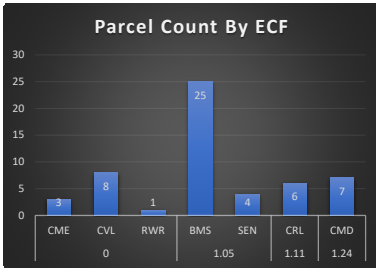


OAKLAND TWP

LAND FOR 2022: COM

BSA DATABASE		SALES DATA	
Parcel Count	54	# of Sales	12
ECF Nbhd	BMS, CMD, CRL, CME, SEN, CVL, RWR	Sales Ratio	45.41%
Min ECF	1.050	(Land Resid.-Est. Land Value)/Est. LV	23.42%
Max ECF	1.240	Projected % Change	10.74%
Land Table LtoB	11.61%	Current Land Table LtoB	15.81%
CVT LtoB	11.92%	Projected Land Table LtoB	17.33%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$99,449	\$122,740	\$110,126
MEDIAN	\$50,797	\$62,693	\$56,250
MINIMUM	\$900	\$1,111	\$997
MAXIMUM	\$457,358	\$564,475	\$506,461



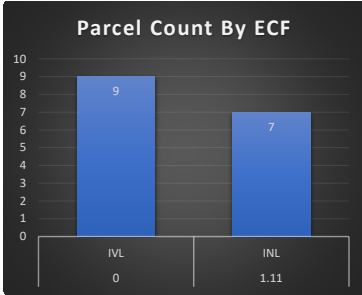
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Land Value	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	LtoB
O -09-32-351-009	4900 S BALDWIN RD	06/20/19	\$1,264,000	\$660,230	\$1,320,458	\$130,729	\$187,187	1.08	\$121,383	\$2.79	CMM		COMM Land Table	14.18%
O -09-23-402-023	2755 S LAPEER RD	07/30/19	\$2,600,000	\$1,375,450	\$2,750,916	\$55,955	\$206,871	1.75	\$32,048	\$0.74	MOT	O -09-23-402-012	COMM Land Table	7.52%
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%
P -04-26-354-005	779 S LAPEER RD	07/29/20	\$660,000	\$273,780	\$547,564	\$370,276	\$257,840	1.76	\$210,384	\$4.83	BMS	P -04-26-354-006	Land Table COM	47.09%
P -04-26-354-010	845 S LAPEER RD	05/08/19	\$1,500,000	\$713,010	\$1,426,021	\$195,952	\$121,973	0.77	\$254,814	\$5.85	BMS		Land Table COM	8.55%
P -04-27-451-003	380 W DRAHNER RD	05/25/18	\$1,556,460	\$536,960	\$1,670,555	\$247,862	\$361,957	12.59	\$19,687	\$0.45	APT		Land Table COM	21.67%
PO-04-22-385-001	81 W BURDICK ST	12/16/19	\$850,000	\$337,340	\$674,673	\$297,643	\$122,316	1.56	\$190,797	\$4.38	CRL		Land Table COM	18.13%
PO-04-22-456-001	74 N WASHINGTON ST	04/10/20	\$310,000	\$161,910	\$323,829	\$50,762	\$64,591	0.17	\$220,704	\$5.07	CRL	PO-04-22-456-002	Land Table COM	19.95%
PO-04-22-456-013	25 CENTER ST	10/30/18	\$175,000	\$61,290	\$122,588	\$71,404	\$18,992	0.10	\$714,040	\$16.39	COF		Land Table COM	15.49%
PO-04-22-479-007	91 EAST ST	11/09/20	\$254,900	\$73,130	\$146,262	\$148,783	\$40,145	0.64	\$232,473	\$5.34	APT		Land Table COM	27.45%
PO-04-27-204-011	53 S WASHINGTON ST	06/07/19	\$840,000	\$277,890	\$555,781	\$375,303	\$91,084	0.34	\$1,103,832	\$25.34	CRL		Land Table COM	16.39%
O -09-07-477-031	3574 W CLARKSTON RD	08/01/19	\$300,000	\$166,330	\$332,655	\$30,507	\$63,162	0.58	\$52,598	\$1.21	COF		COMM Land Table	18.99%

OAKLAND TWP

LAND FOR 2022: IND

BSA DATABASE		SALES DATA	
Parcel Count	16	# of Sales	12
ECF Nbhd	INL, IVL	Sales Ratio	44.99%
Min ECF	1.110	(Land Resid.-Est. Land Value)/Est. LV	31.02%
Max ECF	1.110	Projected % Change	10.94%
Land Table LtoB	21.86%	Current Land Table LtoB	35.89%
CVT LtoB	11.92%	Projected Land Table LtoB	40.56%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$1.38	\$1.80	\$1.53
MEDIAN	\$1.15	\$1.51	\$1.28
MINIMUM	\$0.08	\$0.10	\$0.09
MAXIMUM	\$3.20	\$4.19	\$3.55



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
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%
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 -17-13-400-029	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%
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 -07-03-326-012	10585 ENTERPRISE DR	08/31/18	\$1,000,000	\$371,510	\$743,022	\$516,160	\$259,182	3.50	\$147,474	\$3.39	INL		Land Table IND	34.88%
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%
U -07-36-401-009	4600 CLAWSON TANK DR	10/17/19	\$1,170,000	\$514,750	\$1,029,501	\$453,434	\$312,935	4.49	\$100,988	\$2.32	INL		Land Table IND	30.40%
L -16-36-351-003	52972 PONTIAC TRL	09/13/18	\$150,000	\$90,690	\$181,388	\$121,490	\$152,878	4.28	\$28,386	\$0.65	IND		Land Table IND	84.28%