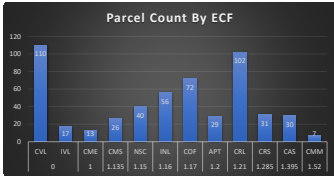


ORION TWP & VLG
LAND FOR 2022: COM

BSA DATABASE		SALES DATA	
Parcel Count	533	# of Sales	30
ECF Nbrhd	CRL, CMS, COF, CRS, CAS, NSC, CMM, INL, CVL, APT, CME, IWL	Sales Ratio	44.63%
Min ECF	1,000	(Land Resid - Est. Land Value)/Est. LV	70.54%
Max ECF	1,520	Projected % Change	35.00%
Land Table LtoB	16.33%	Current Land Table LtoB	17.14%
CVT LtoB	15.17%	Projected Land Table LtoB	19.39%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$1.12	\$10.14	\$8.02
MEDIAN	\$2.75	\$4.68	\$3.71
MINIMUM	\$0.10	\$0.17	\$0.14
MAXIMUM	\$27.94	\$47.65	\$37.72



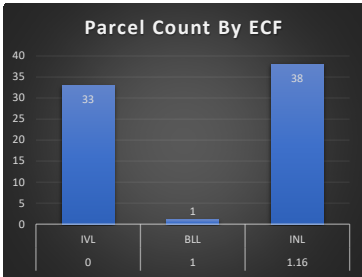
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmt.	Cur. Appraisal	Land Residual	Land Value	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	LtoB
O-09-33-326-005	4520 JOSLYN RD	02/21/18	\$200,000	\$128,430	\$256,854	\$3,970	\$60,824	0.47	\$8,501	\$0.20	CAS		COMM Land Table	23.68%
OL-09-02-441-014	115 N BROADWAY ST	02/28/18	\$165,000	\$68,280	\$136,566	\$98,770	\$70,336	0.23	\$427,576	\$9.82	CVL		COMM Land Table	51.50%
O-09-35-454-001		05/29/18	\$675,000					5.77	\$116,984	\$2.69	IWL	O-09-35-454-003	COMM Land Table	100.00%
OL-09-02-476-006		06/05/18	\$30,000					0.11	\$285,714	\$6.56	CVL		COMM Land Table	100.00%
OL-09-02-481-008	44 E FLINT ST	08/24/18	\$275,000					0.15	\$1,785,714	\$40.99	CVL		COMM Land Table	100.00%
OL-09-02-480-006	18 S BROADWAY ST	09/10/18	\$650,000	\$210,020	\$420,048	\$252,123	\$22,171	0.05	\$4,943,588	\$113.49	COF		COMM Land Table	5.28%
O-09-32-351-025	4940 S BALDWIN RD	10/19/18	\$1,600,000	\$665,060	\$1,330,126	\$749,836	\$479,962	3.36	\$233,165	\$5.12	CRS		COMM Land Table	36.08%
O-09-29-301-084		11/16/18	\$900,000					3.12	\$288,462	\$6.62	CVL	O-09-29-301-085	COMM Land Table	100.00%
O-09-32-351-024	4936 S BALDWIN RD	12/04/18	\$1,755,000	\$1,016,870	\$2,033,749	(\$22,620)	\$256,129	0.98	(\$23,011)	(\$0.53)	NSC		COMM Land Table	12.59%
O-09-11-307-025	511 HEIGHTS RD	01/11/19	\$162,000	\$93,560	\$187,120	\$93,560	\$98,966	0.51	\$145,941	\$3.35	CVL		COMM Land Table	52.89%
O-09-17-100-007	1011 S BALDWIN RD	02/11/19	\$2,800,000	\$1,024,790	\$2,053,577	\$1,123,653	\$377,230	5.59	\$200,868	\$4.61	NSC		COMM Land Table	18.37%
O-09-35-401-006	250 KAY INDUSTRIAL DR	02/11/19	\$1,900,000	\$739,770	\$1,479,538	\$682,123	\$261,661	2.01	\$339,534	\$7.79	IWL		COMM Land Table	17.69%
OL-09-02-480-013	54 S BROADWAY ST	03/19/19	\$1,000,000	\$305,820	\$587,107	\$498,758	\$85,865	0.28	\$1,768,645	\$40.60	APT		COMM Land Table	14.63%
OL-09-02-476-007	24 W FLINT ST	04/18/19	\$299,000	\$77,570	\$155,135	\$168,144	\$24,279	0.06	\$2,712,000	\$62.26	CVL		COMM Land Table	15.65%
OL-09-01-302-035	597 E FLINT ST	05/06/19	\$105,000					0.46	\$229,759	\$5.27	CVL	O-09-01-327-046	COMM Land Table	100.00%
O-09-02-177-006	109 INDIANWOOD RD	05/28/19	\$156,000	\$86,020	\$172,044	\$333,179	\$49,223	0.57	\$412,706	\$9.47	COF		COMM Land Table	28.61%
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	\$1,395,700	\$2,798,400	\$232,772	\$227,406	1.75	\$129,946	\$2.98	MOT	O-09-23-402-012	COMM Land Table	8.13%
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%
OL-09-11-278-036	383 S BROADWAY ST	10/07/19	\$1,518,000	\$358,510	\$887,082	\$358,510	\$86,092	0.66	\$1,342,030	\$30.81	CRS		COMM Land Table	12.01%
O-09-02-177-019	81 INDIANWOOD RD	11/25/19	\$565,000	\$253,080	\$506,156	\$95,678	\$36,834	0.56	\$170,854	\$3.92	COF		COMM Land Table	7.28%
O-09-33-378-011		01/23/20	\$415,000					2.51	\$165,339	\$3.80	IWL		COMM Land Table	100.00%
O-09-11-477-009	845 S LAPEER RD	03/25/20	\$900,000	\$359,990	\$719,975	\$382,685	\$202,660	0.78	\$491,883	\$11.29	COF		COMM Land Table	28.15%
O-09-14-201-025	1176 S LAPEER RD	06/05/20	\$2,362,500	\$1,379,210	\$2,758,419	(\$181,016)	\$214,903	1.65	(\$109,707)	(\$2.52)	NSC		COMM Land Table	7.79%
O-09-09-452-036	1870 W CLARKSTON RD	10/16/20	\$390,000	\$158,060	\$316,122	\$156,992	\$85,114	1.29	\$122,869	\$2.82	CVL		COMM Land Table	26.92%
O-09-11-477-040	801 S LAPEER RD	11/01/20	\$650,000	\$411,280	\$822,550	\$34,381	\$206,931	0.95	\$36,114	\$0.83	CRS		COMM Land Table	25.16%
O-09-07-477-012	948 S BALDWIN RD	11/11/20	\$400,000	\$135,830	\$271,665	\$199,839	\$71,504	0.55	\$364,005	\$8.36	CVL		COMM Land Table	26.32%
O-09-29-126-001	3003 S BALDWIN RD	12/10/20	\$650,000	\$250,940	\$501,883	\$252,313	\$104,196	0.80	\$315,391	\$7.24	COF		COMM Land Table	20.76%
OL-09-11-278-043	415 S BROADWAY ST	12/14/20	\$1,000,000	\$396,590	\$1,193,171	\$149,653	\$142,824	0.99	\$151,932	\$3.49	CAS		COMM Land Table	28.73%
OL-09-02-441-009	24 W SHADBOUT ST	12/23/20	\$220,000	\$37,330	\$74,664	\$153,570	\$8,224	0.02	\$7,312,857	\$167.88	CVL		COMM Land Table	11.02%

ORION TWP & VLG

LAND FOR 2022: IND

BSA DATABASE		SALES DATA	
Parcel Count	72	# of Sales	14
ECF Nbhd	INL, IVL, BLL	Sales Ratio	39.17%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	83.99%
Max ECF	1.160	Projected % Change	15.38%
Land Table LtoB	14.08%	Current Land Table LtoB	32.93%
CVT LtoB	15.17%	Projected Land Table LtoB	35.90%

RATE	OLD RATE	CALC'D RATE	USED RATE	ACREAGE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$7.97	\$14.66	\$9.18	AVERAGE	\$561,275	\$1,032,683	\$647,597
MEDIAN	\$2.24	\$4.13	\$2.58	MEDIAN	\$421,563	\$775,628	\$486,398
MINIMUM	\$0.22	\$0.40	\$0.25	MINIMUM	\$110,938	\$204,114	\$128,000
MAXIMUM	\$47.30	\$87.03	\$54.47	MAXIMUM	\$2,218,751	\$4,082,257	\$2,559,990



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 -09-35-400-048		09/13/18	\$1,250,000					24.98	\$50,032	\$1.15	IVL		IND Land Table	100.00%
O -09-34-300-018		11/10/20	\$879,000					2.99	\$293,783	\$6.74	IVL		IND Land Table	100.00%
O -09-34-100-015		01/30/18	\$380,000					2.39	\$158,863	\$3.65	IVL	O-09-34-300-015	IND Land Table	100.00%
O -09-33-326-018	4590 JOSLYN RD	12/11/19	\$3,500,000	\$910,880	\$1,821,765	\$2,072,324	\$394,089	6.05	\$342,703	\$7.87	INL		IND Land Table	21.63%
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%
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 -07-03-327-001	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%
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%
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%
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 -17-24-226-005	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%