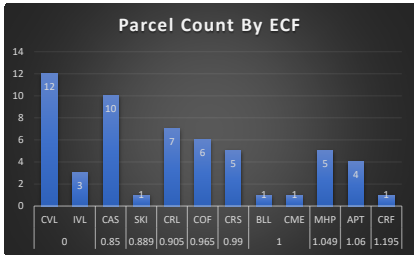


GROVELAND TWP
LAND FOR 2022: COM

BSA DATABASE		SALES DATA	
Parcel Count	56	# of Sales	10
ECF Nbhd	CAS, CVL, APT, CRL, CME, COF, CRS, MHP, SKI, BLL, CRF, IVL	Sales Ratio	49.25%
Min ECF	0.850	(Land Resid.-Est. Land Value)/Est. LV	2.64%
Max ECF	1.195	Projected % Change	2.67%
Land Table LtoB	21.88%	Current Land Table LtoB	38.16%
CVT LtoB	25.10%	Projected Land Table LtoB	42.93%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$1.47	\$1.51	\$1.51
MEDIAN	\$1.16	\$1.19	\$1.19
MINIMUM	\$0.16	\$0.16	\$0.16
MAXIMUM	\$5.25	\$5.39	\$5.39



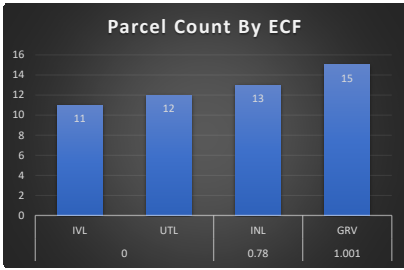
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Land Value	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	LtoB
G -02-33-102-005	16200 DIXIE HWY	04/09/19	\$580,000	\$226,070	\$452,142	\$265,508	\$137,650	4.00	\$66,377	\$1.52	APT		Land Table COM	30.44%
I -01-28-301-001	15249 FISH LAKE RD	04/06/20	\$151,000	\$84,640	\$182,286	\$44,501	\$75,787	0.64	\$69,316	\$1.59	BMS		COM COMMERCIAL LAND	41.58%
U -07-11-151-002	10070 DIXIE HWY	12/11/19	\$75,000	\$63,640	\$127,264	\$52,280	\$104,544	0.96	\$54,458	\$1.25	CAS	U -07-11-151-003	Land Table COM	82.15%
U -07-11-301-030	9941 DIXIE HWY	03/12/19	\$327,500	\$167,470	\$334,945	\$116,701	\$124,146	0.95	\$122,843	\$2.82	APT		Land Table COM	37.06%
U -07-17-181-001	589 BROADWAY	01/30/19	\$75,000	\$37,880	\$75,760	\$53,244	\$54,004	0.57	\$93,411	\$2.14	CAS		Land Table COM	71.28%
U -07-10-279-007	10063 DIXIE HWY	07/30/18	\$160,000	\$98,970	\$197,941	\$53,535	\$91,476	0.70	\$76,479	\$1.76	CRS		Land Table COM	46.21%
U -07-11-351-001	9861 DIXIE HWY	03/20/18	\$404,000	\$188,620	\$377,241	\$155,865	\$129,106	1.31	\$118,981	\$2.73	BMS		Land Table COM	34.22%
U -07-17-178-016	634 BROADWAY RD	02/13/18	\$118,500	\$66,300	\$132,609	\$6,277	\$20,386	0.13	\$48,285	\$1.11	CRL		Land Table COM	15.37%
U -07-14-176-003	9740 DIXIE HWY	01/17/18	\$360,000	\$143,090	\$286,180	\$228,349	\$154,529	1.29	\$177,015	\$4.06	APT		Land Table COM	54.00%
P -04-26-353-024	900 S LAPEER RD	03/01/19	\$340,000	\$199,410	\$398,824	\$28,540	\$87,364	0.46	\$62,043	\$1.42	COF		Land Table COM	21.91%

GROVELAND TWP

LAND FOR 2022: IND

BSA DATABASE		SALES DATA	
Parcel Count	51	# of Sales	8
ECF Nbhd	UTL, IVL, INL, GRV	Sales Ratio	46.06%
Min ECF	0.780	(Land Resid.-Est. Land Value)/Est. LV	23.95%
Max ECF	1.001	Projected % Change	0.00%
Land Table LtoB	34.25%	Current Land Table LtoB	35.73%
CVT LtoB	25.10%	Projected Land Table LtoB	42.74%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$0.45	\$0.55	\$0.45
MEDIAN	\$0.13	\$0.16	\$0.13
MINIMUM	\$0.05	\$0.06	\$0.05
MAXIMUM	\$1.66	\$2.06	\$1.66



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
G -02-19-300-016		09/05/19	\$900,000					33.81	\$900,000,000	\$20,661.16	GRV		Land Table IND	100.00%
G -02-33-102-001	16140 DIXIE HWY	08/14/20	\$497,500	\$233,170	\$466,348	\$173,319	\$142,167	2.15	\$80,613	\$1.85	INL		Land Table IND	30.49%
U -07-03-326-002	10555 ENTERPRISE DR	12/20/18	\$490,000	\$204,170	\$408,343	\$213,208	\$131,551	1.51	\$141,197	\$3.24	INL		Land Table IND	32.22%
U -07-03-326-004	10505 ENTERPRISE DR	12/11/18	\$725,000	\$282,530	\$565,062	\$326,294	\$166,356	2.01	\$162,335	\$3.73	INL		Land Table IND	29.44%
U -07-03-327-001	10590 ENTERPRISE DR	05/18/18	\$400,000	\$196,590	\$393,181	\$197,350	\$190,531	2.43	\$81,214	\$1.86	INL		Land Table IND	48.46%
U -07-14-176-035	9644 DIXIE HWY	10/15/19	\$1,025,000	\$458,480	\$916,961	\$610,242	\$502,203	12.27	\$49,734	\$1.14	IMS	U -07-14-176-034	Land Table IND	54.77%
P -04-09-300-010	2425 N LAPEER RD	07/24/18	\$675,000	\$398,010	\$796,024	\$1,568	\$122,592	2.29	\$685	\$0.02	IND		Land Table IND	15.40%
P -04-04-376-006	3020 ADVENTURE LN	06/21/19	\$620,000	\$268,610	\$537,211	\$286,217	\$203,428	3.80	\$75,320	\$1.73	IND		Land Table IND	37.87%