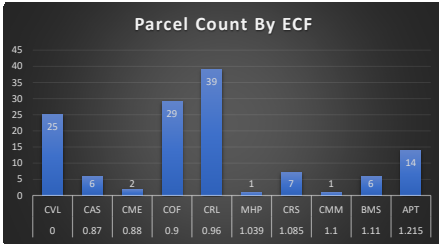


CITY OF KEEGO HARBOR
LAND FOR 2022: COM

BSA DATABASE		SALES DATA	
Parcel Count	130	# of Sales	18
ECF Nbhhd	BMS, CVL, CRS, APT, COF, CAS, CME, CRL, MHP, CMM	Sales Ratio	43.85%
Min ECF	0.870	(Land Resid.-Est. Land Value)/Est. LV	19.00%
Max ECF	1.215	Projected % Change	5.07%
Land Table LtoB	19.15%	Current Land Table LtoB	30.02%
CVT LtoB	19.15%	Projected Land Table LtoB	33.83%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$7.40	\$8.80	\$7.77
MEDIAN	\$5.42	\$6.45	\$5.69
MINIMUM	\$2.96	\$3.52	\$3.11
MAXIMUM	\$24.60	\$29.27	\$25.85



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
36-18-01-155-009	2920 SCHROEDER BLVD	10/30/2020	\$2,050,000	\$494,590	\$1,214,507	\$495,828	\$225,579	1.92	\$258,244	\$5.93	APT	36-18-01-159-021, 36-18-01-159-022	Land Table COM	18.57%
36-18-01-304-021	2961 PRYNNE ST	2/4/2020	\$289,000	\$74,790	\$149,580	\$161,339	\$21,919	0.17	\$949,053	\$21.79	APT		Land Table COM	14.65%
36-18-02-427-034	2066 CASS LAKE RD	12/1/2020	\$327,200	\$109,790	\$219,584	\$195,433	\$87,817	0.32	\$610,728	\$14.02	CRL		Land Table COM	39.99%
36-18-02-427-073	2038 CASS LAKE RD	12/12/2019	\$536,000	\$271,660	\$543,313	\$234,184	\$241,497	0.88	\$266,118	\$6.11	CRL		Land Table COM	44.45%
36-18-02-427-080	2066 CASS LAKE RD	1/14/2020	\$120,000					0.45	\$266,667	\$6.12	CVL		Land Table COM	100.00%
36-18-02-427-082	2100 CASS LAKE RD	2/26/2019	\$95,000	\$53,680	\$107,355	\$16,538	\$28,893	0.09	\$183,756	\$4.22	COF		Land Table COM	26.91%
36-18-02-476-039	3159 ORCHARD LAKE RD	12/18/2018	\$510,000	\$245,440	\$490,879	\$150,846	\$131,725	0.48	\$314,263	\$7.21	CRL		Land Table COM	26.83%
36-18-11-229-008	3389 ORCHARD LAKE RD	3/20/2020	\$700,000	\$181,030	\$362,062	\$450,453	\$112,515	0.41	\$1,098,666	\$25.22	CMM		Land Table COM	31.08%
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-17-12-204-010	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-17-01-205-009	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%
56-18-02-451-010	3206 ORCHARD LAKE RD	5/19/2020	\$290,000	\$129,240	\$258,470	\$160,241	\$128,711	0.89	\$180,046	\$4.13	COF		Land Table COM	62.00%
56-18-15-377-002	4500 ARLINE DR	1/18/2019	\$500,000	\$255,790	\$511,576	\$115,860	\$127,436	1.51	\$76,830	\$1.76	CRL		Land Table COM	22.65%