

City of Walled Lake 2026 Land Value

LAND TABLE COMMERCIAL

| PRICE PER SQ. FT |          |                 |         |          |                 |
|------------------|----------|-----------------|---------|----------|-----------------|
| SQ. FT           | % CHANGE | 2026 PER SQ. FT | SQ. FT  | % CHANGE | 2026 PER SQ. FT |
| \$1.01           | 3%       | \$1.04          | \$9.86  | 3%       | \$10.16         |
| \$1.47           | 3%       | \$1.51          | \$10.61 | 3%       | \$10.93         |
| \$1.97           | 3%       | \$2.03          | \$11.56 | 3%       | \$11.91         |
| \$2.47           | 3%       | \$2.54          | \$11.82 | 3%       | \$12.17         |
| \$2.71           | 3%       | \$2.79          | \$12.80 | 3%       | \$13.18         |
| \$2.96           | 3%       | \$3.05          | \$4.67  | 3%       | \$4.81          |
| \$3.44           | 3%       | \$3.54          | \$5.42  | 3%       | \$5.58          |
| \$3.70           | 3%       | \$3.81          | \$6.41  | 3%       | \$6.60          |
| \$3.94           | 3%       | \$4.06          | \$6.90  | 3%       | \$7.11          |
| \$4.19           | 3%       | \$4.32          | \$7.63  | 3%       | \$7.86          |
| \$4.43           | 3%       | \$4.56          | \$9.61  | 3%       | \$9.90          |
| \$4.92           | 3%       | \$5.07          | \$10.84 | 3%       | \$11.17         |
| \$5.67           | 3%       | \$5.84          | \$13.80 | 3%       | \$14.21         |
| \$5.90           | 3%       | \$6.08          | \$14.77 | 3%       | \$15.21         |
| \$7.88           | 3%       | \$8.12          | \$17.72 | 3%       | \$18.25         |
| \$8.62           | 3%       | \$8.88          | \$9.36  | 3%       | \$9.64          |
| \$8.87           | 3%       | \$9.14          | \$3.22  | 3%       | \$3.32          |

| VACANT COMMERCIAL SALES |                    |           |        |                 |              |             |               |                |               |           |         |              |              |          |            |            |       |
|-------------------------|--------------------|-----------|--------|-----------------|--------------|-------------|---------------|----------------|---------------|-----------|---------|--------------|--------------|----------|------------|------------|-------|
| Parcel Number           | Street Address     | Sale Date | Instr. | Terms of Sale   | Adj. Sale \$ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Net Acres | SQ FT   | Dollars/Acre | Dollars/SqFt | ECF Area | Liber/Page | Land Table | Class |
| 92-17-23-379-005        | DECKER             | 01/24/25  | WD     | 03-ARM'S LENGTH | \$27,500     | \$7,080     | 25.75         | \$14,166       | \$27,500      | 0.12      | 5,227   | \$229,167    | \$5.26       | CVL      | 59968:615  | COMMERCIAL | 202   |
| 92-17-35-400-055        | 42700 W 14 MILE RD | 06/08/23  | OTH    | 03-ARM'S LENGTH | \$915,000    | \$345,810   | 37.79         | \$691,615      | \$915,000     | 1.79      | 77,972  | \$511,173    | \$11.73      | CVL      | 58732:879  | COMMERCIAL | 202   |
| 92-17-23-379-008        |                    | 05/02/23  | WD     | 03-ARM'S LENGTH | \$65,000     | \$32,250    | 49.62         | \$64,509       | \$65,000      | 3.91      | 170,320 | \$16,624     | \$0.38       | CVL      | 58585:208  | COMMERCIAL | 202   |
| 92-17-23-379-008        |                    | 01/15/25  | WD     | 03-ARM'S LENGTH | \$70,000     | \$32,250    | 46.07         | \$64,509       | \$70,000      | 3.91      | 170,320 | \$17,903     | \$0.41       | CVL      | 59978:386  | COMMERCIAL | 202   |

| IMPROVED COMMERCIAL SALES |                      |           |        |                 |              |             |               |                |               |           |        |              |              |          |            |            |       |
|---------------------------|----------------------|-----------|--------|-----------------|--------------|-------------|---------------|----------------|---------------|-----------|--------|--------------|--------------|----------|------------|------------|-------|
| Parcel Number             | Street Address       | Sale Date | Instr. | Terms of Sale   | Adj. Sale \$ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Net Acres | SQ FT  | Dollars/Acre | Dollars/SqFt | ECF Area | Liber/Page | Land Table | Class |
| 92-17-34-257-016          | 545 N PONTIAC TRL    | 11/25/24  | WD     | 03-ARM'S LENGTH | \$180,000    | \$54,550    | 30.31         | \$109,097      | \$82,394      | 0.02      | 784    | \$4,577,444  | \$105.08     | CRL      | 59843:019  | COMMERCIAL | 201   |
| 92-17-34-257-015          | 547 N PONTIAC TRL    | 11/25/24  | WD     | 03-ARM'S LENGTH | \$180,000    | \$54,940    | 30.52         | \$109,875      | \$82,089      | 0.02      | 828    | \$4,320,474  | \$99.18      | CRL      | 59843:019  | COMMERCIAL | 201   |
| 92-17-34-409-007          | 131 FERLAND ST       | 10/25/23  | WD     | 03-ARM'S LENGTH | \$270,000    | \$128,380   | 47.55         | \$256,752      | \$71,429      | 0.11      | 4,922  | \$632,115    | \$14.51      | COF      | 58973:550  | COMMERCIAL | 201   |
| 92-17-23-379-002          | 2352 S COMMERCE RD   | 06/26/24  | WD     | 03-ARM'S LENGTH | \$170,000    | \$68,660    | 40.39         | \$137,321      | \$92,818      | 0.23      | 10,193 | \$396,658    | \$9.11       | COF      | 59491:096  | COMMERCIAL | 201   |
| 92-17-34-277-001          | 750 N PONTIAC TRL    | 12/16/24  | WD     | 03-ARM'S LENGTH | \$1,000,000  | \$185,310   | 18.53         | \$370,620      | \$747,493     | 0.28      | 11,979 | \$2,718,156  | \$62.40      | CAS      | 59916:237  | COMMERCIAL | 201   |
| 92-17-34-229-007          | 784 N PONTIAC TRL    | 11/10/23  | MLC    | 03-ARM'S LENGTH | \$812,500    | \$201,270   | 24.77         | \$402,547      | \$570,157     | 0.37      | 16,248 | \$1,528,571  | \$35.09      | CAS      | 59015:358  | COMMERCIAL | 201   |
| 92-17-34-229-018          | 1113 E WEST MAPLE RD | 11/01/23  | MLC    | 03-ARM'S LENGTH | \$940,000    | \$451,410   | 48.02         | \$902,820      | \$469,679     | 1.26      | 54,886 | \$372,761    | \$8.56       | CRS      | 59011:253  | COMMERCIAL | 201   |
| 92-17-26-307-048          | 1270 S COMMERCE RD   | 09/19/23  | WD     | 03-ARM'S LENGTH | \$2,000,000  | \$740,290   | 37.01         | \$1,480,585    | \$937,304     | 1.77      | 77,101 | \$529,550    | \$12.16      | NSC      | 58905:132  | COMMERCIAL | 201   |
| 92-17-35-103-015          | 1250 E WEST MAPLE RD | 11/28/23  | OTH    | 03-ARM'S LENGTH | \$2,925,000  | \$920,180   | 31.46         | \$2,411,246    | \$784,910     | 2.10      | 91,607 | \$373,233    | \$8.57       | APT      | 59075:682  | COMMERCIAL | 201   |

City of Walled Lake 2026 Land Value

LAND TABLE INDUSTRIAL

| PRICE PER SQ. FT |          |                 |
|------------------|----------|-----------------|
| SQ. FT           | % CHANGE | 2026 PER SQ. FT |
| \$0.97           | 5%       | \$1.02          |
| \$1.19           | 5%       | \$1.25          |
| \$1.43           | 5%       | \$1.50          |
| \$1.68           | 5%       | \$1.76          |
| \$1.92           | 5%       | \$2.02          |
| \$2.15           | 5%       | \$2.26          |
| \$2.39           | 5%       | \$2.51          |
| \$2.65           | 5%       | \$2.78          |
| \$3.34           | 5%       | \$3.51          |
| \$4.07           | 5%       | \$4.27          |
| \$4.32           | 5%       | \$4.54          |
| \$4.56           | 5%       | \$4.79          |
| \$0.87           | 5%       | \$0.91          |
| \$0.43           | 5%       | \$0.45          |

Included City of Walled Lake, Commerce Township and City of Wixom in study.

| VACANT INDUSTRIAL SALES |                |           |        |                 |              |             |               |                |               |           |        |              |               |                |            |       |
|-------------------------|----------------|-----------|--------|-----------------|--------------|-------------|---------------|----------------|---------------|-----------|--------|--------------|---------------|----------------|------------|-------|
| Parcel Number           | Street Address | Sale Date | Instr. | Terms of Sale   | Adj. Sale \$ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Net Acres | SQ FT  | Dollars/SqFt | ECF Area      | Liber/Page     | Land Table | Class |
| 96-22-08-227-001        | 48001 WEST RD  | 01/29/25  | WD     | 03-ARM'S LENGTH | \$250,000    | \$105,550   | 42.22         | \$211,107      | \$250,000     | 1.20      | 52,316 | \$4.78       | IVL 59973:487 | Land Table IND | 302        |       |
| 96-22-09-102-001        | 46914 MAGELLAN | 05/17/23  | WD     | 03-ARM'S LENGTH | \$200,000    | \$108,990   | 54.50         | \$217,972      | \$200,000     | 1.25      | 54,624 | \$3.66       | IVL 58612:209 | Land Table IND | 302        |       |
| E -17-13-326-042        |                | 06/29/23  | WD     | 03-ARM'S LENGTH | \$179,900    | \$94,260    | 52.40         | \$188,526      | \$179,900     | 1.15      | 50,007 | \$3.60       | IVL 58711:595 | INDUSTRIAL     | 302        |       |
| E -17-13-400-043        | 8232 GOLDIE ST | 09/09/24  | WD     | 03-ARM'S LENGTH | \$165,000    | \$104,300   | 63.21         | \$208,596      | \$165,000     | 1.03      | 44,867 | \$3.68       | INL 59665:390 | INDUSTRIAL     | 201        |       |

| IMPROVED INDUSTRIAL SALES |                      |           |        |                 |              |             |               |                |               |           |           |              |              |               |                |            |       |
|---------------------------|----------------------|-----------|--------|-----------------|--------------|-------------|---------------|----------------|---------------|-----------|-----------|--------------|--------------|---------------|----------------|------------|-------|
| Parcel Number             | Street Address       | Sale Date | Instr. | Terms of Sale   | Adj. Sale \$ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Net Acres | SQ FT     | Dollars/Acre | Dollars/SqFt | ECF Area      | Liber/Page     | Land Table | Class |
| 96-22-08-427-013          | 28525 BECK RD        | 03/20/25  | WD     | 03-ARM'S LENGTH | \$319,000    | \$90,040    | 28.23         | \$180,071      | \$171,305     | 0.03      | 1,481     | \$5,038,382  | \$115.67     | INL 60073:870 | Land Table IND | 201        |       |
| 96-22-08-427-017          | 28525 BECK RD        | 08/17/23  | WD     | 03-ARM'S LENGTH | \$230,000    | \$131,600   | 57.22         | \$263,208      | \$10,594      | 0.05      | 2,004     | \$230,304    | \$5.29       | INL 58848:497 | Land Table IND | 201        |       |
| 96-22-08-427-001          | 28525 BECK RD        | 10/29/24  | WD     | 03-ARM'S LENGTH | \$482,000    | \$164,700   | 34.17         | \$329,401      | \$218,302     | 0.07      | 3,006     | \$3,163,797  | \$72.63      | INL 59768:283 | Land Table IND | 201        |       |
| E -17-13-326-024          | 4228 PIONEER DR      | 12/07/23  | MLC    | 03-ARM'S LENGTH | \$680,000    | \$236,050   | 34.71         | \$472,107      | \$327,265     | 0.68      | 29,621    | \$481,272    | \$11.05      | IND 59052:088 | INDUSTRIAL     | 301        |       |
| E -17-13-326-006          | 4181 PIONEER DR      | 05/12/23  | WD     | 03-ARM'S LENGTH | \$905,000    | \$381,910   | 42.20         | \$763,828      | \$265,810     | 0.71      | 30,928    | \$374,380    | \$8.59       | IND 58617:590 | INDUSTRIAL     | 301        |       |
| 96-22-08-177-006          | 28830 WALL ST        | 11/17/23  | WD     | 03-ARM'S LENGTH | \$950,000    | \$312,900   | 32.94         | \$625,799      | \$463,974     | 0.76      | 32,888    | \$614,535    | \$14.11      | IND 59029:526 | Land Table IND | 301        |       |
| E -17-27-351-012          | 1145 RIG ST          | 04/12/23  | WD     | 03-ARM'S LENGTH | \$395,000    | \$190,600   | 48.25         | \$381,198      | \$150,729     | 0.78      | 33,977    | \$193,242    | \$4.44       | INL 58546:316 | INDUSTRIAL     | 201        |       |
| E -17-24-228-030          | 3070 OLD FARM LN     | 01/21/25  | WD     | 03-ARM'S LENGTH | \$540,000    | \$229,800   | 42.56         | \$459,597      | \$255,031     | 0.83      | 36,155    | \$307,266    | \$7.05       | IND 59962:707 | INDUSTRIAL     | 201        |       |
| E -17-24-228-030          | 3070 OLD FARM LN     | 01/21/25  | WD     | 03-ARM'S LENGTH | \$540,000    | \$229,800   | 42.56         | \$459,597      | \$255,031     | 0.83      | 36,155    | \$307,266    | \$7.05       | IND 60584:399 | INDUSTRIAL     | 201        |       |
| E -17-13-400-043          | 8232 GOLDIE ST       | 09/09/24  | WD     | 03-ARM'S LENGTH | \$165,000    | \$104,300   | 63.21         | \$208,596      | \$165,000     | 1.03      | 44,867    | \$160,194    | \$3.68       | INL 59665:390 | INDUSTRIAL     | 201        |       |
| E -17-24-226-004          | 3131 RULER DR        | 04/13/23  | WD     | 03-ARM'S LENGTH | \$720,000    | \$249,100   | 34.60         | \$498,209      | \$440,602     | 1.04      | 45,302    | \$423,656    | \$9.73       | INL 58545:524 | INDUSTRIAL     | 201        |       |
| E -17-13-326-042          |                      | 06/29/23  | WD     | 03-ARM'S LENGTH | \$179,900    | \$94,260    | 52.40         | \$188,526      | \$179,900     | 1.15      | 50,007    | \$156,707    | \$3.60       | IVL 58711:595 | INDUSTRIAL     | 302        |       |
| 96-22-08-227-001          | 48001 WEST RD        | 01/29/25  | WD     | 03-ARM'S LENGTH | \$250,000    | \$105,550   | 42.22         | \$211,107      | \$250,000     | 1.20      | 52,316    | \$208,160    | \$4.78       | IVL 59973:487 | Land Table IND | 302        |       |
| 96-22-09-102-001          | 46914 MAGELLAN       | 05/17/23  | WD     | 03-ARM'S LENGTH | \$200,000    | \$108,990   | 54.50         | \$217,972      | \$200,000     | 1.25      | 54,624    | \$159,490    | \$3.66       | IVL 58612:209 | Land Table IND | 302        |       |
| 96-22-08-126-008          | 29425 WALL ST        | 01/07/25  | MLC    | 03-ARM'S LENGTH | \$1,200,000  | \$579,490   | 48.29         | \$1,158,978    | \$281,792     | 1.43      | 62,291    | \$197,057    | \$4.52       | IND 59931:356 | Land Table IND | 201        |       |
| E -17-13-300-080          | 4359 PINEVIEW DR     | 05/17/23  | MLC    | 03-ARM'S LENGTH | \$1,300,000  | \$647,510   | 49.81         | \$1,295,027    | \$237,570     | 1.53      | 66,647    | \$155,275    | \$3.56       | IND 58614:229 | INDUSTRIAL     | 201        |       |
| E -17-25-376-028          | 2287 E WEST MAPLE RD | 01/15/25  | MLC    | 03-ARM'S LENGTH | \$1,078,000  | \$551,230   | 51.13         | \$1,102,467    | \$610,529     | 1.75      | 76,230    | \$348,874    | \$8.01       | INL 59947:402 | INDUSTRIAL     | 201        |       |
| 96-17-31-351-025          | 50586 PONTIAC TRL    | 09/13/23  | PTA    | 03-ARM'S LENGTH | \$14,036,541 | \$2,704,760 | 19.27         | \$5,409,524    | \$9,054,226   | 2.55      | 111,252   | \$3,545,116  | \$81.38      | INL           | Land Table IND | 201        |       |
| 96-22-08-100-064          | 48473 WEST RD        | 12/21/23  | PTA    | 03-ARM'S LENGTH | \$440,000    | \$227,360   | 51.67         | \$454,715      | \$440,000     | 2.73      | 118,919   | \$161,172    | \$3.70       | IVL 59114:661 | Land Table IND | 202        |       |
| 92-17-35-102-002          | 1225 E WEST MAPLE RD | 12/13/23  | OTH    | 03-ARM'S LENGTH | \$6,350,000  | \$1,991,160 | 31.36         | \$3,982,320    | \$2,850,126   | 3.32      | 144,445   | \$859,507    | \$19.73      | IND 59095:656 | INDUSTRIAL     | 301        |       |
| E -17-24-126-007          | 2000 OAKLEY PARK RD  | 08/18/23  | WD     | 03-ARM'S LENGTH | \$2,350,000  | \$1,327,970 | 56.51         | \$2,655,944    | \$84,528      | 3.32      | 144,619   | \$25,460     | \$0.58       | IND 58836:287 | INDUSTRIAL     | 201        |       |
| 92-17-26-454-007          | 1000 DECKER RD       | 02/04/25  | WD     | 03-ARM'S LENGTH | \$3,000,000  | \$650,500   | 21.68         | \$1,301,002    | \$1,897,013   | 3.82      | 166,399   | \$496,600    | \$11.40      | IND 59994:405 | INDUSTRIAL     | 201        |       |
| E -17-27-376-016          | 1320 LADD RD         | 02/06/25  | WD     | 03-ARM'S LENGTH | \$1,770,000  | \$449,380   | 25.39         | \$898,753      | \$1,254,775   | 6.62      | 288,367   | \$189,543    | \$4.35       | IND 60000:328 | INDUSTRIAL     | 201        |       |
| 96-22-08-200-001          | 48225 WEST RD        | 12/11/23  | PTA    | 03-ARM'S LENGTH | \$2,764,542  | \$1,281,920 | 46.37         | \$2,563,840    | \$1,559,617   | 25.68     | 1,118,621 | \$60,733     | \$1.39       | IND 59127:012 | Land Table IND | 201        |       |

| City of Walled Lake 2026 Land Value |                          |            |                 |                 |                   |               |           |                |                            |            |
|-------------------------------------|--------------------------|------------|-----------------|-----------------|-------------------|---------------|-----------|----------------|----------------------------|------------|
| LAND TABLE KA3                      |                          |            |                 |                 |                   |               |           |                |                            |            |
| Parcel Number                       | Street Address           | Sale Date  | Term of Sale    | Adj. Sale Price | Current Appraisal | Land Residual | Net Acres | Land Table     | Land to Building %<br>LtoB | LtoB Value |
| SITE VALUE A                        |                          |            |                 |                 |                   |               |           |                |                            |            |
| 92-17-26-103-013                    | 2149 PARK PLACE DR       | 6/7/2023   | 03-ARM'S LENGTH | \$165,000       | \$160,638         | \$56,738      | 1.00      | Land Table KA3 | 34.39% <div></div>         | \$57,959   |
| 92-17-26-103-039                    | 2139 PARK PLACE DR       | 8/8/2024   | 03-ARM'S LENGTH | \$160,000       | \$179,873         | \$47,326      | 1.00      | Land Table KA3 | 29.58% <div></div>         | \$56,202   |
| 92-17-26-103-046                    | 2125 PARK PLACE DR       | 7/15/2024  | 03-ARM'S LENGTH | \$150,000       | \$149,202         | \$57,785      | 1.00      | Land Table KA3 | 38.52% <div></div>         | \$52,690   |
| 92-17-26-104-011                    | 2148 HIDDEN MEADOWS DR   | 12/6/2024  | 03-ARM'S LENGTH | \$200,000       | \$198,359         | \$65,546      | 1.00      | Land Table KA3 | 32.77% <div></div>         | \$70,253   |
| 92-17-26-104-026                    | 2128 HIDDEN MEADOWS DR   | 10/2/2024  | 03-ARM'S LENGTH | \$200,000       | \$197,933         | \$65,972      | 1.00      | Land Table KA3 | 32.99% <div></div>         | \$70,253   |
| 92-17-26-104-028                    | 2128 HIDDEN MEADOWS DR   | 6/21/2023  | 03-ARM'S LENGTH | \$180,000       | \$174,550         | \$62,437      | 1.00      | Land Table KA3 | 34.69% <div></div>         | \$63,228   |
| 92-17-26-104-037                    | 1436 HIDDEN MEADOWS DR E | 10/16/2023 | 03-ARM'S LENGTH | \$200,000       | \$191,870         | \$72,035      | 1.00      | Land Table KA3 | 36.02% <div></div>         | \$70,253   |
| 92-17-26-104-051                    | 1424 HIDDEN MEADOWS DR E | 8/15/2024  | 03-ARM'S LENGTH | \$182,500       | \$186,997         | \$59,408      | 1.00      | Land Table KA3 | 32.55% <div></div>         | \$64,106   |
| 92-17-26-104-054                    | 2117 HIDDEN MEADOWS DR   | 5/4/2023   | 03-ARM'S LENGTH | \$210,000       | \$197,651         | \$76,254      | 1.00      | Land Table KA3 | 36.31% <div></div>         | \$73,766   |
| 92-17-26-104-072                    | 2077 HIDDEN MEADOWS DR   | 4/12/2024  | 03-ARM'S LENGTH | \$191,000       | \$178,442         | \$69,545      | 1.00      | Land Table KA3 | 36.41% <div></div>         | \$67,092   |
| 92-17-26-104-104                    | 2068 HIDDEN MEADOWS DR   | 10/11/2024 | 03-ARM'S LENGTH | \$190,000       | \$178,010         | \$68,977      | 1.00      | Land Table KA3 | 36.30% <div></div>         | \$66,740   |
| 92-17-26-104-109                    | 2110 HIDDEN MEADOWS DR   | 2/27/2025  | 03-ARM'S LENGTH | \$209,900       | \$197,304         | \$76,501      | 1.00      | Land Table KA3 | 36.45% <div></div>         | \$73,731   |
| 92-17-26-104-112                    | 2110 HIDDEN MEADOWS DR   | 12/6/2024  | 03-ARM'S LENGTH | \$203,000       | \$178,442         | \$81,545      | 1.00      | Land Table KA3 | 40.17% <div></div>         | \$71,307   |
| 92-17-26-104-113                    | 2120 HIDDEN MEADOWS DR   | 9/6/2023   | 03-ARM'S LENGTH | \$225,500       | \$213,793         | \$75,612      | 1.00      | Land Table KA3 | 33.53% <div></div>         | \$79,210   |
| 92-17-26-278-028                    | 1860 N PONTIAC TRL       | 7/14/2023  | 03-ARM'S LENGTH | \$201,000       | \$189,121         | \$79,078      | 1.00      | Land Table KA3 | 39.34% <div></div>         | \$70,604   |
| 92-17-26-278-046                    | 1838 N PONTIAC TRL       | 11/2/2023  | 03-ARM'S LENGTH | \$210,000       | \$194,732         | \$82,467      | 1.00      | Land Table KA3 | 39.27% <div></div>         | \$73,766   |
| 92-17-26-376-046                    | 1669 WIMBLEDON DR        | 9/26/2023  | 03-ARM'S LENGTH | \$178,500       | \$163,238         | \$65,332      | 1.00      | Land Table KA3 | 36.60% <div></div>         | \$62,701   |
| 92-17-26-376-055                    | 1623 WIMBLEDON DR        | 1/5/2024   | 03-ARM'S LENGTH | \$193,000       | \$161,054         | \$82,016      | 1.00      | Land Table KA3 | 42.50% <div></div>         | \$67,794   |
| 92-17-26-376-066                    | 1596 WIMBLEDON DR        | 5/24/2023  | 03-ARM'S LENGTH | \$200,000       | \$187,602         | \$72,680      | 1.00      | Land Table KA3 | 36.34% <div></div>         | \$70,253   |
| 92-17-26-376-068                    | 1581 DOVER HILL RD N     | 4/11/2024  | 03-ARM'S LENGTH | \$205,000       | \$214,260         | \$54,645      | 1.00      | Land Table KA3 | 26.66% <div></div>         | \$72,009   |
| 92-17-26-376-081                    | 1529 DOVER HILL RD N     | 8/23/2024  | 03-ARM'S LENGTH | \$228,000       | \$216,812         | \$75,093      | 1.00      | Land Table KA3 | 32.94% <div></div>         | \$80,088   |
| 92-17-26-376-085                    | 1549 DOVER HILL RD N     | 3/15/2024  | 03-ARM'S LENGTH | \$220,000       | \$231,543         | \$52,362      | 1.00      | Land Table KA3 | 23.80% <div></div>         | \$77,278   |
| 92-17-26-376-096                    | 1532 DOVER HILL RD S     | 7/2/2024   | 03-ARM'S LENGTH | \$215,000       | \$209,743         | \$65,539      | 1.00      | Land Table KA3 | 30.48% <div></div>         | \$75,522   |
| 92-17-26-376-100                    | 1516 DOVER HILL RD S     | 6/22/2023  | 03-ARM'S LENGTH | \$210,000       | \$194,420         | \$75,862      | 1.00      | Land Table KA3 | 36.12% <div></div>         | \$73,766   |
| 92-17-26-376-114                    | 1594 DOVER HILL RD S     | 6/12/2024  | 03-ARM'S LENGTH | \$210,000       | \$189,355         | \$80,927      | 1.00      | Land Table KA3 | 38.54% <div></div>         | \$73,766   |
| 92-17-26-376-121                    | 1494 DOVER HILL RD N     | 10/28/2024 | 03-ARM'S LENGTH | \$235,000       | \$192,368         | \$102,914     | 1.00      | Land Table KA3 | 43.79% <div></div>         | \$82,547   |
| 92-17-26-376-130                    | 1492 DOVER HILL RD S     | 5/17/2023  | 03-ARM'S LENGTH | \$211,000       | \$200,963         | \$70,319      | 1.00      | Land Table KA3 | 33.33% <div></div>         | \$74,117   |
| 92-17-26-376-142                    | 1469 DOVER HILL RD N     | 7/15/2024  | 03-ARM'S LENGTH | \$210,000       | \$203,949         | \$69,956      | 1.00      | Land Table KA3 | 33.31% <div></div>         | \$73,766   |
| 92-17-26-376-156                    | 1419 DOVER HILL RD N     | 8/18/2023  | 03-ARM'S LENGTH | \$205,000       | \$193,588         | \$71,694      | 1.00      | Land Table KA3 | 34.97% <div></div>         | \$72,009   |
| Average LtoB                        |                          |            |                 |                 |                   |               |           |                | 35.13%                     |            |
|                                     |                          |            |                 |                 |                   |               |           |                | Average LtoB Value         | \$70,234   |
| Land Value Used                     |                          |            |                 |                 |                   |               |           |                |                            |            |
| Sites                               |                          | 2025       | % Change        |                 | 2026              |               |           |                |                            |            |
| SITE A                              |                          | ###        | #VALUE!         |                 | \$70,234          |               |           |                |                            |            |

Multiple site values in 2025 that are all for similar site condos. Convert to single site value for 2026.

City of Walled Lake 2026 Land Value

LAND TABLE KC8

| Parcel Number      | Street Address            | Sale Date  | Term of Sale    | Adj. Sale Price | Current Appraisal | Land Residual | Net Acres | Land Table     | Land to Building %<br>LtoB    | LtoB Value |
|--------------------|---------------------------|------------|-----------------|-----------------|-------------------|---------------|-----------|----------------|-------------------------------|------------|
| SITE VALUE A       |                           |            |                 |                 |                   |               |           |                |                               |            |
| 92-17-23-379-017   | 1482 CRIMSON WAY          | 10/17/2024 | 03-ARM'S LENGTH | \$200,000       | \$177,930         | \$66,073      | 1.00      | Land Table KC8 | <div><div></div></div> 33.04% | \$54,316   |
| 92-17-23-379-020   | 1478 CRIMSON WAY          | 2/21/2025  | 03-ARM'S LENGTH | \$238,000       | \$230,540         | \$51,463      | 1.00      | Land Table KC8 | <div><div></div></div> 21.62% | \$64,637   |
| 92-17-23-379-024   | 1446 CRIMSON WAY          | 2/6/2025   | 03-ARM'S LENGTH | \$220,000       | \$231,843         | \$32,160      | 1.00      | Land Table KC8 | <div><div></div></div> 14.62% | \$59,748   |
| 92-17-23-379-025   | 1442 CRIMSON WAY          | 4/18/2024  | 03-ARM'S LENGTH | \$194,000       | \$186,033         | \$51,970      | 1.00      | Land Table KC8 | <div><div></div></div> 26.79% | \$52,687   |
| 92-17-23-379-035   | 1422 CRIMSON WAY          | 10/16/2024 | 03-ARM'S LENGTH | \$202,500       | \$186,794         | \$59,709      | 1.00      | Land Table KC8 | <div><div></div></div> 29.49% | \$54,995   |
| 92-17-23-379-037   | 1456 SILVERBROOK RIDGE DR | 8/31/2023  | 03-ARM'S LENGTH | \$196,000       | \$179,781         | \$60,222      | 1.00      | Land Table KC8 | <div><div></div></div> 30.73% | \$53,230   |
| 92-17-23-379-039   | 1462 SILVERBROOK RIDGE DR | 3/6/2025   | 03-ARM'S LENGTH | \$200,000       | \$176,344         | \$67,659      | 1.00      | Land Table KC8 | <div><div></div></div> 33.83% | \$54,316   |
| Average LtoB       |                           |            |                 |                 |                   |               |           |                | 27.16%                        |            |
| Average LtoB Value |                           |            |                 |                 |                   |               |           |                |                               | \$56,276   |

| Land Value Used |          |          |          |
|-----------------|----------|----------|----------|
| Sites           | 2025     | % Change | 2026     |
| SITE A          | \$44,003 | 27.89%   | \$56,276 |

City of Walled Lake 2026 Land Value

LAND TABLE KE3

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

No sales in expanded study 1/1/2022 to 12/18/2025. Convert all 10 parcels in table to one site value. Entire property is 1 acre on Walled Lake. Each parcel within table will be treated as 0.100 acre and reference LF4 table for a site value of \$157,106.

| Land Value Used |      |          |           |
|-----------------|------|----------|-----------|
| Sites           | 2025 | % Change | 2026      |
| SITE VALUE A    | ###  | #VALUE!  | \$157,106 |

| City of Walled Lake 2026 Land Value |                |            |                 |                 |                   |               |           |                    |                               |            |
|-------------------------------------|----------------|------------|-----------------|-----------------|-------------------|---------------|-----------|--------------------|-------------------------------|------------|
| LAND TABLE KEA                      |                |            |                 |                 |                   |               |           |                    |                               |            |
| Parcel Number                       | Street Address | Sale Date  | Term of Sale    | Adj. Sale Price | Current Appraisal | Land Residual | Net Acres | Land Table         | Land to Building %<br>LtoB    | LtoB Value |
| SITE VALUE A                        |                |            |                 |                 |                   |               |           |                    |                               |            |
| 92-17-34-432-269                    | 600 POINTE DR  | 7/30/2024  | 03-ARM'S LENGTH | \$305,795       | \$280,105         | \$75,691      | 0.01      | Land Table KEA     | <div><div></div></div> 24.75% | \$54,730   |
| 92-17-34-432-270                    | 602 POINTE DR  | 7/30/2024  | 03-ARM'S LENGTH | \$374,768       | \$332,392         | \$92,377      | 0.01      | Land Table KEA     | <div><div></div></div> 24.65% | \$67,074   |
| 92-17-34-432-271                    | 640 POINTE DR  | 1/19/2024  | 03-ARM'S LENGTH | \$270,000       | \$280,877         | \$39,124      | 0.01      | Land Table KEA     | <div><div></div></div> 14.49% | \$48,323   |
| 92-17-34-432-272                    | 642 POINTE DR  | 1/19/2024  | 03-ARM'S LENGTH | \$357,300       | \$328,450         | \$78,851      | 0.01      | Land Table KEA     | <div><div></div></div> 22.07% | \$63,948   |
| 92-17-34-432-273                    | 636 POINTE DR  | 1/16/2024  | 03-ARM'S LENGTH | \$262,125       | \$280,928         | \$31,198      | 0.01      | Land Table KEA     | <div><div></div></div> 11.90% | \$46,914   |
| 92-17-34-432-274                    | 638 POINTE DR  | 1/2/2024   | 03-ARM'S LENGTH | \$335,000       | \$328,428         | \$56,573      | 0.01      | Land Table KEA     | <div><div></div></div> 16.89% | \$59,957   |
| 92-17-34-432-275                    | 632 POINTE DR  | 1/16/2024  | 03-ARM'S LENGTH | \$262,355       | \$280,928         | \$31,428      | 0.01      | Land Table KEA     | <div><div></div></div> 11.98% | \$46,955   |
| 92-17-34-432-276                    | 634 POINTE DR  | 1/25/2024  | 03-ARM'S LENGTH | \$345,000       | \$328,428         | \$66,573      | 0.01      | Land Table KEA     | <div><div></div></div> 19.30% | \$61,746   |
| 92-17-34-432-277                    | 628 POINTE DR  | 1/19/2024  | 03-ARM'S LENGTH | \$263,500       | \$280,833         | \$32,668      | 0.01      | Land Table KEA     | <div><div></div></div> 12.40% | \$47,160   |
| 92-17-34-432-278                    | 630 POINTE DR  | 12/29/2023 | 03-ARM'S LENGTH | \$335,000       | \$328,428         | \$56,573      | 0.01      | Land Table KEA     | <div><div></div></div> 16.89% | \$59,957   |
| 92-17-34-432-279                    | 624 POINTE DR  | 1/31/2024  | 03-ARM'S LENGTH | \$273,500       | \$280,877         | \$42,624      | 0.01      | Land Table KEA     | <div><div></div></div> 15.58% | \$48,950   |
| 92-17-34-432-280                    | 626 POINTE DR  | 1/19/2024  | 03-ARM'S LENGTH | \$356,145       | \$328,428         | \$77,718      | 0.01      | Land Table KEA     | <div><div></div></div> 21.82% | \$63,741   |
| 92-17-34-432-282                    | 649 POINTE DR  | 4/11/2023  | 03-ARM'S LENGTH | \$325,000       | \$332,119         | \$42,882      | 0.01      | Land Table KEA     | <div><div></div></div> 13.19% | \$58,167   |
| 92-17-34-432-283                    | 651 POINTE DR  | 11/16/2023 | 03-ARM'S LENGTH | \$270,000       | \$280,159         | \$39,842      | 0.01      | Land Table KEA     | <div><div></div></div> 14.76% | \$48,323   |
| 92-17-34-432-284                    | 653 POINTE DR  | 5/10/2023  | 03-ARM'S LENGTH | \$343,750       | \$332,119         | \$61,632      | 0.01      | Land Table KEA     | <div><div></div></div> 17.93% | \$61,523   |
| 92-17-34-432-348                    | 540 RIVIERA CT | 5/22/2024  | 03-ARM'S LENGTH | \$225,000       | \$222,014         | \$52,987      | 0.01      | Land Table KEA     | <div><div></div></div> 23.55% | \$40,269   |
| 92-17-34-432-364                    | 622 POINTE DR  | 8/2/2024   | 03-ARM'S LENGTH | \$377,200       | \$332,413         | \$94,788      | 0.01      | Land Table KEA     | <div><div></div></div> 25.13% | \$67,509   |
| 92-17-34-432-365                    | 616 POINTE DR  | 8/2/2024   | 03-ARM'S LENGTH | \$273,850       | \$281,070         | \$42,781      | 0.01      | Land Table KEA     | <div><div></div></div> 15.62% | \$49,012   |
| 92-17-34-432-366                    | 618 POINTE DR  | 8/1/2024   | 03-ARM'S LENGTH | \$350,828       | \$331,646         | \$69,183      | 0.01      | Land Table KEA     | <div><div></div></div> 19.72% | \$62,790   |
| 92-17-34-432-367                    | 612 POINTE DR  | 7/31/2024  | 03-ARM'S LENGTH | \$269,900       | \$280,157         | \$39,744      | 0.01      | Land Table KEA     | <div><div></div></div> 14.73% | \$48,305   |
| 92-17-34-432-368                    | 614 POINTE DR  | 7/31/2024  | 03-ARM'S LENGTH | \$349,900       | \$332,392         | \$67,509      | 0.01      | Land Table KEA     | <div><div></div></div> 19.29% | \$62,623   |
| 92-17-34-432-369                    | 608 POINTE DR  | 7/31/2024  | 03-ARM'S LENGTH | \$269,900       | \$280,157         | \$39,744      | 0.01      | Land Table KEA     | <div><div></div></div> 14.73% | \$48,305   |
| 92-17-34-432-370                    | 610 POINTE DR  | 8/1/2024   | 03-ARM'S LENGTH | \$350,828       | \$332,392         | \$68,437      | 0.01      | Land Table KEA     | <div><div></div></div> 19.51% | \$62,790   |
| 92-17-34-432-371                    | 604 POINTE DR  | 8/1/2024   | 03-ARM'S LENGTH | \$269,900       | \$280,061         | \$39,840      | 0.01      | Land Table KEA     | <div><div></div></div> 14.76% | \$48,305   |
| 92-17-34-432-372                    | 606 POINTE DR  | 8/22/2024  | 03-ARM'S LENGTH | \$355,900       | \$328,291         | \$77,610      | 0.01      | Land Table KEA     | <div><div></div></div> 21.81% | \$63,697   |
|                                     |                |            |                 |                 |                   |               |           | Average LtoB       | 17.90%                        |            |
|                                     |                |            |                 |                 |                   |               |           | Average LtoB Value |                               | \$55,643   |

| Land Value Used |          |          |          |
|-----------------|----------|----------|----------|
| Sites           | 2025     | % Change | 2026     |
| SITE A          | \$50,001 | 11.28%   | \$55,643 |

| City of Walled Lake 2026 Land Value<br>LAND TABLE KEB |                |           |              |                 |                   |               |           |            |                         |            |
|-------------------------------------------------------|----------------|-----------|--------------|-----------------|-------------------|---------------|-----------|------------|-------------------------|------------|
| 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 |
| LAKE FRONT END                                        |                |           |              |                 |                   |               |           |            |                         |            |
|                                                       |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                                       |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                                       |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                                       |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                                       |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                                       |                |           |              |                 |                   |               |           |            | #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!    |
| LAKE FRONT STD                                        |                |           |              |                 |                   |               |           |            |                         |            |
|                                                       |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                                       |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                                       |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                                       |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                                       |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                                       |                |           |              |                 |                   |               |           |            | #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!    |
| LAKE VIEW END                                         |                |           |              |                 |                   |               |           |            |                         |            |
|                                                       |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                                       |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                                       |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                                       |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                                       |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                                       |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                                       |                |           |              |                 |                   |               |           |            | #DIV/0!                 | \$0        |
|                                                       |                |           |              |                 |                   |               |           |            | #DIV/0!                 | \$0        |
|                                                       |                |           |              |                 |                   |               |           |            | #DIV/0!                 | \$0        |
|                                                       |                |           |              |                 |                   |               |           |            | Average LtoB %          | #DIV/0!    |
|                                                       |                |           |              |                 |                   |               |           |            | Average LtoB Value      | #DIV/0!    |

| Sites            | Land Value % Changed |          |           |
|------------------|----------------------|----------|-----------|
|                  | 2025                 | % Change | 2026      |
| LAKE FRONT END   | \$153,740            | #DIV/0!  | #DIV/0!   |
| LAKE FRONT STD   | \$135,410            | #DIV/0!  | #DIV/0!   |
| LAKE VIEW END    | \$98,550             | #DIV/0!  | #DIV/0!   |
| LKSTDMINLKVVWEND | \$72,534             | 50.01%   | \$108,807 |
| BLDG 8 ONLY      | \$62,087             | #DIV/0!  | #DIV/0!   |
| MIN LK VW STD    | \$51,640             | #DIV/0!  | #DIV/0!   |
| STD REAR LOTS    | \$40,801             | 25.95%   | \$51,391  |

| Sites            | Land Value Used |          |           |
|------------------|-----------------|----------|-----------|
|                  | 2025            | % Change | 2026      |
| LAKE FRONT END   | \$153,740       | 38%      | \$212,161 |
| LAKE FRONT STD   | \$135,410       | 38%      | \$186,866 |
| LAKE VIEW END    | \$98,550        | 38%      | \$135,999 |
| LKSTDMINLKVVWEND | \$72,534        | 38%      | \$100,097 |
| BLDG 8 ONLY      | \$62,087        | 38%      | \$85,680  |
| MIN LK VW STD    | \$51,640        | 38%      | \$71,263  |
| STD REAR LOTS    | \$40,801        | 38%      | \$56,305  |

| City of Walled Lake 2026 Land Value<br>LAND TABLE KEB |                  |            |                 |                 |                   |               |           |                |                         |            |
|-------------------------------------------------------|------------------|------------|-----------------|-----------------|-------------------|---------------|-----------|----------------|-------------------------|------------|
| 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 |
| LKSTDMINLKVVWEND                                      |                  |            |                 |                 |                   |               |           |                |                         |            |
| 92-17-34-432-014                                      | 123 E BAY DR     | 6/1/2023   | 03-ARM'S LENGTH | \$278,500       | \$264,502         | \$86,532      | 1.00      | Land Table KEB | 31.07%                  | \$95,329   |
| 92-17-34-432-018                                      | 131 E BAY DR     | 7/21/2023  | 03-ARM'S LENGTH | \$299,900       | \$264,502         | \$107,932     | 1.00      | Land Table KEB | 35.99%                  | \$102,654  |
| 92-17-34-432-018                                      | 131 E BAY DR     | 7/2/2024   | 03-ARM'S LENGTH | \$318,100       | \$264,502         | \$126,132     | 1.00      | Land Table KEB | 39.66%                  | \$108,884  |
| 92-17-34-432-044                                      | 163 E BAY DR     | 6/18/2024  | 03-ARM'S LENGTH | \$375,000       | \$334,260         | \$113,274     | 1.00      | Land Table KEB | 30.71%                  | \$128,361  |
|                                                       |                  |            |                 |                 |                   |               |           |                | Average LtoB %          | 34.23%     |
|                                                       |                  |            |                 |                 |                   |               |           |                | Average LtoB Value      | \$108,807  |
| BLDG 8 ONLY                                           |                  |            |                 |                 |                   |               |           |                |                         |            |
|                                                       |                  |            |                 |                 |                   |               |           |                | #DIV/0!                 | #DIV/0!    |
|                                                       |                  |            |                 |                 |                   |               |           |                | #DIV/0!                 | #DIV/0!    |
|                                                       |                  |            |                 |                 |                   |               |           |                | #DIV/0!                 | #DIV/0!    |
|                                                       |                  |            |                 |                 |                   |               |           |                | #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!    |
| MIN LK VW STD                                         |                  |            |                 |                 |                   |               |           |                |                         |            |
|                                                       |                  |            |                 |                 |                   |               |           |                | #DIV/0!                 | #DIV/0!    |
|                                                       |                  |            |                 |                 |                   |               |           |                | #DIV/0!                 | #DIV/0!    |
|                                                       |                  |            |                 |                 |                   |               |           |                | #DIV/0!                 | #DIV/0!    |
|                                                       |                  |            |                 |                 |                   |               |           |                | #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!    |
| STD REAR LOTS                                         |                  |            |                 |                 |                   |               |           |                |                         |            |
| 92-17-34-432-073                                      | 414 BOARDWALK DR | 2/16/2024  | 03-ARM'S LENGTH | \$330,000       | \$290,663         | \$80,138      | 1.00      | Land Table KEB | 24.28%                  | \$59,091   |
| 92-17-34-432-105                                      | 405 OLD PINE WAY | 10/22/2024 | 03-ARM'S LENGTH | \$287,500       | \$282,742         | \$45,559      | 1.00      | Land Table KEB | 15.85%                  | \$51,480   |
| 92-17-34-432-110                                      | 443 OLD PINE WAY | 4/26/2024  | 03-ARM'S LENGTH | \$285,000       | \$290,663         | \$35,138      | 1.00      | Land Table KEB | 12.33%                  | \$51,033   |
| 92-17-34-432-160                                      | 466 OLD PINE WAY | 5/17/2023  | 03-ARM'S LENGTH | \$297,500       | \$298,706         | \$39,595      | 1.00      | Land Table KEB | 13.31%                  | \$53,271   |
| 92-17-34-432-161                                      | 468 OLD PINE WAY | 6/21/2023  | 03-ARM'S LENGTH | \$230,000       | \$237,915         | \$32,886      | 1.00      | Land Table KEB | 14.30%                  | \$41,184   |
| 92-17-34-432-170                                      | 421 VILLAGE DR   | 7/31/2024  | 03-ARM'S LENGTH | \$295,000       | \$298,532         | \$37,269      | 1.00      | Land Table KEB | 12.63%                  | \$52,823   |
| 92-17-34-432-171                                      | 415 VILLAGE DR   | 3/9/2024   | 03-ARM'S LENGTH | \$284,000       | \$232,096         | \$92,705      | 1.00      | Land Table KEB | 32.64%                  | \$50,854   |
|                                                       |                  |            |                 |                 |                   |               |           |                | Average LtoB %          | 17.91%     |
|                                                       |                  |            |                 |                 |                   |               |           |                | Average LtoB Value      | \$51,391   |

LKSTDMINLKVVWEND and STD Rear Lots show an average change of 38% that will be applied across the entire table. Lake front end, lake front std, lake view end, bldg 8 only and min lw vw std had no valid sales. Review table in 2026.

| City of Walled Lake 2026 Land Value<br>LAND TABLE KF3 |                     |            |                 |                 |                   |               |           |                    |                               |            |
|-------------------------------------------------------|---------------------|------------|-----------------|-----------------|-------------------|---------------|-----------|--------------------|-------------------------------|------------|
| Parcel Number                                         | Street Address      | Sale Date  | Term of Sale    | Adj. Sale Price | Current Appraisal | Land Residual | Net Acres | Land Table         | Land to Building %<br>LtoB    | LtoB Value |
| SITE VALUE A                                          |                     |            |                 |                 |                   |               |           |                    |                               |            |
| 92-17-35-376-010                                      | 144 LAKE VILLAGE DR | 5/24/2023  | 03-ARM'S LENGTH | \$137,000       | \$154,271         | \$32,780      | 1.00      | Land Table KF3     | <div><div></div></div> 23.93% | \$44,733   |
| 92-17-35-376-028                                      | 256 LAKE VILLAGE DR | 2/13/2025  | 03-ARM'S LENGTH | \$160,000       | \$138,377         | \$62,971      | 1.00      | Land Table KF3     | <div><div></div></div> 39.36% | \$52,243   |
| 92-17-35-376-038                                      | 275 LAKE VILLAGE DR | 3/22/2025  | 03-ARM'S LENGTH | \$168,000       | \$158,183         | \$59,868      | 1.00      | Land Table KF3     | <div><div></div></div> 35.64% | \$54,855   |
| 92-17-35-376-042                                      | 267 LAKE VILLAGE DR | 12/18/2023 | 03-ARM'S LENGTH | \$183,900       | \$164,480         | \$69,471      | 1.00      | Land Table KF3     | <div><div></div></div> 37.78% | \$60,046   |
| 92-17-35-376-043                                      | 269 LAKE VILLAGE DR | 12/15/2023 | 03-ARM'S LENGTH | \$185,000       | \$176,112         | \$58,939      | 1.00      | Land Table KF3     | <div><div></div></div> 31.86% | \$60,405   |
| 92-17-35-376-058                                      | 154 NEPTUNE DR      | 12/27/2023 | 03-ARM'S LENGTH | \$170,000       | \$165,981         | \$54,070      | 1.00      | Land Table KF3     | <div><div></div></div> 31.81% | \$55,508   |
| 92-17-35-376-068                                      | 177 NEPTUNE DR      | 9/26/2023  | 03-ARM'S LENGTH | \$141,000       | \$140,091         | \$42,257      | 1.00      | Land Table KF3     | <div><div></div></div> 29.97% | \$46,039   |
| 92-17-35-376-081                                      | 226 AQUEDUCT DR     | 6/26/2023  | 03-ARM'S LENGTH | \$179,000       | \$151,137         | \$69,211      | 1.00      | Land Table KF3     | <div><div></div></div> 38.67% | \$58,446   |
| 92-17-35-376-089                                      | 266 AQUEDUCT DR     | 9/21/2023  | 03-ARM'S LENGTH | \$175,000       | \$157,538         | \$67,513      | 1.00      | Land Table KF3     | <div><div></div></div> 38.58% | \$57,140   |
| 92-17-35-376-104                                      | 106 LAKE VILLAGE DR | 9/26/2024  | 03-ARM'S LENGTH | \$175,000       | \$160,082         | \$64,969      | 1.00      | Land Table KF3     | <div><div></div></div> 37.13% | \$57,140   |
| 92-17-35-376-111                                      | 109 LAKE VILLAGE DR | 10/12/2023 | 03-ARM'S LENGTH | \$155,000       | \$177,752         | \$29,840      | 1.00      | Land Table KF3     | <div><div></div></div> 19.25% | \$50,610   |
| 92-17-35-376-114                                      | 125 LAKE VILLAGE DR | 12/5/2023  | 03-ARM'S LENGTH | \$173,000       | \$179,821         | \$45,771      | 1.00      | Land Table KF3     | <div><div></div></div> 26.46% | \$56,487   |
| 92-17-35-377-016                                      | 242 NEPTUNE DR      | 6/2/2023   | 03-ARM'S LENGTH | \$204,000       | \$177,032         | \$79,560      | 1.00      | Land Table KF3     | <div><div></div></div> 39.00% | \$66,609   |
| 92-17-35-377-035                                      | 227 NEPTUNE DR      | 6/6/2024   | 03-ARM'S LENGTH | \$200,000       | \$176,221         | \$68,027      | 1.00      | Land Table KF3     | <div><div></div></div> 34.01% | \$65,303   |
| 92-17-35-377-044                                      | 267 INLET CT        | 9/22/2023  | 03-ARM'S LENGTH | \$185,000       | \$177,501         | \$60,091      | 1.00      | Land Table KF3     | <div><div></div></div> 32.48% | \$60,405   |
| 92-17-35-377-046                                      | 271 INLET CT        | 7/29/2024  | 03-ARM'S LENGTH | \$200,000       | \$177,625         | \$74,967      | 1.00      | Land Table KF3     | <div><div></div></div> 37.48% | \$65,303   |
| 92-17-35-377-053                                      | 283 INLET CT        | 8/22/2024  | 03-ARM'S LENGTH | \$200,000       | \$179,703         | \$72,889      | 1.00      | Land Table KF3     | <div><div></div></div> 36.44% | \$65,303   |
| 92-17-35-377-088                                      | 354 NEPTUNE DR      | 9/13/2024  | 03-ARM'S LENGTH | \$202,000       | \$165,638         | \$80,610      | 1.00      | Land Table KF3     | <div><div></div></div> 39.91% | \$65,956   |
| 92-17-35-377-114                                      | 1445 HARBOR DR      | 2/23/2024  | 03-ARM'S LENGTH | \$168,000       | \$176,043         | \$44,549      | 1.00      | Land Table KF3     | <div><div></div></div> 26.52% | \$54,855   |
| 92-17-35-377-131                                      | 243 AQUEDUCT DR     | 4/7/2023   | 03-ARM'S LENGTH | \$170,000       | \$181,446         | \$41,146      | 1.00      | Land Table KF3     | <div><div></div></div> 24.20% | \$55,508   |
| 92-17-35-377-167                                      | 1556 MARINER DR     | 12/18/2024 | 03-ARM'S LENGTH | \$197,000       | \$167,598         | \$73,650      | 1.00      | Land Table KF3     | <div><div></div></div> 37.39% | \$64,324   |
| 92-17-35-377-191                                      | 1492 MARINER DR     | 8/16/2024  | 03-ARM'S LENGTH | \$199,900       | \$183,558         | \$68,934      | 1.00      | Land Table KF3     | <div><div></div></div> 34.48% | \$65,271   |
| 92-17-35-377-203                                      | 1444 MARINER DR     | 7/12/2023  | 03-ARM'S LENGTH | \$215,000       | \$181,926         | \$85,666      | 1.00      | Land Table KF3     | <div><div></div></div> 39.84% | \$70,201   |
| 92-17-35-377-209                                      | 1438 MARINER DR     | 6/29/2023  | 03-ARM'S LENGTH | \$172,000       | \$179,682         | \$36,566      | 1.00      | Land Table KF3     | <div><div></div></div> 21.26% | \$56,161   |
| 92-17-35-377-213                                      | 381 NEPTUNE DR      | 1/24/2024  | 03-ARM'S LENGTH | \$159,900       | \$167,598         | \$36,550      | 1.00      | Land Table KF3     | <div><div></div></div> 22.86% | \$52,210   |
|                                                       |                     |            |                 |                 |                   |               |           | Average LtoB       | 32.65%                        |            |
|                                                       |                     |            |                 |                 |                   |               |           | Average LtoB Value |                               | \$58,442   |

| Land Value Used |      |          |          |
|-----------------|------|----------|----------|
| Sites           | 2025 | % Change | 2026     |
| SITE A          | ###  | #VALUE!  | \$58,442 |

| City of Walled Lake 2026 Land Value<br>LAND TABLE KG3 |                     |           |                 |                 |                   |               |           |                |                            |            |
|-------------------------------------------------------|---------------------|-----------|-----------------|-----------------|-------------------|---------------|-----------|----------------|----------------------------|------------|
| Parcel Number                                         | Street Address      | Sale Date | Term of Sale    | Adj. Sale Price | Current Appraisal | Land Residual | Net Acres | Land Table     | Land to Building %<br>LtoB | LtoB Value |
| SITE VALUE A                                          |                     |           |                 |                 |                   |               |           |                |                            |            |
| 92-17-23-326-032                                      | 1125 INDIANWOOD TRL | 5/17/2023 | 03-ARM'S LENGTH | \$172,000       | \$171,885         | \$40,279      | 1.00      | Land Table KG3 | 23.42%                     | \$40,850   |
| 92-17-23-326-033                                      | 1131 INDIANWOOD TRL | 6/15/2023 | 03-ARM'S LENGTH | \$189,900       | \$184,332         | \$45,732      | 1.00      | Land Table KG3 | 24.08%                     | \$45,101   |
|                                                       |                     |           |                 |                 |                   |               |           | Average LtoB   | 23.75%                     |            |
|                                                       |                     |           |                 |                 |                   |               |           |                | Average LtoB Value         | \$42,976   |

| Land Value Used |          |          |          |
|-----------------|----------|----------|----------|
| Sites           | 2025     | % Change | 2026     |
| SITE A          | \$40,164 | 7.00%    | \$42,976 |

City of Walled Lake 2026 Land Value

LAND TABLE KHA

| Parcel Number    | Street Address    | Sale Date  | Term of Sale    | Adj. Sale Price | Current Appraisal | Land Residual | Net Acres | Land Table     | Land to Building %<br>LtoB    | LtoB Value |
|------------------|-------------------|------------|-----------------|-----------------|-------------------|---------------|-----------|----------------|-------------------------------|------------|
| RATE GROUP A     |                   |            |                 |                 |                   |               |           |                |                               |            |
| 92-17-34-379-034 | 855 S PONTIAC TRL | 8/20/2025  | 03-ARM'S LENGTH | \$167,000       | \$149,398         | \$60,229      | 1.00      | Land Table KHA | <div><div></div></div> 36.07% | \$59,227   |
| 92-17-34-379-035 | 855 S PONTIAC TRL | 10/19/2022 | 03-ARM'S LENGTH | \$167,000       | \$147,181         | \$62,446      | 1.00      | Land Table KHA | <div><div></div></div> 37.39% | \$59,227   |
| 92-17-34-379-053 | 875 S PONTIAC TRL | 6/24/2022  | 03-ARM'S LENGTH | \$158,500       | \$146,473         | \$54,654      | 1.00      | Land Table KHA | <div><div></div></div> 34.48% | \$56,212   |
| 92-17-34-379-061 | 875 S PONTIAC TRL | 8/12/2024  | 03-ARM'S LENGTH | \$170,000       | \$146,659         | \$65,968      | 1.00      | Land Table KHA | <div><div></div></div> 38.80% | \$60,291   |
| 92-17-34-379-069 | 895 S PONTIAC TRL | 7/25/2024  | 03-ARM'S LENGTH | \$150,000       | \$142,293         | \$50,334      | 1.00      | Land Table KHA | <div><div></div></div> 33.56% | \$53,198   |
| 92-17-34-379-083 | 895 S PONTIAC TRL | 4/10/2023  | 03-ARM'S LENGTH | \$173,500       | \$159,758         | \$56,369      | 1.00      | Land Table KHA | <div><div></div></div> 32.49% | \$61,532   |
|                  |                   |            |                 |                 |                   |               |           |                | Average LtoB %                | 35.47%     |
|                  |                   |            |                 |                 |                   |               |           |                | Average LtoB Value            | \$58,281   |
|                  |                   |            |                 |                 |                   |               |           |                |                               |            |
| RATE GROUP B     |                   |            |                 |                 |                   |               |           |                |                               |            |
| 92-17-34-379-032 | 855 S PONTIAC TRL | 5/23/2024  | 03-ARM'S LENGTH | \$185,000       | \$198,446         | \$50,494      | 1.00      | Land Table KHA | <div><div></div></div> 27.29% | \$63,308   |
| 92-17-34-379-041 | 875 S PONTIAC TRL | 9/26/2025  | 03-ARM'S LENGTH | \$197,000       | \$197,685         | \$63,255      | 1.00      | Land Table KHA | <div><div></div></div> 32.11% | \$67,414   |
| 92-17-34-379-046 | 875 S PONTIAC TRL | 5/7/2024   | 03-ARM'S LENGTH | \$208,000       | \$204,826         | \$67,114      | 1.00      | Land Table KHA | <div><div></div></div> 32.27% | \$71,178   |
| 92-17-34-379-077 | 895 S PONTIAC TRL | 5/12/2023  | 03-ARM'S LENGTH | \$201,000       | \$198,483         | \$66,457      | 1.00      | Land Table KHA | <div><div></div></div> 33.06% | \$68,783   |
| 92-17-34-379-081 | 895 S PONTIAC TRL | 6/12/2023  | 03-ARM'S LENGTH | \$192,500       | \$167,179         | \$89,261      | 1.00      | Land Table KHA | <div><div></div></div> 46.37% | \$65,874   |
|                  |                   |            |                 |                 |                   |               |           |                | Average LtoB %                | 34.22%     |
|                  |                   |            |                 |                 |                   |               |           |                | Average LtoB Value            | \$67,312   |

| Land Value Used |          |          |          |
|-----------------|----------|----------|----------|
| Sites           | 2025     | % Change | 2026     |
| RATE GROUP A    | \$42,627 | 36.72%   | \$58,281 |
| RATE GROUP B    | \$63,940 | 5.27%    | \$67,312 |

City of Walled Lake 2026 Land Value

LAND TABLE KK3

| Parcel Number      | Street Address | Sale Date | Term of Sale    | Adj. Sale Price | Current Appraisal | Land Residual | Net Acres | Land Table     | Land to Building %<br>LtoB    | LtoB Value |
|--------------------|----------------|-----------|-----------------|-----------------|-------------------|---------------|-----------|----------------|-------------------------------|------------|
| SITE VALUE A       |                |           |                 |                 |                   |               |           |                |                               |            |
| 92-17-34-328-072   | 150 LADD RD    | 5/5/2023  | 03-ARM'S LENGTH | \$140,000       | \$131,666         | \$43,369      | 1.00      | Land Table KK3 | <div><div></div></div> 30.98% | \$48,009   |
| 92-17-34-328-075   | 156 LADD RD    | 4/13/2023 | 03-ARM'S LENGTH | \$120,000       | \$116,395         | \$38,640      | 1.00      | Land Table KK3 | <div><div></div></div> 32.20% | \$41,150   |
| 92-17-34-328-076   | 146 LADD RD    | 9/26/2024 | 03-ARM'S LENGTH | \$129,000       | \$116,521         | \$47,514      | 1.00      | Land Table KK3 | <div><div></div></div> 36.83% | \$44,237   |
| 92-17-34-328-080   | 142 LADD RD    | 4/5/2023  | 03-ARM'S LENGTH | \$130,000       | \$117,016         | \$48,019      | 1.00      | Land Table KK3 | <div><div></div></div> 36.94% | \$44,579   |
| 92-17-34-328-090   | 122 LADD RD    | 6/6/2022  | 03-ARM'S LENGTH | \$117,000       | \$115,692         | \$36,343      | 1.00      | Land Table KK3 | <div><div></div></div> 31.06% | \$40,122   |
| 92-17-34-328-099   | 112 LADD RD    | 2/14/2025 | 03-ARM'S LENGTH | \$127,000       | \$114,104         | \$47,931      | 1.00      | Land Table KK3 | <div><div></div></div> 37.74% | \$43,551   |
| Average LtoB       |                |           |                 |                 |                   |               |           |                | 34.29%                        |            |
| Average LtoB Value |                |           |                 |                 |                   |               |           |                |                               | \$43,608   |

| Land Value Used |          |          |          |
|-----------------|----------|----------|----------|
| Sites           | 2025     | % Change | 2026     |
| SITE A          | \$35,035 | 24.47%   | \$43,608 |

City of Walled Lake 2026 Land Value

LAND TABLE KMU

| Parcel Number    | Street Address    | Sale Date  | Term of Sale    | Adj. Sale Price | Current Appraisal | Land Residual | Net Acres | Land Table     | Land to Building %<br>LtoB   | LtoB Value |
|------------------|-------------------|------------|-----------------|-----------------|-------------------|---------------|-----------|----------------|------------------------------|------------|
| SITE VALUE A     |                   |            |                 |                 |                   |               |           |                |                              |            |
| 92-17-34-205-009 | 109 LEGATO DR     | 4/5/2022   | 03-ARM'S LENGTH | \$220,000       | \$241,133         | \$22,603      | 1.00      | Land Table KMU | <div><div>10.27%</div></div> | \$38,911   |
| 92-17-34-205-012 | 112 LEGATO DR     | 10/11/2023 | 03-ARM'S LENGTH | \$185,000       | \$193,844         | \$23,553      | 1.00      | Land Table KMU | <div><div>12.73%</div></div> | \$32,720   |
| 92-17-34-205-022 | 208 LEGATO DR     | 11/29/2022 | 03-ARM'S LENGTH | \$190,000       | \$193,844         | \$28,553      | 1.00      | Land Table KMU | <div><div>15.03%</div></div> | \$33,605   |
| 92-17-34-205-023 | 209 LEGATO DR     | 11/17/2023 | 03-ARM'S LENGTH | \$240,000       | \$238,293         | \$45,443      | 1.00      | Land Table KMU | <div><div>18.93%</div></div> | \$42,448   |
| 92-17-34-205-030 | 302 LEGATO DR     | 2/9/2024   | 03-ARM'S LENGTH | \$208,000       | \$195,000         | \$48,637      | 1.00      | Land Table KMU | <div><div>23.38%</div></div> | \$36,788   |
| 92-17-34-205-032 | 304 LEGATO DR     | 9/22/2022  | 03-ARM'S LENGTH | \$186,000       | \$193,844         | \$24,553      | 1.00      | Land Table KMU | <div><div>13.20%</div></div> | \$32,897   |
| 92-17-34-205-036 | 308 LEGATO DR     | 12/13/2024 | 03-ARM'S LENGTH | \$212,000       | \$193,844         | \$50,553      | 1.00      | Land Table KMU | <div><div>23.85%</div></div> | \$37,496   |
| 92-17-34-205-039 | 311 LEGATO DR     | 9/25/2023  | 03-ARM'S LENGTH | \$215,000       | \$231,318         | \$27,418      | 1.00      | Land Table KMU | <div><div>12.75%</div></div> | \$38,026   |
| 92-17-34-205-050 | 408 LEGATO DR     | 6/6/2023   | 03-ARM'S LENGTH | \$229,900       | \$202,563         | \$43,064      | 1.00      | Land Table KMU | <div><div>18.73%</div></div> | \$40,662   |
| 92-17-34-205-052 | 410 LEGATO DR     | 10/27/2023 | 03-ARM'S LENGTH | \$227,500       | \$200,167         | \$43,060      | 1.00      | Land Table KMU | <div><div>18.93%</div></div> | \$40,237   |
| 92-17-34-205-054 | 412 LEGATO DR     | 6/23/2023  | 03-ARM'S LENGTH | \$229,900       | \$202,563         | \$43,064      | 1.00      | Land Table KMU | <div><div>18.73%</div></div> | \$40,662   |
| 92-17-34-205-056 | 414 LEGATO DR     | 7/6/2023   | 03-ARM'S LENGTH | \$230,000       | \$200,167         | \$45,560      | 1.00      | Land Table KMU | <div><div>19.81%</div></div> | \$40,679   |
| 92-17-34-257-004 | 565 N PONTIAC TRL | 7/29/2024  | 03-ARM'S LENGTH | \$200,000       | \$188,747         | \$43,650      | 1.00      | Land Table KMU | <div><div>21.83%</div></div> | \$35,373   |
| 92-17-34-257-009 | 575 N PONTIAC TRL | 8/5/2024   | 03-ARM'S LENGTH | \$195,000       | \$189,491         | \$37,906      | 1.00      | Land Table KMU | <div><div>19.44%</div></div> | \$34,489   |
| Average LtoB     |                   |            |                 |                 |                   |               |           |                | 17.69%                       |            |
|                  |                   |            |                 |                 |                   |               |           |                | Average LtoB Value           | \$37,500   |

| Land Value Used |      |          |          |
|-----------------|------|----------|----------|
| Sites           | 2025 | % Change | 2026     |
| SITE A          | ###  | #VALUE!  | \$37,500 |

| City of Walled Lake 2026 Land Value<br>LAND TABLE KP3 |                 |            |                 |                 |                   |               |           |                |                               |            |
|-------------------------------------------------------|-----------------|------------|-----------------|-----------------|-------------------|---------------|-----------|----------------|-------------------------------|------------|
| Parcel Number                                         | Street Address  | Sale Date  | Term of Sale    | Adj. Sale Price | Current Appraisal | Land Residual | Net Acres | Land Table     | Land to Building %<br>LtoB    | LtoB Value |
| RATE GROUP A                                          |                 |            |                 |                 |                   |               |           |                |                               |            |
| 92-17-34-278-002                                      | 440 NICOLET ST  | 3/18/2024  | 03-ARM'S LENGTH | \$210,000       | \$228,581         | \$43,879      | 1.00      | Land Table KP3 | <div><div></div></div> 20.89% | \$53,969   |
| 92-17-34-278-027                                      | 608 WINWOOD CIR | 9/20/2023  | 03-ARM'S LENGTH | \$269,000       | \$250,399         | \$81,061      | 1.00      | Land Table KP3 | <div><div></div></div> 30.13% | \$69,131   |
| 92-17-34-278-041                                      | 526 WINWOOD CIR | 6/28/2023  | 03-ARM'S LENGTH | \$267,000       | \$256,548         | \$72,912      | 1.00      | Land Table KP3 | <div><div></div></div> 27.31% | \$68,617   |
| 92-17-34-278-061                                      | 519 WINWOOD CIR | 6/5/2023   | 03-ARM'S LENGTH | \$240,000       | \$228,436         | \$74,024      | 1.00      | Land Table KP3 | <div><div></div></div> 30.84% | \$61,678   |
| 92-17-34-278-064                                      | 585 WINWOOD CIR | 5/24/2024  | 03-ARM'S LENGTH | \$270,000       | \$270,866         | \$76,502      | 1.00      | Land Table KP3 | <div><div></div></div> 28.33% | \$69,388   |
| 92-17-34-278-071                                      | 462 WINWOOD CIR | 9/14/2023  | 03-ARM'S LENGTH | \$255,000       | \$253,659         | \$63,801      | 1.00      | Land Table KP3 | <div><div></div></div> 25.02% | \$65,533   |
| 92-17-34-278-097                                      | 475 WINWOOD CIR | 7/5/2023   | 03-ARM'S LENGTH | \$260,000       | \$243,788         | \$78,672      | 1.00      | Land Table KP3 | <div><div></div></div> 30.26% | \$66,818   |
| 92-17-34-278-103                                      | 463 WINWOOD CIR | 12/13/2024 | 03-ARM'S LENGTH | \$240,000       | \$255,281         | \$47,179      | 1.00      | Land Table KP3 | <div><div></div></div> 19.66% | \$61,678   |
| 92-17-34-278-123                                      | 587 WINWOOD CIR | 6/28/2024  | 03-ARM'S LENGTH | \$310,000       | \$309,801         | \$77,567      | 1.00      | Land Table KP3 | <div><div></div></div> 25.02% | \$79,668   |
| 92-17-34-329-043                                      | 260 WIND WAY DR | 9/8/2023   | 03-ARM'S LENGTH | \$225,000       | \$243,537         | \$43,923      | 1.00      | Land Table KP3 | <div><div></div></div> 19.52% | \$57,824   |
|                                                       |                 |            |                 |                 |                   |               |           |                | Average LtoB %                | 25.70%     |
|                                                       |                 |            |                 |                 |                   |               |           |                | Average LtoB Value            | \$65,431   |

| Land Value Used |          |          |          |
|-----------------|----------|----------|----------|
| Sites           | 2025     | % Change | 2026     |
| RATE GROUP A    | \$62,460 | 4.76%    | \$65,431 |

City of Walled Lake 2026 Land Value

LAND TABLE KS3

| 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 |
|--------------------|-----------------------|-----------|-----------------|-----------------|-------------------|---------------|-----------|----------------|-------------------------|------------|
| 0.20 - 0.25 Acres  |                       |           |                 |                 |                   |               |           |                |                         |            |
| 92-17-34-305-004   | 130 GLENWOOD DR       | 8/27/2025 | 03-ARM'S LENGTH | \$450,000       | \$377,738         | \$158,512     | 0.22      | Land Table KS3 | <div><div></div></div>  | \$122,418  |
| 92-17-34-305-025   | 1254 GLENWOOD CT      | 3/31/2023 | 03-ARM'S LENGTH | \$380,000       | \$385,114         | \$81,136      | 0.22      | Land Table KS3 | <div><div></div></div>  | \$103,375  |
| 92-17-34-305-021   | 1247 GLENWOOD CT      | 6/6/2024  | 03-ARM'S LENGTH | \$435,000       | \$396,410         | \$124,840     | 0.23      | Land Table KS3 | <div><div></div></div>  | \$118,338  |
| 92-17-34-305-016   | 1244 WOODCREST CT     | 10/4/2022 | 03-ARM'S LENGTH | \$405,000       | \$395,010         | \$96,240      | 0.25      | Land Table KS3 | <div><div></div></div>  | \$110,176  |
| 92-17-34-305-019   | 1238 WOODCREST CT     | 7/15/2022 | 03-ARM'S LENGTH | \$395,000       | \$374,671         | \$106,579     | 0.25      | Land Table KS3 | <div><div></div></div>  | \$107,456  |
|                    |                       |           |                 |                 |                   |               |           |                | Average LtoB %          | 27.20%     |
|                    |                       |           |                 |                 |                   |               |           |                | Average LtoB Value      | \$112,353  |
| 0.26 to 0.30 Acres |                       |           |                 |                 |                   |               |           |                |                         |            |
|                    |                       |           |                 |                 |                   |               |           |                | #DIV/0!                 | #DIV/0!    |
|                    |                       |           |                 |                 |                   |               |           |                | Average LtoB %          | #DIV/0!    |
|                    |                       |           |                 |                 |                   |               |           |                | Average LtoB Value      | #DIV/0!    |
| 0.31 + Acres       |                       |           |                 |                 |                   |               |           |                |                         |            |
| 92-17-33-430-002   | 400 WOODLAND HILLS DR | 6/10/2024 | 03-ARM'S LENGTH | \$375,000       | \$311,942         | \$160,808     | 0.32      | Land Table KS3 | <div><div></div></div>  | \$133,965  |
| 92-17-34-304-003   | 125 GLENWOOD DR       | 7/31/2023 | 03-ARM'S LENGTH | \$445,000       | \$415,631         | \$127,119     | 0.32      | Land Table KS3 | <div><div></div></div>  | \$158,972  |
|                    |                       |           |                 |                 |                   |               |           |                | Average LtoB %          | 35.72%     |
|                    |                       |           |                 |                 |                   |               |           |                | Average LtoB Value      | \$146,469  |

| Land Value % Change |          |          |           |
|---------------------|----------|----------|-----------|
| Sites               | 2025     | % Change | 2026      |
| 0.20 - 0.25 Acres   | \$86,250 | 30.26%   | \$112,353 |
| 0.26 to 0.30 Acres  | \$92,000 | #DIV/0!  | #DIV/0!   |
| 0.31 + Acres        | \$97,750 | 49.84%   | \$146,469 |

| Land Value Used    |          |          |           |
|--------------------|----------|----------|-----------|
| Sites              | 2025     | % Change | 2026      |
| 0.20 - 0.25 Acres  | \$86,250 | 40.00%   | \$120,750 |
| 0.26 to 0.30 Acres | \$92,000 | 40.00%   | \$128,800 |
| 0.31 + Acres       | \$97,750 | 40.00%   | \$136,850 |

0.20 to 0.25 and 0.31+ acres show an average change of 40% change which will be used across the table. 0.26 to 0.30 had no valid sales.

City of Walled Lake 2026 Land Value

LAND TABLE KT4

| Parcel Number      | Street Address   | Sale Date  | Term of Sale    | Adj. Sale Price | Current Appraisal | Land Residual | Net Acres | Land Table     | Land to Building %<br>LtoB    | LtoB Value |
|--------------------|------------------|------------|-----------------|-----------------|-------------------|---------------|-----------|----------------|-------------------------------|------------|
| RATE GROUP B       |                  |            |                 |                 |                   |               |           |                |                               |            |
| 92-17-35-253-001   | 1101 ABIGAIL CT  | 9/22/2022  | 03-ARM'S LENGTH | \$268,000       | \$275,159         | \$44,677      | 0.01      | Land Table KT4 | <div><div></div></div> 16.67% | \$53,781   |
| 92-17-35-253-005   | 1103 ABIGAIL CT  | 1/30/2025  | 03-ARM'S LENGTH | \$301,000       | \$268,655         | \$84,181      | 0.01      | Land Table KT4 | <div><div></div></div> 27.97% | \$60,403   |
| 92-17-35-253-010   | 1205 ABIGAIL CT  | 7/6/2022   | 03-ARM'S LENGTH | \$320,000       | \$301,570         | \$70,266      | 0.01      | Land Table KT4 | <div><div></div></div> 21.96% | \$64,216   |
| 92-17-35-253-049   | 10101 JASMINE DR | 10/13/2023 | 03-ARM'S LENGTH | \$259,900       | \$270,938         | \$40,798      | 0.01      | Land Table KT4 | <div><div></div></div> 15.70% | \$52,156   |
| 92-17-35-253-052   | 10202 JASMINE DR | 6/7/2024   | 03-ARM'S LENGTH | \$285,000       | \$300,952         | \$35,884      | 0.01      | Land Table KT4 | <div><div></div></div> 12.59% | \$57,193   |
| 92-17-35-253-063   | 11104 LINDSEY CT | 5/8/2024   | 03-ARM'S LENGTH | \$295,000       | \$271,548         | \$75,288      | 0.01      | Land Table KT4 | <div><div></div></div> 25.52% | \$59,199   |
| Average LtoB       |                  |            |                 |                 |                   |               |           |                | 20.07%                        |            |
| Average LtoB Value |                  |            |                 |                 |                   |               |           |                |                               | \$57,825   |

| Land Value Used |          |          |          |
|-----------------|----------|----------|----------|
| Sites           | 2025     | % Change | 2026     |
| SITE A          | \$51,836 | 11.55%   | \$57,825 |

| City of Walled Lake 2026 Land Value |                |           |              |                 |                   |               |           |            |                         |            |
|-------------------------------------|----------------|-----------|--------------|-----------------|-------------------|---------------|-----------|------------|-------------------------|------------|
| LAND TABLE LF3                      |                |           |              |                 |                   |               |           |            |                         |            |
| 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 |
| 30 TO 50 FF                         |                |           |              |                 |                   |               |           |            |                         |            |
|                                     |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                     |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                     |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                     |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                     |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                     |                |           |              |                 |                   |               |           |            | #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!    |
| 50 TO 79 FF                         |                |           |              |                 |                   |               |           |            |                         |            |
|                                     |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                     |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                     |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                     |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                     |                |           |              |                 |                   |               |           |            | #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!    |
| 79 TO 89 FF                         |                |           |              |                 |                   |               |           |            |                         |            |
|                                     |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                     |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                     |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                     |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                     |                |           |              |                 |                   |               |           |            | #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!    |
| 89 TO 99 FF                         |                |           |              |                 |                   |               |           |            |                         |            |
|                                     |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                     |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                     |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                     |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                     |                |           |              |                 |                   |               |           |            | #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!    |
| 99 TO 129 FF                        |                |           |              |                 |                   |               |           |            |                         |            |
|                                     |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                     |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                     |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                     |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                     |                |           |              |                 |                   |               |           |            | #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!    |

| City of Walled Lake 2026 Land Value |                |           |              |                 |                   |               |           |            |                         |            |
|-------------------------------------|----------------|-----------|--------------|-----------------|-------------------|---------------|-----------|------------|-------------------------|------------|
| LAND TABLE LF3                      |                |           |              |                 |                   |               |           |            |                         |            |
| 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 |
| 129 TO 159 FF                       |                |           |              |                 |                   |               |           |            |                         |            |
|                                     |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                     |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                     |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                     |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                     |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                     |                |           |              |                 |                   |               |           |            | #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!    |
| 159 + FF                            |                |           |              |                 |                   |               |           |            |                         |            |
|                                     |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                     |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                     |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                     |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                     |                |           |              |                 |                   |               |           |            | #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      |
| 30 TO 50 FF     | \$81,422  | 15%      | \$93,635  |
| 50 TO 79 FF     | \$89,301  | 15%      | \$102,696 |
| 79 TO 89 FF     | \$97,181  | 15%      | \$111,758 |
| 89 TO 99 FF     | \$99,807  | 15%      | \$114,778 |
| 99 TO 129 FF    | \$102,434 | 15%      | \$117,799 |
| 129 TO 159 FF   | \$103,747 | 15%      | \$119,309 |
| 159 + FF        | \$105,060 | 15%      | \$120,819 |

Only 4 parcels within table, very small. No sales in expanded study 1/1/2022 to 12/18/2025. Table R-3 is in similar area and had a 15% increase with good sales. Use 15% increase spread across entire table.

### LAND TABLE LF4 WALLED LAKE

| 0.21 to 0.30 Acres |  |  |  |  |  |  |  |  |  | #DIV/0!            | #DIV/0! |
|--------------------|--|--|--|--|--|--|--|--|--|--------------------|---------|
|                    |  |  |  |  |  |  |  |  |  | #DIV/0!            | #DIV/0! |
|                    |  |  |  |  |  |  |  |  |  | #DIV/0!            | #DIV/0! |
|                    |  |  |  |  |  |  |  |  |  | #DIV/0!            | #DIV/0! |
|                    |  |  |  |  |  |  |  |  |  | #DIV/0!            | #DIV/0! |
|                    |  |  |  |  |  |  |  |  |  | #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! |

| 0.51 to 0.89 Acres |  |  |  |  |  |  |  |  |  | #DIV/0!            | #DIV/0! |
|--------------------|--|--|--|--|--|--|--|--|--|--------------------|---------|
|                    |  |  |  |  |  |  |  |  |  | #DIV/0!            | #DIV/0! |
|                    |  |  |  |  |  |  |  |  |  | #DIV/0!            | #DIV/0! |
|                    |  |  |  |  |  |  |  |  |  | #DIV/0!            | #DIV/0! |
|                    |  |  |  |  |  |  |  |  |  | #DIV/0!            | #DIV/0! |
|                    |  |  |  |  |  |  |  |  |  | #DIV/0!            | #DIV/0! |
|                    |  |  |  |  |  |  |  |  |  | #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 TABLE LF4 WALLED LAKE

| 0.201 to 0.250 Acres |  |  |  |  |  |  |  |  |  | #DIV/0!            | #DIV/0! |
|----------------------|--|--|--|--|--|--|--|--|--|--------------------|---------|
|                      |  |  |  |  |  |  |  |  |  | #DIV/0!            | #DIV/0! |
|                      |  |  |  |  |  |  |  |  |  | #DIV/0!            | #DIV/0! |
|                      |  |  |  |  |  |  |  |  |  | #DIV/0!            | #DIV/0! |
|                      |  |  |  |  |  |  |  |  |  | #DIV/0!            | #DIV/0! |
|                      |  |  |  |  |  |  |  |  |  | #DIV/0!            | #DIV/0! |
|                      |  |  |  |  |  |  |  |  |  | #DIV/0!            | #DIV/0! |
|                      |  |  |  |  |  |  |  |  |  | \$0                |         |
|                      |  |  |  |  |  |  |  |  |  | \$0                |         |
|                      |  |  |  |  |  |  |  |  |  | \$0                |         |
|                      |  |  |  |  |  |  |  |  |  | Average LtoB %     | #DIV/0! |
|                      |  |  |  |  |  |  |  |  |  | Average LtoB Value | #DIV/0! |

| 0.401 to 0.500 + Acres |                      |            |                 |           |           |           |      |                             |                               |           |
|------------------------|----------------------|------------|-----------------|-----------|-----------|-----------|------|-----------------------------|-------------------------------|-----------|
| 92-17-34-429-018       | 426 E WALLED LAKE DR | 10/27/2022 | 03-ARM'S LENGTH | \$650,000 | \$664,256 | \$284,994 | 0.44 | Land Table LF4, Walled Lake | <div><div></div></div> 43.85% | \$284,994 |
|                        |                      |            |                 |           |           |           |      |                             | Average LtoB %                | 43.85%    |
|                        |                      |            |                 |           |           |           |      |                             | Average LtoB Value            | \$284,994 |

Table only had 4 sales within expanded study 1/1/2022 to 12/18/2025, three of which were change on land value. This will be spread across the entire table. Table will be converted the

01 to 0.500 + acre table had the only single arms length sale and showed a -5%

Table only had 4 sales within expanded study 1/1/2022 to 12/18/2025, three of which were multi sales. 0.401 to 0.500 + acre table had the only single arms length sale and showed a -5% change on land value. This will be spread across the entire table. Table will be converted the FF for 2027.

| City of Walled Lake 2026 Land Value |                  |           |                 |                 |                   |               |           |                |                               |            |
|-------------------------------------|------------------|-----------|-----------------|-----------------|-------------------|---------------|-----------|----------------|-------------------------------|------------|
| LAND TABLE R-3                      |                  |           |                 |                 |                   |               |           |                |                               |            |
| 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 |
| 0 - 0.19 Acres                      |                  |           |                 |                 |                   |               |           |                |                               |            |
| 92-17-23-377-013                    | 1484 OAKSHADE DR | 9/29/2023 | 03-ARM'S LENGTH | \$315,000       | \$281,328         | \$71,582      | 0.13      | Land Table R-3 | <div><div></div></div> 22.72% | \$71,582   |
|                                     |                  |           |                 |                 |                   |               |           |                | Average LtoB %                | 22.72%     |
|                                     |                  |           |                 |                 |                   |               |           |                | Average LtoB Value            | \$71,582   |
| 0.20 to 0.30 Acres                  |                  |           |                 |                 |                   |               |           |                |                               |            |
|                                     |                  |           |                 |                 |                   |               |           |                | #DIV/0!                       | #DIV/0!    |
|                                     |                  |           |                 |                 |                   |               |           |                | #DIV/0!                       | #DIV/0!    |
|                                     |                  |           |                 |                 |                   |               |           |                | #DIV/0!                       | #DIV/0!    |
|                                     |                  |           |                 |                 |                   |               |           |                | #DIV/0!                       | #DIV/0!    |
|                                     |                  |           |                 |                 |                   |               |           |                | #DIV/0!                       | #DIV/0!    |
|                                     |                  |           |                 |                 |                   |               |           |                | #DIV/0!                       | \$0        |
|                                     |                  |           |                 |                 |                   |               |           |                | #DIV/0!                       | \$0        |
|                                     |                  |           |                 |                 |                   |               |           |                | Average LtoB %                | #DIV/0!    |
|                                     |                  |           |                 |                 |                   |               |           |                | Average LtoB Value            | #DIV/0!    |
| 0.31 to 0.60 Acres                  |                  |           |                 |                 |                   |               |           |                |                               |            |
| 92-17-26-126-020                    | 1883 DECKER RD   | 5/23/2022 | 03-ARM'S LENGTH | \$250,000       | \$248,955         | \$80,652      | 0.47      | Land Table R-3 | <div><div></div></div> 32.26% | \$76,988   |
| 92-17-26-126-022                    | 1861 DECKER RD   | 7/26/2024 | 03-ARM'S LENGTH | \$285,000       | \$281,018         | \$83,589      | 0.47      | Land Table R-3 | <div><div></div></div> 29.33% | \$87,766   |
|                                     |                  |           |                 |                 |                   |               |           |                | Average LtoB %                | 30.80%     |
|                                     |                  |           |                 |                 |                   |               |           |                | Average LtoB Value            | \$82,377   |
| 0.61 to 0.80 Acres                  |                  |           |                 |                 |                   |               |           |                |                               |            |
| 92-17-26-154-009                    | 1218 WANDA ST    | 5/17/2024 | 03-ARM'S LENGTH | \$255,000       | \$254,011         | \$91,971      | 0.78      | Land Table R-3 | <div><div></div></div> 36.07% | \$106,734  |
| 92-17-26-154-011                    | 1250 WANDA ST    | 3/31/2022 | 03-ARM'S LENGTH | \$290,000       | \$242,810         | \$138,172     | 0.78      | Land Table R-3 | <div><div></div></div> 47.65% | \$121,383  |
|                                     |                  |           |                 |                 |                   |               |           |                | Average LtoB %                | 41.86%     |
|                                     |                  |           |                 |                 |                   |               |           |                | Average LtoB Value            | \$114,058  |

| Land Value % Change |           |          |           |
|---------------------|-----------|----------|-----------|
| Sites               | 2025      | % Change | 2026      |
| 0 - 0.19 Acres      | \$37,910  | 88.83%   | \$71,582  |
| 0.20 to 0.30 Acres  | \$56,863  | #DIV/0!  | #DIV/0!   |
| 0.31 to 0.60 Acres  | \$79,607  | 3.48%    | \$82,377  |
| 0.61 to 0.80 Acres  | \$90,982  | 25.36%   | \$114,058 |
| 0.81 to 1.10 Acres  | \$104,251 | 16.12%   | \$121,057 |
| 1.10 to 1.25 Acres  | \$126,364 | -100.00% | \$0       |
| 1.26 + Acres        | \$143,210 | -100.00% | \$0       |

| Land Value Used    |           |          |           |
|--------------------|-----------|----------|-----------|
| Sites              | 2025      | % Change | 2026      |
| 0 - 0.19 Acres     | \$37,910  | 15%      | \$43,597  |
| 0.20 to 0.30 Acres | \$56,863  | 15%      | \$65,392  |
| 0.31 to 0.60 Acres | \$79,607  | 15%      | \$91,548  |
| 0.61 to 0.80 Acres | \$90,982  | 15%      | \$104,629 |
| 0.81 to 1.10 Acres | \$104,251 | 15%      | \$119,889 |
| 1.10 to 1.25 Acres | \$126,364 | 15%      | \$145,319 |
| 1.26 + Acres       | \$143,210 | 15%      | \$164,692 |

0 to 0.19 shows a large increase that is not uniform with 0.31 to 0.60, 0.61 to 0.80 and 0.81 to 1.10 acres which it was why it was not used in the % change average. 0.31 to 0.60, 0.61 to 0.80 and 0.81 to 1.10 acres show an average change of 15% which will be spread across the table.

| City of Walled Lake 2026 Land Value |                |           |                 |                 |                   |               |           |                |                               |            |
|-------------------------------------|----------------|-----------|-----------------|-----------------|-------------------|---------------|-----------|----------------|-------------------------------|------------|
| LAND TABLE R-3                      |                |           |                 |                 |                   |               |           |                |                               |            |
| 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 |
| 0.81 to 1.10 Acres                  |                |           |                 |                 |                   |               |           |                |                               |            |
| 92-17-26-127-017                    | 2011 DECKER RD | 3/7/2024  | 03-ARM'S LENGTH | \$374,000       | \$332,891         | \$145,360     | 0.91      | Land Table R-3 | <div><div></div></div> 38.87% | \$118,911  |
| 92-17-26-153-004                    | 1166 WANDA ST  | 9/6/2023  | 03-ARM'S LENGTH | \$410,000       | \$394,555         | \$119,696     | 0.94      | Land Table R-3 | <div><div></div></div> 29.19% | \$130,357  |
| 92-17-26-154-013                    | 1245 WANDA ST  | 10/3/2022 | 03-ARM'S LENGTH | \$355,000       | \$366,096         | \$93,155      | 1.02      | Land Table R-3 | <div><div></div></div> 26.24% | \$112,870  |
| 92-17-26-154-013                    | 1245 WANDA ST  | 5/6/2025  | 03-ARM'S LENGTH | \$384,000       | \$362,005         | \$126,246     | 1.02      | Land Table R-3 | <div><div></div></div> 32.88% | \$122,091  |
|                                     |                |           |                 |                 |                   |               |           |                | Average LtoB %                | 31.79%     |
|                                     |                |           |                 |                 |                   |               |           |                | Average LtoB Value            | \$121,057  |
| 1.10 to 1.25 Acres                  |                |           |                 |                 |                   |               |           |                |                               |            |
|                                     |                |           |                 |                 |                   |               |           |                | #DIV/0!                       | #DIV/0!    |
|                                     |                |           |                 |                 |                   |               |           |                | #DIV/0!                       | #DIV/0!    |
|                                     |                |           |                 |                 |                   |               |           |                | #DIV/0!                       | #DIV/0!    |
|                                     |                |           |                 |                 |                   |               |           |                | #DIV/0!                       | #DIV/0!    |
|                                     |                |           |                 |                 |                   |               |           |                | #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!    |
| 1.26 + Acres                        |                |           |                 |                 |                   |               |           |                |                               |            |
|                                     |                |           |                 |                 |                   |               |           |                | #DIV/0!                       | #DIV/0!    |
|                                     |                |           |                 |                 |                   |               |           |                | #DIV/0!                       | #DIV/0!    |
|                                     |                |           |                 |                 |                   |               |           |                | #DIV/0!                       | #DIV/0!    |
|                                     |                |           |                 |                 |                   |               |           |                | #DIV/0!                       | #DIV/0!    |
|                                     |                |           |                 |                 |                   |               |           |                | #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!    |

City of Walled Lake 2026 Land Value

LAND TABLE R-4

| Parcel Number       | Street Address      | Sale Date  | Term of Sale    | Adj. Sale Price | Current Appraisal | Land Residual | Net Acres | Land Table     | Land to Building %<br>LtoB | LtoB Value  |
|---------------------|---------------------|------------|-----------------|-----------------|-------------------|---------------|-----------|----------------|----------------------------|-------------|
| 0 - 0.19 Acres      |                     |            |                 |                 |                   |               |           |                |                            |             |
|                     |                     |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!     |
|                     |                     |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!     |
|                     |                     |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!     |
|                     |                     |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!     |
|                     |                     |            |                 |                 |                   |               |           |                | #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!     |
| 0.20 to 0.299 Acres |                     |            |                 |                 |                   |               |           |                |                            |             |
| 92-17-26-126-005    | 1947 GREENMEADOW DR | 3/12/2024  | 03-ARM'S LENGTH | \$310,000       | \$264,388         | \$129,902     | 0.28      | Land Table R-4 | 41.90%                     | \$122,682   |
| 92-17-26-127-001    | 1986 GREENMEADOW DR | 4/22/2022  | 03-ARM'S LENGTH | \$185,000       | \$209,312         | \$59,978      | 0.28      | Land Table R-4 | 32.42%                     | \$73,213    |
| 92-17-26-127-004    | 1932 GREENMEADOW DR | 5/16/2023  | 03-ARM'S LENGTH | \$304,000       | \$260,336         | \$127,954     | 0.28      | Land Table R-4 | 42.09%                     | \$120,307   |
| 92-17-26-178-006    | 1766 ASHSTAN DR     | 8/29/2025  | 03-ARM'S LENGTH | \$299,000       | \$256,035         | \$127,255     | 0.28      | Land Table R-4 | 42.56%                     | \$118,329   |
| 92-17-26-126-008    | 1895 GREENMEADOW DR | 10/31/2023 | 03-ARM'S LENGTH | \$276,000       | \$250,948         | \$109,342     | 0.28      | Land Table R-4 | 39.62%                     | \$109,226   |
| 92-17-26-127-010    | 1503 HIGHMEADOW DR  | 10/28/2022 | 03-ARM'S LENGTH | \$220,000       | \$202,257         | \$102,033     | 0.28      | Land Table R-4 | 46.38%                     | \$87,065    |
| 92-17-26-178-009    | 1391 SHAW AVE       | 4/21/2023  | 03-ARM'S LENGTH | \$255,000       | \$246,723         | \$92,567      | 0.29      | Land Table R-4 | 36.30%                     | \$100,916   |
| 92-17-26-102-010    | 1147 MINDA CT       | 6/11/2024  | 03-ARM'S LENGTH | \$257,000       | \$235,472         | \$105,818     | 0.29      | Land Table R-4 | 41.17%                     | \$101,707   |
| 92-17-26-102-011    | 1159 MINDA CT       | 1/14/2022  | 03-ARM'S LENGTH | \$230,000       | \$242,315         | \$71,975      | 0.29      | Land Table R-4 | 31.29%                     | \$91,022    |
| 92-17-26-102-011    | 1159 MINDA CT       | 4/15/2024  | 03-ARM'S LENGTH | \$272,500       | \$242,315         | \$114,475     | 0.29      | Land Table R-4 | 42.01%                     | \$107,841   |
|                     |                     |            |                 |                 |                   |               |           |                | Average LtoB %             | 39.57%      |
|                     |                     |            |                 |                 |                   |               |           |                | Average LtoB Value         | \$103,231   |
| 0.30 to 0.35 Acres  |                     |            |                 |                 |                   |               |           |                |                            |             |
| 92-17-26-128-004    | 1345 BEVERLY BLVD   | 10/28/2022 | 03-ARM'S LENGTH | \$310,000       | \$282,933         | \$115,571     | 0.34      | Land Table R-4 | 37.28%                     | \$113,314   |
| 92-17-26-129-004    | 1344 BEVERLY BLVD   | 10/17/2022 | 03-ARM'S LENGTH | \$250,000       | \$235,439         | \$103,065     | 0.34      | Land Table R-4 | 41.23%                     | \$91,382    |
| 92-17-26-129-008    | 1440 BEVERLY BLVD   | 2/16/2023  | 03-ARM'S LENGTH | \$279,000       | \$255,756         | \$111,748     | 0.34      | Land Table R-4 | 40.05%                     | \$101,983   |
| 92-17-26-129-015    | 1640 BEVERLY BLVD   | 5/3/2023   | 03-ARM'S LENGTH | \$350,000       | \$341,723         | \$96,781      | 0.34      | Land Table R-4 | 27.65%                     | 127935.2625 |
|                     |                     |            |                 |                 |                   |               |           |                | Average LtoB %             | 36.55%      |
|                     |                     |            |                 |                 |                   |               |           |                | Average LtoB Value         | \$108,654   |
| 0.351 to 0.50 Acres |                     |            |                 |                 |                   |               |           |                |                            |             |
|                     |                     |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!     |
|                     |                     |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!     |
|                     |                     |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!     |
|                     |                     |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!     |
|                     |                     |            |                 |                 |                   |               |           |                | #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!     |
| 0.51 + Acres        |                     |            |                 |                 |                   |               |           |                |                            |             |
|                     |                     |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!     |
|                     |                     |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!     |
|                     |                     |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!     |
|                     |                     |            |                 |                 |                   |               |           |                | #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 % Change |           |          |           |
|---------------------|-----------|----------|-----------|
| Sites               | 2025      | % Change | 2026      |
| 0 - 0.19 Acres      | \$37,932  | #DIV/0!  | #DIV/0!   |
| 0.20 to 0.299 Acres | \$84,290  | 22.47%   | \$103,231 |
| 0.30 to 0.35 Acres  | \$88,504  | 22.77%   | \$108,654 |
| 0.351 to 0.50 Acres | \$94,828  | #DIV/0!  | #DIV/0!   |
| 0.51 + Acres        | \$101,149 | #DIV/0!  | #DIV/0!   |

| Land Value Used     |           |          |           |
|---------------------|-----------|----------|-----------|
| Sites               | 2025      | % Change | 2026      |
| 0 - 0.19 Acres      | \$37,932  | 22%      | \$46,277  |
| 0.20 to 0.299 Acres | \$84,290  | 22%      | \$102,834 |
| 0.30 to 0.35 Acres  | \$88,504  | 22%      | \$107,975 |
| 0.351 to 0.50 Acres | \$94,828  | 22%      | \$115,690 |
| 0.51 + Acres        | \$101,149 | 22%      | \$123,402 |

0.20 to 0.299 and 0.30 to 0.35 acres show an average change of 22% which will be spread across the entire table. 0 to 0.19, 0.351 to .50 and 0.51+ acres had no valid sales.

City of Walled Lake 2026 Land Value

LAND TABLE R34

| 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 |
|----------------------|-------------------|------------|-----------------|-----------------|-------------------|---------------|-----------|----------------|-------------------------|------------|
| 0 to 0.40 Acres      |                   |            |                 |                 |                   |               |           |                |                         |            |
| 92-17-34-377-001     | 711 S PONTIAC TRL | 6/21/2022  | 03-ARM'S LENGTH | \$265,000       | \$261,261         | \$88,477      | 0.13      | Land Table R43 | <div><div></div></div>  | \$87,641   |
| 92-17-35-302-017     | 327 ARVIDA ST     | 1/13/2022  | 03-ARM'S LENGTH | \$170,000       | \$208,033         | \$52,937      | 0.19      | Land Table R43 | <div><div></div></div>  | \$56,223   |
| 92-17-34-428-029     | 121 LEON RD       | 3/2/2022   | 03-ARM'S LENGTH | \$233,000       | \$240,635         | \$83,335      | 0.21      | Land Table R43 | <div><div></div></div>  | \$77,058   |
| 92-17-35-303-032     | 732 LEON RD       | 1/31/2022  | 03-ARM'S LENGTH | \$282,500       | \$306,246         | \$77,191      | 0.27      | Land Table R43 | <div><div></div></div>  | \$93,429   |
| 92-17-34-376-034     | 204 OSPREY ST     | 11/11/2024 | 03-ARM'S LENGTH | \$400,000       | \$349,962         | \$150,975     | 0.28      | Land Table R43 | <div><div></div></div>  | \$132,289  |
|                      |                   |            |                 |                 |                   |               |           |                | Average LtoB %          | 33.07%     |
|                      |                   |            |                 |                 |                   |               |           |                | Average LtoB Value      | \$89,328   |
|                      |                   |            |                 |                 |                   |               |           |                |                         |            |
| 0.41 to 0.75 Acres   |                   |            |                 |                 |                   |               |           |                |                         |            |
| 92-17-35-303-025     | 304 ARVIDA ST     | 12/18/2023 | 03-ARM'S LENGTH | \$450,000       | \$489,641         | \$101,671     | 0.60      | Land Table R43 | <div><div></div></div>  | \$102,366  |
| 92-17-35-303-028     | 320 ARVIDA ST     | 7/31/2023  | 03-ARM'S LENGTH | \$563,000       | \$575,370         | \$128,942     | 0.64      | Land Table R43 | <div><div></div></div>  | \$128,072  |
|                      |                   |            |                 |                 |                   |               |           |                | Average LtoB %          | 22.75%     |
|                      |                   |            |                 |                 |                   |               |           |                | Average LtoB Value      | \$115,219  |
|                      |                   |            |                 |                 |                   |               |           |                |                         |            |
| 0.76 to 0.1.00 Acres |                   |            |                 |                 |                   |               |           |                |                         |            |
|                      |                   |            |                 |                 |                   |               |           |                | #DIV/0!                 | #DIV/0!    |
|                      |                   |            |                 |                 |                   |               |           |                | #DIV/0!                 | #DIV/0!    |
|                      |                   |            |                 |                 |                   |               |           |                | #DIV/0!                 | #DIV/0!    |
|                      |                   |            |                 |                 |                   |               |           |                | #DIV/0!                 | #DIV/0!    |
|                      |                   |            |                 |                 |                   |               |           |                | #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 % Change  |           |          |           |
|----------------------|-----------|----------|-----------|
| Sites                | 2025      | % Change | 2026      |
| 0 to 0.40 Acres      | \$74,769  | 19.47%   | \$89,328  |
| 0.41 to 0.75 Acres   | \$99,692  | 15.58%   | \$115,219 |
| 0.76 to 0.1.00 Acres | \$108,001 | #DIV/0!  | #DIV/0!   |

| Land Value Used      |           |          |           |
|----------------------|-----------|----------|-----------|
| Sites                | 2025      | % Change | 2026      |
| 0 to 0.40 Acres      | \$74,769  | 18%      | \$88,227  |
| 0.41 to 0.75 Acres   | \$99,692  | 18%      | \$117,637 |
| 0.76 to 0.1.00 Acres | \$108,001 | 18%      | \$127,441 |

0 to 0.40 and 0.41 to 0.75 acres show an average change of 18% which will be applied to the entire table. 0.76 to 1.00 acres had no valid sales.

City of Walled Lake 2026 Land Value

LAND TABLE R36

| Parcel Number      | Street Address  | Sale Date  | Term of Sale    | Adj. Sale Price | Current Appraisal | Land Residual | Net Acres | Land Table     | Land to Building %<br>LtoB | LtoB Value |
|--------------------|-----------------|------------|-----------------|-----------------|-------------------|---------------|-----------|----------------|----------------------------|------------|
| 0.15 to 0.24 Acres |                 |            |                 |                 |                   |               |           |                |                            |            |
| 92-17-26-303-023   | 1548 QUINIF DR  | 9/1/2022   | 03-ARM'S LENGTH | \$195,000       | \$182,580         | \$93,159      | 0.21      | Land Table R36 | <div></div> 47.77%         | \$89,944   |
| 92-17-26-303-027   | 1500 QUINIF DR  | 2/9/2024   | 03-ARM'S LENGTH | \$226,000       | \$205,240         | \$101,499     | 0.21      | Land Table R36 | <div></div> 44.91%         | \$104,243  |
| 92-17-26-304-012   | 1174 QUINIF DR  | 1/10/2022  | 03-ARM'S LENGTH | \$180,000       | \$178,495         | \$82,244      | 0.21      | Land Table R36 | <div></div> 45.69%         | \$83,026   |
|                    |                 |            |                 |                 |                   |               |           |                | Average LtoB %             | 46.13%     |
|                    |                 |            |                 |                 |                   |               |           |                | Average LtoB Value         | \$92,404   |
| 0.25 to 0.34 Acres |                 |            |                 |                 |                   |               |           |                |                            |            |
| 92-17-35-151-009   | 1215 DELTA RD   | 6/10/2022  | 03-ARM'S LENGTH | \$270,000       | \$247,845         | \$110,965     | 0.28      | Land Table R36 | <div></div> 41.10%         | \$107,185  |
| 92-17-35-152-013   | 1185 BETA RD    | 1/25/2024  | 03-ARM'S LENGTH | \$247,000       | \$239,228         | \$96,582      | 0.28      | Land Table R36 | <div></div> 39.10%         | \$98,054   |
| 92-17-35-154-013   | 1110 SIGMA RD   | 2/7/2025   | 03-ARM'S LENGTH | \$235,000       | \$229,449         | \$94,361      | 0.29      | Land Table R36 | <div></div> 40.15%         | \$93,290   |
| 92-17-35-152-014   | 1191 BETA RD    | 10/24/2024 | 03-ARM'S LENGTH | \$265,000       | \$257,499         | \$96,311      | 0.30      | Land Table R36 | <div></div> 36.34%         | \$105,200  |
| 92-17-35-155-017   | 371 GAMMA RD    | 3/28/2022  | 03-ARM'S LENGTH | \$220,000       | \$197,485         | \$84,682      | 0.30      | Land Table R36 | <div></div> 38.49%         | \$87,336   |
| 92-17-26-404-006   | 1360 DECKER RD  | 9/18/2023  | 03-ARM'S LENGTH | \$242,000       | \$226,860         | \$95,069      | 0.31      | Land Table R36 | <div></div> 39.28%         | \$96,069   |
| 92-17-35-155-018   | 351 GAMMA RD    | 9/2/2022   | 03-ARM'S LENGTH | \$265,000       | \$241,049         | \$86,118      | 0.31      | Land Table R36 | <div></div> 32.50%         | \$105,200  |
| 92-17-35-155-019   | 329 GAMMA RD    | 5/18/2023  | 03-ARM'S LENGTH | \$237,000       | \$198,076         | \$101,091     | 0.34      | Land Table R36 | <div></div> 42.65%         | \$94,084   |
| 92-17-34-226-003   | 234 SPRING PARK | 7/31/2025  | 03-ARM'S LENGTH | \$210,000       | \$206,805         | \$100,078     | 0.35      | Land Table R36 | <div></div> 47.66%         | \$83,366   |
|                    |                 |            |                 |                 |                   |               |           |                | Average LtoB %             | 39.70%     |
|                    |                 |            |                 |                 |                   |               |           |                | Average LtoB Value         | \$96,643   |
| 0.35 to 0.64 Acres |                 |            |                 |                 |                   |               |           |                |                            |            |
|                    |                 |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                    |                 |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                    |                 |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                    |                 |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                    |                 |            |                 |                 |                   |               |           |                | #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 % Change |          |          |          |
|---------------------|----------|----------|----------|
| Sites               | 2025     | % Change | 2026     |
| 0.15 to 0.24 Acres  | \$80,739 | 14.45%   | \$92,404 |
| 0.25 to 0.34 Acres  | \$88,810 | 8.82%    | \$96,643 |
| 0.35 to 0.64 Acres  | \$96,883 | #DIV/0!  | #DIV/0!  |

| Land Value Used    |          |          |           |
|--------------------|----------|----------|-----------|
| Sites              | 2025     | % Change | 2026      |
| 0.15 to 0.24 Acres | \$80,739 | 12%      | \$90,428  |
| 0.25 to 0.34 Acres | \$88,810 | 12%      | \$99,467  |
| 0.35 to 0.64 Acres | \$96,883 | 12%      | \$108,509 |

0.15 to 0.24 and 0.25 to 0.34 acres show an average change of 12% which will be applied across the entire table. 0.35 to 0.64 acres had not valid sales.

City of Walled Lake 2026 Land Value

LAND TABLE R38

| Parcel Number        | Street Address   | Sale Date  | Term of Sale    | Adj. Sale Price | Current Appraisal | Land Residual | Net Acres | Land Table     | Land to Building %<br>LtoB | LtoB Value |
|----------------------|------------------|------------|-----------------|-----------------|-------------------|---------------|-----------|----------------|----------------------------|------------|
| 0.11 to 0.175 Acres  |                  |            |                 |                 |                   |               |           |                |                            |            |
| 92-17-34-204-001     | 295 WELLSBORO ST | 11/16/2023 | 03-ARM'S LENGTH | \$265,000       | \$247,517         | \$78,259      | 0.15      | Land Table R38 | 29.53%                     | \$78,259   |
|                      |                  |            |                 |                 |                   |               |           |                | Average LtoB %             | 29.53%     |
|                      |                  |            |                 |                 |                   |               |           |                | Average LtoB Value         | \$78,259   |
| 0.176 to 0.299 Acres |                  |            |                 |                 |                   |               |           |                |                            |            |
|                      |                  |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                      |                  |            |                 |                 |                   |               |           |                | #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!    |
| 0.30 to 0.40 Acres   |                  |            |                 |                 |                   |               |           |                |                            |            |
|                      |                  |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                      |                  |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                      |                  |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                      |                  |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                      |                  |            |                 |                 |                   |               |           |                | #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!    |
| 0.401 to 0.75 Acres  |                  |            |                 |                 |                   |               |           |                |                            |            |
|                      |                  |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                      |                  |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                      |                  |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                      |                  |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                      |                  |            |                 |                 |                   |               |           |                | #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 % Changed |          |          |          |
|----------------------|----------|----------|----------|
| Sites                | 2025     | % Change | 2026     |
| 0.11 to 0.175 Acres  | \$60,776 | 28.77%   | \$78,259 |
| 0.176 to 0.299 Acres | \$75,971 | #DIV/0!  | #DIV/0!  |
| 0.30 to 0.40 Acres   | \$83,570 | #DIV/0!  | #DIV/0!  |
| 0.401 to 0.75 Acres  | \$91,165 | #DIV/0!  | #DIV/0!  |

| Land Value Used      |          |          |           |
|----------------------|----------|----------|-----------|
| Sites                | 2025     | % Change | 2026      |
| 0.11 to 0.175 Acres  | \$60,776 | 29%      | \$78,401  |
| 0.176 to 0.299 Acres | \$75,971 | 29%      | \$98,003  |
| 0.30 to 0.40 Acres   | \$83,570 | 29%      | \$107,805 |
| 0.401 to 0.75 Acres  | \$91,165 | 29%      | \$117,603 |

0.11 to 0.175 acres shows and average change of 29% which will be applied to the entire table. 0.176 to 0.299, 0.30 to 0.40 and 0.401 to 0.75 acres had no valid sales.

| City of Walled Lake 2026 Land Value<br>LAND TABLE R43 |                   |            |                 |                 |                   |               |           |                |                            |            |
|-------------------------------------------------------|-------------------|------------|-----------------|-----------------|-------------------|---------------|-----------|----------------|----------------------------|------------|
| Parcel Number                                         | Street Address    | Sale Date  | Term of Sale    | Adj. Sale Price | Current Appraisal | Land Residual | Net Acres | Land Table     | Land to Building %<br>LtoB | LtoB Value |
| .101 to .125 Acres                                    |                   |            |                 |                 |                   |               |           |                |                            |            |
|                                                       |                   |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                                                       |                   |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                                                       |                   |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                                                       |                   |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                                                       |                   |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                                                       |                   |            |                 |                 |                   |               |           |                | #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!    |
| .126 to .160 Acres                                    |                   |            |                 |                 |                   |               |           |                |                            |            |
| 92-17-34-377-001                                      | 711 S PONTIAC TRL | 6/21/2022  | 03-ARM'S LENGTH | \$265,000       | \$261,261         | \$88,477      | 0.13      | Land Table R43 | 33.39%                     | \$97,453   |
| 92-17-34-377-001                                      | 711 S PONTIAC TRL | 5/1/2024   | 03-ARM'S LENGTH | \$295,000       | \$261,261         | \$118,477     | 0.13      | Land Table R43 | 40.16%                     | \$108,485  |
|                                                       |                   |            |                 |                 |                   |               |           |                | Average LtoB %             | 36.77%     |
|                                                       |                   |            |                 |                 |                   |               |           |                | Average LtoB Value         | \$102,969  |
| 0.161 to .255 Acres                                   |                   |            |                 |                 |                   |               |           |                |                            |            |
| 92-17-34-427-026                                      | 432 MARKET ST     | 4/20/2022  | 03-ARM'S LENGTH | \$250,000       | \$172,664         | \$168,306     | 0.18      | Land Table R43 | 67.32%                     | \$120,566  |
| 92-17-35-352-023                                      | 133 WELFARE BLVD  | 12/14/2023 | 03-ARM'S LENGTH | \$200,000       | \$186,886         | \$104,084     | 0.18      | Land Table R43 | 92.04%                     | \$96,453   |
| 92-17-35-352-024                                      | 135 WELFARE BLVD  | 4/8/2025   | 03-ARM'S LENGTH | \$225,000       | \$197,312         | \$118,658     | 0.18      | Land Table R43 | 52.74%                     | \$108,509  |
| 92-17-35-353-012                                      | 126 WELFARE BLVD  | 8/25/2023  | 03-ARM'S LENGTH | \$249,000       | \$211,281         | \$128,689     | 0.18      | Land Table R43 | 51.68%                     | \$120,084  |
| 92-17-35-354-008                                      | 128 LEEDS ST      | 9/8/2025   | 03-ARM'S LENGTH | \$323,000       | \$233,209         | \$180,761     | 0.18      | Land Table R43 | 55.96%                     | \$155,771  |
| 92-17-34-428-029                                      | 121 LEON RD       | 3/2/2022   | 03-ARM'S LENGTH | \$233,000       | \$240,635         | \$83,335      | 0.21      | Land Table R43 | 35.77%                     | \$112,367  |
| 92-17-34-376-009                                      | 477 S PONTIAC TRL | 3/14/2022  | 03-ARM'S LENGTH | \$200,000       | \$256,794         | \$44,143      | 0.26      | Land Table R43 | 22.07%                     | \$96,453   |
|                                                       |                   |            |                 |                 |                   |               |           |                | Average LtoB %             | 48.23%     |
|                                                       |                   |            |                 |                 |                   |               |           |                | Average LtoB Value         | \$115,743  |
| 0.226 to 0.350 Acres                                  |                   |            |                 |                 |                   |               |           |                |                            |            |
| 92-17-35-303-022                                      | 950 LEON RD       | 4/12/2024  | 03-ARM'S LENGTH | \$507,500       | \$457,433         | \$151,004     | 0.27      | Land Table R43 | 29.75%                     | \$174,411  |
| 92-17-35-303-032                                      | 732 LEON RD       | 1/31/2022  | 03-ARM'S LENGTH | \$282,500       | \$306,246         | \$77,191      | 0.27      | Land Table R43 | 27.32%                     | \$97,086   |
| 92-17-34-376-034                                      | 204 OSPREY ST     | 11/11/2024 | 03-ARM'S LENGTH | \$400,000       | \$349,962         | \$150,975     | 0.28      | Land Table R43 | 37.74%                     | \$137,467  |
| 92-17-35-301-002                                      | 225 LEON RD       | 1/10/2022  | 03-ARM'S LENGTH | \$222,500       | \$228,553         | \$94,884      | 0.31      | Land Table R43 | 42.64%                     | \$76,466   |
|                                                       |                   |            |                 |                 |                   |               |           |                | Average LtoB %             | 34.37%     |
|                                                       |                   |            |                 |                 |                   |               |           |                | Average LtoB Value         | \$121,358  |
| .351 to .475 Acres                                    |                   |            |                 |                 |                   |               |           |                |                            |            |
|                                                       |                   |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                                                       |                   |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                                                       |                   |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                                                       |                   |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                                                       |                   |            |                 |                 |                   |               |           |                | #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!    |

| City of Walled Lake 2026 Land Value<br>LAND TABLE R43 |                |           |              |                 |                   |               |           |            |                         |            |
|-------------------------------------------------------|----------------|-----------|--------------|-----------------|-------------------|---------------|-----------|------------|-------------------------|------------|
| 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 |
| .476 to .700 Acres                                    |                |           |              |                 |                   |               |           |            |                         |            |
|                                                       |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                                       |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                                       |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                                       |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                                       |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                                       |                |           |              |                 |                   |               |           |            | #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!    |
| 0.710 to 1.00 + Acres                                 |                |           |              |                 |                   |               |           |            |                         |            |
|                                                       |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                                       |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                                       |                |           |              |                 |                   |               |           |            | #DIV/0!                 | #DIV/0!    |
|                                                       |                |           |              |                 |                   |               |           |            | #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 % Changed  |           |          |           |
|-----------------------|-----------|----------|-----------|
| Sites                 | 2025      | % Change | 2026      |
| .101 to .125 Acres    | \$81,000  | #DIV/0!  | #DIV/0!   |
| .126 to .160 Acres    | \$84,738  | 21.51%   | \$102,969 |
| 0.161 to .255 Acres   | \$90,970  | 27.23%   | \$115,743 |
| 0.226 to 0.350 Acres  | \$100,937 | 20.23%   | \$121,358 |
| .351 to .475 Acres    | \$121,126 | #DIV/0!  | #DIV/0!   |
| .476 to .700 Acres    | \$141,312 | #DIV/0!  | #DIV/0!   |
| 0.710 to 1.00 + Acres | \$151,408 | #DIV/0!  | #DIV/0!   |

| Land Value Used       |           |          |          |
|-----------------------|-----------|----------|----------|
| Sites                 | 2025      | % Change | 2026     |
| .101 to .125 Acres    | \$81,000  | 23%      | \$99,630 |
| .126 to .160 Acres    | \$84,738  | 23%      | \$0      |
| 0.161 to .255 Acres   | \$90,970  | 23%      | \$0      |
| 0.226 to 0.350 Acres  | \$100,937 | 23%      | #DIV/0!  |
| .351 to .475 Acres    | \$121,126 | 23%      | \$0      |
| .476 to .700 Acres    | \$141,312 | 23%      | \$0      |
| 0.710 to 1.00 + Acres | \$151,408 | 23%      | \$0      |

0.126 to 0.160, 0.161 to 0.255 and 0.226 to 0.350 show an average change of 23% which will be applied across entire table. 0.101 to 0.125, 0.351 to 0.475, 0.476 to 0.700 and 0.710 to 1.00 acres have no valid sales.

| City of Walled Lake 2026 Land Value<br>LAND TABLE R48 |                   |            |                 |                 |                   |               |           |                |                               |            |
|-------------------------------------------------------|-------------------|------------|-----------------|-----------------|-------------------|---------------|-----------|----------------|-------------------------------|------------|
| Parcel Number                                         | Street Address    | Sale Date  | Term of Sale    | Adj. Sale Price | Current Appraisal | Land Residual | Net Acres | Land Table     | Land to Building %<br>LtoB    | LtoB Value |
| SITE VALUE A                                          |                   |            |                 |                 |                   |               |           |                |                               |            |
| 92-17-35-177-007                                      | 1436 OAK GROVE DR | 11/22/2024 | 03-ARM'S LENGTH | \$365,000       | \$317,926         | \$150,474     | 0.28      | Land Table R48 | <div><div></div></div> 41.23% | \$127,519  |
| 92-17-35-177-010                                      | 1418 OAK GROVE DR | 12/1/2023  | 03-ARM'S LENGTH | \$362,000       | \$346,733         | \$118,667     | 0.28      | Land Table R48 | <div><div></div></div> 32.78% | \$126,471  |
| 92-17-35-178-027                                      | 558 RIDGE RD      | 11/22/2024 | 03-ARM'S LENGTH | \$362,000       | \$303,780         | \$161,620     | 0.28      | Land Table R48 | <div><div></div></div> 44.65% | \$126,471  |
| 92-17-35-180-007                                      | 1487 OAK GROVE DR | 8/19/2022  | 03-ARM'S LENGTH | \$300,000       | \$324,089         | \$79,311      | 0.28      | Land Table R48 | <div><div></div></div> 26.44% | \$104,810  |
| 92-17-35-180-020                                      | 599 RIDGE RD      | 7/15/2022  | 03-ARM'S LENGTH | \$375,000       | \$355,435         | \$122,965     | 0.28      | Land Table R48 | <div><div></div></div> 32.79% | \$131,013  |
| 92-17-35-177-002                                      | 1655 NORTH DR     | 7/21/2022  | 03-ARM'S LENGTH | \$319,000       | \$312,162         | \$110,238     | 0.29      | Land Table R48 | <div><div></div></div> 34.56% | \$111,448  |
| 92-17-35-178-001                                      | 1665 OAK GROVE DR | 1/6/2023   | 03-ARM'S LENGTH | \$275,000       | \$297,493         | \$80,907      | 0.30      | Land Table R48 | <div><div></div></div> 29.42% | \$96,076   |
| 92-17-35-178-022                                      | 628 PINE TREE CT  | 5/24/2022  | 03-ARM'S LENGTH | \$322,400       | \$293,910         | \$131,890     | 0.31      | Land Table R48 | <div><div></div></div> 40.91% | \$112,636  |
| 92-17-35-178-015                                      | 643 PINE TREE CT  | 4/18/2025  | 03-ARM'S LENGTH | \$333,000       | \$290,006         | \$146,394     | 0.33      | Land Table R48 | <div><div></div></div> 43.96% | \$116,339  |
| 92-17-35-177-003                                      | 1675 NORTH DR     | 4/1/2024   | 03-ARM'S LENGTH | \$360,000       | \$340,088         | \$112,972     | 0.33      | Land Table R48 | <div><div></div></div> 31.38% | \$125,772  |
| 92-17-35-179-006                                      | 1610 OAK GROVE DR | 12/11/2023 | 03-ARM'S LENGTH | \$320,000       | \$329,244         | \$83,816      | 0.34      | Land Table R48 | <div><div></div></div> 26.19% | \$111,797  |
| Average LtoB                                          |                   |            |                 |                 |                   |               |           |                | 34.94%                        |            |
|                                                       |                   |            |                 |                 |                   |               |           |                | Average LtoB Value            | \$117,305  |

| Land Value % Change |           |          |           |
|---------------------|-----------|----------|-----------|
| Sites               | 2025      | % Change | 2026      |
| SITE A              | \$103,400 | 13.45%   | \$117,305 |

| City of Walled Lake 2026 Land Value |                |            |                 |                 |                   |               |           |                |                            |            |
|-------------------------------------|----------------|------------|-----------------|-----------------|-------------------|---------------|-----------|----------------|----------------------------|------------|
| LAND TABLE R49                      |                |            |                 |                 |                   |               |           |                |                            |            |
| Parcel Number                       | Street Address | Sale Date  | Term of Sale    | Adj. Sale Price | Current Appraisal | Land Residual | Net Acres | Land Table     | Land to Building %<br>LtoB | LtoB Value |
| 0 to 0.175 Acres                    |                |            |                 |                 |                   |               |           |                |                            |            |
|                                     |                |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                                     |                |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                                     |                |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                                     |                |            |                 |                 |                   |               |           |                | #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!    |
| 0.176 to 0.300 Acres                |                |            |                 |                 |                   |               |           |                |                            |            |
|                                     |                |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                                     |                |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                                     |                |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                                     |                |            |                 |                 |                   |               |           |                | #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!    |
| 0.301 to 0.475 Acres                |                |            |                 |                 |                   |               |           |                |                            |            |
| 92-17-35-301-032                    | 615 LEON RD    | 7/11/2023  | 03-ARM'S LENGTH | \$220,000       | \$184,463         | \$121,945     | 0.37      | Land Table R49 | 55.43%                     | \$92,868   |
| 92-17-35-251-022                    | 672 DECKER RD  | 10/31/2024 | 03-ARM'S LENGTH | \$265,000       | \$284,074         | \$63,014      | 0.40      | Land Table R49 | 23.78%                     | \$111,864  |
| 92-17-35-326-009                    | 1411 LEON RD   | 2/16/2022  | 03-ARM'S LENGTH | \$149,000       | \$164,738         | \$70,670      | 0.43      | Land Table R49 | 47.43%                     | \$62,897   |
|                                     |                |            |                 |                 |                   |               |           |                | Average LtoB %             | 42.21%     |
|                                     |                |            |                 |                 |                   |               |           |                | Average LtoB Value         | \$89,209   |
| 0.476 to 0.700 Acres                |                |            |                 |                 |                   |               |           |                |                            |            |
|                                     |                |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                                     |                |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                                     |                |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                                     |                |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                                     |                |            |                 |                 |                   |               |           |                | #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!    |
| 0.701 to 0.95 Acres                 |                |            |                 |                 |                   |               |           |                |                            |            |
|                                     |                |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                                     |                |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                                     |                |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                                     |                |            |                 |                 |                   |               |           |                | #DIV/0!                    | #DIV/0!    |
|                                     |                |            |                 |                 |                   |               |           |                | #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 % Change  |           |          |          |
|----------------------|-----------|----------|----------|
| Sites                | 2025      | % Change | 2026     |
| 0 to 0.175 Acres     | \$71,949  | #DIV/0!  | #DIV/0!  |
| 0.176 to 0.300 Acres | \$81,002  | #DIV/0!  | #DIV/0!  |
| 0.301 to 0.475 Acres | \$86,408  | 3.24%    | \$89,209 |
| 0.476 to 0.700 Acres | \$89,935  | #DIV/0!  | #DIV/0!  |
| 0.701 to 0.95 Acres  | \$107,923 | #DIV/0!  | #DIV/0!  |

| Land Value Used      |           |          |           |
|----------------------|-----------|----------|-----------|
| Sites                | 2025      | % Change | 2026      |
| 0 to 0.175 Acres     | \$71,949  | 3%       | \$74,107  |
| 0.176 to 0.300 Acres | \$81,002  | 3%       | \$83,432  |
| 0.301 to 0.475 Acres | \$86,408  | 3%       | \$89,000  |
| 0.476 to 0.700 Acres | \$89,935  | 3%       | \$92,633  |
| 0.701 to 0.95 Acres  | \$107,923 | 3%       | \$111,161 |

0.301 to 0.475 acres shows an average change of 3% which will be spread across the entire table. 0 to 0.175, 0.176 to 0.300, 0.476 to 0.700 and 0.701 to 0.95 acres had no valid sales.

City of Walled Lake 2026 Land Value

LAND TABLE R55

| Parcel Number      | Street Address | Sale Date  | Term of Sale    | Adj. Sale Price | Current Appraisal | Land Residual | Net Acres | Land Table     | Land to Building %<br>LtoB    | LtoB Value |
|--------------------|----------------|------------|-----------------|-----------------|-------------------|---------------|-----------|----------------|-------------------------------|------------|
| SITE VALUE A       |                |            |                 |                 |                   |               |           |                |                               |            |
| 92-17-35-176-023   | 759 WOODS CT   | 8/2/2024   | 03-ARM'S LENGTH | \$185,000       | \$177,933         | \$49,779      | 0.14      | Land Table R55 | <div><div></div></div> 26.91% | \$48,579   |
| 92-17-35-176-025   | 741 WOODS CT   | 9/6/2022   | 03-ARM'S LENGTH | \$215,000       | \$201,222         | \$56,490      | 0.14      | Land Table R55 | <div><div></div></div> 26.27% | \$56,457   |
| 92-17-35-176-033   | 720 WOODS CT   | 2/28/2023  | 03-ARM'S LENGTH | \$185,000       | \$177,200         | \$41,970      | 0.15      | Land Table R55 | <div><div></div></div> 22.69% | \$48,579   |
| 92-17-35-176-038   | 758 WOODS CT   | 8/26/2025  | 03-ARM'S LENGTH | \$220,000       | \$215,334         | \$47,378      | 0.15      | Land Table R55 | <div><div></div></div> 21.54% | \$57,770   |
| 92-17-35-176-032   | 704 WOODS CT   | 10/13/2023 | 03-ARM'S LENGTH | \$228,500       | \$193,772         | \$77,440      | 0.17      | Land Table R55 | <div><div></div></div> 33.89% | \$60,002   |
| Average LtoB       |                |            |                 |                 |                   |               |           |                | 26.26%                        |            |
| Average LtoB Value |                |            |                 |                 |                   |               |           |                |                               | \$54,277   |

| Land Value Used |          |          |          |
|-----------------|----------|----------|----------|
| Sites           | 2025     | % Change | 2026     |
| SITE A          | \$42,712 | 27.08%   | \$54,277 |

| City of Walled Lake 2026 Land Value<br>LAND TABLE R59 |                  |           |                 |                 |                   |               |           |                    |                              |            |
|-------------------------------------------------------|------------------|-----------|-----------------|-----------------|-------------------|---------------|-----------|--------------------|------------------------------|------------|
| Parcel Number                                         | Street Address   | Sale Date | Term of Sale    | Adj. Sale Price | Current Appraisal | Land Residual | Net Acres | Land Table         | Land to Building %<br>LtoB   | LtoB Value |
| SITE VALUE A                                          |                  |           |                 |                 |                   |               |           |                    |                              |            |
| 92-17-33-477-013                                      | 106 CHESTNUT RDG | 9/7/2022  | 03-ARM'S LENGTH | \$450,000       | \$457,563         | \$65,183      | 0.28      | Land Table R59     | <div><div>14.49%</div></div> | \$67,299   |
| 92-17-33-477-014                                      | 104 CHESTNUT RDG | 2/28/2025 | 03-ARM'S LENGTH | \$545,000       | \$527,126         | \$90,620      | 0.28      | Land Table R59     | <div><div>16.63%</div></div> | \$81,507   |
| 92-17-33-478-009                                      | 109 CHESTNUT RDG | 9/16/2022 | 03-ARM'S LENGTH | \$435,000       | \$452,496         | \$59,827      | 0.32      | Land Table R59     | <div><div>13.75%</div></div> | \$65,056   |
|                                                       |                  |           |                 |                 |                   |               |           | Average LtoB       | 14.96%                       |            |
|                                                       |                  |           |                 |                 |                   |               |           | Average LtoB Value |                              | \$71,287   |

| Land Value Used |          |          |          |
|-----------------|----------|----------|----------|
| Sites           | 2025     | % Change | 2026     |
| SITE A          | \$72,746 | -2.01%   | \$71,287 |