		Land Table IND	100.00%
E -17-24-226-005	3141 RULER DR	10/07/19	\$325,000	\$171,640	\$343,278	\$97,348	\$115,626	0.79	\$123,225	\$2.83	INL		Land Table IND	33.68%
E -17-27-351-010	1155 RIG ST	06/27/19	\$80,000					0.75	\$106,667	\$2.45	IVL		Land Table IND	100.00%
E -17-13-400-006	4205 MARTIN RD	03/09/18	\$850,000	\$697,640	\$1,395,273	(\$259,380)	\$285,893	2.93	(\$88,526)	(\$2.03)	INL		Land Table IND	20.49%