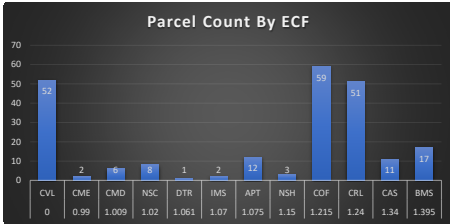


OXFORD TWP & VLG

LAND FOR 2022: COM

BSA DATABASE		SALES DATA	
Parcel Count	224	# of Sales	25
ECF Nhhhd	CRL, COF, IMS, NSC, CAS, BMS, CVL, NSH, CMD, DTR, CME, APT	Sales Ratio	41.81%
Min ECF	0.990	(Land Resid.-Est. Land Value)/Est. LV	47.64%
Max ECF	1.395	Projected % Change	14.29%
Land Table LtoB	15.65%	Current Land Table LtoB	23.17%
CVT LtoB	19.51%	Projected Land Table LtoB	25.86%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$5.42	\$8.00	\$6.20
MEDIAN	\$3.08	\$4.55	\$15.82
MINIMUM	\$0.14	\$0.21	\$0.16
MAXIMUM	\$25.19	\$37.19	\$28.79

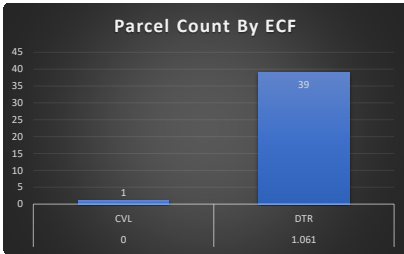


Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Land Value	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	LtoB
P-04-05-276-002	3501 THOMAS RD	08/07/20	\$295,000	\$117,180	\$234,352	\$92,011	\$31,363	0.50	\$184,022	\$4.22	APT		Land Table COM	13.38%
P-04-22-151-016		01/16/20	\$1,500,000					11.37	\$131,926	\$3.03	CVL		Land Table COM	100.00%
P-04-22-151-018		03/02/20	\$752,000					3.46	\$217,341	\$4.99	CVL		Land Table COM	100.00%
P-04-22-200-023		12/27/19	\$225,000					8.70	\$25,862	\$0.59	CVL		Land Table COM	100.00%
P-04-22-403-001	280 N WASHINGTON ST	11/02/20	\$285,000					1.08	\$263,889	\$6.06	CVL	P-04-22-403-002	Land Table COM	100.00%
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%
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	0.23	\$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%
PO-04-27-278-020		03/02/20	\$285,000					3.86	\$73,834	\$1.69	CVL		Land Table COM	100.00%
PO-04-27-278-023		03/31/20	\$450,000	\$115,730	\$231,451	\$358,080	\$139,531	1.04	\$344,308	\$7.90	BMS		Land Table COM	60.29%
PO-04-22-453-024	33 N WASHINGTON ST	03/21/18	\$322,000	\$150,090	\$300,186	\$68,650	\$46,836	0.06	\$1,144,167	\$26.27	DTR		Land Table DTR	15.60%
PO-04-22-453-044	7 N WASHINGTON ST	12/31/18	\$430,000	\$165,540	\$331,088	\$148,989	\$50,077	0.06	\$2,483,150	\$57.01	DTR		Land Table DTR	15.12%
PO-04-22-460-015	6 N WASHINGTON ST	08/06/20	\$250,000	\$132,090	\$264,183	\$32,653	\$46,836	0.06	\$544,217	\$12.49	DTR		Land Table DTR	17.73%
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	CAS		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%
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%

OXFORD TWP & VLG
LAND FOR 2022: DTR

BSA DATABASE		SALES DATA	
Parcel Count	40	# of Sales	19
ECF Nbhd	DTR, CVL	Sales Ratio	42.61%
Min ECF	1.061	(Land Resid.-Est. Land Value)/Est. LV	39.36%
Max ECF	1.061	Projected % Change	19.26%
Land Table LtoB	13.89%	Current Land Table LtoB	22.13%
CVT LtoB	19.51%	Projected Land Table LtoB	24.46%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$15.01	\$20.92	\$17.91
MEDIAN	\$14.76	\$20.57	\$17.60
MINIMUM	\$4.57	\$6.37	\$5.45
MAXIMUM	\$22.32	\$31.10	\$26.62

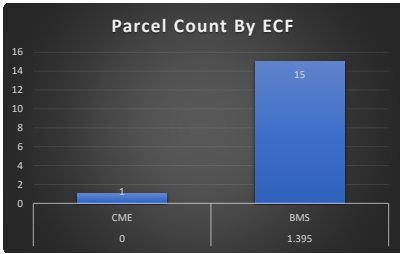


Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Land Value	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	LtoB
I-01-28-301-001	15249 FISH LAKE RD	04/06/20	\$151,000	\$84,640	\$182,286	\$44,501	\$75,787	0.64	\$69,316	\$1.59	BMS		COM COMMERCIAL LAND	41.58%
P-04-05-276-002	3501 THOMAS RD	08/07/20	\$295,000	\$117,180	\$234,352	\$92,011	\$31,363	0.50	\$184,022	\$4.22	APT		Land Table COM	13.38%
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-04-22-453-024	33 N WASHINGTON ST	03/21/18	\$322,000	\$150,090	\$300,186	\$68,650	\$46,836	0.06	\$1,144,167	\$26.27	DTR		Land Table DTR	15.60%
PO-04-22-453-044	7 N WASHINGTON ST	12/31/18	\$430,000	\$165,540	\$331,088	\$148,989	\$50,077	0.06	\$2,483,150	\$57.01	DTR		Land Table DTR	15.12%
PO-04-22-456-001	74 N WASHINGTON ST	04/10/20	\$310,000	\$161,910	\$323,829	\$50,762	\$64,591	0.23	\$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-04-22-460-015	6 N WASHINGTON ST	08/06/20	\$250,000	\$132,090	\$264,183	\$32,653	\$46,836	0.06	\$544,217	\$12.49	DTR		Land Table DTR	17.73%
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%
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-07-11-301-030	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-07-11-351-001	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-07-17-181-001	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%

OXFORD TWP & VLG
LAND FOR 2022: CGC

BSA DATABASE		SALES DATA	
Parcel Count	16	# of Sales	12
ECF Nbhd	BMS, CME	Sales Ratio	43.90%
Min ECF	1.395	(Land Resid.-Est. Land Value)/Est. LV	9.31%
Max ECF	1.395	Projected % Change	9.31%
Land Table LtoB	33.10%	Current Land Table LtoB	26.57%
CVT LtoB	19.51%	Projected Land Table LtoB	32.51%

10LF COURSE ACREAG	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$193,011	\$210,971	\$210,978
MEDIAN	\$83,003	\$90,726	\$90,729
MINIMUM	\$9,765	\$10,674	\$10,674
MAXIMUM	\$976,500	\$1,067,365	\$1,067,400



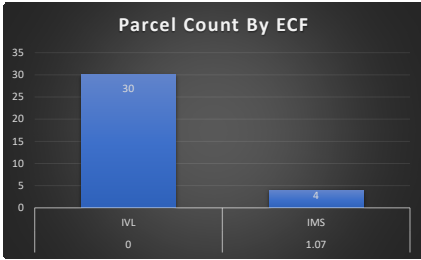
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Land Value	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	LtoB
P -04-26-353-024	900 S LAPEER RD	03/01/19	\$340,000	\$199,410	\$398,824	\$28,540	\$87,364	0.46	\$62,043	\$1.42	COF		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%
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%
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 -07-14-176-003	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%
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%

OXFORD TWP & VLG

LAND FOR 2022: IGR

BSA DATABASE		SALES DATA	
Parcel Count	34	# of Sales	11
ECF Nbhd	IMS, IVL	Sales Ratio	46.19%
Min ECF	1.070	(Land Resid.-Est. Land Value)/Est. LV	22.89%
Max ECF	1.070	Projected % Change	8.14%
Land Table LtoB	86.60%	Current Land Table LtoB	36.02%
CVT LtoB	19.51%	Projected Land Table LtoB	51.23%

GRAVEL ACREAGE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$155,604	\$191,225	\$168,274
MEDIAN	\$66,782	\$82,070	\$72,220
MINIMUM	\$7,860	\$9,659	\$8,500
MAXIMUM	\$785,675	\$965,530	\$849,649



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%
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%
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%