

Neighborhood #10 Land Value 2026												
Parcel Number	Street Address	Sale Date	Term of Sale	Adjusted Sale Price (ASP)	Starting Land Value (sLV)	SLV/ASP= Starting Land to Value % (sLTV%)	2025 Target LTV	ASP * Target LTV% = New Target LV	Eff. Front Foot (EFF)	New Target LV/EFF = 2026 Rate	ECF Area	Land Table
47 001 01 0146 000	2511 SCHAEFER	11/1/2024	03-ARM'S LENGTH	\$150,000	\$72,000	48%	43%	\$64,500	60.00	\$1,075.00	10	NEIGHBORHOOD #010
47 001 02 0100 002	17655 CLARANN	3/28/2024	03-ARM'S LENGTH	\$105,000	\$42,209	40%	43%	\$45,150	35.17	\$1,283.76	10	NEIGHBORHOOD #010
47 001 02 0101 002	17663 CLARANN	12/7/2023	03-ARM'S LENGTH	\$91,500	\$42,209	46%	43%	\$39,345	35.17	\$1,118.71	10	NEIGHBORHOOD #010
47 001 02 0289 000	17258 DORA	6/23/2023	03-ARM'S LENGTH	\$127,500	\$42,209	33%	43%	\$54,825	35.17	\$1,558.86	10	NEIGHBORHOOD #010
47 001 02 0317 301	17201 FLORA	12/18/2023	03-ARM'S LENGTH	\$185,000	\$84,419	46%	43%	\$79,550	70.35	\$1,130.77	10	NEIGHBORHOOD #010
47 001 02 0356 002	17655 FLORA	3/28/2025	03-ARM'S LENGTH	\$99,500	\$43,849	44%	43%	\$42,785	36.54	\$1,170.91	10	NEIGHBORHOOD #010
					Average sLTV%		43%			Average New Rate	\$1,223.00	
										USE \$	\$1,223	

Neighborhood #20 Land Value 2026												
Parcel Number	Street Address	Sale Date	Term of Sale	Adjusted Sale Price (ASP)	Starting Land Value (sLV)	SLV/ASP= Starting Land to Value % (sLTV%)	2025 Target LTV	ASP * Target LTV% = New Target LV	Eff. Front Foot (EFF)	New Target LV/EFF = 2026 Rate	ECF Area	Land Table
47 002 02 0054 000	2395 BLOOMFIELD	5/31/2024	03-ARM'S LENGTH	\$192,000	\$70,000	36%	30%	\$57,600	70.00	\$822.86	20	NEIGHBORHOOD #020
47 002 02 0072 000	2332 BLOOMFIELD	8/2/2024	03-ARM'S LENGTH	\$150,000	\$35,000	23%	30%	\$45,000	35.00	\$1,285.71	20	NEIGHBORHOOD #020
47 002 02 0073 000	2340 BLOOMFIELD	1/31/2025	03-ARM'S LENGTH	\$140,000	\$35,000	25%	30%	\$42,000	35.00	\$1,200.00	20	NEIGHBORHOOD #020
47 002 02 0076 000	2360 BLOOMFIELD	6/21/2024	03-ARM'S LENGTH	\$115,000	\$35,000	30%	30%	\$34,500	35.00	\$985.71	20	NEIGHBORHOOD #020
47 002 02 0156 000	2557 DOWNING	12/30/2024	03-ARM'S LENGTH	\$89,000	\$35,000	39%	30%	\$26,700	35.00	\$762.86	20	NEIGHBORHOOD #020
47 002 02 0223 000	2393 FISHER	11/12/2024	03-ARM'S LENGTH	\$90,000	\$33,590	37%	30%	\$27,000	33.59	\$803.81	20	NEIGHBORHOOD #020
47 002 02 0226 000	2371 FISHER	6/6/2024	03-ARM'S LENGTH	\$100,000	\$33,590	34%	30%	\$30,000	33.59	\$893.12	20	NEIGHBORHOOD #020
47 002 02 0232 000	2327 FISHER	5/13/2024	03-ARM'S LENGTH	\$95,000	\$33,590	35%	30%	\$28,500	33.59	\$848.47	20	NEIGHBORHOOD #020
47 002 02 0260 000	2409 KINCAID	2/2/2024	03-ARM'S LENGTH	\$145,000	\$40,212	28%	30%	\$43,500	40.21	\$1,081.82	20	NEIGHBORHOOD #020
47 003 02 0052 000	2536 EMILY	2/7/2025	03-ARM'S LENGTH	\$110,000	\$35,107	32%	30%	\$33,000	35.11	\$939.90	20	NEIGHBORHOOD #020
47 003 02 0087 000	2524 EMOGENE	1/8/2025	03-ARM'S LENGTH	\$105,000	\$35,107	33%	30%	\$31,500	35.11	\$897.18	20	NEIGHBORHOOD #020
47 003 02 0090 000	2546 EMOGENE	2/28/2024	03-ARM'S LENGTH	\$139,000	\$35,107	25%	30%	\$41,700	35.11	\$1,187.70	20	NEIGHBORHOOD #020
47 003 02 0130 000	2568 BLANCHE	7/12/2024	03-ARM'S LENGTH	\$130,000	\$45,138	35%	30%	\$39,000	45.14	\$863.98	20	NEIGHBORHOOD #020
47 003 02 0187 000	2551 DAVID	1/29/2025	03-ARM'S LENGTH	\$160,000	\$33,702	21%	30%	\$48,000	33.70	\$1,424.33	20	NEIGHBORHOOD #020
47 003 02 0187 000	2551 DAVID	2/7/2025	03-ARM'S LENGTH	\$176,000	\$33,702	19%	30%	\$52,800	33.70	\$1,566.77	20	NEIGHBORHOOD #020
47 003 02 0226 000	2539 NORMAN	4/21/2023	03-ARM'S LENGTH	\$115,000	\$35,107	31%	30%	\$34,500	35.11	\$982.63	20	NEIGHBORHOOD #020
					Average sLTV%	30%				Average New Rate	\$1,034.18	
									USE	\$1,034		

Neighborhood #30 Land Value 2026												
Parcel Number	Street Address	Sale Date	Term of Sale	Adjusted Sale Price (ASP)	Starting Land Value (sLV)	SLV/ASP= Starting Land to Value % (sLTV%)	2025 Target LTV	ASP * Target LTV% = New Target LV	Eff. Front Foot (EFF)	New Target LV/EFF = 2026 Rate	ECF Area	Land Table
47 004 01 0561 000	2791 EMOGENE	4/24/2023	03-ARM'S LENGTH	\$142,000	\$46,220	33%	38%	\$53,960	38.5	\$1,401.56	30	NEIGHBORHOOD #030
47 004 01 0565 000	2798 EMOGENE	9/20/2024	03-ARM'S LENGTH	\$145,000	\$48,147	33%	38%	\$55,100	40.1	\$1,374.06	30	NEIGHBORHOOD #030
47 004 01 0591 000	2769 BLANCHE	2/16/2024	03-ARM'S LENGTH	\$185,000	\$48,147	26%	38%	\$70,300	40.1	\$1,753.12	30	NEIGHBORHOOD #030
47 004 01 0653 000	2735 DAVID	1/8/2025	03-ARM'S LENGTH	\$107,000	\$48,147	45%	38%	\$40,660	40.1	\$1,013.97	30	NEIGHBORHOOD #030
47 004 03 0041 000	19211 STANLEY	5/17/2024	03-ARM'S LENGTH	\$125,000	\$48,000	38%	38%	\$47,500	40.0	\$1,187.50	30	NEIGHBORHOOD #030
47 004 03 0042 000	19205 STANLEY	2/27/2025	03-ARM'S LENGTH	\$112,000	\$48,000	43%	38%	\$42,560	40.0	\$1,064.00	30	NEIGHBORHOOD #030
47 004 03 0075 000	19568 STANLEY	2/13/2024	03-ARM'S LENGTH	\$180,000	\$48,000	27%	38%	\$68,400	40.0	\$1,710.00	30	NEIGHBORHOOD #030
47 004 03 0124 000	19543 ROGER	10/29/2024	03-ARM'S LENGTH	\$99,000	\$48,000	48%	38%	\$37,620	40.0	\$940.50	30	NEIGHBORHOOD #030
47 004 03 0166 000	19518 ROGER	9/21/2023	03-ARM'S LENGTH	\$174,000	\$49,656	29%	38%	\$66,120	41.4	\$1,597.10	30	NEIGHBORHOOD #030
47 004 06 0008 000	19150 WALL	10/2/2024	03-ARM'S LENGTH	\$152,000	\$60,657	40%	38%	\$57,760	50.5	\$1,143.76	30	NEIGHBORHOOD #030
47 004 99 0005 000	24837 OUTER DR	8/21/2023	03-ARM'S LENGTH	\$195,000	\$112,884	58%	38%	\$74,100	94.1	\$787.46	30	NEIGHBORHOOD #030
					Average sLTV%		38%			Average New Rate	\$1,270.28	
									USE	\$1,270		

Neighborhood #40 Land Value 2026													
Parcel Number	Street Address	Sale Date	Term of Sale	Adjusted Sale Price (ASP)	Starting Land Value (sLV)	SLV/ASP= Starting Land to Value % (sLTV%)	2025 Target LTV	ASP * Target LTV% = New Target LV	Eff. Front Foot (EFF)	New Target LV/EFF = 2026 Rate	ECF Area	Land Table	
47 005 01 0017 000	3221 CLARENCE	7/19/2023	03-ARM'S LENGTH	\$190,000	\$59,660	31%	31%	\$58,900	54.2	\$1,085.91	40	NEIGHBORHOOD #040	
47 005 01 0046 000	17477 PARK	9/20/2023	03-ARM'S LENGTH	\$212,000	\$81,040	38%	31%	\$65,720	73.7	\$892.09	40	NEIGHBORHOOD #040	
47 005 03 0261 000	3444 CLARENCE	5/30/2023	03-ARM'S LENGTH	\$153,000	\$56,949	37%	31%	\$47,430	51.8	\$916.17	40	NEIGHBORHOOD #040	
47 005 03 0273 000	3633 CLARENCE	12/17/2024	03-ARM'S LENGTH	\$195,000	\$54,026	28%	31%	\$60,450	49.1	\$1,230.91	40	NEIGHBORHOOD #040	
47 005 04 0299 000	18054 PROSPECT CT	1/17/2025	03-ARM'S LENGTH	\$200,000	\$50,631	25%	31%	\$62,000	46.0	\$1,346.95	40	NEIGHBORHOOD #040	
47 005 04 0322 000	3512 LENORE	2/5/2025	03-ARM'S LENGTH	\$200,000	\$59,174	30%	31%	\$62,000	53.8	\$1,152.63	40	NEIGHBORHOOD #040	
47 005 04 0328 000	3560 LENORE	11/27/2023	03-ARM'S LENGTH	\$196,000	\$58,395	30%	31%	\$60,760	53.1	\$1,144.47	40	NEIGHBORHOOD #040	
47 005 04 0331 000	3584 LENORE	10/16/2023	03-ARM'S LENGTH	\$190,550	\$58,438	31%	31%	\$59,071	53.1	\$1,111.81	40	NEIGHBORHOOD #040	
47 005 04 0353 000	3696 CAROL	9/1/2023	03-ARM'S LENGTH	\$160,000	\$72,117	45%	31%	\$49,600	65.6	\$756.56	40	NEIGHBORHOOD #040	
47 006 05 0101 000	3595 ELIZABETH	10/10/2023	03-ARM'S LENGTH	\$209,000	\$56,429	27%	31%	\$64,790	51.3	\$1,262.96	40	NEIGHBORHOOD #040	
47 006 05 0119 000	3545 FURGERSON	9/24/2024	03-ARM'S LENGTH	\$206,000	\$57,561	28%	31%	\$63,860	52.3	\$1,220.33	40	NEIGHBORHOOD #040	
47 006 05 0157 000	3339 MELWOOD	10/14/2024	03-ARM'S LENGTH	\$212,000	\$60,113	28%	31%	\$65,720	54.7	\$1,202.56	40	NEIGHBORHOOD #040	
47 006 05 0192 000	3323 MAPLE	12/22/2023	03-ARM'S LENGTH	\$187,000	\$55,759	30%	31%	\$57,970	50.7	\$1,143.62	40	NEIGHBORHOOD #040	
					Average sLTV%		31%				Average New Rate		\$1,112.84
							USE				\$1,113		

Neighborhood #50 Land Value 2026												
Parcel Number	Street Address	Sale Date	Term of Sale	Adjusted Sale Price (ASP)	Starting Land Value (sLV)	SLV/ASP= Starting Land to Value % (sLTV%)	2025 Target LTV	ASP * Target LTV% = New Target LV	Eff. Front Foot (EFF)	New Target LV/EFF = 2026 Rate	ECF Area	Land Table
47 006 01 0275 000	17614 EDDON	7/7/2023	03-ARM'S LENGTH	\$150,000	\$50,000	33%	33%	\$49,500	40.00	\$1,237.50	50	NEIGHBORHOOD #050
47 006 01 0314 300	17721 EDDON	9/27/2023	03-ARM'S LENGTH	\$180,000	\$51,841	29%	33%	\$59,400	41.47	\$1,432.36	50	NEIGHBORHOOD #050
47 006 01 0365 000	17281 EDDON	9/5/2024	03-ARM'S LENGTH	\$140,000	\$51,841	37%	33%	\$46,200	41.47	\$1,114.06	50	NEIGHBORHOOD #050
47 006 01 0377 000	17177 EDDON	3/23/2024	03-ARM'S LENGTH	\$150,000	\$50,000	33%	33%	\$49,500	40.00	\$1,237.50	50	NEIGHBORHOOD #050
47 006 01 0381 000	17145 EDDON	8/30/2023	03-ARM'S LENGTH	\$164,500	\$50,000	30%	33%	\$54,285	40.00	\$1,357.13	50	NEIGHBORHOOD #050
47 006 01 0437 000	17306 PALMER	3/28/2025	03-ARM'S LENGTH	\$195,000	\$55,151	28%	33%	\$64,350	44.12	\$1,458.52	50	NEIGHBORHOOD #050
47 006 02 0026 300	17135 PALMER	8/13/2024	03-ARM'S LENGTH	\$205,000	\$86,768	42%	33%	\$67,650	69.41	\$974.64	50	NEIGHBORHOOD #050
47 006 02 0048 002	17329 PALMER	10/16/2024	03-ARM'S LENGTH	\$135,000	\$55,993	41%	33%	\$44,550	44.79	\$994.64	50	NEIGHBORHOOD #050
47 006 02 0048 002	17329 PALMER	2/21/2025	03-ARM'S LENGTH	\$185,000	\$55,993	30%	33%	\$61,050	44.79	\$1,363.03	50	NEIGHBORHOOD #050
47 006 02 0147 002	17448 FLINT	9/8/2023	03-ARM'S LENGTH	\$130,000	\$48,845	38%	33%	\$42,900	39.08	\$1,097.75	50	NEIGHBORHOOD #050
47 006 04 0022 000	17567 WALL	1/24/2025	03-ARM'S LENGTH	\$130,000	\$47,871	37%	33%	\$42,900	38.30	\$1,120.10	50	NEIGHBORHOOD #050
47 006 04 0095 301	17259 WALL	9/5/2023	03-ARM'S LENGTH	\$200,000	\$50,265	25%	33%	\$66,000	40.21	\$1,641.38	50	NEIGHBORHOOD #050
47 006 04 0104 000	17221 WALL	7/6/2023	03-ARM'S LENGTH	\$129,900	\$47,871	37%	33%	\$42,867	38.30	\$1,119.24	50	NEIGHBORHOOD #050
47 006 04 0114 000	17220 WALL	1/10/2024	03-ARM'S LENGTH	\$143,000	\$47,871	33%	33%	\$47,190	38.30	\$1,232.11	50	NEIGHBORHOOD #050
47 006 04 0120 000	17246 WALL	7/31/2023	03-ARM'S LENGTH	\$146,000	\$47,871	33%	33%	\$48,180	38.30	\$1,257.96	50	NEIGHBORHOOD #050
47 006 04 0278 000	17335 FLINT	8/30/2024	03-ARM'S LENGTH	\$198,000	\$52,650	27%	33%	\$65,340	42.12	\$1,551.28	50	NEIGHBORHOOD #050
					Average sLTV%	33%				Average New Rate	\$1,261.83	
									USE	\$1,262		

Neighborhood #60 Land Value 2026												
Parcel Number	Street Address	Sale Date	Term of Sale	Adjusted Sale Price (ASP)	Starting Land Value (sLV)	SLV/ASP= Starting Land to Value % (sLTV%)	2025 Target LTV	ASP * Target LTV% = New Target LV	Eff. Front Foot (EFF)	New Target LV/EFF = 2026 Rate	ECF Area	Land Table
47 008 01 0036 000	17447 PROSPECT	2/29/2024	03-ARM'S LENGTH	\$140,000	\$44,009	31%	36%	\$50,400	40.01	\$1,259.69	60	NEIGHBORHOOD #060
47 008 02 0136 300	17307 PROSPECT	7/19/2024	03-ARM'S LENGTH	\$118,000	\$47,316	40%	36%	\$42,480	43.01	\$987.68	60	NEIGHBORHOOD #060
47 008 03 1603 000	17415 HENRY	7/29/2024	03-ARM'S LENGTH	\$174,000	\$38,339	22%	36%	\$62,640	34.85	\$1,797.42	60	NEIGHBORHOOD #060
47 008 03 1640 000	17041 HENRY	10/22/2024	03-ARM'S LENGTH	\$120,000	\$38,339	32%	36%	\$43,200	34.85	\$1,239.60	60	NEIGHBORHOOD #060
47 008 03 1684 000	17450 WOOD	12/19/2024	03-ARM'S LENGTH	\$140,000	\$38,660	28%	36%	\$50,400	35.15	\$1,433.85	60	NEIGHBORHOOD #060
47 008 03 1780 000	17327 HANNA	4/21/2023	03-ARM'S LENGTH	\$128,500	\$43,816	34%	36%	\$46,260	39.83	\$1,161.44	60	NEIGHBORHOOD #060
47 008 03 1783 000	17305 HANNA	3/18/2025	03-ARM'S LENGTH	\$147,000	\$43,816	30%	36%	\$52,920	39.83	\$1,328.65	60	NEIGHBORHOOD #060
47 008 03 1795 000	17177 HANNA	2/7/2025	03-ARM'S LENGTH	\$170,000	\$43,816	26%	36%	\$61,200	39.83	\$1,536.53	60	NEIGHBORHOOD #060
47 008 03 1847 000	17381 HARMAN	3/3/2025	03-ARM'S LENGTH	\$93,000	\$39,294	42%	36%	\$33,480	35.72	\$937.29	60	NEIGHBORHOOD #060
47 008 03 1886 000	17196 ROBERT	2/5/2025	03-ARM'S LENGTH	\$80,000	\$39,294	49%	36%	\$28,800	35.72	\$806.27	60	NEIGHBORHOOD #060
47 008 03 1908 000	17446 ROBERT	6/26/2023	03-ARM'S LENGTH	\$140,000	\$39,294	28%	36%	\$50,400	35.72	\$1,410.97	60	NEIGHBORHOOD #060
47 008 03 1933 000	17207 ROBERT	8/28/2024	03-ARM'S LENGTH	\$105,000	\$39,590	38%	36%	\$37,800	35.99	\$1,050.29	60	NEIGHBORHOOD #060
47 008 03 1942 000	17143 ROBERT	11/26/2024	03-ARM'S LENGTH	\$85,425	\$38,655	45%	36%	\$30,753	35.14	\$875.16	60	NEIGHBORHOOD #060
47 008 03 1946 002	4517 S DEARBORN	5/23/2024	03-ARM'S LENGTH	\$124,000	\$49,564	40%	36%	\$44,640	45.06	\$990.68	60	NEIGHBORHOOD #060
47 008 03 1954 000	4431 S DEARBORN	12/20/2024	03-ARM'S LENGTH	\$97,000	\$47,943	49%	36%	\$34,920	43.58	\$801.28	60	NEIGHBORHOOD #060
					Average sLTV%				Average New Rate			
									USE			

Neighborhood #70 Land Value 2026													
Parcel Number	Street Address	Sale Date	Term of Sale	Adjusted Sale Price (ASP)	Starting Land Value (sLV)	SLV/ASP= Starting Land to Value % (sLTV%)	2025 Target LTV	ASP * Target LTV% = New Target LV	Eff. Front Foot (EFF)	New Target LV/EFF = 2026 Rate	ECF Area	Land Table	
47 009 01 1230 000	17610 HENRY	1/12/2024	03-ARM'S LENGTH	\$128,000	\$50,265	39%	38%	\$48,640	33.5	\$1,451.51	70	NEIGHBORHOOD #070	
47 009 01 1239 000	17674 HENRY	2/14/2024	03-ARM'S LENGTH	\$220,000	\$50,265	23%	38%	\$83,600	33.5	\$2,494.78	70	NEIGHBORHOOD #070	
47 009 01 1254 000	17759 HENRY	5/24/2024	03-ARM'S LENGTH	\$160,000	\$52,281	33%	38%	\$60,800	34.9	\$1,744.62	70	NEIGHBORHOOD #070	
47 009 01 1256 000	17745 HENRY	5/15/2024	03-ARM'S LENGTH	\$140,000	\$52,281	37%	38%	\$53,200	34.9	\$1,526.54	70	NEIGHBORHOOD #070	
47 009 01 1260 000	17715 HENRY	9/20/2024	03-ARM'S LENGTH	\$105,000	\$52,281	50%	38%	\$39,900	34.9	\$1,144.91	70	NEIGHBORHOOD #070	
47 009 01 1266 002	17673 HENRY	1/2/2025	03-ARM'S LENGTH	\$175,000	\$65,724	38%	38%	\$66,500	43.8	\$1,517.57	70	NEIGHBORHOOD #070	
47 009 01 1283 000	17646 WOOD	10/11/2024	03-ARM'S LENGTH	\$163,950	\$52,281	32%	38%	\$62,301	34.9	\$1,787.69	70	NEIGHBORHOOD #070	
47 009 01 1324 000	17605 WOOD	11/14/2024	03-ARM'S LENGTH	\$257,500	\$57,966	23%	38%	\$97,850	38.6	\$2,532.35	70	NEIGHBORHOOD #070	
47 009 01 1329 000	17634 HANNA	11/15/2024	03-ARM'S LENGTH	\$212,000	\$57,446	27%	38%	\$80,560	38.3	\$2,103.39	70	NEIGHBORHOOD #070	
47 009 01 1330 000	17644 HANNA	9/29/2023	03-ARM'S LENGTH	\$105,000	\$57,446	55%	38%	\$39,900	38.3	\$1,041.78	70	NEIGHBORHOOD #070	
47 009 01 1359 000	17661 HANNA	8/22/2024	03-ARM'S LENGTH	\$122,500	\$59,749	49%	38%	\$46,550	39.8	\$1,168.72	70	NEIGHBORHOOD #070	
47 009 01 1386 002	17740 HARMAN	9/29/2023	03-ARM'S LENGTH	\$173,000	\$60,249	35%	38%	\$65,740	40.2	\$1,636.54	70	NEIGHBORHOOD #070	
47 009 01 1424 000	17668 ROBERT	10/27/2023	03-ARM'S LENGTH	\$119,900	\$53,583	45%	38%	\$45,562	35.7	\$1,275.53	70	NEIGHBORHOOD #070	
47 009 01 1452 000	17673 ROBERT	11/13/2024	03-ARM'S LENGTH	\$137,000	\$58,718	43%	38%	\$52,060	39.2	\$1,329.76	70	NEIGHBORHOOD #070	
47 009 02 0056 000	17995 RUTH	8/7/2024	03-ARM'S LENGTH	\$170,000	\$48,723	29%	38%	\$64,600	32.5	\$1,988.92	70	NEIGHBORHOOD #070	
47 009 02 0088 000	17640 RUTH	8/10/2023	03-ARM'S LENGTH	\$139,000	\$61,034	44%	38%	\$52,820	40.7	\$1,298.11	70	NEIGHBORHOOD #070	
47 009 02 0096 002	17706 RUTH	10/8/2024	03-ARM'S LENGTH	\$150,000	\$62,034	41%	38%	\$57,000	41.4	\$1,378.14	70	NEIGHBORHOOD #070	
47 009 02 0126 000	17953 REED	7/24/2023	03-ARM'S LENGTH	\$145,000	\$50,493	35%	38%	\$55,100	33.7	\$1,636.96	70	NEIGHBORHOOD #070	
47 009 02 0126 000	17953 REED	1/2/2025	03-ARM'S LENGTH	\$173,000	\$50,493	29%	38%	\$65,740	33.7	\$1,953.06	70	NEIGHBORHOOD #070	
47 009 02 0142 000	17639 REED	11/4/2024	03-ARM'S LENGTH	\$122,500	\$50,390	41%	38%	\$46,550	33.6	\$1,385.83	70	NEIGHBORHOOD #070	
47 009 02 0166 002	17658 REED	7/25/2023	03-ARM'S LENGTH	\$137,000	\$41,079	30%	38%	\$52,060	27.4	\$1,900.69	70	NEIGHBORHOOD #070	
47 009 02 0172 000	17902 REED	8/30/2023	03-ARM'S LENGTH	\$189,900	\$48,492	26%	38%	\$72,162	32.3	\$2,232.04	70	NEIGHBORHOOD #070	
47 009 03 0678 000	17926 ROBERT	6/28/2024	03-ARM'S LENGTH	\$106,500	\$53,583	50%	38%	\$40,470	35.7	\$1,132.98	70	NEIGHBORHOOD #070	
47 009 03 0706 000	18258 ROBERT	1/9/2024	03-ARM'S LENGTH	\$189,900	\$107,165	56%	38%	\$72,162	71.4	\$1,010.11	70	NEIGHBORHOOD #070	
47 009 03 0738 000	18275 HARMAN	4/23/2024	03-ARM'S LENGTH	\$160,000	\$53,583	33%	38%	\$60,800	35.7	\$1,702.13	70	NEIGHBORHOOD #070	
47 009 03 0771 000	17911 HARMAN	5/24/2023	03-ARM'S LENGTH	\$135,000	\$53,583	40%	38%	\$51,300	35.7	\$1,436.17	70	NEIGHBORHOOD #070	
47 009 03 0849 000	18033 HANNA	6/30/2023	03-ARM'S LENGTH	\$113,000	\$59,749	53%	38%	\$42,940	39.8	\$1,078.08	70	NEIGHBORHOOD #070	
47 009 03 0894 000	18260 HANNA	9/30/2024	03-ARM'S LENGTH	\$177,000	\$52,281	30%	38%	\$67,260	34.9	\$1,929.99	70	NEIGHBORHOOD #070	
47 009 03 0983 000	18206 WOOD	9/11/2024	03-ARM'S LENGTH	\$120,000	\$60,249	50%	38%	\$45,600	40.2	\$1,135.18	70	NEIGHBORHOOD #070	
47 009 03 1020 000	18291 HENRY	5/24/2023	03-ARM'S LENGTH	\$140,000	\$52,281	37%	38%	\$53,200	34.9	\$1,526.54	70	NEIGHBORHOOD #070	
47 009 04 0053 000	18267 RUTH	9/13/2024	03-ARM'S LENGTH	\$194,900	\$100,530	52%	38%	\$74,062	67.0	\$1,105.07	70	NEIGHBORHOOD #070	
47 009 04 0076 000	18020 RUTH	10/11/2023	03-ARM'S LENGTH	\$170,000	\$51,171	30%	38%	\$64,600	34.1	\$1,893.87	70	NEIGHBORHOOD #070	
47 009 04 0118 002	18035 REED	5/6/2024	03-ARM'S LENGTH	\$148,000	\$65,791	44%	38%	\$56,240	43.9	\$1,282.26	70	NEIGHBORHOOD #070	
47 009 04 0118 002	18035 REED	8/28/2024	03-ARM'S LENGTH	\$175,000	\$65,791	38%	38%	\$66,500	43.9	\$1,516.19	70	NEIGHBORHOOD #070	
47 009 05 0036 000	18317 REED	6/2/2023	03-ARM'S LENGTH	\$179,900	\$56,448	31%	38%	\$68,362	37.6	\$1,816.69	70	NEIGHBORHOOD #070	
					Average sLTV% 38%				Average New Rate		\$1,574.13		
									USE		\$1,574		

Neighborhood #80 Land Value 2026												
Parcel Number	Street Address	Sale Date	Term of Sale	Adjusted Sale Price (ASP)	Starting Land Value (sLV)	SLV/ASP= Starting Land to Value % (sLTV%)	2025 Target LTV	ASP * Target LTV% = New Target LV	Eff. Front Foot (EFF)	New Target LV/EFF = 2026 Rate	ECF Area	Land Table
47 010 01 0084 000	18540 RUTH	8/20/2024	03-ARM'S LENGTH	\$220,000	\$58,224	26%	39%	\$85,800	38.8	\$2,210.20	80	NEIGHBORHOOD #080
47 010 01 0125 000	18626 REED	7/21/2023	03-ARM'S LENGTH	\$120,000	\$58,224	49%	39%	\$46,800	38.8	\$1,205.56	80	NEIGHBORHOOD #080
47 010 02 0038 000	18835 RUTH	6/3/2024	03-ARM'S LENGTH	\$175,000	\$49,295	28%	39%	\$68,250	32.9	\$2,076.99	80	NEIGHBORHOOD #080
47 010 02 0060 000	18891 REED	3/29/2024	03-ARM'S LENGTH	\$120,000	\$52,169	43%	39%	\$46,800	34.8	\$1,345.60	80	NEIGHBORHOOD #080
47 010 02 0065 000	18855 REED	6/26/2023	03-ARM'S LENGTH	\$142,500	\$52,169	37%	39%	\$55,575	34.8	\$1,597.90	80	NEIGHBORHOOD #080
47 010 02 0084 002	18890 REED	12/1/2023	03-ARM'S LENGTH	\$175,000	\$58,650	34%	39%	\$68,250	39.1	\$1,745.52	80	NEIGHBORHOOD #080
47 010 03 0139 002	18876 HENRY	4/29/2024	03-ARM'S LENGTH	\$110,000	\$57,446	52%	39%	\$42,900	38.3	\$1,120.10	80	NEIGHBORHOOD #080
47 010 03 0166 000	19111 HENRY	10/30/2024	03-ARM'S LENGTH	\$150,000	\$86,168	57%	39%	\$58,500	57.5	\$1,018.28	80	NEIGHBORHOOD #080
47 010 03 0337 000	18557 WOOD	12/20/2024	03-ARM'S LENGTH	\$120,000	\$52,718	44%	39%	\$46,800	35.2	\$1,331.44	80	NEIGHBORHOOD #080
47 010 03 0366 302	18624 HANNA	4/10/2023	03-ARM'S LENGTH	\$180,000	\$59,749	33%	39%	\$70,200	39.8	\$1,762.49	80	NEIGHBORHOOD #080
47 010 03 0375 000	18836 HANNA	2/20/2025	03-ARM'S LENGTH	\$150,000	\$59,749	40%	39%	\$58,500	39.8	\$1,468.74	80	NEIGHBORHOOD #080
47 010 03 0386 000	18922 HANNA	3/13/2024	03-ARM'S LENGTH	\$166,000	\$59,749	36%	39%	\$64,740	39.8	\$1,625.41	80	NEIGHBORHOOD #080
47 010 03 0442 000	18599 HANNA	9/25/2023	03-ARM'S LENGTH	\$135,000	\$59,749	44%	39%	\$52,650	39.8	\$1,321.87	80	NEIGHBORHOOD #080
47 010 03 0465 000	18534 HARMAN	6/22/2023	03-ARM'S LENGTH	\$189,900	\$52,718	28%	39%	\$74,061	35.2	\$2,107.00	80	NEIGHBORHOOD #080
47 010 03 0483 000	18802 HARMAN	2/26/2025	03-ARM'S LENGTH	\$137,000	\$54,343	40%	39%	\$53,430	36.2	\$1,474.74	80	NEIGHBORHOOD #080
47 010 03 0512 000	18839 HARMAN	8/12/2024	03-ARM'S LENGTH	\$173,000	\$53,583	31%	39%	\$67,470	35.7	\$1,888.86	80	NEIGHBORHOOD #080
47 010 03 0604 300	18621 ROBERT	6/5/2024	03-ARM'S LENGTH	\$120,000	\$59,102	49%	39%	\$46,800	39.4	\$1,187.82	80	NEIGHBORHOOD #080
47 010 03 0616 300	18535 ROBERT	8/23/2024	03-ARM'S LENGTH	\$130,000	\$59,116	45%	39%	\$50,700	39.4	\$1,286.48	80	NEIGHBORHOOD #080
47 011 01 0053 000	19091 HARMAN	11/17/2023	03-ARM'S LENGTH	\$170,000	\$63,403	37%	39%	\$66,300	42.3	\$1,568.49	80	NEIGHBORHOOD #080
47 011 01 0083 000	19132 HARMAN	6/12/2024	03-ARM'S LENGTH	\$160,000	\$60,987	38%	39%	\$62,400	40.7	\$1,534.68	80	NEIGHBORHOOD #080
47 011 01 0095 000	19560 HARMAN	4/27/2023	03-ARM'S LENGTH	\$115,000	\$60,782	53%	39%	\$44,850	40.5	\$1,106.86	80	NEIGHBORHOOD #080
47 011 01 0095 000	19560 HARMAN	8/23/2024	03-ARM'S LENGTH	\$150,000	\$60,782	41%	39%	\$58,500	40.5	\$1,443.73	80	NEIGHBORHOOD #080
47 011 02 0081 000	19578 WOOD	6/26/2023	03-ARM'S LENGTH	\$167,500	\$50,720	30%	39%	\$65,325	33.8	\$1,932.12	80	NEIGHBORHOOD #080
47 011 02 0081 000	19578 WOOD	2/9/2024	03-ARM'S LENGTH	\$180,000	\$50,720	28%	39%	\$70,200	33.8	\$2,076.31	80	NEIGHBORHOOD #080
47 011 02 0098 000	19134 WOOD	5/6/2024	03-ARM'S LENGTH	\$110,000	\$50,720	46%	39%	\$42,900	33.8	\$1,268.86	80	NEIGHBORHOOD #080
47 011 02 0101 000	19135 WOOD	3/19/2025	03-ARM'S LENGTH	\$154,500	\$50,720	33%	39%	\$60,255	33.8	\$1,782.17	80	NEIGHBORHOOD #080
47 011 02 0133 000	19524 HANNA	10/29/2024	03-ARM'S LENGTH	\$149,000	\$50,265	34%	39%	\$58,110	33.5	\$1,734.11	80	NEIGHBORHOOD #080
47 011 02 0159 000	19559 HANNA	7/17/2024	03-ARM'S LENGTH	\$165,000	\$48,861	30%	39%	\$64,350	32.6	\$1,975.74	80	NEIGHBORHOOD #080
					Average sLTV%		39%			Average New Rate	\$1,578.50	
										USE	\$1,579	

City of Walled Lake 2026 Land Value

LAND TABLE KAIERS FORT

Parcel Number	Street Address	Sale Date	Term of Sale	Adj. Sale Price	Current Appraisal	Land Residual	Net Acres	Land Table	Land to Building % LtoB	LtoB Value
SITE VALUE A										
47 001 02 0227 303	17631 DORA	7/14/2025	03-ARM'S LENGTH	\$275,000	\$221,275	\$108,725	0.14	KAIERS FORT	39.54%	\$59,277
47 001 02 0229 301	17651 DORA	10/24/2022	03-ARM'S LENGTH	\$300,000	\$344,278	\$10,722	0.14	KAIERS FORT	3.57%	\$64,666
Average LtoB									21.56%	
Average LtoB Value										\$61,971

Land Value Used			
Sites	2025	% Change	2026
SITE A	\$55,000	12.67%	\$61,971

City of Melvindale Lake 2026 Land Value

LAND TABLE COMMERCIAL

PRICE PER SQ. FT					
SQ. FT	2025 PER SQ FT	2025 LAND VALUE	% CHANGE	2026 PER SQ. FT	2026 LAND VALUE
2,500	\$3.15	\$7,875.00	0%	\$5.50	\$13,750
5,000	\$3.15	\$15,750.00	0%	\$5.50	\$27,500
7,500	\$3.15	\$23,625.00	0%	\$5.25	\$39,375
10,000	\$3.15	\$31,500.00	0%	\$5.25	\$52,500
12,500	\$3.15	\$39,375.00	0%	\$5.00	\$62,500
15,000	\$3.15	\$47,250.00	0%	\$5.00	\$75,000
20,000	\$3.15	\$63,000.00	0%	\$4.75	\$95,000
25,000	\$3.15	\$78,750.00	0%	\$4.50	\$112,500
30,000	\$3.15	\$94,500.00	0%	\$4.25	\$127,500
40,000	\$3.15	\$126,000.00	0%	\$4.00	\$160,000
50,000	\$3.15	\$157,500.00	0%	\$3.75	\$187,500
60,000	\$3.15	\$189,000.00	0%	\$3.50	\$210,000
87,120	\$3.15	\$274,428.00	0%	\$3.25	\$283,140
130,680	\$3.15	\$411,642.00	0%	\$3.00	\$392,040
174,240	\$3.15	\$548,856.00	0%	\$2.75	\$479,160
217,800	\$3.15	\$686,070.00	0%	\$2.50	\$544,500
435,600	\$3.15	\$1,372,140.00	0%	\$2.25	\$980,100
653,400	\$3.15	\$2,058,210.00	0%	\$2.00	\$1,306,800
871,200	\$3.15	\$2,744,280.00	0%	\$1.75	\$1,524,600
1,089,000	\$3.15	\$3,430,350.00	0%	\$1.50	\$1,633,500

TABLE CONVERTED FROM RATE TABLE FOR 2026

IMPROVED SALES														
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acres	SQ FT	Dollars/SqFt	Liber/Page	Land Table
47 009 05 0028 300	3822 OAKWOOD	11/06/23	WD	03-ARM'S LENGTH	\$70,000	\$32,700	46.71	\$67,507	\$13,739	0.08	3,572	\$3.85	2023280438	COMMERCIAL
47 006 02 0078 000	2928 OAKWOOD	07/20/23	PTA	03-ARM'S LENGTH	\$195,000	\$38,000	19.49	\$164,474	\$43,126	0.09	4,008	\$10.76		COMMERCIAL
47 010 03 0220 000	4105 OAKWOOD	06/20/24	WD	03-ARM'S LENGTH	\$100,000	\$55,100	55.10	\$111,790	\$810	0.09	4,008	\$0.20	2024197537	COMMERCIAL
47 006 01 0253 301	2750 OAKWOOD	12/21/23	WD	03-ARM'S LENGTH	\$155,000	\$41,400	26.71	\$100,003	\$75,472	0.15	6,490	\$11.63		COMMERCIAL
47 010 02 0024 002	18906 ALLEN	11/01/23	PTA	03-ARM'S LENGTH	\$95,000	\$47,100	49.58	\$92,846	\$23,322	0.15	6,708	\$3.48		COMMERCIAL
47 001 01 0038 001	2560 OAKWOOD	03/17/22	WD	03-ARM'S LENGTH	\$100,000	\$26,300	26.30	\$83,183	\$41,303	0.18	7,754	\$5.33	2022089054	COMMERCIAL
47 006 01 0043 301	17485 DIX	11/19/25	PTA	03-ARM'S LENGTH	\$375,000	\$106,200	28.32	\$209,018	\$217,957	0.38	16,509	\$13.20		COMMERCIAL
47 001 01 0179 301	2439 SCHAEFER	11/10/25	PTA	03-ARM'S LENGTH	\$350,000	\$141,300	40.37	\$285,454	\$119,318	0.40	17,380	\$6.87		COMMERCIAL
47 003 01 0245 001	18734 DIX	06/11/25	WD	03-ARM'S LENGTH	\$225,000	\$102,200	45.42	\$202,612	\$90,888	0.50	21,736	\$4.18	59680/1093	COMMERCIAL
47 004 01 0575 300	19125 DIX	10/03/24	WD	03-ARM'S LENGTH	\$575,000	\$118,600	20.63	\$228,189	\$419,387	0.53	23,043	\$18.20	2024265766	COMMERCIAL
47 004 01 0509 000	24951 OUTER DR	07/19/24	PTA	03-ARM'S LENGTH	\$750,000	\$83,700	11.16	\$373,605	\$452,247	0.55	24,089	\$18.77		COMMERCIAL
47 011 05 0010 003	19500 ALLEN	07/10/24	PTA	03-ARM'S LENGTH	\$330,000	\$60,100	18.21	\$393,199	\$330,000	2.69	117,002	\$2.82	58983/1480	COMMERCIAL
47 011 05 0009 301	19400 ALLEN	11/22/24	PTA	03-ARM'S LENGTH	\$1,690,000	\$763,300	45.17	\$1,445,161	\$586,614	4.98	217,016	\$2.70		COMMERCIAL

City of Melvindale Lake 2026 Land Value

LAND TABLE INDUSTRIAL

PRICE PER SQ. FT					
SQ. FT	2025 PER SQ FT	2025 LAND VALUE	% CHANGE	2026 PER SQ. FT	2026 LAND VALUE
2,500	\$0.80	\$2,000	0%	\$3.00	\$7,500
5,000	\$0.80	\$4,000	0%	\$3.00	\$15,000
7,500	\$0.80	\$6,000	0%	\$2.75	\$20,625
10,000	\$0.80	\$8,000	0%	\$2.75	\$27,500
12,500	\$0.80	\$10,000	0%	\$2.50	\$31,250
15,000	\$0.80	\$12,000	0%	\$2.50	\$37,500
20,000	\$0.80	\$16,000	0%	\$2.25	\$45,000
25,000	\$0.80	\$20,000	0%	\$2.25	\$56,250
30,000	\$0.80	\$24,000	0%	\$2.00	\$60,000
40,000	\$0.80	\$32,000	0%	\$1.75	\$70,000
50,000	\$0.80	\$40,000	0%	\$1.75	\$87,500
60,000	\$0.80	\$48,000	0%	\$1.50	\$90,000
87,120	\$0.80	\$69,696	0%	\$1.25	\$108,900
130,680	\$0.80	\$104,544	0%	\$1.00	\$130,680
174,240	\$0.80	\$139,392	0%	\$0.90	\$156,816
217,800	\$0.80	\$174,240	0%	\$0.80	\$174,240
435,600	\$0.80	\$348,480	0%	\$0.75	\$326,700
653,400	\$0.80	\$522,720	0%	\$0.70	\$457,380
871,200	\$0.80	\$696,960	0%	\$0.60	\$522,720
1,089,000	\$0.80	\$871,200	0%	\$0.50	\$544,500

SITE VALUE(\$)			
Land Value Used			
Sites	2025	% Change	2026
SALT MINE UNDER CITY	\$15,300	0.00%	\$15,300
TINY SLICE LAND	\$200	0.00%	\$200

INDUSTRIAL LAND TABLE CONVERTED FROM RATE TABLE FOR 2026. REVIEWED SITE VALUE OF SALT MINE UNDER CITY AND TINY SLICE LAND AND IS CONSISTENT WITH INDUSTRIAL LAND TABLE. NO CHANGE FOR 2026.

IMPROVED SALES												
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Land Residual	Net Acres	SQ FT	Dollars/SqFt	ECF Area	Liber/Page
30 008 02 0106 000	16038 SOUTHFIELD	11/17/23	WD	03-ARM'S LENGTH	\$225,000	\$70,000	\$89,257	0.29	12,632	\$7.07	00000	2023286397
32 10 173 14 007 00	13249 LEONARD	10/05/23	WD	03-ARM'S LENGTH	\$390,000	\$172,700	\$28,507	0.41	17,642	\$1.62	00000	2023265313
46 102 01 0006 000	31090 INDUSTRIAL	02/26/24	WD	03-ARM'S LENGTH	\$350,000	\$201,900	\$117,880	0.70	30,492	\$3.87	00000	2024080125
56 052 05 0016 000	ABRUZZI	04/03/23	QC	03-ARM'S LENGTH	\$70,000	\$65,100	\$70,000	0.80	34,804	\$2.01	00000	2023113446
46 111 03 0009 000	34434 ROSATI	02/20/25	WD	03-ARM'S LENGTH	\$60,000	\$45,700	\$60,000	0.93	40,598	\$1.48	00000	2025040354
50 006 99 0007 004	260 MARION	03/21/24	WD	03-ARM'S LENGTH	\$200,000	\$40,000	\$113,195	1.25	54,450	\$2.08	00000	2024135906
71 135 99 0003 000	SHELDON RD S	09/25/23	WD	03-ARM'S LENGTH	\$150,000	\$69,800	\$150,000	1.97	85,813	\$1.75	00000	2023253826
80 003 99 0006 000	29109 BEVERLY	08/15/23	WD	03-ARM'S LENGTH	\$125,000	\$63,700	\$125,000	2.17	94,351	\$1.32	00000	2023233988
80 003 99 0007 701	MIDDLEBELT	02/05/25	WD	03-ARM'S LENGTH	\$185,000	\$80,200	\$185,000	2.72	118,483	\$1.56	IND00	2025031244
56 052 05 0005 000	38209 ABRUZZI	03/03/25	WD	03-ARM'S LENGTH	\$2,000,000	\$713,700	\$306,660	2.92	127,195	\$2.41	00000	2025106423
80 004 99 0020 000	INKSTER	07/18/23	WD	03-ARM'S LENGTH	\$150,000	\$88,600	\$150,000	3.00	130,680	\$1.15	00000	2023195962
80 002 99 0013 000	28486 BEVERLY	01/25/24	WD	03-ARM'S LENGTH	\$675,000	\$210,800	\$533,012	5.01	218,236	\$2.44	00000	2025136869
83 047 99 0001 706	8857 HAGGERTY	04/13/23	CD	03-ARM'S LENGTH	\$425,000	\$132,900	\$425,000	6.10	265,716	\$1.60	00000	2023145030
80 007 01 0905 000	30938 ECORSE	07/11/23	WD	03-ARM'S LENGTH	\$49,900	\$23,700	\$49,900	6.49	282,704	\$0.18	00000	2023195661
77 064 99 0002 704	15800 CENTENNIAL	04/29/24	WD	03-ARM'S LENGTH	\$6,400,000	\$1,885,300	\$523,601	7.75	337,590	\$1.55	00000	2024167972
77 063 01 0002 000	15620 TECHNOLOG	06/19/24	CD	03-ARM'S LENGTH	\$4,700,000	\$1,971,400	\$1,004,768	8.13	354,143	\$2.84	XXXX	2024202942
71 131 99 0008 002	47351 MICHIGAN A	11/02/23	CD	03-ARM'S LENGTH	\$650,000	\$487,200	\$650,000	8.67	377,665	\$1.72	0	2023277892
83 123 99 0001 002	RAWSONVILLE	03/26/24	WD	03-ARM'S LENGTH	\$130,000	\$62,300	\$130,000	9.53	415,127	\$0.31	00000	2024102922
83 009 99 0006 701	44001 VAN BORN	11/03/23	WD	03-ARM'S LENGTH	\$2,600,000	\$1,157,900	\$706,426	12.00	522,720	\$1.35	00000	2023277566
80 097 99 0011 000	HARRISON	06/30/23	WD	03-ARM'S LENGTH	\$106,000	\$358,100	\$106,000	12.14	528,818	\$0.20	00000	2023186368
83 009 99 0005 000	44168 VAN BORN	09/25/23	WD	03-ARM'S LENGTH	\$700,000	\$310,100	\$700,000	14.24	620,294	\$1.13	00000	2023258096
59 076 99 0005 000	21849 VAN HORN	05/24/23	WD	03-ARM'S LENGTH	\$775,000	\$370,500	\$775,000	18.49	805,424	\$0.96	00000	2023160862

City of Walled Lake 2026 Land Value
LAND TABLE NORTHPOINTE CONDOS

Parcel Number	Street Address	Sale Date	Term of Sale	Adj. Sale Price	Current Appraisal	Land Residual	Net Acres	Land Table	Land to Building % LtoB	LtoB Value
SITE VALUE A										
47 006 07 0041 000	3592 NORTHPOINTE	3/28/2024	03-ARM'S LENGTH	\$155,000	\$155,514	\$54,486	0.00	NORTHPOINTE CONDOS	35.15%	\$43,957
47 006 07 0044 000	3565 REEVES DR	5/1/2023	03-ARM'S LENGTH	\$146,000	\$155,021	\$45,979	0.00	NORTHPOINTE CONDOS	31.49%	\$41,404
47 006 07 0099 000	3344 SKYLINE	8/20/2024	03-ARM'S LENGTH	\$152,500	\$157,868	\$49,632	0.00	NORTHPOINTE CONDOS	32.55%	\$43,248
47 006 07 0114 000	3401 SKYLINE	3/22/2024	03-ARM'S LENGTH	\$148,000	\$158,364	\$44,636	0.00	NORTHPOINTE CONDOS	30.16%	\$41,971
47 006 07 0123 000	3320 WHITAKER DR	8/30/2024	03-ARM'S LENGTH	\$150,000	\$161,990	\$43,010	0.00	NORTHPOINTE CONDOS	28.67%	\$42,539
47 006 07 0137 000	3242 WHITAKER DR	12/1/2023	03-ARM'S LENGTH	\$155,000	\$165,819	\$44,181	0.00	NORTHPOINTE CONDOS	28.50%	\$43,957
47 006 07 0139 000	3336 NORTHPOINTE	3/6/2024	03-ARM'S LENGTH	\$151,000	\$164,118	\$41,882	0.00	NORTHPOINTE CONDOS	27.74%	\$42,822
47 006 07 0146 000	3261 WHITAKER DR	3/15/2024	03-ARM'S LENGTH	\$150,000	\$160,742	\$44,258	0.00	NORTHPOINTE CONDOS	29.51%	\$42,539
47 006 07 0160 000	3279 NORTHPOINTE	11/2/2023	03-ARM'S LENGTH	\$138,000	\$169,941	\$23,059	0.00	NORTHPOINTE CONDOS	16.71%	\$39,135
47 006 07 0268 000	3299 SKYLINE	1/12/2024	03-ARM'S LENGTH	\$141,000	\$168,885	\$27,115	0.00	NORTHPOINTE CONDOS	19.23%	\$39,986
47 006 07 0271 000	3296 WILKERSON	10/2/2023	03-ARM'S LENGTH	\$159,000	\$162,737	\$51,263	0.00	NORTHPOINTE CONDOS	32.24%	\$45,091
Average LtoB									28.36%	
									Average LtoB Value	\$42,423

Land Value Used			
Sites	2025	% Change	2026
SITE A	\$55,000	-22.87%	\$42,423

City of Walled Lake 2026 Land Value

LAND TABLE DEERFIELD ESTATES

Parcel Number	Street Address	Sale Date	Term of Sale	Adj. Sale Price	Current Appraisal	Land Residual	Net Acres	Land Table	Land to Building % LtoB	LtoB Value
SITE VALUE A										
									#DIV/0!	#DIV/0!
									#DIV/0!	#DIV/0!
									#DIV/0!	#DIV/0!
									#DIV/0!	#DIV/0!
Average LtoB									#DIV/0!	
Average LtoB Value										#DIV/0!

Land Value Used			
Sites	2025	% Change	2026
SITE A	###	#DIV/0!	#DIV/0!

Only 4 parcels in table. No sales in expanded study 1/1/2022 - 1/1/2026. Similar to Northpointe Condos. Use \$42,423 site value.