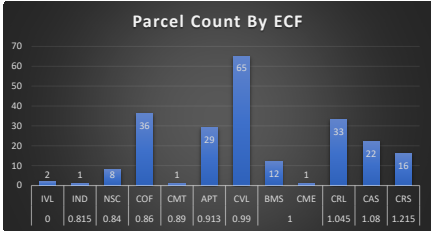


CITY OF WALLED LAKE
LAND FOR 2022: COM

BSA DATABASE		SALES DATA	
Parcel Count	226	# of Sales	16
ECF Nbhhd	APT, COF, CVL, BMS, NSC, CAS, CRS, CRL, IVL, CME, CMT, IND	Sales Ratio	46.02%
Min ECF	0.815	(Land Resid.-Est. Land Value)/Est. LV	32.16%
Max ECF	1.215	Projected % Change	10.00%
Land Table LtoB	27.41%	Current Land Table LtoB	26.93%
CVT LtoB	25.55%	Projected Land Table LtoB	31.95%

RATE	OLD RATE	CALC'D RATE	USED RATE	RATE A.C	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$5.87	\$7.75	\$6.43	AVERAGE	\$9,800	\$12,952	\$10,780
MEDIAN	\$5.09	\$6.73	\$5.58	MEDIAN	\$9,450	\$12,489	\$10,395
MINIMUM	\$0.83	\$1.10	\$0.91	MINIMUM	\$7,350	\$9,714	\$8,085
MAXIMUM	\$14.67	\$19.39	\$16.08	MAXIMUM	\$12,600	\$16,653	\$13,860



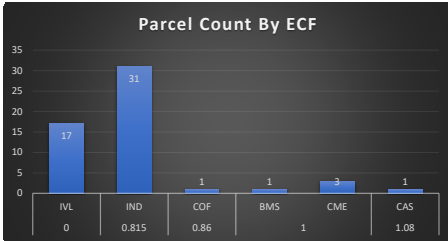
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Land Value	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	LtoB
80-21-17-301-030	26800 PONTIAC TRL	6/11/2019	\$250,000	\$159,290	\$318,579	\$33,783	\$102,362	3.73	\$9,057	\$0.21	CRS		Land Table COM	32.13%
80-21-19-201-005	61661 11 MILE RD	6/16/2020	\$470,000	\$226,920	\$453,837	\$136,532	\$120,369	1.83	\$74,607	\$1.71	APT		Land Table COM	26.52%
80-21-29-104-002	138 E LIBERTY ST	11/3/2020	\$120,000	\$52,680	\$105,361	\$50,445	\$35,806	0.20	\$252,225	\$5.79	COF		Land Table COM	33.98%
80-21-29-151-029	635 S LAFAYETTE ST	3/6/2020	\$381,804	\$238,160	\$476,321	\$2,883	\$97,400	0.86	\$3,352	\$0.08	CAS		Land Table COM	20.45%
80-21-30-476-009	22845 PONTIAC TRL	2/27/2019	\$300,000	\$186,390	\$372,770	\$56,133	\$128,903	0.72	\$77,963	\$1.79	CRL		Land Table COM	34.58%
92-17-26-376-014	1630 N PONTIAC TRL	5/28/2020	\$525,000	\$194,750	\$389,505	\$231,414	\$95,919	0.60	\$385,690	\$8.85	APT		Land Table COM	24.63%
92-17-34-401-012	118 W WALLED LAKE DR	11/25/2019	\$400,000					0.79	\$506,971	\$11.64	CVL	92-17-34-401-007	Land Table COM	100.00%
92-17-34-408-005	131 E WALLED LAKE DR	8/21/2020	\$344,900	\$104,180	\$208,359	\$164,374	\$27,833	0.06	\$2,935,250	\$67.38	APT		Land Table COM	13.36%
92-17-34-410-001	126 FERLAND ST	9/24/2019	\$250,000	\$73,120	\$146,242	\$154,454	\$50,696	0.10	\$1,514,255	\$34.76	CRL		Land Table COM	34.67%
92-17-35-103-009	1350 E WEST MAPLE RD	2/1/2020	\$400,000	\$187,880	\$375,760	\$202,173	\$177,933	1.25	\$161,351	\$3.70	COF		Land Table COM	47.35%
92-17-35-103-015	1250 E WEST MAPLE RD	10/28/2019	\$1,800,000	\$686,590	\$1,373,171	\$651,265	\$224,436	2.10	\$309,684	\$7.11	APT		Land Table COM	16.34%
92-17-35-103-018	1224 E WEST MAPLE RD	8/26/2020	\$256,750	\$87,910	\$175,814	\$186,710	\$105,774	0.37	\$500,563	\$11.49	CRL		Land Table COM	60.16%
92-17-35-126-014	1679 E WEST MAPLE RD	6/25/2020	\$365,000	\$154,420	\$308,844	\$135,558	\$79,402	0.28	\$484,136	\$11.11	CAS		Land Table COM	25.71%
96-17-32-351-011	120 N WIXOM RD	11/15/2019	\$190,000	\$151,180	\$302,359	\$5,422	\$117,781	0.36	\$15,019	\$0.34	COF		Land Table COM COM"L LAND	38.95%
96-22-04-152-010	30366 BECK RD	8/3/2019	\$278,500	\$184,240	\$368,489	-\$9,635	\$80,354	0.86	-\$11,203	-\$0.26	OFC		Land Table COM COM"L LAND	21.81%
96-22-08-451-001	48200 W 12 MILE RD	11/15/2019	\$1,000,000	\$502,030	\$1,004,055	\$268,702	\$272,757	2.93	\$91,833	\$2.11	BMS		Land Table COM COM"L LAND	27.17%

CITY OF WALLED LAKE

LAND FOR 2022: IND

BSA DATABASE		SALES DATA	
Parcel Count	54	# of Sales	13
ECF Nbhhd	IND, IVL, BMS, CME, COF, CAS	Sales Ratio	45.14%
Min ECF	0.815	(Land Resid.-Est. Land Value)/Est. LV	68.43%
Max ECF	1.080	Projected % Change	10.81%
Land Table LtoB	19.92%	Current Land Table LtoB	15.72%
CVT LtoB	25.55%	Projected Land Table LtoB	18.28%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$1.96	\$3.30	\$2.17
MEDIAN	\$1.75	\$2.95	\$1.94
MINIMUM	\$0.37	\$0.62	\$0.41
MAXIMUM	\$3.92	\$6.60	\$4.34



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
92-17-26-351-029	1250 N PONTIAC TRL	8/21/2019	\$2,199,500	\$685,300	\$1,370,602	\$999,326	\$170,428	2.72	\$367,805	\$8.44	IND		Land Table IND	12.43%
92-17-26-351-030	1240 N PONTIAC TRL	3/19/2019	\$1,918,330	\$1,061,530	\$2,123,063	-\$36,469	\$168,264	4.65	-\$7,836	-\$0.18	IND		Land Table IND	7.93%
92-17-26-376-026		8/28/2019	\$150,000					1.28	\$117,371	\$2.69	IVL		Land Table IND	100.00%
92-17-34-176-022	850 LADD RD	8/14/2020	\$775,000	\$284,420	\$568,841	\$315,303	\$109,144	1.74	\$181,209	\$4.16	COF		Land Table IND	19.19%
92-17-35-201-008	1825 E WEST MAPLE RD	12/30/2020	\$900,000	\$272,560	\$545,111	\$563,041	\$208,154	1.48	\$380,176	\$8.73	IND	92-17-35-201-007	Land Table IND	37.20%
96-22-04-351-016	29560 BECK RD	1/15/2019	\$850,000	\$516,600	\$1,033,195	-\$24,280	\$158,915	1.48	-\$16,372	-\$0.38	COF		Land Table Industrial Properties	15.38%
96-22-07-301-008	51100 GRAND RIVER AVE	12/16/2019	\$2,600,000	\$1,273,980	\$2,547,958	\$485,649	\$433,607	4.56	\$106,502	\$2.44	INL		Land Table Industrial Properties	17.02%
96-22-08-100-043	48385 WEST RD	11/24/2020	\$400,000	\$178,970	\$357,933	\$197,871	\$155,804	1.44	\$137,030	\$3.15	INL		Land Table Industrial Properties	43.53%
96-22-08-127-011	29200 WALL ST	1/10/2020	\$2,200,000	\$986,030	\$1,972,051	\$480,090	\$252,141	2.36	\$203,687	\$4.68	IND		Land Table Industrial Properties	12.79%
96-22-08-200-033	29105 LORIE LN	6/19/2019	\$645,000	\$292,020	\$584,031	\$134,310	\$73,341	0.62	\$216,979	\$4.98	INL		Land Table Industrial Properties	12.56%
96-22-08-200-034	29108 LORIE LN	12/11/2018	\$935,000	\$439,820	\$879,647	\$155,585	\$100,232	0.85	\$175,011	\$4.02	INL		Land Table Industrial Properties	11.39%
96-22-09-102-003	46934 MAGELLAN	6/3/2019	\$825,000	\$415,690	\$831,374	\$116,898	\$123,272	1.05	\$111,014	\$2.55	INL		Land Table Industrial Properties	14.83%
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%