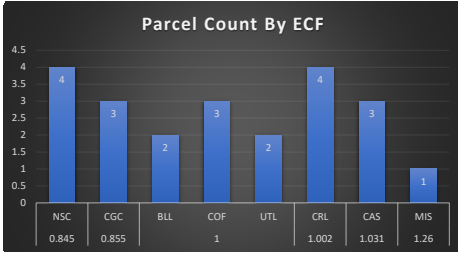


CITY OF ORCHARD LAKE
LAND FOR 2022: COM

BSA DATABASE		SALES DATA	
Parcel Count	22	# of Sales	15
ECF Nbhd	CGC, COF, NSC, UTL, BLL, CAS, CRL, MIS	Sales Ratio	47.17%
Min ECF	0.845	(Land Resid.-Est. Land Value)/Est. LV	17.31%
Max ECF	1.260	Projected % Change	5.62%
Land Table LtoB	41.43%	Current Land Table LtoB	34.66%
CVT LtoB	41.67%	Projected Land Table LtoB	42.87%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$5.66	\$6.64	\$5.98
MEDIAN	\$5.13	\$6.02	\$5.42
MINIMUM	\$0.89	\$1.04	\$0.94
MAXIMUM	\$13.31	\$15.61	\$14.06



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
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%
56-18-14-301-004	4093 ORCHARD LAKE RD	12/12/2019	\$500,000	\$204,470	\$408,944	\$278,820	\$187,764	0.62	\$448,264	\$10.29	CAS		Land Table COM	68.18%
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%
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%
36-18-01-304-021	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%
36-18-02-427-082	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 -17-01-226-022	1555 UNION LAKE RD	07/23/19	\$1,500,000	\$746,310	\$1,492,617	\$427,371	\$419,988	0.29	\$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 -17-36-400-025	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%