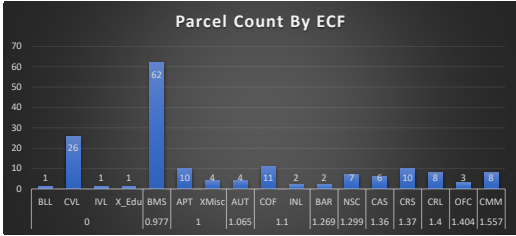


CITY OF WIXOM

LAND FOR 2022: COM

BSA DATABASE		SALES DATA	
Parcel Count	166	# of Sales	16
ECF Nbhd	BMS, APT, CVL, XMisc, NSC, CMM, CRL, BLL, COF, CAS, OFC, BAR, CRS, INL, X_Edu, AUT, IVL	Sales Ratio	47.96%
Min ECF	0.977	(Land Resid.-Est. Land Value)/Est. LV	17.60%
Max ECF	1.557	Projected % Change	9.26%
Land Table LtoB	24.92%	Current Land Table LtoB	24.23%
CVT LtoB	18.69%	Projected Land Table LtoB	28.54%

RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$4.23	\$4.98	\$4.62
MEDIAN	\$3.60	\$4.23	\$3.93
MINIMUM	\$0.26	\$0.31	\$0.28
MAXIMUM	\$10.70	\$12.58	\$11.69

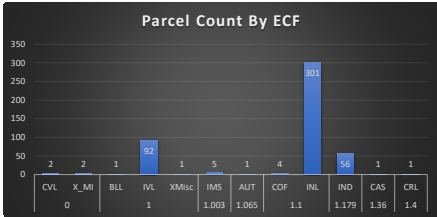


Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Land Value	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	LtoB
80-21-17-301-030	26800 PONTIAC TRL	6/11/2019	\$250,000	\$159,290	\$318,579	\$33,783	\$102,362	3.73	\$9,057	\$0.21	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%
80-21-30-476-009	22645 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%
92-17-34-408-005	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%
96-17-30-426-001	1537 N WIXOM RD	2/5/2020	\$3,325,000	\$1,784,050	\$3,568,103	\$431,337	\$674,440	3.63	\$118,957	\$2.73	NSC		Land Table COM COM*L LAND	18.90%
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%
96-22-05-105-002	49361 WAINSTOCK	2/25/2019	\$145,000					0.25	\$577,689	\$13.26	CVL		Land Table COM COM*L LAND	100.00%
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 WIXOM

LAND FOR 2022: IND

BSA DATABASE		SALES DATA		RATE	OLD RATE	CALC'D RATE	USED RATE	ACREAGE	OLD RATE	CALC'D RATE	USED RATE	SITE VAL	OLD RATE	CALC'D RATE	USED RATE
Parcel Count	467	# of Sales	19	AVERAGE	\$3.06	\$4.53	\$3.43	AVERAGE	\$975,214	\$1,444,567	\$1,091,210	AVERAGE	\$31,185	\$46,194	\$34,950
ECF Nbhhd	IVL, IND, INL, IMS, XMisc, COF, X_Mi, CAS, BLL, AUT, CVL, CRL	Sales Ratio	46.18%	MEDIAN	\$2.18	\$3.23	\$2.44	MEDIAN	\$691,627	\$1,024,495	\$773,892	MEDIAN	\$31,185	\$46,194	\$34,950
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	48.13%	MINIMUM	\$0.82	\$1.21	\$0.92	MINIMUM	\$118,862	\$176,068	\$133,000	MINIMUM	\$20,790	\$30,796	\$23,300
Max ECF	1.400	Projected % Change	11.90%	MAXIMUM	\$6.92	\$10.25	\$7.76	MAXIMUM	\$3,218,179	\$4,767,032	\$3,600,964	MAXIMUM	\$41,580	\$61,592	\$46,600
Land Table LtoB	17.15%	Current Land Table LtoB	17.21%												
CVT LtoB	18.69%	Projected Land Table LtoB	19.58%												



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
96-22-04-152-012	47151 CARTIER CT	9/22/2020	\$2,886,575	\$1,028,960	\$2,057,918	\$1,071,171	\$242,514	2.27	\$472,506	\$10.85	INL		Land Table Industrial Properties	11.78%
96-22-04-351-014	46900 WEST RD	6/1/2020	\$535,000	\$168,880	\$337,761	\$325,253	\$128,014	1.12	\$291,707	\$6.70	IND		Land Table Industrial Properties	37.90%
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%
96-22-05-276-009	30553 ANDERSEN CT	9/15/2020	\$1,600,000	\$551,750	\$1,103,497	\$863,107	\$366,604	6.73	\$128,286	\$2.95	INL		Land Table Industrial Properties	33.22%
96-22-05-476-057	29996 ANTHONY DR	9/15/2020	\$400,000					6.14	\$65,147	\$1.50	IVL		Land Table Industrial Properties	100.00%
96-22-06-276-001	30553 S WIXOM RD	12/29/2020	\$435,000	\$143,860	\$287,713	\$155,022	\$7,735	0.09	\$1,685,022	\$38.68	INL		Land Table Industrial Properties	2.69%
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%
96-22-07-326-037	28044 CENTER OAKS CT	6/4/2020	\$1,135,000	\$456,470	\$912,945	\$384,551	\$162,496	1.52	\$253,161	\$5.81	INL		Land Table Industrial Properties	17.80%
96-22-07-351-020	51233 GRAND RIVER AVE	10/11/2019	\$500,000					5.97	\$83,752	\$1.92	IVL		Land Table Industrial Properties	100.00%
96-22-08-100-005	48733 WEST RD	11/13/2019	\$3,673,567	\$2,060,980	\$4,121,964	\$270,421	\$718,818	9.19	\$29,432	\$0.68	INL		Land Table Industrial Properties	17.44%
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%
96-22-08-200-041	48135 WEST RD	8/31/2020	\$340,000					9.97	\$34,102	\$0.78	IVL		Land Table Industrial Properties	100.00%
96-22-08-326-020	49214 ALPHA CT	12/9/2019	\$699,000					2.33	\$300,258	\$6.89	IVL	96-22-08-326-021, 96-22-08-326-022	Land Table Industrial Properties	100.00%
96-22-09-102-003	46934 MAGELLAN	6/9/2019	\$825,000	\$415,690	\$831,374	\$116,898	\$123,272	1.05	\$111,014	\$2.55	INL		Land Table Industrial Properties	14.83%
96-22-09-102-012	46969 WEST RD	8/13/2020	\$1,301,800	\$556,090	\$1,112,183	\$346,419	\$156,802	1.46	\$237,925	\$5.46	INL		Land Table Industrial Properties	14.10%
96-22-09-300-034	28294 BECK RD	11/28/2018	\$620,728	\$461,890	\$923,782	-\$103,117	\$199,937	1.87	-\$55,172	-\$1.27	INL		Land Table Industrial Properties	21.64%