

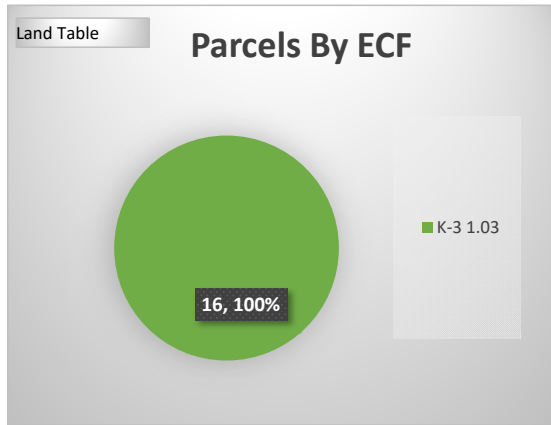
CITY OF BERKLEY

Land Table K-3

BSA DATABASE		SALES DATA	
Parcel Count	16	# of Sales	2
ECF Nbhd	K-3	Sales Ratio	47.60%
Min ECF	1.030	(Land Resid.-Est. Land Value)/Est. LV	34.07%
Max ECF	1.030	% Change	17.00%
Land Table LtoB	32.20%	Projected Land Table LtoB	37.67%
CVT LtoB	43.46%	Sales Sample Size	12.50%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$41,668	\$55,864	\$48,752
MINIMUM	\$41,668	\$55,864	\$48,752
MAXIMUM	\$41,668	\$55,864	\$48,752

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
04-25-17-260-059	1150 CATALPA DR	03/11/22	\$149,500	\$127,554	\$63,614	\$41,668	1.00	\$63,614		Land Table K-3	32.67%
04-25-17-260-058	1150 CATALPA DR	05/16/22	\$134,000	\$127,554	\$48,114	\$41,668	1.00	\$48,114		Land Table K-3	32.67%

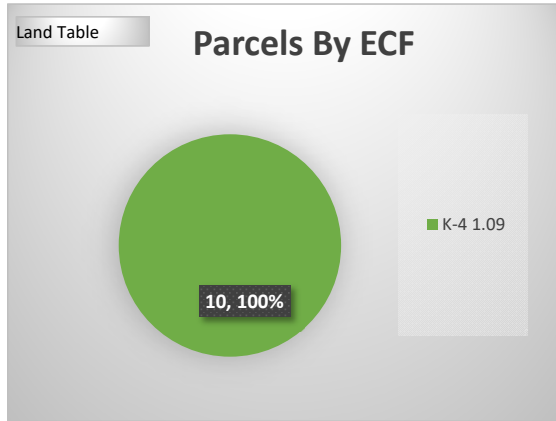
CITY OF BERKLEY

Land Table K-4

BSA DATABASE		SALES DATA	
Parcel Count	10	# of Sales	1
ECF Nbhd	K-4	Sales Ratio	#DIV/0!
Min ECF	1.090	(Land Resid.-Est. Land Value)/Est. LV	64.63%
Max ECF	1.090	% Change	32.30%
Land Table LtoB	23.72%	Projected Land Table LtoB	31.38%
CVT LtoB	43.46%	Sales Sample Size	10.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$27,000	\$44,449	\$35,721
MINIMUM	\$27,000	\$44,449	\$35,721
MAXIMUM	\$27,000	\$44,449	\$35,721

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
04-25-18-479-035	2593 COLUMBIA RD	06/24/22	\$130,000	\$112,551	\$44,449	\$27,000	0.59	\$75,337		Land Table K-4	23.99%

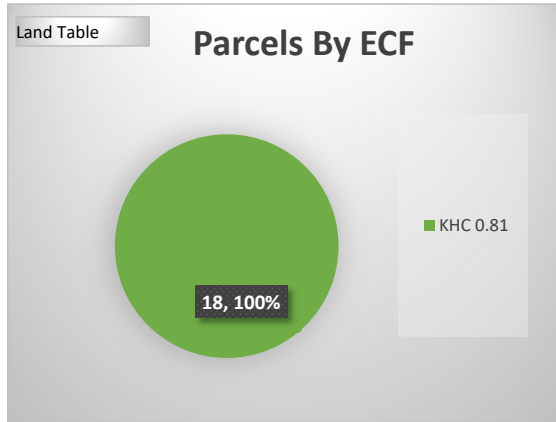
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Land Table KHC

BSA DATABASE		SALES DATA	
Parcel Count	18	# of Sales	11
ECF Nbhd	KHC	Sales Ratio	48.57%
Min ECF	0.810	(Land Resid.-Est. Land Value)/Est. LV	12.68%
Max ECF	0.810	% Change	0.00%
Land Table LtoB	23.21%	Projected Land Table LtoB	23.21%
CVT LtoB	43.46%	Sales Sample Size	61.11%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$84,000	\$94,654	\$84,000
MINIMUM	\$84,000	\$94,654	\$84,000
MAXIMUM	\$84,000	\$94,654	\$84,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
04-25-18-480-007	2679 HARVARD RD	04/13/22	\$405,000	\$354,281	\$134,719	\$84,000	1.00	\$134,719		Land Table KHC	23.71%
04-25-18-480-012	2667 HARVARD RD	05/17/22	\$395,000	\$354,281	\$124,719	\$84,000	1.00	\$124,719		Land Table KHC	23.71%
04-25-18-480-016	2659 HARVARD RD	09/09/21	\$363,000	\$354,281	\$92,719	\$84,000	1.00	\$92,719		Land Table KHC	23.71%
04-25-18-480-006	2681 HARVARD RD	04/12/21	\$350,000	\$354,281	\$79,719	\$84,000	1.00	\$79,719		Land Table KHC	23.71%
04-25-18-480-003	2687 HARVARD RD	02/12/21	\$339,972	\$354,281	\$69,691	\$84,000	1.00	\$69,691		Land Table KHC	23.71%
04-25-18-480-011	2669 HARVARD RD	05/14/21	\$352,500	\$356,290	\$80,210	\$84,000	1.00	\$80,210		Land Table KHC	23.58%
04-25-18-480-017	2657 HARVARD RD	02/26/21	\$350,000	\$356,290	\$77,710	\$84,000	1.00	\$77,710		Land Table KHC	23.58%
04-25-18-480-015	2661 HARVARD RD	12/08/22	\$363,000	\$371,445	\$75,555	\$84,000	1.00	\$75,555		Land Table KHC	22.61%
04-25-18-480-018	2655 HARVARD RD	12/19/22	\$395,000	\$374,515	\$104,485	\$84,000	1.00	\$104,485		Land Table KHC	22.43%
04-25-18-480-001	2691 HARVARD RD	11/30/21	\$394,500	\$374,515	\$103,985	\$84,000	1.00	\$103,985		Land Table KHC	22.43%
04-25-18-480-010	2671 HARVARD RD	06/11/21	\$388,500	\$374,821	\$97,679	\$84,000	1.00	\$97,679		Land Table KHC	22.41%

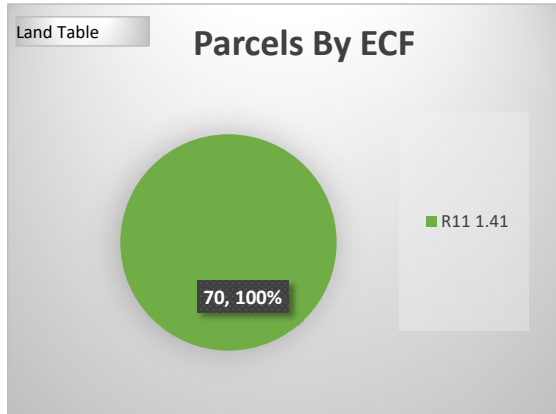
CITY OF BERKLEY

Land Table R11

BSA DATABASE		SALES DATA	
Parcel Count	70	# of Sales	11
ECF Nbhd	R11	Sales Ratio	51.16%
Min ECF	1.410	(Land Resid.-Est. Land Value)/Est. LV	-4.98%
Max ECF	1.410	% Change	8.97%
Land Table LtoB	44.01%	Projected Land Table LtoB	47.96%
CVT LtoB	43.46%	Sales Sample Size	15.71%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,261	\$2,148	\$2,464
MINIMUM	\$2,261	\$2,148	\$2,464
MAXIMUM	\$2,261	\$2,148	\$2,464

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
04-25-17-460-032	1404 11 MILE RD	09/29/21	\$182,000	\$213,686	\$81,364	\$113,050	0.12	\$707,513		Land Table R11	52.90%
04-25-17-460-039	1306 11 MILE RD	12/30/21	\$155,000	\$215,393	\$43,613	\$104,006	0.11	\$411,443		Land Table R11	48.29%
04-25-16-354-030	800 11 MILE RD	04/26/22	\$226,000	\$192,272	\$124,168	\$90,440	0.11	\$1,160,449		Land Table R11	47.04%
04-25-17-460-030	1438 11 MILE RD	02/18/22	\$250,000	\$241,044	\$122,006	\$113,050	0.12	\$1,060,922		Land Table R11	46.90%
04-25-16-354-054	786 11 MILE RD	11/16/22	\$226,500	\$299,615	\$65,371	\$138,486	0.21	\$306,906		Land Table R11	46.22%
04-25-16-354-035	738 11 MILE RD	06/16/22	\$193,600	\$199,310	\$84,730	\$90,440	0.11	\$791,869		Land Table R11	45.38%
04-25-17-459-014	1664 11 MILE RD	03/18/22	\$235,000	\$228,504	\$108,241	\$101,745	0.10	\$1,050,883		Land Table R11	44.53%
04-25-17-460-049	1198 11 MILE RD	09/20/22	\$239,000	\$206,979	\$122,461	\$90,440	0.11	\$1,144,495		Land Table R11	43.70%
04-25-17-480-029	922 11 MILE RD	05/06/22	\$237,500	\$208,105	\$119,835	\$90,440	0.11	\$1,119,953		Land Table R11	43.46%
04-25-16-354-026	852 11 MILE RD	06/01/22	\$185,000	\$210,241	\$65,199	\$90,440	0.11	\$609,336		Land Table R11	43.02%
04-25-17-480-026	960 11 MILE RD	03/19/21	\$255,000	\$224,872	\$120,568	\$90,440	0.11	\$1,126,804		Land Table R11	40.22%

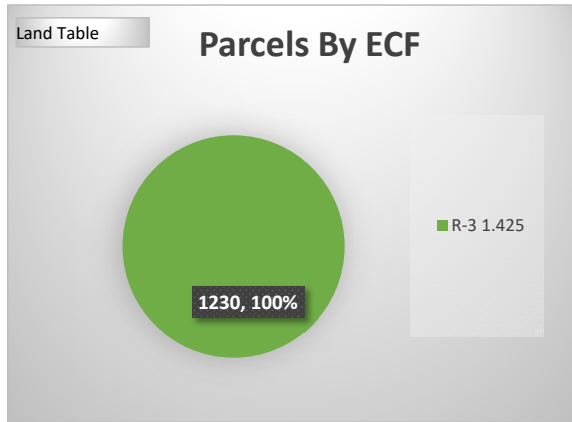
CITY OF BERKLEY

Land Table R-3

BSA DATABASE		SALES DATA	
Parcel Count	1230	# of Sales	177
ECF Nbhd	R-3	Sales Ratio	47.14%
Min ECF	1.425	(Land Resid.-Est. Land Value)/Est. LV	20.88%
Max ECF	1.425	% Change	10.44%
Land Table LtoB	44.77%	Projected Land Table LtoB	49.44%
CVT LtoB	43.46%	Sales Sample Size	14.39%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,607	\$1,942	\$1,775
MINIMUM	\$639	\$772	\$706
MAXIMUM	\$2,574	\$3,111	\$2,843

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
04-25-07-358-026	3541 PRAIRIE AVE	09/03/21	\$147,000				0.13	\$1,113,636		Land Table R-3	#DIV/0!
04-25-07-384-051		11/29/21	\$150,000				0.10			Land Table R-3	#DIV/0!
04-25-07-401-013	4120 BUCKINGHAM AVE	11/03/21	\$139,000				0.10	\$1,376,238		Land Table R-3	#DIV/0!
04-25-07-382-048	3551 PHILLIPS AVE	10/26/21	\$160,000				0.10			Land Table R-3	#DIV/0!
04-25-07-358-030	3477 PRAIRIE AVE	07/30/21	\$160,000				0.13			Land Table R-3	#DIV/0!
04-25-07-358-028	3505 PRAIRIE AVE	07/29/22	\$217,500	\$203,327	\$142,873	\$128,700	0.13	\$1,082,371		Land Table R-3	63.30%
04-25-07-454-025	3621 ROBINA AVE	09/21/21	\$230,000	\$218,864	\$149,631	\$138,495	0.15	\$997,540		Land Table R-3	63.28%
04-25-07-355-022	3611 ELLWOOD AVE	03/02/22	\$162,000	\$204,956	\$85,744	\$128,700	0.13	\$649,576		Land Table R-3	62.79%
04-25-07-404-002	4238 GRIFFITH AVE	09/20/21	\$219,000	\$239,462	\$129,570	\$150,032	0.17	\$785,273		Land Table R-3	62.65%
04-25-07-328-020	4271 OAKSHIRE AVE	09/01/21	\$165,000	\$201,721	\$89,150	\$125,871	0.13	\$707,540		Land Table R-3	62.40%
04-25-07-328-019	4289 OAKSHIRE AVE	02/23/22	\$210,000	\$202,110	\$133,761	\$125,871	0.13	\$1,061,595		Land Table R-3	62.28%
04-25-07-376-007	3876 PRAIRIE AVE	06/23/22	\$310,000	\$215,743	\$228,011	\$133,754	0.14	\$1,594,483		Land Table R-3	62.00%
04-25-07-405-010	4126 ROBINA AVE	08/27/21	\$238,500	\$248,393	\$142,835	\$152,728	0.18	\$811,563		Land Table R-3	61.49%

CITY OF BERKLEY

Land Table R-3

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
04-25-07-404-004	4196 GRIFFITH AVE	06/24/22	\$210,000	\$248,797	\$113,931	\$152,728	0.18	\$647,335		Land Table R-3	61.39%
04-25-07-352-017	3991 THOMAS AVE	02/16/22	\$235,000	\$212,209	\$151,491	\$128,700	0.13	\$1,147,659		Land Table R-3	60.65%
04-25-07-353-007	3876 THOMAS AVE	06/03/22	\$226,500	\$214,717	\$140,483	\$128,700	0.13	\$1,064,265		Land Table R-3	59.94%
04-25-07-357-007	3596 THOMAS AVE	09/22/21	\$208,000	\$215,209	\$121,491	\$128,700	0.13	\$920,386		Land Table R-3	59.80%
04-25-07-409-031	3757 ROBINA AVE	03/31/21	\$205,000	\$228,396	\$112,384	\$135,780	0.15	\$764,517		Land Table R-3	59.45%
04-25-07-376-012	3796 PRAIRIE AVE	06/03/21	\$220,000	\$224,735	\$127,525	\$132,260	0.14	\$917,446		Land Table R-3	58.85%
04-25-07-303-014	4034 THOMAS AVE	10/20/22	\$262,000	\$218,824	\$171,876	\$128,700	0.13	\$1,302,091		Land Table R-3	58.81%
04-25-07-355-026	3541 ELLWOOD AVE	07/30/21	\$211,000	\$221,547	\$118,153	\$128,700	0.13	\$895,098		Land Table R-3	58.09%
04-25-07-383-025	3571 OAKSHIRE AVE	12/17/21	\$200,000	\$173,553	\$127,144	\$100,697	0.10	\$1,258,851		Land Table R-3	58.02%
04-25-07-408-008	3874 GARDNER AVE	10/20/22	\$190,000	\$173,601	\$117,096	\$100,697	0.10	\$1,159,366		Land Table R-3	58.00%
04-25-07-378-001	3998 PHILLIPS AVE	05/20/22	\$230,000	\$217,080	\$138,791	\$125,871	0.13	\$1,101,516		Land Table R-3	57.98%
04-25-07-355-019	3659 ELLWOOD AVE	03/18/22	\$250,000	\$222,437	\$156,263	\$128,700	0.13	\$1,183,811		Land Table R-3	57.86%
04-25-07-358-029	3493 PRAIRIE AVE	12/22/21	\$220,000	\$224,492	\$124,208	\$128,700	0.13	\$940,970		Land Table R-3	57.33%
04-25-07-401-010	4166 BUCKINGHAM AVE	07/01/21	\$140,000	\$176,445	\$64,252	\$100,697	0.10	\$636,158		Land Table R-3	57.07%
04-25-07-356-019	3659 THOMAS AVE	10/15/21	\$237,000	\$226,332	\$139,368	\$128,700	0.13	\$1,055,818		Land Table R-3	56.86%
04-25-07-327-009	4115 PHILLIPS AVE	10/05/21	\$203,000	\$199,365	\$116,919	\$113,284	0.11	\$1,025,605		Land Table R-3	56.82%
04-25-07-302-023	4159 THOMAS AVE	10/01/21	\$185,000	\$227,233	\$86,467	\$128,700	0.13	\$655,053		Land Table R-3	56.64%
04-25-07-353-019	3951 CUMMINGS AVE	01/18/22	\$245,000	\$227,645	\$146,055	\$128,700	0.13	\$1,106,477		Land Table R-3	56.54%
04-25-07-358-003	3660 CUMMINGS AVE	06/30/22	\$224,490	\$228,218	\$124,972	\$128,700	0.13	\$946,758		Land Table R-3	56.39%
04-25-07-406-004	3932 BUCKINGHAM AVE	11/22/22	\$138,000	\$178,566	\$60,131	\$100,697	0.10	\$595,356		Land Table R-3	56.39%
04-25-07-409-002	3984 GRIFFITH AVE	10/03/22	\$235,000	\$255,280	\$123,646	\$143,926	0.16	\$792,603		Land Table R-3	56.38%
04-25-07-402-013	4082 TYLER AVE	07/02/21	\$267,000	\$223,345	\$169,526	\$125,871	0.13	\$1,345,444		Land Table R-3	56.36%
04-25-07-330-009	4142 ROYAL AVE	01/08/21	\$195,000	\$236,989	\$91,434	\$133,423	0.13	\$682,343		Land Table R-3	56.30%
04-25-07-385-010	3542 ROYAL AVE	02/24/22	\$158,000	\$179,505	\$79,192	\$100,697	0.10	\$784,079		Land Table R-3	56.10%
04-25-07-353-022	3889 CUMMINGS AVE	02/07/22	\$236,500	\$230,224	\$134,976	\$128,700	0.13	\$1,022,545		Land Table R-3	55.90%
04-25-07-382-047	3565 PHILLIPS AVE	03/31/22	\$300,000	\$180,341	\$219,851	\$100,192	0.10	\$2,198,510		Land Table R-3	55.56%
04-25-07-402-032	4033 GARDNER AVE	01/05/22	\$155,000	\$181,779	\$73,918	\$100,697	0.10	\$731,861		Land Table R-3	55.40%
04-25-07-303-013	4054 THOMAS AVE	04/07/22	\$275,000	\$232,376	\$171,324	\$128,700	0.13	\$1,297,909		Land Table R-3	55.38%
04-25-07-377-024	3931 PHILLIPS AVE	07/20/22	\$245,900	\$182,002	\$164,595	\$100,697	0.10	\$1,629,653		Land Table R-3	55.33%
04-25-07-356-024	3577 THOMAS AVE	06/30/22	\$258,000	\$233,385	\$153,315	\$128,700	0.13	\$1,161,477		Land Table R-3	55.14%
04-25-07-303-012	4074 THOMAS AVE	06/08/21	\$245,000	\$233,856	\$139,844	\$128,700	0.13	\$1,059,424		Land Table R-3	55.03%
04-25-07-401-018	4048 BUCKINGHAM AVE	11/18/21	\$170,000	\$184,048	\$86,649	\$100,697	0.10	\$857,911		Land Table R-3	54.71%
04-25-07-379-018	3744 OAKSHIRE AVE	07/30/21	\$192,250	\$184,817	\$108,130	\$100,697	0.10	\$1,070,594		Land Table R-3	54.48%
04-25-07-378-010	3842 PHILLIPS AVE	06/01/22	\$310,500	\$231,122	\$205,249	\$125,871	0.13	\$1,628,960		Land Table R-3	54.46%
04-25-07-357-016	3446 THOMAS AVE	09/13/22	\$263,000	\$237,120	\$154,580	\$128,700	0.13	\$1,171,061		Land Table R-3	54.28%
04-25-07-405-015	4014 ROBINA AVE	05/18/21	\$226,000	\$230,414	\$120,503	\$124,917	0.14	\$892,615		Land Table R-3	54.21%
04-25-07-381-007	3560 PRAIRIE AVE	10/11/22	\$240,000	\$236,186	\$131,824	\$128,010	0.13	\$1,006,290		Land Table R-3	54.20%
04-25-07-358-004	3644 CUMMINGS AVE	04/19/21	\$231,200	\$238,040	\$121,860	\$128,700	0.13	\$923,182		Land Table R-3	54.07%
04-25-07-376-009	3846 PRAIRIE AVE	10/27/21	\$218,000	\$247,356	\$103,805	\$133,161	0.14	\$736,206		Land Table R-3	53.83%
04-25-07-328-032	4033 OAKSHIRE AVE	12/27/21	\$204,000	\$187,371	\$117,326	\$100,697	0.10	\$1,161,644		Land Table R-3	53.74%
04-25-07-304-002	4272 CUMMINGS AVE	07/22/22	\$271,000	\$239,522	\$160,178	\$128,700	0.13	\$1,213,470		Land Table R-3	53.73%
04-25-07-379-023	3935 ROYAL AVE	10/24/22	\$183,000	\$187,552	\$96,145	\$100,697	0.10	\$951,931		Land Table R-3	53.69%
04-25-07-402-028	4093 GARDNER AVE	12/13/21	\$205,000	\$189,881	\$115,816	\$100,697	0.10	\$1,146,693		Land Table R-3	53.03%

CITY OF BERKLEY

Land Table R-3

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
04-25-07-382-044	3494 BACON AVE	04/16/21	\$243,000	\$267,198	\$117,385	\$141,583	0.15	\$772,270		Land Table R-3	52.99%
04-25-07-401-004	4236 BUCKINGHAM AVE	08/03/22	\$215,000	\$190,140	\$125,557	\$100,697	0.10	\$1,243,139		Land Table R-3	52.96%
04-25-07-355-024	3577 ELLWOOD AVE	04/23/21	\$215,000	\$243,226	\$100,474	\$128,700	0.13	\$761,167		Land Table R-3	52.91%
04-25-07-403-020	4014 GARDNER AVE	03/23/22	\$185,000	\$190,944	\$94,753	\$100,697	0.10	\$938,149		Land Table R-3	52.74%
04-25-07-379-021	3989 ROYAL AVE	11/22/22	\$175,000	\$190,945	\$84,752	\$100,697	0.10	\$839,129		Land Table R-3	52.74%
04-25-07-330-022	4189 BUCKINGHAM AVE	10/18/21	\$220,000	\$191,616	\$129,081	\$100,697	0.10	\$1,278,030		Land Table R-3	52.55%
04-25-07-302-002	4272 ELLWOOD AVE	05/03/21	\$225,000	\$247,802	\$105,898	\$128,700	0.13	\$802,258		Land Table R-3	51.94%
04-25-07-358-013	3494 CUMMINGS AVE	03/28/22	\$280,000	\$247,843	\$160,857	\$128,700	0.13	\$1,218,614		Land Table R-3	51.93%
04-25-07-407-023	3907 GARDNER AVE	04/19/22	\$260,000	\$194,999	\$165,698	\$100,697	0.10	\$1,640,574		Land Table R-3	51.64%
04-25-07-451-009	3566 BUCKINGHAM AVE	05/18/22	\$355,000	\$298,559	\$210,523	\$154,082	0.20	\$1,042,193		Land Table R-3	51.61%
04-25-07-402-009	4154 TYLER AVE	08/05/21	\$257,000	\$244,108	\$138,763	\$125,871	0.13	\$1,101,294		Land Table R-3	51.56%
04-25-07-301-027	4129 ELLWOOD AVE	09/08/22	\$277,100	\$250,117	\$155,683	\$128,700	0.13	\$1,179,417		Land Table R-3	51.46%
04-25-07-452-012	3542 TYLER AVE	06/21/21	\$195,000	\$196,349	\$99,348	\$100,697	0.10	\$983,644		Land Table R-3	51.28%
04-25-07-326-009	4146 PRAIRIE AVE	04/23/21	\$296,000	\$270,643	\$163,482	\$138,125	0.15	\$1,075,539		Land Table R-3	51.04%
04-25-07-402-027	4115 GARDNER AVE	04/30/21	\$206,300	\$197,463	\$109,534	\$100,697	0.10	\$1,084,495		Land Table R-3	51.00%
04-25-07-354-031	3733 PRAIRIE AVE	10/05/22	\$294,000	\$254,306	\$168,394	\$128,700	0.13	\$1,275,712		Land Table R-3	50.61%
04-25-07-353-002	3972 THOMAS AVE	05/24/22	\$351,000	\$255,324	\$224,376	\$128,700	0.13	\$1,699,818		Land Table R-3	50.41%
04-25-07-381-023	3603 BACON AVE	02/18/22	\$186,000	\$204,241	\$84,540	\$102,781	0.11	\$805,143		Land Table R-3	50.32%
04-25-07-407-030	3795 GARDNER AVE	10/29/21	\$206,500	\$200,903	\$106,294	\$100,697	0.10	\$1,052,416		Land Table R-3	50.12%
04-25-07-454-013	3538 GRIFFITH AVE	12/13/22	\$215,000	\$217,335	\$106,289	\$108,624	0.12	\$900,754		Land Table R-3	49.98%
04-25-07-380-027	3835 BUCKINGHAM AVE	09/30/21	\$184,000	\$201,718	\$82,979	\$100,697	0.10	\$821,574		Land Table R-3	49.92%
04-25-07-401-023	4253 TYLER AVE	01/06/22	\$325,000	\$202,689	\$223,008	\$100,697	0.10	\$2,208,000		Land Table R-3	49.68%
04-25-07-377-033	3795 PHILLIPS AVE	04/25/22	\$214,000	\$202,936	\$111,761	\$100,697	0.10	\$1,106,545		Land Table R-3	49.62%
04-25-07-330-017	4289 BUCKINGHAM AVE	12/06/21	\$295,500	\$279,286	\$154,672	\$138,458	0.14	\$1,112,748		Land Table R-3	49.58%
04-25-07-303-019	4231 CUMMINGS AVE	04/13/22	\$306,000	\$260,629	\$174,071	\$128,700	0.13	\$1,318,720		Land Table R-3	49.38%
04-25-07-401-038	4013 TYLER AVE	05/25/22	\$250,000	\$204,215	\$146,482	\$100,697	0.10	\$1,450,317		Land Table R-3	49.31%
04-25-07-303-002	4272 THOMAS AVE	06/03/22	\$319,000	\$261,875	\$185,825	\$128,700	0.13	\$1,407,765		Land Table R-3	49.15%
04-25-07-385-004	3630 ROYAL AVE	04/13/22	\$220,000	\$205,014	\$115,683	\$100,697	0.10	\$1,145,376		Land Table R-3	49.12%
04-25-07-451-013	3516 BUCKINGHAM AVE	06/15/22	\$257,500	\$205,477	\$152,720	\$100,697	0.10	\$1,512,079		Land Table R-3	49.01%
04-25-07-452-007	3618 TYLER AVE	04/29/21	\$200,000	\$206,596	\$94,101	\$100,697	0.10	\$931,693		Land Table R-3	48.74%
04-25-07-408-001	3998 GARDNER AVE	10/08/21	\$295,000	\$206,811	\$188,886	\$100,697	0.10	\$1,870,158		Land Table R-3	48.69%
04-25-07-328-034	4082 PHILLIPS AVE	12/08/21	\$199,600	\$207,240	\$93,057	\$100,697	0.10	\$921,356		Land Table R-3	48.59%
04-25-07-354-014	3754 CUMMINGS AVE	10/05/21	\$243,000	\$265,067	\$106,633	\$128,700	0.13	\$807,826		Land Table R-3	48.55%
04-25-07-378-002	3990 PHILLIPS AVE	09/13/21	\$242,000	\$259,492	\$108,379	\$125,871	0.13	\$860,151		Land Table R-3	48.51%
04-25-07-451-033	3501 TYLER AVE	04/20/21	\$221,111	\$207,777	\$114,031	\$100,697	0.10	\$1,129,020		Land Table R-3	48.46%
04-25-07-408-020	3983 GRIFFITH AVE	12/02/22	\$279,900	\$282,822	\$133,725	\$136,647	0.15	\$897,483		Land Table R-3	48.32%
04-25-07-328-003	4272 PHILLIPS AVE	03/08/22	\$250,000	\$208,445	\$142,252	\$100,697	0.10	\$1,408,436		Land Table R-3	48.31%
04-25-07-453-019	3669 GRIFFITH AVE	06/11/21	\$242,000	\$228,363	\$123,907	\$110,270	0.12	\$1,024,025		Land Table R-3	48.29%
04-25-07-382-017	3482 BACON AVE	03/22/21	\$249,900	\$208,584	\$142,013	\$100,697	0.10	\$1,406,069		Land Table R-3	48.28%
04-25-07-454-007	3610 GRIFFITH AVE	12/12/22	\$275,000	\$225,957	\$157,667	\$108,624	0.12	\$1,336,161		Land Table R-3	48.07%
04-25-07-357-011	3524 THOMAS AVE	02/11/22	\$280,000	\$267,784	\$140,916	\$128,700	0.13	\$1,067,545		Land Table R-3	48.06%
04-25-07-377-037	3701 PHILLIPS AVE	07/09/21	\$223,000	\$209,836	\$113,861	\$100,697	0.10	\$1,127,337		Land Table R-3	47.99%
04-25-07-451-031	3541 TYLER AVE	03/07/22	\$251,000	\$210,086	\$141,611	\$100,697	0.10	\$1,402,089		Land Table R-3	47.93%

CITY OF BERKLEY

Land Table R-3

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
04-25-07-383-008	3590 PHILLIPS AVE	05/07/21	\$264,500	\$210,345	\$154,852	\$100,697	0.10	\$1,533,188		Land Table R-3	47.87%
04-25-07-408-012	3834 GARDNER AVE	01/19/21	\$240,000	\$210,388	\$130,309	\$100,697	0.10	\$1,290,188		Land Table R-3	47.86%
04-25-07-326-033	4047 BACON AVE	06/16/21	\$220,000	\$221,180	\$104,650	\$105,830	0.11	\$934,375		Land Table R-3	47.85%
04-25-07-451-023	3629 TYLER AVE	02/19/21	\$196,000	\$212,178	\$84,519	\$100,697	0.10	\$836,822		Land Table R-3	47.46%
04-25-07-356-015	3462 ELLWOOD AVE	07/14/22	\$305,900	\$272,883	\$161,717	\$128,700	0.13	\$1,225,129		Land Table R-3	47.16%
04-25-07-326-023	4205 BACON AVE	05/17/21	\$303,000	\$228,273	\$181,554	\$106,827	0.11	\$1,592,579		Land Table R-3	46.80%
04-25-07-382-020	3689 PHILLIPS AVE	12/28/22	\$232,500	\$243,815	\$101,969	\$113,284	0.11	\$894,465		Land Table R-3	46.46%
04-25-07-379-028	3865 ROYAL AVE	06/21/22	\$265,000	\$219,324	\$146,373	\$100,697	0.10	\$1,449,238		Land Table R-3	45.91%
04-25-07-452-006	3622 TYLER AVE	03/10/21	\$172,000	\$220,048	\$52,649	\$100,697	0.10	\$521,277		Land Table R-3	45.76%
04-25-07-358-021	3625 PRAIRIE AVE	12/30/22	\$220,000	\$282,647	\$66,053	\$128,700	0.13	\$500,402		Land Table R-3	45.53%
04-25-07-454-014	3526 GRIFFITH AVE	05/26/21	\$284,000	\$239,732	\$152,892	\$108,624	0.12	\$1,295,695		Land Table R-3	45.31%
04-25-07-401-026	4219 TYLER AVE	10/12/21	\$260,000	\$250,077	\$123,207	\$113,284	0.11	\$1,080,763		Land Table R-3	45.30%
04-25-07-401-034	4081 TYLER AVE	10/29/21	\$245,000	\$225,676	\$120,021	\$100,697	0.10	\$1,188,327		Land Table R-3	44.62%
04-25-07-382-005	3648 BACON AVE	06/10/21	\$275,000	\$229,005	\$146,692	\$100,697	0.10	\$1,452,396		Land Table R-3	43.97%
04-25-07-451-003	3658 BUCKINGHAM AVE	08/23/21	\$255,000	\$229,286	\$126,411	\$100,697	0.10	\$1,251,594		Land Table R-3	43.92%
04-25-07-453-023	3621 GRIFFITH AVE	05/25/22	\$335,000	\$256,319	\$189,127	\$110,446	0.12	\$1,550,221		Land Table R-3	43.09%
04-25-07-379-029	3855 ROYAL AVE	06/11/21	\$300,000	\$233,869	\$166,828	\$100,697	0.10	\$1,651,762		Land Table R-3	43.06%
04-25-07-327-007	4014 BACON AVE	11/02/22	\$273,000	\$234,037	\$139,660	\$100,697	0.10	\$1,382,772		Land Table R-3	43.03%
04-25-07-453-020	3657 GRIFFITH AVE	09/03/21	\$304,500	\$257,725	\$157,091	\$110,316	0.12	\$1,298,273		Land Table R-3	42.80%
04-25-07-378-029	3801 OAKSHIRE AVE	10/07/21	\$252,500	\$235,345	\$117,852	\$100,697	0.10	\$1,166,851		Land Table R-3	42.79%
04-25-07-408-013	3820 GARDNER AVE	03/14/22	\$280,000	\$236,586	\$144,111	\$100,697	0.10	\$1,426,842		Land Table R-3	42.56%
04-25-07-401-015	4094 BUCKINGHAM AVE	03/08/22	\$250,000	\$237,869	\$112,828	\$100,697	0.10	\$1,117,109		Land Table R-3	42.33%
04-25-07-377-002	3990 BACON AVE	09/07/22	\$317,500	\$238,369	\$179,828	\$100,697	0.10	\$1,780,475		Land Table R-3	42.24%
04-25-07-328-007	4200 PHILLIPS AVE	12/16/21	\$305,000	\$239,223	\$166,474	\$100,697	0.10	\$1,648,257		Land Table R-3	42.09%
04-25-07-407-012	3816 TYLER AVE	03/08/21	\$188,000	\$241,984	\$46,713	\$100,697	0.10	\$462,505		Land Table R-3	41.61%
04-25-07-406-030	3755 TYLER AVE	02/24/22	\$298,000	\$242,292	\$156,405	\$100,697	0.10	\$1,548,564		Land Table R-3	41.56%
04-25-07-408-032	3713 GRIFFITH AVE	03/28/22	\$280,000	\$268,489	\$121,597	\$110,086	0.12	\$1,004,934		Land Table R-3	41.00%
04-25-07-378-030	3795 OAKSHIRE AVE	06/29/22	\$268,000	\$245,692	\$123,005	\$100,697	0.10	\$1,217,871		Land Table R-3	40.99%
04-25-07-380-025	3851 BUCKINGHAM AVE	06/17/21	\$260,000	\$247,613	\$113,084	\$100,697	0.10	\$1,119,644		Land Table R-3	40.67%
04-25-07-409-015	3714 GRIFFITH AVE	04/08/22	\$350,000	\$267,488	\$191,136	\$108,624	0.12	\$1,619,797		Land Table R-3	40.61%
04-25-07-326-029	4125 BACON AVE	04/09/21	\$330,000	\$263,197	\$173,067	\$106,264	0.11	\$1,545,241		Land Table R-3	40.37%
04-25-07-327-002	4094 BACON AVE	10/03/22	\$317,500	\$250,946	\$167,251	\$100,697	0.10	\$1,655,950		Land Table R-3	40.13%
04-25-07-377-025	3919 PHILLIPS AVE	10/20/21	\$250,000	\$239,061	\$106,601	\$95,662	0.10	\$1,110,427		Land Table R-3	40.02%
04-25-07-401-008	4190 BUCKINGHAM AVE	06/08/22	\$320,000	\$251,856	\$168,841	\$100,697	0.10	\$1,671,693		Land Table R-3	39.98%
04-25-07-354-027	3813 PRAIRIE AVE	01/15/21	\$242,000	\$335,725	\$34,975	\$128,700	0.13	\$264,962		Land Table R-3	38.33%
04-25-07-383-026	3565 OAKSHIRE AVE	05/13/21	\$330,575	\$263,493	\$167,779	\$100,697	0.10	\$1,661,178		Land Table R-3	38.22%
04-25-07-376-029	3795 BACON AVE	09/09/22	\$310,000	\$283,806	\$130,356	\$104,162	0.11	\$1,207,000		Land Table R-3	36.70%
04-25-07-353-027	3813 CUMMINGS AVE	01/29/21	\$415,000	\$359,396	\$184,304	\$128,700	0.13	\$1,396,242		Land Table R-3	35.81%
04-25-07-406-029	3763 TYLER AVE	02/08/22	\$310,000	\$285,728	\$124,969	\$100,697	0.10	\$1,237,317		Land Table R-3	35.24%
04-25-07-384-046	3563 ROYAL AVE	05/06/22	\$355,000	\$296,555	\$159,142	\$100,697	0.10	\$1,575,663		Land Table R-3	33.96%
04-25-07-453-043	3572 GARDNER AVE	10/15/21	\$312,900	\$298,718	\$114,879	\$100,697	0.10	\$1,137,416		Land Table R-3	33.71%
04-25-07-407-044	3933 GARDNER AVE	05/13/22	\$355,000	\$311,239	\$144,458	\$100,697	0.10	\$1,430,277		Land Table R-3	32.35%
04-25-07-385-047	3666 ROYAL AVE	04/01/22	\$382,500	\$324,877	\$158,320	\$100,697	0.10	\$1,567,525		Land Table R-3	31.00%

CITY OF BERKLEY

Land Table R-3

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
04-25-07-384-050	3689 ROYAL AVE	10/01/21	\$439,700	\$323,517	\$216,375	\$100,192	0.10	\$2,163,750		Land Table R-3	30.97%
04-25-07-382-019	3695 PHILLIPS AVE	07/29/21	\$471,000	\$367,393	\$216,891	\$113,284	0.11	\$1,902,553		Land Table R-3	30.83%
04-25-07-351-030	3755 ELLWOOD AVE	07/15/22	\$450,000	\$432,610	\$146,090	\$128,700	0.13	\$1,106,742		Land Table R-3	29.75%
04-25-07-328-036	4153 OAKSHIRE AVE	09/06/22	\$445,000	\$366,308	\$179,389	\$100,697	0.10	\$1,776,129		Land Table R-3	27.49%
04-25-07-384-009	3572 OAKSHIRE AVE	07/22/21	\$370,000	\$366,693	\$104,004	\$100,697	0.10	\$1,029,743		Land Table R-3	27.46%
04-25-07-328-033	4013 OAKSHIRE AVE	11/29/21	\$515,000	\$367,916	\$247,781	\$100,697	0.10	\$2,453,277		Land Table R-3	27.37%
04-25-07-406-039	3956 BUCKINGHAM AVE	07/14/21	\$375,000	\$374,214	\$101,483	\$100,697	0.10	\$1,004,782		Land Table R-3	26.91%
04-25-07-304-027	4113 PRAIRIE AVE	04/22/22	\$535,000	\$482,391	\$181,309	\$128,700	0.13	\$1,373,553		Land Table R-3	26.68%
04-25-07-451-053	3675 TYLER AVE	04/08/22	\$415,000	\$380,888	\$134,809	\$100,697	0.10	\$1,334,743		Land Table R-3	26.44%
04-25-07-382-032	3515 PHILLIPS AVE	08/24/22	\$424,000	\$384,597	\$140,100	\$100,697	0.10	\$1,387,129		Land Table R-3	26.18%
04-25-07-301-020	4251 ELLWOOD AVE	08/31/21	\$550,000	\$504,460	\$174,240	\$128,700	0.13	\$1,320,000		Land Table R-3	25.51%
04-25-07-303-033	4252 THOMAS AVE	07/13/21	\$391,000	\$406,669	\$87,291	\$102,960	0.11	\$823,500		Land Table R-3	25.32%
04-25-07-451-054	3653 TYLER AVE	06/06/22	\$438,000	\$398,236	\$140,461	\$100,697	0.10	\$1,390,703		Land Table R-3	25.29%
04-25-07-302-006	4192 ELLWOOD AVE	02/28/22	\$560,000	\$517,223	\$171,477	\$128,700	0.13	\$1,299,068		Land Table R-3	24.88%
04-25-07-380-015	3748 ROYAL AVE	10/13/21	\$477,500	\$406,820	\$171,377	\$100,697	0.10	\$1,696,802		Land Table R-3	24.75%
04-25-07-451-011	3536 BUCKINGHAM AVE	04/12/21	\$440,000	\$410,473	\$130,224	\$100,697	0.10	\$1,289,347		Land Table R-3	24.53%
04-25-07-351-029	3773 ELLWOOD AVE	07/20/21	\$502,500	\$549,611	\$81,589	\$128,700	0.13	\$618,098		Land Table R-3	23.42%
04-25-07-383-022	3617 OAKSHIRE AVE	06/02/22	\$495,000	\$443,303	\$152,394	\$100,697	0.10	\$1,508,851		Land Table R-3	22.72%
04-25-07-380-032	3721 BUCKINGHAM AVE	04/25/22	\$485,000	\$444,669	\$141,028	\$100,697	0.10	\$1,396,317		Land Table R-3	22.65%
04-25-07-302-010	4130 ELLWOOD AVE	10/05/22	\$675,000	\$569,753	\$233,947	\$128,700	0.13	\$1,772,326		Land Table R-3	22.59%
04-25-07-358-010	3540 CUMMINGS AVE	05/06/22	\$725,000	\$578,299	\$275,401	\$128,700	0.13	\$2,086,371		Land Table R-3	22.25%
04-25-07-302-011	4114 ELLWOOD AVE	04/02/21	\$600,000	\$584,577	\$144,123	\$128,700	0.13	\$1,091,841		Land Table R-3	22.02%
04-25-07-330-036	4155 BUCKINGHAM AVE	08/18/21	\$477,000	\$457,799	\$119,898	\$100,697	0.10	\$1,187,109		Land Table R-3	22.00%
04-25-07-353-032	3713 CUMMINGS AVE	09/15/21	\$675,000	\$606,401	\$197,299	\$128,700	0.13	\$1,494,689		Land Table R-3	21.22%
04-25-07-406-017	3714 BUCKINGHAM AVE	02/28/22	\$619,000	\$474,526	\$245,171	\$100,697	0.10	\$2,427,436		Land Table R-3	21.22%
04-25-07-353-031	3733 CUMMINGS AVE	01/29/21	\$603,000	\$608,114	\$123,586	\$128,700	0.13	\$936,258		Land Table R-3	21.16%
04-25-07-407-006	3912 TYLER AVE	10/05/21	\$473,000	\$478,262	\$95,435	\$100,697	0.10	\$944,901		Land Table R-3	21.05%
04-25-07-383-042	3665 OAKSHIRE AVE	07/01/22	\$539,980	\$483,575	\$157,102	\$100,697	0.10	\$1,555,465		Land Table R-3	20.82%
04-25-07-354-026	3829 PRAIRIE AVE	09/26/22	\$700,000	\$623,377	\$205,323	\$128,700	0.13	\$1,555,477		Land Table R-3	20.65%
04-25-07-452-048	3600 TYLER AVE	02/28/22	\$527,000	\$488,250	\$139,447	\$100,697	0.10	\$1,380,663		Land Table R-3	20.62%
04-25-07-351-017	3991 ELLWOOD AVE	09/23/21	\$613,000	\$628,151	\$113,549	\$128,700	0.13	\$860,220		Land Table R-3	20.49%
04-25-07-379-015	3782 OAKSHIRE AVE	11/02/22	\$549,999	\$509,029	\$141,667	\$100,697	0.10	\$1,402,644		Land Table R-3	19.78%
04-25-07-378-019	3971 OAKSHIRE AVE	04/18/21	\$491,000	\$541,136	\$50,561	\$100,697	0.10	\$500,604		Land Table R-3	18.61%
04-25-07-406-001	4000 BUCKINGHAM AVE	03/09/21	\$543,000	\$560,154	\$83,543	\$100,697	0.10	\$827,158		Land Table R-3	17.98%
04-25-07-380-047	3955 BUCKINGHAM AVE	03/10/22	\$700,000	\$596,824	\$203,873	\$100,697	0.10	\$2,018,545		Land Table R-3	16.87%

CITY OF BERKLEY

Land Table R-3

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building

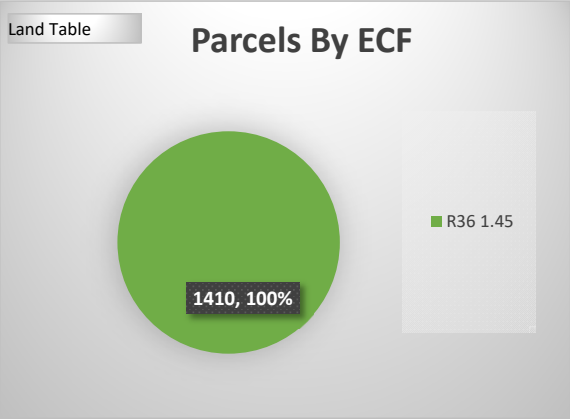
CITY OF BERKLEY

Land Table R36

BSA DATABASE		SALES DATA	
Parcel Count	1410	# of Sales	181
ECF Nbhd	R36	Sales Ratio	47.20%
Min ECF	1.450	(Land Resid.-Est. Land Value)/Est. LV	18.06%
Max ECF	1.450	% Change	9.03%
Land Table LtoB	43.83%	Projected Land Table LtoB	47.79%
CVT LtoB	43.46%	Sales Sample Size	12.84%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,625	\$1,919	\$1,772
MINIMUM	\$650	\$767	\$709
MAXIMUM	\$2,600	\$3,070	\$2,835

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
04-25-18-207-023	3141 GARDNER AVE	09/21/22	\$135,000				0.13	\$1,022,727		Land Table R36	#DIV/0!
04-25-18-152-004	2830 ELLWOOD AVE	10/27/22	\$162,500				0.19	\$381,514		Land Table R36	#DIV/0!
04-25-18-251-041	2798 BUCKINGHAM AVE	08/25/21	\$140,000				0.11			Land Table R36	#DIV/0!
04-25-18-177-027	2697 OAKSHIRE AVE	04/07/21	\$165,000				0.15			Land Table R36	#DIV/0!
04-25-18-154-003	2844 CUMMINGS AVE	09/13/21	\$220,000	\$240,793	\$128,485	\$149,278	0.18	\$717,793		Land Table R36	61.99%
04-25-18-208-016	2942 GARDNER AVE	09/30/22	\$162,000	\$202,351	\$84,341	\$124,692	0.13	\$638,947		Land Table R36	61.62%
04-25-18-154-007	2758 CUMMINGS AVE	11/19/21	\$200,000	\$244,403	\$104,898	\$149,301	0.18	\$586,022		Land Table R36	61.09%
04-25-18-177-017	2618 PHILLIPS AVE	01/29/21	\$210,000	\$236,194	\$116,706	\$142,900	0.16	\$711,622		Land Table R36	60.50%
04-25-18-252-008	2758 TYLER AVE	10/18/21	\$173,000	\$200,250	\$92,998	\$120,248	0.12	\$756,081		Land Table R36	60.05%
04-25-18-210-026	3083 WAKEFIELD RD	11/23/21	\$140,000	\$172,939	\$70,226	\$103,165	0.11	\$621,469		Land Table R36	59.65%
04-25-18-279-002	2862 KENMORE RD	04/23/21	\$170,000	\$209,704	\$84,444	\$124,148	0.13	\$644,611		Land Table R36	59.20%
04-25-18-130-014	2980 BACON AVE	03/25/21	\$220,000	\$233,472	\$124,328	\$137,800	0.15	\$817,947		Land Table R36	59.02%
04-25-18-126-009	3341 PHILLIPS AVE	08/31/21	\$147,000	\$217,246	\$57,127	\$127,373	0.14	\$413,964		Land Table R36	58.63%

CITY OF BERKLEY

Land Table R36

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
04-25-18-179-002	2866 ROYAL AVE	01/24/22	\$250,000	\$239,507	\$150,604	\$140,111	0.15	\$990,816		Land Table R36	58.50%
04-25-18-276-011	2706 WAKEFIELD RD	08/29/22	\$210,000	\$247,309	\$107,324	\$144,633	0.18	\$602,944		Land Table R36	58.48%
04-25-18-107-034	3023 CUMMINGS AVE	07/09/21	\$239,000	\$232,127	\$140,928	\$134,055	0.15	\$921,098		Land Table R36	57.75%
04-25-18-209-041	3047 ROBINA AVE	08/23/22	\$280,000	\$255,227	\$171,286	\$146,513	0.19	\$925,870		Land Table R36	57.40%
04-25-18-153-028	3938 CATALPA DR	02/14/22	\$268,500	\$240,332	\$165,972	\$137,804	0.15	\$1,077,740		Land Table R36	57.34%
04-25-18-206-036	2989 TYLER AVE	09/01/22	\$245,000	\$232,336	\$145,430	\$132,766	0.14	\$1,009,931		Land Table R36	57.14%
04-25-18-103-024	3247 CUMMINGS AVE	06/25/21	\$240,000	\$273,711	\$122,573	\$156,284	0.21	\$583,681		Land Table R36	57.10%
04-25-18-210-006	3114 ROBINA AVE	07/29/22	\$224,500	\$218,638	\$130,554	\$124,692	0.13	\$989,045		Land Table R36	57.03%
04-25-18-254-022	2777 ROBINA AVE	04/23/21	\$225,000	\$218,933	\$130,759	\$124,692	0.13	\$990,598		Land Table R36	56.95%
04-25-18-154-012	2660 CUMMINGS AVE	10/19/22	\$245,000	\$264,590	\$129,734	\$149,324	0.18	\$724,771		Land Table R36	56.44%
04-25-18-151-033	2659 ELLWOOD AVE	12/20/21	\$230,000	\$228,050	\$130,381	\$128,431	0.15	\$886,946		Land Table R36	56.32%
04-25-18-106-026	3153 THOMAS AVE	08/18/22	\$240,000	\$189,780	\$157,092	\$106,872	0.12	\$1,298,281		Land Table R36	56.31%
04-25-18-207-007	3084 TYLER AVE	05/12/21	\$230,000	\$218,945	\$133,360	\$122,305	0.13	\$1,050,079		Land Table R36	55.86%
04-25-18-176-028	2727 PHILLIPS AVE	10/25/22	\$282,500	\$238,520	\$176,448	\$132,468	0.14	\$1,233,902		Land Table R36	55.54%
04-25-18-202-015	3339 GARDNER AVE	06/14/22	\$255,000	\$224,935	\$154,757	\$124,692	0.13	\$1,172,402		Land Table R36	55.43%
04-25-18-107-044	3144 THOMAS AVE	10/01/21	\$273,000	\$271,286	\$152,048	\$150,334	0.18	\$835,429		Land Table R36	55.42%
04-25-18-177-006	2798 PHILLIPS AVE	06/10/21	\$250,000	\$230,641	\$146,732	\$127,373	0.14	\$1,063,275		Land Table R36	55.23%
04-25-18-232-022	3147 KENMORE RD	08/15/22	\$195,000	\$224,887	\$94,261	\$124,148	0.13	\$719,550		Land Table R36	55.20%
04-25-18-153-002	2856 THOMAS AVE	05/14/21	\$209,000	\$276,309	\$84,086	\$151,395	0.19	\$454,519		Land Table R36	54.79%
04-25-18-177-007	2784 PHILLIPS AVE	05/13/21	\$231,000	\$233,512	\$124,861	\$127,373	0.14	\$904,790		Land Table R36	54.55%
04-25-18-253-007	2778 GARDNER AVE	12/12/22	\$215,000	\$230,377	\$109,315	\$124,692	0.13	\$828,144		Land Table R36	54.13%
04-25-18-154-023	2689 BACON AVE	05/09/22	\$330,000	\$276,163	\$203,155	\$149,318	0.18	\$1,134,944		Land Table R36	54.07%
04-25-18-230-005	3138 WAKEFIELD RD	06/18/21	\$179,000	\$183,867	\$94,452	\$99,319	0.11	\$899,543		Land Table R36	54.02%
04-25-18-204-018	3277 ROBINA AVE	01/11/22	\$200,000	\$231,300	\$93,392	\$124,692	0.13	\$707,515		Land Table R36	53.91%
04-25-18-276-028	2717 KIPLING AVE	08/25/21	\$249,500	\$231,592	\$142,056	\$124,148	0.13	\$1,084,397		Land Table R36	53.61%
04-25-18-103-023	3257 CUMMINGS AVE	06/03/22	\$302,500	\$233,993	\$193,758	\$125,251	0.14	\$1,364,493		Land Table R36	53.53%
04-25-18-176-027	2741 PHILLIPS AVE	02/05/21	\$250,000	\$247,913	\$134,555	\$132,468	0.14	\$940,944		Land Table R36	53.43%
04-25-18-179-015	2654 ROYAL AVE	09/22/22	\$208,800	\$238,470	\$97,703	\$127,373	0.14	\$707,993		Land Table R36	53.41%
04-25-18-153-027	3966 CATALPA DR	05/11/22	\$252,000	\$258,219	\$130,976	\$137,195	0.15	\$861,684		Land Table R36	53.13%
04-25-18-178-025	2841 ROYAL AVE	11/22/21	\$255,000	\$252,066	\$136,834	\$133,900	0.15	\$924,554		Land Table R36	53.12%
04-25-18-106-012	3060 ELLWOOD AVE	06/14/22	\$290,000	\$233,424	\$179,781	\$123,205	0.14	\$1,284,150		Land Table R36	52.78%
04-25-18-232-033	2971 KENMORE RD	08/04/22	\$265,000	\$235,512	\$153,636	\$124,148	0.13	\$1,172,794		Land Table R36	52.71%
04-25-18-177-032	2637 OAKSHIRE AVE	04/23/21	\$253,000	\$241,769	\$138,604	\$127,373	0.14	\$1,004,377		Land Table R36	52.68%
04-25-18-153-005	2800 THOMAS AVE	09/30/21	\$305,000	\$288,385	\$168,214	\$151,599	0.19	\$909,265		Land Table R36	52.57%
04-25-18-133-025	3113 BUCKINGHAM AVE	08/27/21	\$193,000	\$193,942	\$100,957	\$101,899	0.11	\$917,791		Land Table R36	52.54%
04-25-18-105-039	2989 ELLWOOD AVE	06/10/22	\$225,000	\$204,487	\$127,806	\$107,293	0.12	\$1,047,590		Land Table R36	52.47%
04-25-18-228-025	3221 KENMORE RD	09/30/22	\$180,000	\$198,830	\$85,455	\$104,285	0.11	\$776,864		Land Table R36	52.45%
04-25-18-104-017	3248 CUMMINGS AVE	08/03/22	\$196,000	\$202,773	\$99,450	\$106,223	0.12	\$828,750		Land Table R36	52.39%
04-25-18-255-017	2982 CATALPA DR	05/27/22	\$324,784	\$250,012	\$205,582	\$130,810	0.14	\$1,489,725		Land Table R36	52.32%
04-25-18-208-023	3127 GRIFFITH AVE	07/30/21	\$225,000	\$238,327	\$111,365	\$124,692	0.13	\$843,674		Land Table R36	52.32%
04-25-18-233-018	2938 KENMORE RD	03/18/22	\$195,000	\$237,877	\$81,271	\$124,148	0.13	\$620,389		Land Table R36	52.19%
04-25-18-101-028	3257 ELLWOOD AVE	12/09/21	\$210,000	\$204,243	\$112,325	\$106,568	0.12	\$928,306		Land Table R36	52.18%
04-25-18-206-028	3125 TYLER AVE	04/09/21	\$195,000	\$192,211	\$102,525	\$99,736	0.11	\$967,217		Land Table R36	51.89%

CITY OF BERKLEY

Land Table R36

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
04-25-18-177-018	2879 OAKSHIRE AVE	03/25/22	\$245,000	\$246,923	\$125,450	\$127,373	0.14	\$909,058		Land Table R36	51.58%
04-25-18-278-016	2666 CUMBERLAND RD	03/04/21	\$248,000	\$218,659	\$141,074	\$111,733	0.12	\$1,195,542		Land Table R36	51.10%
04-25-18-278-007	2780 CUMBERLAND RD	04/05/21	\$305,000	\$243,761	\$185,387	\$124,148	0.13	\$1,415,168		Land Table R36	50.93%
04-25-18-177-014	2668 PHILLIPS AVE	03/15/22	\$276,000	\$277,714	\$139,671	\$141,385	0.16	\$889,624		Land Table R36	50.91%
04-25-18-133-004	3150 ROYAL AVE	12/05/22	\$280,500	\$225,223	\$169,913	\$114,636	0.12	\$1,370,266		Land Table R36	50.90%
04-25-18-207-026	3083 GARDNER AVE	12/29/21	\$310,000	\$244,980	\$189,712	\$124,692	0.13	\$1,437,212		Land Table R36	50.90%
04-25-18-132-021	2920 OAKSHIRE AVE	09/29/21	\$231,000	\$307,731	\$79,269	\$156,000	0.22	\$368,693		Land Table R36	50.69%
04-25-18-132-002	3174 OAKSHIRE AVE	12/22/21	\$423,000	\$282,448	\$283,552	\$143,000	0.16	\$1,794,633		Land Table R36	50.63%
04-25-18-203-023	3277 GRIFFITH AVE	04/29/21	\$210,000	\$246,717	\$87,975	\$124,692	0.13	\$666,477		Land Table R36	50.54%
04-25-18-152-027	2655 THOMAS AVE	09/09/22	\$380,000	\$302,338	\$230,406	\$152,744	0.19	\$1,219,079		Land Table R36	50.52%
04-25-18-228-028	3259 KENMORE RD	09/30/22	\$320,000	\$270,330	\$186,233	\$136,563	0.14	\$1,293,285		Land Table R36	50.52%
04-25-18-208-029	3035 GRIFFITH AVE	07/12/22	\$336,000	\$247,058	\$213,634	\$124,692	0.13	\$1,618,439		Land Table R36	50.47%
04-25-18-209-038	2913 ROBINA AVE	06/14/21	\$291,000	\$247,877	\$167,815	\$124,692	0.13	\$1,271,326		Land Table R36	50.30%
04-25-18-209-012	3024 GRIFFITH AVE	03/18/22	\$260,000	\$248,305	\$136,387	\$124,692	0.13	\$1,033,235		Land Table R36	50.22%
04-25-18-278-008	2756 CUMBERLAND RD	08/09/22	\$322,000	\$247,677	\$198,471	\$124,148	0.13	\$1,515,046		Land Table R36	50.12%
04-25-18-154-002	2856 CUMMINGS AVE	02/09/21	\$325,000	\$298,465	\$175,807	\$149,272	0.18	\$982,162		Land Table R36	50.01%
04-25-18-206-042	2923 TYLER AVE	06/08/22	\$262,500	\$206,720	\$159,129	\$103,349	0.11	\$1,408,221		Land Table R36	49.99%
04-25-18-255-041	2665 WAKEFIELD RD	12/09/21	\$218,000	\$210,612	\$112,649	\$105,261	0.11	\$1,072,848		Land Table R36	49.98%
04-25-18-130-018	2914 BACON AVE	07/16/21	\$270,000	\$277,097	\$130,703	\$137,800	0.15	\$859,888		Land Table R36	49.73%
04-25-18-133-026	3095 BUCKINGHAM AVE	12/21/21	\$245,000	\$205,377	\$141,522	\$101,899	0.11	\$1,286,564		Land Table R36	49.62%
04-25-18-230-026	3099 KIPLING AVE	07/19/21	\$280,000	\$226,329	\$165,404	\$111,733	0.12	\$1,401,729		Land Table R36	49.37%
04-25-18-127-020	3269 OAKSHIRE AVE	06/04/21	\$250,000	\$259,794	\$117,579	\$127,373	0.14	\$852,022		Land Table R36	49.03%
04-25-18-278-010	2720 CUMBERLAND RD	10/27/22	\$345,000	\$253,859	\$215,289	\$124,148	0.13	\$1,643,427		Land Table R36	48.90%
04-25-18-208-003	3156 GARDNER AVE	10/22/21	\$250,000	\$256,984	\$117,708	\$124,692	0.13	\$891,727		Land Table R36	48.52%
04-25-18-126-010	3323 PHILLIPS AVE	12/12/22	\$305,000	\$262,761	\$169,612	\$127,373	0.14	\$1,229,072		Land Table R36	48.47%
04-25-18-128-018	3269 ROYAL AVE	11/16/22	\$235,000	\$215,025	\$123,975	\$104,000	0.12	\$1,078,043		Land Table R36	48.37%
04-25-18-128-007	3270 OAKSHIRE AVE	08/23/21	\$300,000	\$268,889	\$161,111	\$130,000	0.14	\$1,126,650		Land Table R36	48.35%
04-25-18-210-011	3036 ROBINA AVE	05/13/22	\$310,000	\$258,274	\$176,418	\$124,692	0.13	\$1,336,500		Land Table R36	48.28%
04-25-18-128-015	3309 ROYAL AVE	02/03/22	\$236,000	\$215,765	\$124,235	\$104,000	0.12	\$1,080,304		Land Table R36	48.20%
04-25-18-178-034	2677 ROYAL AVE	08/18/22	\$238,500	\$216,304	\$126,196	\$104,000	0.12	\$1,097,357		Land Table R36	48.08%
04-25-18-277-031	2695 CUMBERLAND RD	09/17/21	\$347,000	\$310,766	\$185,212	\$148,978	0.20	\$944,959		Land Table R36	47.94%
04-25-18-279-043	2656 KENMORE RD	11/05/21	\$203,000	\$259,313	\$67,835	\$124,148	0.13	\$517,824		Land Table R36	47.88%
04-25-18-176-007	2770 BACON AVE	07/15/22	\$184,268	\$217,399	\$70,869	\$104,000	0.12	\$616,252		Land Table R36	47.84%
04-25-18-151-034	2649 ELLWOOD AVE	02/22/21	\$320,000	\$326,510	\$148,898	\$155,408	0.20	\$740,786		Land Table R36	47.60%
04-25-18-132-012	3036 OAKSHIRE AVE	03/18/22	\$248,000	\$273,889	\$104,111	\$130,000	0.14	\$728,049		Land Table R36	47.46%
04-25-18-133-010	3036 ROYAL AVE	12/29/22	\$300,000	\$302,851	\$140,444	\$143,295	0.17	\$851,176		Land Table R36	47.32%
04-25-18-230-011	3048 WAKEFIELD RD	03/25/22	\$262,500	\$210,378	\$151,441	\$99,319	0.11	\$1,442,295		Land Table R36	47.21%
04-25-18-209-005	3128 GRIFFITH AVE	12/16/22	\$290,000	\$265,291	\$149,401	\$124,692	0.13	\$1,131,826		Land Table R36	47.00%
04-25-18-132-034	3023 ROYAL AVE	03/16/22	\$290,000	\$237,960	\$163,840	\$111,800	0.12	\$1,332,033		Land Table R36	46.98%
04-25-18-152-034	2870 ELLWOOD AVE	10/04/21	\$318,000	\$303,715	\$156,901	\$142,616	0.16	\$962,583		Land Table R36	46.96%
04-25-18-132-039	2945 ROYAL AVE	06/24/22	\$225,900	\$222,141	\$107,759	\$104,000	0.12	\$937,035		Land Table R36	46.82%
04-25-18-104-038	3293 BACON AVE	11/22/22	\$272,000	\$226,933	\$151,290	\$106,223	0.12	\$1,260,750		Land Table R36	46.81%
04-25-18-206-006	3114 BUCKINGHAM AVE	06/24/21	\$250,000	\$219,046	\$132,853	\$101,899	0.11	\$1,207,755		Land Table R36	46.52%

CITY OF BERKLEY

Land Table R36

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
04-25-18-208-010	3036 GARDNER AVE	05/11/21	\$315,000	\$268,213	\$171,479	\$124,692	0.13	\$1,299,083		Land Table R36	46.49%
04-25-18-210-016	2956 ROBINA AVE	09/13/21	\$240,000	\$221,534	\$120,713	\$102,247	0.11	\$1,117,713		Land Table R36	46.15%
04-25-18-153-017	2815 CUMMINGS AVE	08/17/22	\$386,000	\$328,620	\$208,933	\$151,553	0.19	\$1,129,368		Land Table R36	46.12%
04-25-18-209-008	3072 GRIFFITH AVE	06/27/22	\$335,000	\$270,643	\$189,049	\$124,692	0.13	\$1,432,189		Land Table R36	46.07%
04-25-18-227-016	3214 KIPLING AVE	01/05/22	\$230,000	\$216,975	\$112,344	\$99,319	0.11	\$1,069,943		Land Table R36	45.77%
04-25-18-107-025	3153 CUMMINGS AVE	07/07/22	\$250,000	\$236,132	\$120,740	\$106,872	0.12	\$997,851		Land Table R36	45.26%
04-25-18-128-006	3290 OAKSHIRE AVE	12/08/21	\$250,000	\$230,569	\$123,431	\$104,000	0.12	\$1,073,313		Land Table R36	45.11%
04-25-18-107-020	2944 THOMAS AVE	04/21/22	\$277,750	\$238,340	\$146,831	\$107,421	0.12	\$1,203,533		Land Table R36	45.07%
04-25-18-179-003	2854 ROYAL AVE	05/07/21	\$300,000	\$282,633	\$144,740	\$127,373	0.14	\$1,048,841		Land Table R36	45.07%
04-25-18-177-010	2728 PHILLIPS AVE	10/11/22	\$372,000	\$283,927	\$215,446	\$127,373	0.14	\$1,561,203		Land Table R36	44.86%
04-25-18-254-012	2678 GRIFFITH AVE	06/06/22	\$300,000	\$278,425	\$146,267	\$124,692	0.13	\$1,108,083		Land Table R36	44.78%
04-25-18-254-034	3034 CATALPA DR	08/12/21	\$280,000	\$232,832	\$151,072	\$103,904	0.10	\$1,466,718		Land Table R36	44.63%
04-25-18-278-023	2829 KENMORE RD	04/29/21	\$193,000	\$222,650	\$69,669	\$99,319	0.11	\$663,514		Land Table R36	44.61%
04-25-18-131-020	3185 OAKSHIRE AVE	12/14/22	\$231,600	\$257,164	\$89,072	\$114,636	0.12	\$718,323		Land Table R36	44.58%
04-25-18-153-015	2855 CUMMINGS AVE	08/04/22	\$425,500	\$339,822	\$237,096	\$151,418	0.19	\$1,281,600		Land Table R36	44.56%
04-25-18-209-017	2942 GRIFFITH AVE	05/17/21	\$365,000	\$280,568	\$209,124	\$124,692	0.13	\$1,584,273		Land Table R36	44.44%
04-25-18-128-022	3225 ROYAL AVE	10/06/21	\$265,000	\$234,321	\$134,679	\$104,000	0.12	\$1,171,122		Land Table R36	44.38%
04-25-18-133-034	2989 BUCKINGHAM AVE	06/20/22	\$272,000	\$230,900	\$142,999	\$101,899	0.11	\$1,299,991		Land Table R36	44.13%
04-25-18-229-014	3234 KENMORE RD	12/23/22	\$269,000	\$226,065	\$142,254	\$99,319	0.11	\$1,354,800		Land Table R36	43.93%
04-25-18-105-038	3011 ELLWOOD AVE	02/11/22	\$264,100	\$244,198	\$127,162	\$107,260	0.12	\$1,042,311		Land Table R36	43.92%
04-25-18-227-009	3310 KIPLING AVE	10/22/21	\$331,000	\$320,871	\$149,796	\$139,667	0.16	\$954,115		Land Table R36	43.53%
04-25-18-252-039	3216 CATALPA DR	11/19/21	\$260,000	\$305,257	\$85,553	\$130,810	0.14	\$619,949		Land Table R36	42.85%
04-25-18-227-020	3295 CUMBERLAND RD	10/25/21	\$325,000	\$289,751	\$159,397	\$124,148	0.13	\$1,216,771		Land Table R36	42.85%
04-25-18-101-024	3307 ELLWOOD AVE	11/22/22	\$310,000	\$248,847	\$167,591	\$106,438	0.12	\$1,396,592		Land Table R36	42.77%
04-25-18-228-014	3234 CUMBERLAND RD	10/15/21	\$232,500	\$233,689	\$98,130	\$99,319	0.11	\$934,571		Land Table R36	42.50%
04-25-18-178-036	2657 ROYAL AVE	06/06/22	\$267,000	\$246,550	\$124,450	\$104,000	0.12	\$1,082,174		Land Table R36	42.18%
04-25-18-132-022	3185 ROYAL AVE	08/12/21	\$325,000	\$278,919	\$163,081	\$117,000	0.13	\$1,264,194		Land Table R36	41.95%
04-25-18-128-021	3237 ROYAL AVE	07/09/21	\$275,000	\$248,799	\$130,201	\$104,000	0.12	\$1,132,183		Land Table R36	41.80%
04-25-18-207-017	2942 TYLER AVE	02/17/21	\$285,000	\$280,850	\$121,479	\$117,329	0.12	\$1,038,282		Land Table R36	41.78%
04-25-18-252-036	3252 CATALPA DR	02/24/21	\$190,500	\$224,119	\$59,401	\$93,020	0.09	\$645,663		Land Table R36	41.50%
04-25-18-131-023	3149 OAKSHIRE AVE	05/24/22	\$381,550	\$276,900	\$219,286	\$114,636	0.12	\$1,768,435		Land Table R36	41.40%
04-25-18-102-042	3281 THOMAS AVE	03/18/22	\$240,000	\$259,833	\$86,670	\$106,503	0.12	\$722,250		Land Table R36	40.99%
04-25-18-229-011	3270 KENMORE RD	03/29/22	\$310,405	\$242,701	\$167,023	\$99,319	0.11	\$1,590,695		Land Table R36	40.92%
04-25-18-207-034	2969 GARDNER AVE	11/04/21	\$367,000	\$307,172	\$184,520	\$124,692	0.13	\$1,397,879		Land Table R36	40.59%
04-25-18-255-021	2843 WAKEFIELD RD	08/20/21	\$276,800	\$271,534	\$115,420	\$110,154	0.11	\$1,012,456		Land Table R36	40.57%
04-25-18-206-023	3185 TYLER AVE	08/12/22	\$360,000	\$250,225	\$210,923	\$101,148	0.11	\$1,989,840		Land Table R36	40.42%
04-25-18-178-010	2742 OAKSHIRE AVE	01/06/22	\$325,000	\$257,557	\$171,443	\$104,000	0.12	\$1,490,809		Land Table R36	40.38%
04-25-18-103-018	3325 CUMMINGS AVE	06/01/21	\$350,000	\$265,590	\$190,816	\$106,406	0.12	\$1,590,133		Land Table R36	40.06%
04-25-18-251-020	2879 TYLER AVE	08/18/21	\$350,000	\$294,868	\$172,398	\$117,266	0.13	\$1,326,138		Land Table R36	39.77%
04-25-18-133-040	2913 BUCKINGHAM AVE	11/21/22	\$350,000	\$290,936	\$173,700	\$114,636	0.12	\$1,400,806		Land Table R36	39.40%
04-25-18-227-022	3259 CUMBERLAND RD	01/25/21	\$355,000	\$316,636	\$162,512	\$124,148	0.13	\$1,240,550		Land Table R36	39.21%
04-25-18-130-030	3011 PHILLIPS AVE	11/08/21	\$310,000	\$292,492	\$132,144	\$114,636	0.12	\$1,065,677		Land Table R36	39.19%
04-25-18-131-044	3174 PHILLIPS AVE	05/06/22	\$425,000	\$325,884	\$226,489	\$127,373	0.14	\$1,641,225		Land Table R36	39.09%

CITY OF BERKLEY

Land Table R36

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
04-25-18-230-001	3180 WAKEFIELD RD	03/16/22	\$341,000	\$255,792	\$184,527	\$99,319	0.11	\$1,757,400		Land Table R36	38.83%
04-25-18-105-051	2945 ELLWOOD AVE	05/03/21	\$260,000	\$279,540	\$87,881	\$107,421	0.12	\$720,336		Land Table R36	38.43%
04-25-18-208-039	3183 GRIFFITH AVE	09/21/22	\$425,000	\$326,370	\$223,322	\$124,692	0.13	\$1,691,833		Land Table R36	38.21%
04-25-18-206-007	3106 BUCKINGHAM AVE	02/23/22	\$358,000	\$267,032	\$192,867	\$101,899	0.11	\$1,753,336		Land Table R36	38.16%
04-25-18-201-016	3236 BUCKINGHAM AVE	05/24/21	\$296,600	\$267,115	\$131,384	\$101,899	0.11	\$1,194,400		Land Table R36	38.15%
04-25-18-210-035	2971 WAKEFIELD RD	03/04/21	\$335,000	\$268,460	\$167,071	\$100,531	0.11	\$1,561,411		Land Table R36	37.45%
04-25-18-132-013	3024 OAKSHIRE AVE	04/27/22	\$405,000	\$300,447	\$208,553	\$104,000	0.12	\$1,813,504		Land Table R36	34.62%
04-25-18-209-036	2941 ROBINA AVE	11/10/21	\$398,500	\$370,927	\$152,265	\$124,692	0.13	\$1,153,523		Land Table R36	33.62%
04-25-18-277-045	2880 KIPLING AVE	08/01/21	\$389,900	\$434,960	\$100,194	\$145,254	0.15	\$654,863		Land Table R36	33.39%
04-25-18-102-045	3309 THOMAS AVE	03/09/22	\$370,000	\$332,124	\$147,927	\$110,051	0.13	\$1,146,721		Land Table R36	33.14%
04-25-18-204-029	3246 GRIFFITH AVE	10/14/22	\$325,000	\$376,512	\$73,180	\$124,692	0.13	\$554,394		Land Table R36	33.12%
04-25-18-102-044	3325 THOMAS AVE	05/28/21	\$325,000	\$328,261	\$103,161	\$106,422	0.12	\$859,675		Land Table R36	32.42%
04-25-18-231-044	3100 KIPLING AVE	06/22/22	\$525,000	\$452,445	\$218,429	\$145,874	0.18	\$1,193,601		Land Table R36	32.24%
04-25-18-255-032	2685 WAKEFIELD RD	08/04/21	\$412,000	\$379,913	\$150,237	\$118,150	0.12	\$1,262,496		Land Table R36	31.10%
04-25-18-178-011	2728 OAKSHIRE AVE	10/12/22	\$438,355	\$336,859	\$205,496	\$104,000	0.12	\$1,786,922		Land Table R36	30.87%
04-25-18-232-026	3059 KENMORE RD	10/28/22	\$440,000	\$412,428	\$151,720	\$124,148	0.13	\$1,158,168		Land Table R36	30.10%
04-25-18-205-037	3294 ROBINA AVE	08/30/21	\$349,000	\$333,702	\$115,051	\$99,753	0.11	\$1,085,387		Land Table R36	29.89%
04-25-18-132-037	2967 ROYAL AVE	05/10/22	\$440,000	\$418,094	\$144,106	\$122,200	0.14	\$1,067,452		Land Table R36	29.23%
04-25-18-232-027	3047 KENMORE RD	11/28/22	\$450,000	\$441,360	\$132,788	\$124,148	0.13	\$1,013,649		Land Table R36	28.13%
04-25-18-105-045	2923 ELLWOOD AVE	11/17/22	\$415,000	\$410,642	\$111,844	\$107,486	0.12	\$909,301		Land Table R36	26.18%
04-25-18-131-022	3161 OAKSHIRE AVE	03/31/22	\$437,500	\$442,245	\$109,891	\$114,636	0.12	\$886,218		Land Table R36	25.92%
04-25-18-230-038	2916 WAKEFIELD RD	07/12/22	\$607,500	\$573,159	\$180,215	\$145,874	0.18	\$984,781		Land Table R36	25.45%
04-25-18-255-040	2675 WAKEFIELD RD	10/08/21	\$450,000	\$477,147	\$92,810	\$119,957	0.12	\$773,417		Land Table R36	25.14%
04-25-18-179-028	2727 BUCKINGHAM AVE	04/12/22	\$459,500	\$407,166	\$154,233	\$101,899	0.11	\$1,402,118		Land Table R36	25.03%
04-25-18-133-005	3138 ROYAL AVE	05/27/21	\$571,600	\$571,679	\$140,032	\$140,111	0.15	\$921,263		Land Table R36	24.51%
04-25-18-178-001	2880 OAKSHIRE AVE	08/16/22	\$625,000	\$545,948	\$209,052	\$130,000	0.14	\$1,461,902		Land Table R36	23.81%
04-25-18-210-043	3015 WAKEFIELD RD	04/11/22	\$606,000	\$507,193	\$218,138	\$119,331	0.13	\$1,690,992		Land Table R36	23.53%
04-25-18-254-017	2861 ROBINA AVE	05/21/21	\$465,000	\$548,460	\$41,232	\$124,692	0.13	\$312,364		Land Table R36	22.73%
04-25-18-154-029	3852 CATALPA DR	02/02/21	\$550,000	\$599,349	\$86,016	\$135,365	0.14	\$597,333		Land Table R36	22.59%
04-25-18-177-022	2813 OAKSHIRE AVE	09/22/21	\$670,000	\$589,372	\$208,001	\$127,373	0.14	\$1,507,254		Land Table R36	21.61%
04-25-18-202-009	3278 TYLER AVE	04/18/22	\$660,000	\$606,761	\$181,353	\$128,114	0.14	\$1,304,698		Land Table R36	21.11%
04-25-18-253-030	2663 GRIFFITH AVE	04/16/21	\$630,000	\$612,163	\$142,529	\$124,692	0.13	\$1,079,765		Land Table R36	20.37%
04-25-18-106-045	2923 THOMAS AVE	09/08/22	\$615,000	\$527,712	\$194,774	\$107,486	0.12	\$1,583,528		Land Table R36	20.37%
04-25-18-230-020	3179 KIPLING AVE	04/09/21	\$500,000	\$489,918	\$109,401	\$99,319	0.11	\$1,041,914		Land Table R36	20.27%
04-25-18-130-042	3071 PHILLIPS AVE	02/01/21	\$598,000	\$543,597	\$161,397	\$106,994	0.12	\$1,391,353		Land Table R36	19.68%
04-25-18-127-031	3238 PHILLIPS AVE	06/30/21	\$481,900	\$518,248	\$65,462	\$101,810	0.11	\$595,109		Land Table R36	19.65%
04-25-18-130-019	3185 PHILLIPS AVE	02/19/21	\$580,000	\$600,927	\$93,709	\$114,636	0.12	\$755,718		Land Table R36	19.08%
04-25-18-107-026	3143 CUMMINGS AVE	06/17/22	\$650,000	\$567,638	\$189,267	\$106,905	0.12	\$1,564,190		Land Table R36	18.83%
04-25-18-208-025	3083 GRIFFITH AVE	07/29/22	\$760,000	\$673,658	\$211,034	\$124,692	0.13	\$1,598,742		Land Table R36	18.51%

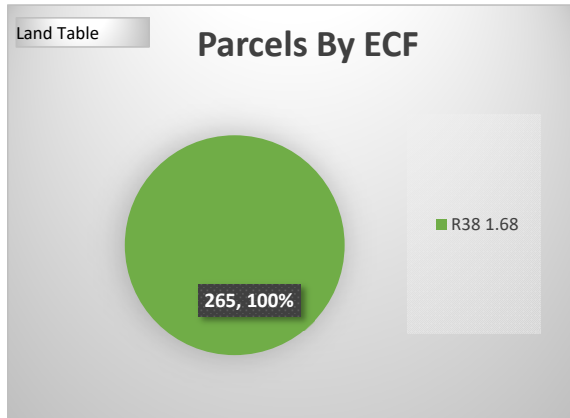
CITY OF BERKLEY

Land Table R38

BSA DATABASE		SALES DATA	
Parcel Count	265	# of Sales	34
ECF Nbhd	R38	Sales Ratio	48.26%
Min ECF	1.680	(Land Resid.-Est. Land Value)/Est. LV	7.49%
Max ECF	1.680	% Change	7.49%
Land Table LtoB	41.16%	Projected Land Table LtoB	44.24%
CVT LtoB	43.46%	Sales Sample Size	12.83%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,531	\$1,646	\$1,646
MINIMUM	\$612	\$658	\$658
MAXIMUM	\$2,450	\$2,633	\$2,634

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
04-25-17-103-025	2396 BEVERLY BLVD	04/18/22	\$137,450				0.12	\$1,145,417		Land Table R38	#DIV/0!
04-25-17-103-026	2380 BEVERLY BLVD	04/06/22	\$137,450				0.12	\$1,145,417		Land Table R38	#DIV/0!
04-25-17-154-002	2273 WILTSHIRE RD	04/15/22	\$235,000	\$247,393	\$125,417	\$137,810	0.17	\$729,169		Land Table R38	55.70%
04-25-17-153-014	2329 WILTSHIRE RD	01/26/21	\$185,000	\$248,477	\$74,333	\$137,810	0.17	\$432,169		Land Table R38	55.46%
04-25-17-153-009	2425 WILTSHIRE RD	06/08/21	\$242,000	\$251,405	\$128,405	\$137,810	0.17	\$746,541		Land Table R38	54.82%
04-25-17-156-006	2205 FRANKLIN RD	02/25/22	\$224,900	\$219,385	\$125,540	\$120,025	0.14	\$909,710		Land Table R38	54.71%
04-25-17-101-015	2366 ROSEMONT RD	11/04/22	\$260,330	\$220,668	\$160,271	\$120,609	0.15	\$1,090,279		Land Table R38	54.66%
04-25-17-153-013	2351 WILTSHIRE RD	05/19/22	\$220,000	\$253,193	\$103,038	\$136,231	0.17	\$624,473		Land Table R38	53.81%
04-25-17-157-010	2125 DOROTHEA RD	03/17/22	\$276,000	\$242,174	\$158,169	\$124,343	0.16	\$964,445		Land Table R38	51.34%
04-25-17-154-014	2254 FRANKLIN RD	03/01/21	\$195,000	\$233,746	\$80,778	\$119,524	0.14	\$589,620		Land Table R38	51.13%
04-25-17-151-026	2352 WILTSHIRE RD	04/19/21	\$289,900	\$273,055	\$153,119	\$136,274	0.17	\$927,994		Land Table R38	49.91%
04-25-17-104-011	2111 ROSEMONT RD	01/13/22	\$281,000	\$248,181	\$155,319	\$122,500	0.14	\$1,086,147		Land Table R38	49.36%
04-25-17-151-025	2366 WILTSHIRE RD	10/28/21	\$228,500	\$216,602	\$118,057	\$106,159	0.12	\$952,073		Land Table R38	49.01%

CITY OF BERKLEY

Land Table R38

04-25-17-153-012	2365 WILTSHIRE RD	10/15/21	\$231,000	\$215,580	\$120,599	\$105,179	0.12	\$980,480	Land Table R38	48.79%
04-25-17-155-035	2451 FRANKLIN RD	12/03/21	\$206,000	\$201,062	\$100,958	\$96,020	0.11	\$917,800	Land Table R38	47.76%
04-25-17-156-016	2254 DOROTHEA RD	04/29/22	\$155,000	\$207,172	\$46,249	\$98,421	0.11	\$409,283	Land Table R38	47.51%
04-25-17-107-013	2365 EARLMONT RD	08/20/21	\$245,000	\$232,185	\$122,894	\$110,079	0.13	\$952,667	Land Table R38	47.41%
04-25-17-156-011	2125 FRANKLIN RD	06/13/22	\$319,900	\$262,536	\$177,389	\$120,025	0.14	\$1,285,428	Land Table R38	45.72%
04-25-17-152-011	2153 EDGEWOOD BLVD	08/30/21	\$300,000	\$317,900	\$125,316	\$143,216	0.19	\$673,742	Land Table R38	45.05%
04-25-17-106-021	2144 EARLMONT RD	11/17/21	\$242,000	\$227,496	\$112,504	\$98,000	0.12	\$978,296	Land Table R38	43.08%
04-25-17-106-013	2274 EARLMONT RD	09/15/21	\$317,000	\$320,731	\$134,079	\$137,810	0.17	\$779,529	Land Table R38	42.97%
04-25-17-103-015	2426 BEVERLY BLVD	09/30/22	\$285,000	\$238,247	\$148,598	\$101,845	0.12	\$1,198,371	Land Table R38	42.75%
04-25-17-107-020	2412 EDGEWOOD BLVD	12/03/21	\$245,000	\$239,081	\$107,764	\$101,845	0.12	\$869,065	Land Table R38	42.60%
04-25-17-108-025	2224 EDGEWOOD BLVD	08/06/21	\$300,000	\$243,417	\$158,428	\$101,845	0.12	\$1,277,645	Land Table R38	41.84%
04-25-17-156-018	2222 DOROTHEA RD	07/25/22	\$315,000	\$241,256	\$172,165	\$98,421	0.11	\$1,523,584	Land Table R38	40.80%
04-25-17-107-018	2438 EDGEWOOD BLVD	04/23/21	\$265,000	\$254,389	\$112,456	\$101,845	0.12	\$906,903	Land Table R38	40.04%
04-25-17-157-025	2221 DOROTHEA RD	05/03/21	\$270,000	\$309,612	\$81,968	\$121,580	0.16	\$509,118	Land Table R38	39.27%
04-25-17-106-019	2164 EARLMONT RD	09/22/22	\$295,000	\$255,143	\$137,857	\$98,000	0.12	\$1,198,757	Land Table R38	38.41%
04-25-17-156-021	2190 DOROTHEA RD	11/01/22	\$320,000	\$257,836	\$160,585	\$98,421	0.11	\$1,421,106	Land Table R38	38.17%
04-25-17-107-026	2336 EDGEWOOD BLVD	11/09/21	\$302,000	\$273,304	\$117,810	\$89,114	0.11	\$1,090,833	Land Table R38	32.61%
04-25-17-156-007	2189 FRANKLIN RD	02/05/21	\$400,000	\$409,605	\$110,420	\$120,025	0.14	\$800,145	Land Table R38	29.30%
04-25-17-106-014	2254 EARLMONT RD	08/16/21	\$577,150	\$584,956	\$130,004	\$137,810	0.17	\$755,837	Land Table R38	23.56%
04-25-17-105-014	2351 BEVERLY BLVD	12/02/22	\$724,525	\$713,538	\$152,880	\$141,893	0.18	\$849,333	Land Table R38	19.89%
04-25-17-153-031	2396 FRANKLIN RD	08/02/21	\$599,000	\$613,600	\$81,019	\$95,619	0.11	\$743,294	Land Table R38	15.58%

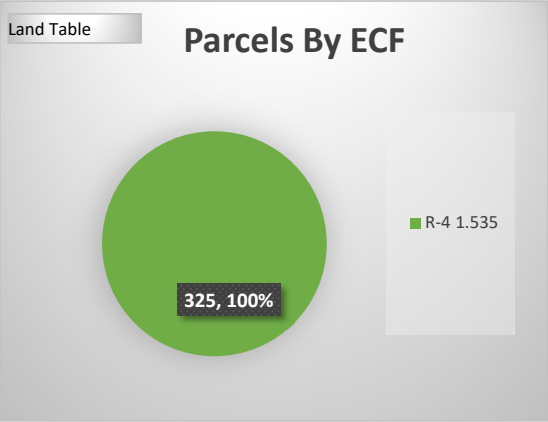
CITY OF BERKLEY

Land Table R-4

BSA DATABASE		SALES DATA	
Parcel Count	325	# of Sales	15
ECF Nbhd	R-4	Sales Ratio	45.96%
Min ECF	1.535	(Land Resid.-Est. Land Value)/Est. LV	24.24%
Max ECF	1.535	% Change	12.12%
Land Table LtoB	41.44%	Projected Land Table LtoB	46.46%
CVT LtoB	43.46%	Sales Sample Size	4.62%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,595	\$1,982	\$1,789
MINIMUM	\$640	\$795	\$718
MAXIMUM	\$2,550	\$3,168	\$2,859

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
04-25-07-432-019	3981 CORNWALL ST	11/07/22	\$310,000	\$294,946	\$158,070	\$143,016	0.17	\$919,012		Land Table R-4	48.49%
04-25-07-455-024	3581 WAKEFIELD RD	10/26/22	\$359,000	\$305,774	\$196,688	\$143,462	0.16	\$1,237,031		Land Table R-4	46.92%
04-25-07-426-007	4168 WAKEFIELD RD	06/21/22	\$300,000	\$294,216	\$140,051	\$134,267	0.14	\$993,270		Land Table R-4	45.64%
04-25-07-428-016	4175 KENMORE RD	12/08/21	\$349,000	\$307,698	\$180,505	\$139,203	0.16	\$1,157,083		Land Table R-4	45.24%
04-25-07-476-017	3681 KIPLING AVE	11/22/21	\$399,000	\$313,662	\$225,002	\$139,664	0.15	\$1,500,013		Land Table R-4	44.53%
04-25-07-410-029	3797 WAKEFIELD RD	03/11/22	\$401,500	\$366,623	\$189,134	\$154,257	0.21	\$900,638		Land Table R-4	42.08%
04-25-07-426-011	4098 WAKEFIELD RD	01/28/21	\$375,000	\$357,033	\$151,754	\$133,787	0.14	\$1,091,755		Land Table R-4	37.47%
04-25-07-426-010	4112 WAKEFIELD RD	01/29/21	\$370,900	\$359,404	\$145,283	\$133,787	0.14	\$1,045,201		Land Table R-4	37.22%
04-25-07-427-005	4198 CUMBERLAND RD	06/15/22	\$465,000	\$353,879	\$241,171	\$130,050	0.14	\$1,722,650		Land Table R-4	36.75%
04-25-07-405-016	4299 WAKEFIELD RD	09/17/21	\$375,000	\$406,005	\$109,632	\$140,637	0.16	\$689,509		Land Table R-4	34.64%
04-25-07-477-013	3695 CUMBERLAND RD	07/08/21	\$491,000	\$445,702	\$192,901	\$147,603	0.19	\$1,015,268		Land Table R-4	33.12%
04-25-07-426-012	4070 WAKEFIELD RD	11/01/21	\$450,000	\$405,992	\$177,795	\$133,787	0.14	\$1,279,101		Land Table R-4	32.95%
04-25-07-426-016	4253 CUMBERLAND RD	03/08/21	\$394,500	\$384,127	\$118,748	\$108,375	0.12	\$1,014,940		Land Table R-4	28.21%

CITY OF BERKLEY

Land Table R-4

04-25-07-429-025	4206 KENMORE RD	07/29/22	\$735,000	\$612,366	\$292,154	\$169,520	0.28	\$1,043,407	Land Table R-4	27.68%
04-25-07-478-040	3485 KENMORE RD	08/30/21	\$459,000	\$523,333	\$59,939	\$124,272	0.13	\$457,550	Land Table R-4	23.75%

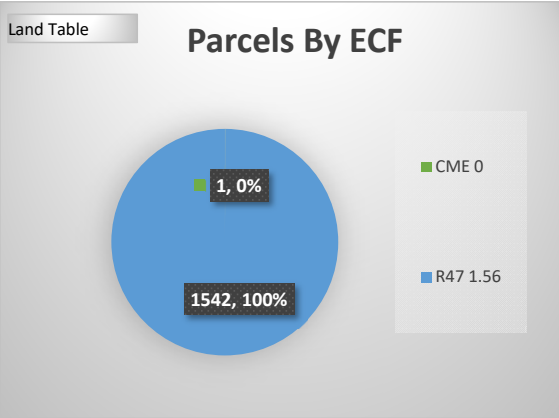
CITY OF BERKLEY

Land Table R47

BSA DATABASE		SALES DATA	
Parcel Count	1543	# of Sales	212
ECF Nbhd	R47, CME	Sales Ratio	46.91%
Min ECF	1.560	(Land Resid.-Est. Land Value)/Est. LV	18.82%
Max ECF	1.560	% Change	9.41%
Land Table LtoB	45.03%	Projected Land Table LtoB	49.26%
CVT LtoB	43.46%	Sales Sample Size	13.74%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,661	\$1,974	\$1,818
MINIMUM	\$667	\$793	\$730
MAXIMUM	\$2,655	\$3,155	\$2,905

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
04-25-17-382-021	1861 PRINCETON RD	12/28/21	\$140,000				0.13			Land Table R47	#DIV/0!
04-25-17-430-027	2381 STANFORD RD	04/28/21	\$185,000				0.16			Land Table R47	#DIV/0!
04-25-17-459-007	1607 PRINCETON RD	10/21/21	\$145,000	\$181,040	\$80,951	\$116,991	0.11	\$756,551		Land Table R47	64.62%
04-25-17-304-019	2360 HARVARD RD	06/24/22	\$200,000	\$259,384	\$103,725	\$163,109	0.20	\$526,523		Land Table R47	62.88%
04-25-17-480-017	909 PRINCETON RD	11/17/21	\$200,000	\$217,847	\$116,718	\$134,565	0.14	\$851,956		Land Table R47	61.77%
04-25-17-403-001	1705 WEST BLVD	05/14/21	\$210,000	\$213,822	\$125,567	\$129,389	0.13	\$958,527		Land Table R47	60.51%
04-25-17-327-034	2045 SUNNYKNOLL AVE	10/28/22	\$189,900	\$209,248	\$105,006	\$124,354	0.13	\$783,627		Land Table R47	59.43%
04-25-17-377-009	1722 CAMBRIDGE RD	04/27/22	\$294,000	\$241,338	\$193,053	\$140,391	0.15	\$1,278,497		Land Table R47	58.17%
04-25-17-454-044	1272 CAMBRIDGE RD	08/31/22	\$245,000	\$265,807	\$133,313	\$154,120	0.18	\$761,789		Land Table R47	57.98%
04-25-17-358-020	2189 PRINCETON RD	10/04/22	\$299,900	\$268,539	\$186,627	\$155,266	0.16	\$1,188,707		Land Table R47	57.82%
04-25-17-451-022	1574 HARVARD RD	10/25/21	\$260,000	\$248,011	\$155,370	\$143,381	0.16	\$965,031		Land Table R47	57.81%
04-25-17-378-032	1920 COLUMBIA RD	12/10/21	\$212,000	\$251,478	\$104,366	\$143,844	0.15	\$682,131		Land Table R47	57.20%
04-25-17-455-021	1959 CASS BLVD	10/12/21	\$245,000	\$270,769	\$127,838	\$153,607	0.17	\$756,438		Land Table R47	56.73%
04-25-17-403-012	1527 WEST BLVD	04/14/22	\$266,000	\$229,825	\$165,564	\$129,389	0.13	\$1,263,847		Land Table R47	56.30%

CITY OF BERKLEY

Land Table R47

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
04-25-17-455-018	1574 COLUMBIA RD	09/07/21	\$245,000	\$229,940	\$142,907	\$127,847	0.13	\$1,116,461		Land Table R47	55.60%
04-25-17-380-026	1974 PRINCETON RD	11/10/22	\$280,000	\$266,103	\$160,747	\$146,850	0.16	\$1,004,669		Land Table R47	55.19%
04-25-17-380-022	2056 PRINCETON RD	10/07/21	\$228,000	\$267,387	\$107,463	\$146,850	0.16	\$671,644		Land Table R47	54.92%
04-25-17-457-012	1692 PRINCETON RD	03/25/22	\$266,000	\$238,664	\$157,855	\$130,519	0.13	\$1,186,880		Land Table R47	54.69%
04-25-17-458-006	1435 COLUMBIA RD	06/21/21	\$240,000	\$238,978	\$131,541	\$130,519	0.13	\$989,030		Land Table R47	54.62%
04-25-17-430-004	1221 EATON RD	11/01/21	\$280,000	\$285,377	\$149,483	\$154,860	0.18	\$839,792		Land Table R47	54.27%
04-25-17-452-019	1239 LARKMOOR BLVD	10/25/22	\$175,000	\$195,934	\$85,266	\$106,200	0.11	\$775,145		Land Table R47	54.20%
04-25-17-376-041	2017 MORTENSON BLVD	01/27/22	\$202,000	\$258,302	\$83,086	\$139,388	0.15	\$573,007		Land Table R47	53.96%
04-25-17-305-023	2070 HARVARD RD	07/16/21	\$251,000	\$214,312	\$152,063	\$115,375	0.13	\$1,169,715		Land Table R47	53.84%
04-25-17-405-024	1528 OXFORD RD	08/11/21	\$287,000	\$256,064	\$168,574	\$137,638	0.15	\$1,139,014		Land Table R47	53.75%
04-25-17-456-030	1436 COLUMBIA RD	11/09/21	\$255,000	\$238,088	\$144,759	\$127,847	0.13	\$1,130,930		Land Table R47	53.70%
04-25-17-427-021	1186 EATON RD	09/14/21	\$146,000	\$192,835	\$56,676	\$103,511	0.11	\$539,771		Land Table R47	53.68%
04-25-17-407-001	1705 OXFORD RD	07/01/22	\$200,000	\$247,397	\$85,353	\$132,750	0.14	\$618,500		Land Table R47	53.66%
04-25-17-451-018	1642 HARVARD RD	02/08/21	\$265,000	\$268,663	\$139,092	\$142,755	0.16	\$874,792		Land Table R47	53.14%
04-25-17-454-052	1186 CAMBRIDGE RD	12/20/21	\$254,000	\$208,243	\$155,868	\$110,111	0.12	\$1,320,915		Land Table R47	52.88%
04-25-17-403-019	1628 EATON RD	02/09/21	\$220,000	\$244,993	\$104,396	\$129,389	0.13	\$796,916		Land Table R47	52.81%
04-25-17-352-019	2182 CAMBRIDGE RD	11/10/22	\$304,000	\$260,667	\$180,971	\$137,638	0.15	\$1,222,777		Land Table R47	52.80%
04-25-17-303-004	2251 SUNNYKNOLL AVE	11/02/22	\$190,000	\$222,577	\$84,243	\$116,820	0.12	\$696,223		Land Table R47	52.49%
04-25-17-479-024	986 PRINCETON RD	09/09/22	\$303,000	\$281,859	\$167,991	\$146,850	0.16	\$1,049,944		Land Table R47	52.10%
04-25-17-377-001	2086 MORTENSON BLVD	09/03/21	\$225,000	\$269,244	\$95,144	\$139,388	0.15	\$656,166		Land Table R47	51.77%
04-25-17-327-009	1985 SUNNYKNOLL AVE	09/20/22	\$360,000	\$331,087	\$200,293	\$171,380	0.23	\$870,839		Land Table R47	51.76%
04-25-17-458-010	1383 COLUMBIA RD	12/20/21	\$249,900	\$252,556	\$127,863	\$130,519	0.13	\$961,376		Land Table R47	51.68%
04-25-17-454-018	1259 HARVARD RD	12/10/21	\$272,000	\$213,382	\$168,729	\$110,111	0.12	\$1,429,907		Land Table R47	51.60%
04-25-17-405-014	1692 OXFORD RD	09/13/22	\$390,000	\$266,831	\$260,807	\$137,638	0.15	\$1,762,209		Land Table R47	51.58%
04-25-17-478-005	1047 CAMBRIDGE RD	07/11/22	\$248,000	\$213,615	\$144,496	\$110,111	0.12	\$1,224,542		Land Table R47	51.55%
04-25-17-408-036	1440 LARKMOOR BLVD	12/21/21	\$305,000	\$287,121	\$165,572	\$147,693	0.16	\$1,047,924		Land Table R47	51.44%
04-25-17-457-015	1642 PRINCETON RD	07/25/22	\$295,000	\$254,519	\$171,000	\$130,519	0.13	\$1,285,714		Land Table R47	51.28%
04-25-17-406-016	1307 EATON RD	11/30/21	\$189,900	\$216,325	\$83,686	\$110,111	0.12	\$709,203		Land Table R47	50.90%
04-25-17-353-027	2445 CAMBRIDGE RD	05/24/22	\$340,000	\$300,821	\$192,157	\$152,978	0.19	\$1,011,353		Land Table R47	50.85%
04-25-17-454-019	1249 HARVARD RD	10/06/22	\$276,000	\$217,411	\$168,700	\$110,111	0.12	\$1,429,661		Land Table R47	50.65%
04-25-17-329-001	1885 WEST BLVD	10/08/22	\$260,000	\$294,670	\$114,269	\$148,939	0.17	\$668,240		Land Table R47	50.54%
04-25-17-432-016	1080 LARKMOOR BLVD	11/01/21	\$250,000	\$210,564	\$145,636	\$106,200	0.11	\$1,323,964		Land Table R47	50.44%
04-25-17-352-005	2231 HARVARD RD	09/30/21	\$172,500	\$218,600	\$64,011	\$110,111	0.12	\$542,466		Land Table R47	50.37%
04-25-16-354-006	827 PRINCETON RD	11/01/22	\$260,000	\$207,470	\$156,945	\$104,415	0.11	\$1,466,776		Land Table R47	50.33%
04-25-17-431-016	1036 OXFORD RD	11/18/21	\$289,900	\$218,815	\$181,196	\$110,111	0.12	\$1,535,559		Land Table R47	50.32%
04-25-17-380-025	1990 PRINCETON RD	12/21/22	\$287,900	\$292,129	\$142,621	\$146,850	0.16	\$891,381		Land Table R47	50.27%
04-25-17-430-018	1176 OXFORD RD	06/24/22	\$234,800	\$219,540	\$125,371	\$110,111	0.12	\$1,062,466		Land Table R47	50.16%
04-25-17-378-018	1849 CAMBRIDGE RD	10/18/22	\$225,000	\$245,125	\$102,608	\$122,733	0.12	\$834,211		Land Table R47	50.07%
04-25-17-431-033	1022 OXFORD RD	06/03/22	\$367,000	\$309,826	\$212,034	\$154,860	0.18	\$1,191,202		Land Table R47	49.98%
04-25-17-452-034	1420 HARVARD RD	01/25/22	\$295,000	\$289,783	\$150,035	\$144,818	0.16	\$914,848		Land Table R47	49.97%
04-25-17-303-035	2120 OXFORD RD	09/09/22	\$330,000	\$325,233	\$167,048	\$162,281	0.19	\$888,553		Land Table R47	49.90%
04-25-17-376-031	1908 CAMBRIDGE RD	10/07/21	\$255,000	\$234,318	\$137,509	\$116,827	0.13	\$1,091,341		Land Table R47	49.86%
04-25-17-333-001	2586 MORTENSON BLVD	10/15/21	\$355,000	\$328,956	\$188,731	\$162,687	0.22	\$857,868		Land Table R47	49.46%
04-25-17-337-003	2152 MORTENSON BLVD	11/23/22	\$390,000	\$230,951	\$273,214	\$114,165	0.12	\$2,315,373		Land Table R47	49.43%

CITY OF BERKLEY

Land Table R47

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
04-25-17-459-023	1785 CASS BLVD	05/04/22	\$360,000	\$281,843	\$217,386	\$139,229	0.15	\$1,430,171		Land Table R47	49.40%
04-25-17-458-042	1272 PRINCETON RD	02/17/21	\$225,000	\$211,729	\$117,686	\$104,415	0.11	\$1,099,869		Land Table R47	49.32%
04-25-17-454-004	2034 CASS BLVD	02/26/21	\$310,100	\$276,659	\$169,847	\$136,406	0.15	\$1,171,359		Land Table R47	49.30%
04-25-17-477-001	1089 HARVARD RD	07/01/21	\$240,000	\$224,331	\$125,780	\$110,111	0.12	\$1,065,932		Land Table R47	49.08%
04-25-17-408-058	1186 LARKMOOR BLVD	10/28/21	\$205,000	\$216,392	\$94,808	\$106,200	0.11	\$861,891		Land Table R47	49.08%
04-25-17-404-012	1349 WEST BLVD	05/25/21	\$248,000	\$210,933	\$140,578	\$103,511	0.11	\$1,338,838		Land Table R47	49.07%
04-25-17-451-016	1674 HARVARD RD	07/22/22	\$345,000	\$291,059	\$196,382	\$142,441	0.16	\$1,235,107		Land Table R47	48.94%
04-25-17-454-023	1209 HARVARD RD	04/30/21	\$251,000	\$225,872	\$135,239	\$110,111	0.12	\$1,146,093		Land Table R47	48.75%
04-25-17-355-009	2329 COLUMBIA RD	08/12/22	\$259,000	\$268,306	\$121,213	\$130,519	0.13	\$911,376		Land Table R47	48.65%
04-25-17-479-004	1844 STANFORD RD	06/24/21	\$245,000	\$197,195	\$143,385	\$95,580	0.10	\$1,448,333		Land Table R47	48.47%
04-25-17-458-048	1210 PRINCETON RD	04/05/22	\$175,000	\$215,704	\$63,711	\$104,415	0.11	\$595,430		Land Table R47	48.41%
04-25-17-403-026	1510 EATON RD	12/22/21	\$316,400	\$269,359	\$176,430	\$129,389	0.13	\$1,346,794		Land Table R47	48.04%
04-25-17-354-016	2284 COLUMBIA RD	02/09/21	\$275,000	\$300,359	\$118,485	\$143,844	0.15	\$774,412		Land Table R47	47.89%
04-25-17-354-008	2211 CAMBRIDGE RD	06/17/22	\$265,000	\$213,709	\$153,569	\$102,278	0.10	\$1,505,578		Land Table R47	47.86%
04-25-17-476-018	1070 HARVARD RD	10/19/21	\$250,000	\$221,935	\$134,265	\$106,200	0.11	\$1,220,591		Land Table R47	47.85%
04-25-17-457-010	1559 COLUMBIA RD	11/23/21	\$247,000	\$272,914	\$104,605	\$130,519	0.13	\$786,504		Land Table R47	47.82%
04-25-17-353-006	2421 CAMBRIDGE RD	07/01/22	\$300,000	\$213,926	\$188,352	\$102,278	0.10	\$1,846,588		Land Table R47	47.81%
04-25-17-302-022	2350 OXFORD RD	12/02/22	\$354,000	\$350,101	\$170,889	\$166,990	0.21	\$825,551		Land Table R47	47.70%
04-25-17-354-019	2252 COLUMBIA RD	12/08/22	\$327,000	\$214,941	\$214,337	\$102,278	0.10	\$2,101,343		Land Table R47	47.58%
04-25-17-427-016	1246 EATON RD	10/06/21	\$250,000	\$217,998	\$135,513	\$103,511	0.11	\$1,290,600		Land Table R47	47.48%
04-25-17-380-029	1922 PRINCETON RD	04/14/21	\$289,900	\$303,087	\$130,384	\$143,571	0.15	\$893,041		Land Table R47	47.37%
04-25-17-403-014	1706 EATON RD	03/30/21	\$319,775	\$273,631	\$175,533	\$129,389	0.13	\$1,339,947		Land Table R47	47.29%
04-25-17-479-006	1812 STANFORD RD	08/16/22	\$240,000	\$225,445	\$120,755	\$106,200	0.11	\$1,097,773		Land Table R47	47.11%
04-25-17-408-067	1441 OXFORD RD	09/29/21	\$300,000	\$370,763	\$103,610	\$174,373	0.27	\$385,167		Land Table R47	47.03%
04-25-17-330-013	2327 MORTENSON BLVD	07/08/22	\$311,777	\$243,041	\$182,901	\$114,165	0.12	\$1,550,008		Land Table R47	46.97%
04-25-17-378-029	1968 COLUMBIA RD	03/19/21	\$246,500	\$217,870	\$130,908	\$102,278	0.10	\$1,283,412		Land Table R47	46.94%
04-25-17-452-039	1354 HARVARD RD	08/31/22	\$375,000	\$310,883	\$209,704	\$145,587	0.17	\$1,263,277		Land Table R47	46.83%
04-25-17-376-012	1939 HARVARD RD	06/01/21	\$300,000	\$235,441	\$174,670	\$110,111	0.12	\$1,480,254		Land Table R47	46.77%
04-25-17-478-012	959 CAMBRIDGE RD	07/20/21	\$272,500	\$236,011	\$146,600	\$110,111	0.12	\$1,242,373		Land Table R47	46.66%
04-25-17-403-013	1509 WEST BLVD	08/26/22	\$250,000	\$277,951	\$101,438	\$129,389	0.13	\$774,336		Land Table R47	46.55%
04-25-17-376-008	1997 HARVARD RD	06/25/21	\$360,000	\$334,232	\$180,628	\$154,860	0.18	\$1,014,764		Land Table R47	46.33%
04-25-16-352-022	750 COLUMBIA RD	06/01/22	\$400,000	\$240,404	\$270,362	\$110,766	0.12	\$2,253,017		Land Table R47	46.07%
04-25-17-427-012	1129 WEST BLVD	04/25/22	\$299,000	\$242,950	\$167,324	\$111,274	0.11	\$1,480,743		Land Table R47	45.80%
04-25-17-454-045	1260 CAMBRIDGE RD	06/16/21	\$258,500	\$240,714	\$127,897	\$110,111	0.12	\$1,083,873		Land Table R47	45.74%
04-25-17-404-013	1339 WEST BLVD	10/08/21	\$215,000	\$226,604	\$91,907	\$103,511	0.11	\$875,305		Land Table R47	45.68%
04-25-17-427-022	1176 EATON RD	10/24/22	\$243,000	\$226,679	\$119,832	\$103,511	0.11	\$1,141,257		Land Table R47	45.66%
04-25-17-456-048	1174 COLUMBIA RD	05/10/22	\$265,000	\$215,815	\$147,154	\$97,969	0.09	\$1,565,468		Land Table R47	45.39%
04-25-17-453-024	2033 CASS BLVD	06/24/21	\$265,000	\$307,853	\$96,376	\$139,229	0.15	\$634,053		Land Table R47	45.23%
04-25-17-452-032	2118 CASS BLVD	08/13/21	\$315,000	\$308,166	\$145,968	\$139,134	0.15	\$986,270		Land Table R47	45.15%
04-25-17-336-009	1722 LARKMOOR BLVD	08/05/22	\$325,000	\$300,480	\$159,925	\$135,405	0.14	\$1,142,321		Land Table R47	45.06%
04-25-17-478-001	1089 CAMBRIDGE RD	02/05/21	\$258,000	\$244,824	\$123,287	\$110,111	0.12	\$1,044,805		Land Table R47	44.98%
04-25-17-458-054	1891 STANFORD RD	06/16/22	\$317,000	\$236,200	\$187,000	\$106,200	0.11	\$1,700,000		Land Table R47	44.96%
04-25-17-452-026	1149 LARKMOOR BLVD	12/20/22	\$255,000	\$236,376	\$124,824	\$106,200	0.11	\$1,134,764		Land Table R47	44.93%
04-25-17-377-003	2052 MORTENSON BLVD	06/04/21	\$354,000	\$332,526	\$170,834	\$149,360	0.17	\$1,035,358		Land Table R47	44.92%

CITY OF BERKLEY

Land Table R47

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
04-25-17-452-002	1465 LARKMOOR BLVD	05/27/22	\$276,000	\$256,549	\$134,522	\$115,071	0.11	\$1,257,215		Land Table R47	44.85%
04-25-17-460-011	1369 PRINCETON RD	06/24/22	\$310,000	\$310,934	\$138,295	\$139,229	0.15	\$909,836		Land Table R47	44.78%
04-25-17-379-005	1737 CAMBRIDGE RD	02/11/22	\$350,000	\$285,799	\$192,048	\$127,847	0.13	\$1,500,375		Land Table R47	44.73%
04-25-17-431-001	1099 EATON RD	09/30/22	\$290,000	\$246,160	\$153,951	\$110,111	0.12	\$1,304,669		Land Table R47	44.73%
04-25-17-403-025	1528 EATON RD	05/06/21	\$255,000	\$290,648	\$93,741	\$129,389	0.13	\$715,580		Land Table R47	44.52%
04-25-17-406-030	1348 OXFORD RD	01/29/21	\$256,000	\$247,602	\$118,509	\$110,111	0.12	\$1,004,314		Land Table R47	44.47%
04-25-17-356-011	2155 COLUMBIA RD	11/09/22	\$285,000	\$235,109	\$154,306	\$104,415	0.11	\$1,442,112		Land Table R47	44.41%
04-25-17-460-005	1712 CASS BLVD	09/07/22	\$245,500	\$245,811	\$108,813	\$109,124	0.12	\$938,043		Land Table R47	44.39%
04-25-17-405-026	1573 EATON RD	07/31/21	\$307,500	\$310,127	\$135,011	\$137,638	0.15	\$912,236		Land Table R47	44.38%
04-25-17-479-020	1048 PRINCETON RD	08/24/21	\$217,611	\$235,344	\$86,682	\$104,415	0.11	\$810,112		Land Table R47	44.37%
04-25-17-480-010	995 PRINCETON RD	09/28/21	\$258,500	\$235,608	\$127,307	\$104,415	0.11	\$1,189,785		Land Table R47	44.32%
04-25-17-432-001	1089 OXFORD RD	10/11/21	\$270,000	\$239,765	\$136,435	\$106,200	0.11	\$1,240,318		Land Table R47	44.29%
04-25-17-460-029	1149 PRINCETON RD	02/10/21	\$260,000	\$235,926	\$128,489	\$104,415	0.11	\$1,200,832		Land Table R47	44.26%
04-25-17-452-052	1186 HARVARD RD	11/22/21	\$250,000	\$240,192	\$116,008	\$106,200	0.11	\$1,054,618		Land Table R47	44.21%
04-25-17-328-012	2533 MORTENSON BLVD	08/19/21	\$280,000	\$301,777	\$110,973	\$132,750	0.14	\$804,152		Land Table R47	43.99%
04-25-17-476-029	934 HARVARD RD	08/26/22	\$190,000	\$243,031	\$53,169	\$106,200	0.11	\$483,355		Land Table R47	43.70%
04-25-17-479-027	960 PRINCETON RD	01/07/22	\$299,000	\$239,090	\$164,325	\$104,415	0.11	\$1,535,748		Land Table R47	43.67%
04-25-16-351-008	866 CAMBRIDGE RD	09/12/22	\$285,000	\$253,749	\$141,362	\$110,111	0.12	\$1,197,983		Land Table R47	43.39%
04-25-17-404-030	1338 EATON RD	05/10/22	\$250,000	\$239,092	\$114,419	\$103,511	0.11	\$1,089,705		Land Table R47	43.29%
04-25-17-332-004	1849 LARKMOOR BLVD	09/13/22	\$339,000	\$291,209	\$173,789	\$125,998	0.13	\$1,347,202		Land Table R47	43.27%
04-25-17-478-015	921 CAMBRIDGE RD	02/24/22	\$285,000	\$254,700	\$140,411	\$110,111	0.12	\$1,189,924		Land Table R47	43.23%
04-25-17-452-047	1240 HARVARD RD	01/14/22	\$325,000	\$246,030	\$185,170	\$106,200	0.11	\$1,683,364		Land Table R47	43.17%
04-25-17-327-020	2008 OXFORD RD	06/04/21	\$400,000	\$397,338	\$174,042	\$171,380	0.23	\$756,704		Land Table R47	43.13%
04-25-17-430-001	1257 EATON RD	10/12/22	\$230,000	\$255,700	\$84,411	\$110,111	0.12	\$715,347		Land Table R47	43.06%
04-25-16-352-021	762 COLUMBIA RD	03/19/21	\$293,900	\$257,105	\$147,242	\$110,447	0.12	\$1,237,328		Land Table R47	42.96%
04-25-17-477-019	1070 CAMBRIDGE RD	12/23/21	\$253,000	\$256,534	\$106,577	\$110,111	0.12	\$903,195		Land Table R47	42.92%
04-25-17-456-033	1370 COLUMBIA RD	05/21/21	\$305,000	\$298,216	\$134,631	\$127,847	0.13	\$1,051,805		Land Table R47	42.87%
04-25-17-404-015	1317 WEST BLVD	02/09/22	\$299,900	\$241,535	\$161,876	\$103,511	0.11	\$1,541,676		Land Table R47	42.86%
04-25-16-354-013	737 PRINCETON RD	07/23/21	\$285,000	\$245,116	\$144,299	\$104,415	0.11	\$1,348,589		Land Table R47	42.60%
04-25-17-479-035	909 COLUMBIA RD	01/22/21	\$289,900	\$307,750	\$112,721	\$130,571	0.13	\$847,526		Land Table R47	42.43%
04-25-17-378-033	1908 COLUMBIA RD	08/06/21	\$265,000	\$255,914	\$117,603	\$108,517	0.11	\$1,088,917		Land Table R47	42.40%
04-25-17-358-011	2155 PRINCETON RD	03/19/21	\$290,000	\$244,874	\$148,637	\$103,511	0.11	\$1,415,590		Land Table R47	42.27%
04-25-17-479-008	1047 COLUMBIA RD	10/11/22	\$310,000	\$249,242	\$165,173	\$104,415	0.11	\$1,543,673		Land Table R47	41.89%
04-25-17-426-015	1206 WEST BLVD	03/18/21	\$280,000	\$258,738	\$129,217	\$107,955	0.11	\$1,133,482		Land Table R47	41.72%
04-25-17-351-004	2427 HARVARD RD	04/07/22	\$331,000	\$264,593	\$176,518	\$110,111	0.12	\$1,495,915		Land Table R47	41.62%
04-25-17-430-023	1118 OXFORD RD	02/17/22	\$290,000	\$264,698	\$135,413	\$110,111	0.12	\$1,147,568		Land Table R47	41.60%
04-25-17-376-002	2079 HARVARD RD	01/22/21	\$305,000	\$265,525	\$149,586	\$110,111	0.12	\$1,267,678		Land Table R47	41.47%
04-25-17-454-040	1326 CAMBRIDGE RD	10/08/21	\$272,500	\$336,697	\$73,441	\$137,638	0.15	\$496,223		Land Table R47	40.88%
04-25-17-304-014	2432 HARVARD RD	07/28/21	\$340,000	\$284,336	\$171,774	\$116,110	0.13	\$1,301,318		Land Table R47	40.84%
04-25-17-479-009	1035 COLUMBIA RD	05/06/22	\$302,500	\$255,794	\$151,121	\$104,415	0.11	\$1,412,346		Land Table R47	40.82%
04-25-17-408-034	1478 LARKMOOR BLVD	08/31/21	\$321,500	\$261,134	\$166,566	\$106,200	0.11	\$1,514,236		Land Table R47	40.67%
04-25-17-402-012	1315 CATALPA DR	03/01/22	\$245,000	\$251,018	\$95,892	\$101,910	0.10	\$949,426		Land Table R47	40.60%
04-25-17-407-028	1659 OXFORD RD	05/17/22	\$416,500	\$327,655	\$221,595	\$132,750	0.14	\$1,605,761		Land Table R47	40.52%
04-25-17-376-013	1919 HARVARD RD	08/10/22	\$340,000	\$272,683	\$177,428	\$110,111	0.12	\$1,503,627		Land Table R47	40.38%

CITY OF BERKLEY

Land Table R47

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
04-25-17-432-003	1069 OXFORD RD	02/14/22	\$295,000	\$263,607	\$137,593	\$106,200	0.11	\$1,250,845		Land Table R47	40.29%
04-25-17-452-050	1210 HARVARD RD	08/02/21	\$302,000	\$263,922	\$144,278	\$106,200	0.11	\$1,311,618		Land Table R47	40.24%
04-25-17-402-023	1390 WEST BLVD	09/06/22	\$340,000	\$269,683	\$178,272	\$107,955	0.11	\$1,563,789		Land Table R47	40.03%
04-25-17-477-010	983 HARVARD RD	06/10/21	\$285,000	\$275,571	\$119,540	\$110,111	0.12	\$1,013,051		Land Table R47	39.96%
04-25-17-408-001	1489 OXFORD RD	06/25/21	\$285,000	\$268,371	\$122,829	\$106,200	0.11	\$1,116,627		Land Table R47	39.57%
04-25-17-427-006	1197 WEST BLVD	03/11/22	\$250,000	\$261,951	\$91,560	\$103,511	0.11	\$872,000		Land Table R47	39.52%
04-25-17-406-017	1295 EATON RD	06/16/21	\$302,150	\$279,947	\$132,314	\$110,111	0.12	\$1,121,305		Land Table R47	39.33%
04-25-17-335-002	2370 MORTENSON BLVD	01/14/21	\$295,000	\$291,478	\$117,687	\$114,165	0.12	\$997,347		Land Table R47	39.17%
04-25-17-476-005	1047 LARKMOOR BLVD	03/03/22	\$305,000	\$271,343	\$139,857	\$106,200	0.11	\$1,271,427		Land Table R47	39.14%
04-25-17-356-018	2220 PRINCETON RD	12/22/21	\$345,000	\$334,725	\$140,794	\$130,519	0.13	\$1,058,602		Land Table R47	38.99%
04-25-17-476-019	1060 HARVARD RD	10/25/22	\$295,000	\$275,604	\$125,596	\$106,200	0.11	\$1,141,782		Land Table R47	38.53%
04-25-17-454-029	1139 HARVARD RD	04/14/22	\$326,000	\$285,982	\$150,129	\$110,111	0.12	\$1,272,280		Land Table R47	38.50%
04-25-17-354-001	2289 CAMBRIDGE RD	04/20/22	\$350,000	\$266,141	\$186,137	\$102,278	0.10	\$1,824,873		Land Table R47	38.43%
04-25-16-354-003	865 PRINCETON RD	07/14/21	\$330,000	\$273,138	\$161,277	\$104,415	0.11	\$1,507,262		Land Table R47	38.23%
04-25-17-459-026	1723 CASS BLVD	06/17/22	\$277,458	\$308,902	\$86,428	\$117,872	0.13	\$675,219		Land Table R47	38.16%
04-25-17-408-029	1149 OXFORD RD	12/09/21	\$330,000	\$282,394	\$153,806	\$106,200	0.11	\$1,398,236		Land Table R47	37.61%
04-25-17-431-003	1069 EATON RD	01/14/22	\$299,900	\$293,737	\$116,274	\$110,111	0.12	\$985,373		Land Table R47	37.49%
04-25-17-408-032	1117 OXFORD RD	03/25/22	\$315,000	\$290,719	\$130,481	\$106,200	0.11	\$1,186,191		Land Table R47	36.53%
04-25-17-479-016	929 COLUMBIA RD	05/02/22	\$360,000	\$289,780	\$174,635	\$104,415	0.11	\$1,632,103		Land Table R47	36.03%
04-25-17-427-018	1222 EATON RD	08/10/21	\$350,000	\$288,711	\$164,800	\$103,511	0.11	\$1,569,524		Land Table R47	35.85%
04-25-17-354-002	2283 CAMBRIDGE RD	06/03/22	\$421,000	\$290,126	\$233,152	\$102,278	0.10	\$2,285,804		Land Table R47	35.25%
04-25-17-460-017	1273 PRINCETON RD	03/23/21	\$254,900	\$286,650	\$67,862	\$99,612	0.10	\$665,314		Land Table R47	34.75%
04-25-17-453-005	1641 HARVARD RD	07/29/22	\$406,000	\$400,398	\$143,240	\$137,638	0.15	\$967,838		Land Table R47	34.38%
04-25-17-403-024	1542 EATON RD	04/29/21	\$396,000	\$377,261	\$148,128	\$129,389	0.13	\$1,130,748		Land Table R47	34.30%
04-25-17-408-050	1278 LARKMOOR BLVD	03/05/21	\$350,000	\$279,570	\$165,559	\$95,129	0.10	\$1,672,313		Land Table R47	34.03%
04-25-17-376-035	1862 CAMBRIDGE RD	01/19/21	\$380,000	\$391,875	\$120,258	\$132,133	0.14	\$846,887		Land Table R47	33.72%
04-25-17-333-007	1738 WEST BLVD	12/09/21	\$282,000	\$396,261	\$18,489	\$132,750	0.14	\$133,978		Land Table R47	33.50%
04-25-16-354-055	699 PRINCETON RD	07/06/22	\$350,000	\$315,124	\$139,291	\$104,415	0.11	\$1,301,785		Land Table R47	33.13%
04-25-17-408-062	1140 LARKMOOR BLVD	06/28/21	\$355,000	\$322,221	\$138,979	\$106,200	0.11	\$1,263,445		Land Table R47	32.96%
04-25-17-402-022	1404 WEST BLVD	10/31/22	\$340,000	\$322,559	\$123,641	\$106,200	0.11	\$1,124,009		Land Table R47	32.92%
04-25-17-353-021	2392 COLUMBIA RD	11/22/21	\$420,000	\$396,252	\$151,595	\$127,847	0.13	\$1,184,336		Land Table R47	32.26%
04-25-17-358-009	2185 PRINCETON RD	04/20/21	\$390,000	\$322,437	\$171,074	\$103,511	0.11	\$1,629,276		Land Table R47	32.10%
04-25-16-351-002	865 HARVARD RD	05/02/22	\$480,000	\$345,228	\$244,883	\$110,111	0.12	\$2,075,280		Land Table R47	31.90%
04-25-17-329-003	1861 WEST BLVD	08/31/22	\$450,000	\$422,115	\$152,098	\$124,213	0.13	\$1,207,127		Land Table R47	29.43%
04-25-16-353-012	749 COLUMBIA RD	02/10/21	\$423,500	\$361,870	\$166,045	\$104,415	0.11	\$1,551,822		Land Table R47	28.85%
04-25-17-402-041	1371 CATALPA DR	06/03/22	\$370,000	\$358,682	\$114,137	\$102,819	0.10	\$1,108,126		Land Table R47	28.67%
04-25-17-356-023	2140 PRINCETON RD	01/24/22	\$360,000	\$366,721	\$97,694	\$104,415	0.11	\$913,028		Land Table R47	28.47%
04-25-17-383-010	1732 MORTENSON BLVD	11/19/21	\$355,000	\$408,600	\$57,910	\$111,510	0.12	\$499,224		Land Table R47	27.29%
04-25-16-354-019	661 PRINCETON RD	06/29/22	\$415,000	\$391,324	\$128,091	\$104,415	0.11	\$1,197,112		Land Table R47	26.68%
04-25-17-405-018	1628 OXFORD RD	10/29/21	\$525,000	\$521,513	\$141,125	\$137,638	0.15	\$953,547		Land Table R47	26.39%
04-25-17-358-012	2147 PRINCETON RD	07/29/22	\$400,000	\$411,737	\$91,774	\$103,511	0.11	\$874,038		Land Table R47	25.14%
04-25-17-430-025	1186 OXFORD RD	08/12/22	\$490,000	\$452,975	\$147,136	\$110,111	0.12	\$1,246,915		Land Table R47	24.31%
04-25-17-326-041	2508 HENLEY AVE	09/12/22	\$530,000	\$552,635	\$110,942	\$133,577	0.16	\$715,755		Land Table R47	24.17%
04-25-17-326-046	2053 CATALPA DR	02/15/22	\$499,000	\$473,487	\$139,902	\$114,389	0.11	\$1,227,211		Land Table R47	24.16%

CITY OF BERKLEY

Land Table R47

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
04-25-17-406-038	1306 OXFORD RD	02/17/22	\$760,000	\$688,536	\$226,324	\$154,860	0.18	\$1,271,483		Land Table R47	22.49%
04-25-17-303-037	2359 HENLEY AVE	12/17/21	\$570,000	\$567,448	\$127,100	\$124,548	0.12	\$1,050,413		Land Table R47	21.95%
04-25-17-378-048	2045 CAMBRIDGE RD	03/05/21	\$485,000	\$511,528	\$83,352	\$109,880	0.11	\$793,829		Land Table R47	21.48%
04-25-17-455-001	1699 CAMBRIDGE RD	03/31/21	\$585,000	\$614,938	\$97,909	\$127,847	0.13	\$764,914		Land Table R47	20.79%
04-25-17-430-028	2371 STANFORD RD	05/10/22	\$764,000	\$649,257	\$246,651	\$131,908	0.17	\$1,450,888		Land Table R47	20.32%
04-25-16-353-044	828 PRINCETON RD	10/12/21	\$590,000	\$566,697	\$129,410	\$106,107	0.11	\$1,176,455		Land Table R47	18.72%
04-25-16-353-042	852 PRINCETON RD	06/03/22	\$725,000	\$568,430	\$262,677	\$106,107	0.11	\$2,387,973		Land Table R47	18.67%
04-25-16-353-043	838 PRINCETON RD	02/23/22	\$683,800	\$572,873	\$217,034	\$106,107	0.11	\$1,973,036		Land Table R47	18.52%
04-25-17-380-003	2069 COLUMBIA RD	08/31/22	\$660,000	\$568,630	\$195,785	\$104,415	0.11	\$1,829,766		Land Table R47	18.36%
04-25-17-380-043	1907 COLUMBIA RD	12/20/22	\$650,000	\$606,311	\$153,321	\$109,632	0.11	\$1,393,827		Land Table R47	18.08%
04-25-17-456-054	1259 CAMBRIDGE RD	06/21/21	\$599,000	\$640,895	\$64,305	\$106,200	0.11	\$584,591		Land Table R47	16.57%
04-25-17-478-008	1009 CAMBRIDGE RD	12/03/20	\$245,000	\$207,830	\$142,055	\$104,885	0.12	\$1,203,856		Land Table R47	50.47%
04-25-17-478-012	959 CAMBRIDGE RD	07/20/21	\$272,500	\$220,039	\$157,346	\$104,885	0.12	\$1,333,441		Land Table R47	47.67%
04-25-17-479-004	1844 STANFORD RD	06/24/21	\$245,000	\$184,060	\$151,984	\$91,044	0.10	\$1,535,192		Land Table R47	49.46%
04-25-17-479-007	1059 COLUMBIA RD	09/01/20	\$311,170	\$248,882	\$161,748	\$99,460	0.11	\$1,511,664		Land Table R47	39.96%
04-25-17-479-013	971 COLUMBIA RD	11/06/20	\$288,000	\$227,319	\$160,141	\$99,460	0.11	\$1,496,645		Land Table R47	43.75%
04-25-17-479-020	1048 PRINCETON RD	08/24/21	\$217,611	\$218,943	\$98,128	\$99,460	0.11	\$917,084		Land Table R47	45.43%
04-25-17-479-035	909 COLUMBIA RD	01/22/21	\$289,900	\$283,203	\$131,071	\$124,374	0.13	\$985,496		Land Table R47	43.92%
04-25-17-480-006	1047 PRINCETON RD	11/05/20	\$230,000	\$242,173	\$87,287	\$99,460	0.11	\$815,766		Land Table R47	41.07%
04-25-17-480-010	995 PRINCETON RD	09/28/21	\$258,500	\$192,686	\$165,274	\$99,460	0.11	\$1,544,617		Land Table R47	51.62%
04-25-17-480-012	971 PRINCETON RD	07/07/20	\$255,000	\$217,505	\$136,955	\$99,460	0.11	\$1,279,953		Land Table R47	45.73%
04-25-17-480-017	909 PRINCETON RD	11/17/21	\$200,000	\$202,836	\$125,343	\$128,179	0.14	\$914,912		Land Table R47	63.19%

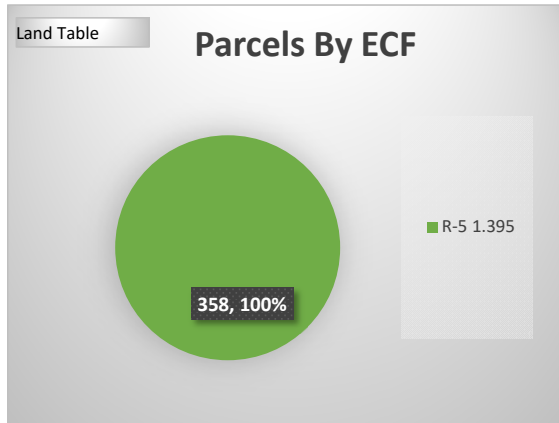
CITY OF BERKLEY

Land Table R-5

BSA DATABASE		SALES DATA	
Parcel Count	358	# of Sales	23
ECF Nbhd	R-5	Sales Ratio	47.54%
Min ECF	1.395	(Land Resid.-Est. Land Value)/Est. LV	13.49%
Max ECF	1.395	% Change	10.00%
Land Table LtoB	41.88%	Projected Land Table LtoB	46.07%
CVT LtoB	43.46%	Sales Sample Size	6.42%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,667	\$1,891	\$1,834
MINIMUM	\$668	\$758	\$735
MAXIMUM	\$2,665	\$3,025	\$2,932

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
04-25-17-182-003	1737 DOROTHEA RD	05/14/21	\$290,000	\$261,352	\$178,931	\$150,283	0.18	\$977,765		Land Table R-5	57.50%
04-25-17-176-004	1977 EDGEWOOD BLVD	12/16/21	\$337,000	\$367,596	\$152,968	\$183,564	0.31	\$493,445		Land Table R-5	49.94%
04-25-17-126-010	2008 ROSEMONT RD	09/19/22	\$350,000	\$277,527	\$210,950	\$138,477	0.16	\$1,360,968		Land Table R-5	49.90%
04-25-17-157-014	2254 CATALPA DR	03/31/22	\$295,000	\$291,391	\$140,618	\$137,009	0.17	\$832,059		Land Table R-5	47.02%
04-25-17-176-020	1890 WILTSHIRE RD	08/17/21	\$340,000	\$328,799	\$164,456	\$153,255	0.19	\$879,444		Land Table R-5	46.61%
04-25-17-179-039	1837 FRANKLIN RD	07/29/22	\$335,000	\$283,444	\$182,114	\$130,558	0.14	\$1,319,667		Land Table R-5	46.06%
04-25-17-179-029	1950 DOROTHEA RD	07/28/21	\$323,000	\$286,578	\$166,980	\$130,558	0.14	\$1,210,000		Land Table R-5	45.56%
04-25-17-178-014	1877 WILTSHIRE RD	04/01/21	\$361,300	\$311,257	\$183,293	\$133,250	0.14	\$1,281,769		Land Table R-5	42.81%
04-25-17-176-015	1978 WILTSHIRE RD	04/29/22	\$420,000	\$317,705	\$235,545	\$133,250	0.14	\$1,647,168		Land Table R-5	41.94%
04-25-17-179-004	2039 FRANKLIN RD	05/25/22	\$420,000	\$311,785	\$238,773	\$130,558	0.14	\$1,730,239		Land Table R-5	41.87%
04-25-17-126-015	1936 ROSEMONT RD	09/09/21	\$277,500	\$338,601	\$77,376	\$138,477	0.16	\$499,200		Land Table R-5	40.90%
04-25-17-128-019	1811 ROSEMONT RD	11/09/21	\$405,000	\$437,901	\$143,734	\$176,635	0.29	\$500,815		Land Table R-5	40.34%
04-25-17-178-016	1851 WILTSHIRE RD	04/23/21	\$387,500	\$337,942	\$182,808	\$133,250	0.14	\$1,278,378		Land Table R-5	39.43%

CITY OF BERKLEY

Land Table R-5

04-25-17-203-001	1717 EARLMONT RD	03/24/22	\$529,500	\$453,123	\$253,012	\$176,635	0.29	\$881,575	Land Table R-5	38.98%
04-25-17-179-003	2057 FRANKLIN RD	07/16/22	\$425,500	\$336,500	\$219,558	\$130,558	0.14	\$1,591,000	Land Table R-5	38.80%
04-25-17-176-018	1922 WILTSHIRE RD	02/09/21	\$375,000	\$345,883	\$162,367	\$133,250	0.14	\$1,135,434	Land Table R-5	38.52%
04-25-17-176-002	2049 EDGEWOOD BLVD	05/19/22	\$363,000	\$478,786	\$67,778	\$183,564	0.31	\$218,639	Land Table R-5	38.34%
04-25-17-133-002	1755 EARLMONT RD	06/24/21	\$510,000	\$463,875	\$222,760	\$176,635	0.29	\$776,167	Land Table R-5	38.08%
04-25-17-202-002	1685 BEVERLY BLVD	09/16/22	\$560,000	\$504,479	\$239,085	\$183,564	0.31	\$771,242	Land Table R-5	36.39%
04-25-17-176-022	1852 WILTSHIRE RD	01/14/21	\$405,000	\$375,942	\$162,308	\$133,250	0.14	\$1,135,021	Land Table R-5	35.44%
04-25-17-179-040	1825 FRANKLIN RD	06/14/21	\$365,000	\$455,560	\$39,998	\$130,558	0.14	\$289,841	Land Table R-5	28.66%
04-25-17-176-023	1838 WILTSHIRE RD	06/09/21	\$624,000	\$689,447	\$87,808	\$153,255	0.19	\$469,561	Land Table R-5	22.23%
04-25-17-179-020	1811 FRANKLIN RD	12/06/21	\$620,000	\$603,972	\$146,586	\$130,558	0.14	\$1,062,217	Land Table R-5	21.62%

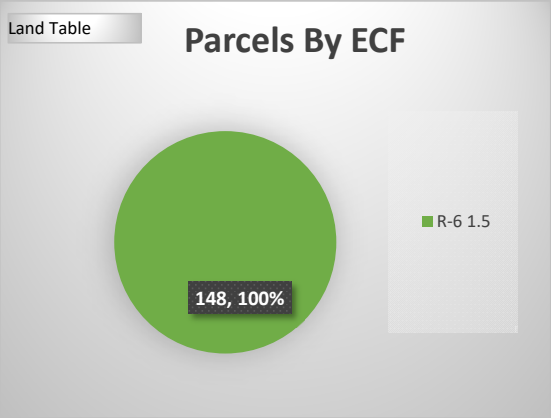
CITY OF BERKLEY

Land Table R-6

BSA DATABASE		SALES DATA	
Parcel Count	148	# of Sales	30
ECF Nbhd	R-6	Sales Ratio	47.42%
Min ECF	1.250	(Land Resid.-Est. Land Value)/Est. LV	12.87%
Max ECF	1.500	% Change	9.65%
Land Table LtoB	43.01%	Projected Land Table LtoB	47.16%
CVT LtoB	43.46%	Sales Sample Size	20.27%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,487	\$1,678	\$1,630
MINIMUM	\$597	\$674	\$655
MAXIMUM	\$2,376	\$2,682	\$2,605

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
04-25-17-259-005	1641 DOROTHEA RD	08/30/22	\$250,000	\$236,049	\$150,700	\$136,749	0.18	\$823,497		Land Table R-6	57.93%
04-25-17-259-016	1674 CATALPA DR	06/22/22	\$240,000	\$235,402	\$137,862	\$133,264	0.17	\$796,890		Land Table R-6	56.61%
04-25-17-259-024	1542 CATALPA DR	04/29/22	\$275,000	\$246,568	\$161,696	\$133,264	0.17	\$934,659		Land Table R-6	54.05%
04-25-17-259-014	1706 CATALPA DR	05/19/21	\$230,000	\$249,267	\$113,997	\$133,264	0.17	\$658,942		Land Table R-6	53.46%
04-25-17-260-009	1391 DOROTHEA RD	09/01/22	\$245,000	\$257,772	\$123,977	\$136,749	0.18	\$677,470		Land Table R-6	53.05%
04-25-17-259-003	1673 DOROTHEA RD	07/27/22	\$309,000	\$271,265	\$174,484	\$136,749	0.18	\$953,464		Land Table R-6	50.41%
04-25-17-260-025	1490 CATALPA DR	08/30/21	\$342,900	\$264,675	\$211,489	\$133,264	0.17	\$1,222,480		Land Table R-6	50.35%
04-25-17-259-026	1510 CATALPA DR	11/12/21	\$230,000	\$266,941	\$96,323	\$133,264	0.17	\$556,780		Land Table R-6	49.92%
04-25-17-257-023	1276 FRANKLIN RD	09/14/22	\$336,000	\$282,842	\$192,108	\$138,950	0.16	\$1,223,618		Land Table R-6	49.13%
04-25-17-260-021	1207 DOROTHEA RD	01/06/22	\$270,000	\$274,421	\$128,401	\$132,822	0.17	\$746,517		Land Table R-6	48.40%
04-25-17-256-001	2856 CENTRAL ST	12/21/21	\$254,000	\$275,483	\$110,967	\$132,450	0.17	\$648,930		Land Table R-6	48.08%
04-25-17-259-004	1659 DOROTHEA RD	08/16/21	\$279,900	\$284,999	\$131,650	\$136,749	0.18	\$719,399		Land Table R-6	47.98%
04-25-17-253-004	2855 FERRIS ST	03/03/21	\$277,500	\$276,130	\$130,528	\$129,158	0.16	\$831,389		Land Table R-6	46.77%

CITY OF BERKLEY

Land Table R-6

04-25-17-260-072	1443 DOROTHEA RD	03/25/22	\$405,000	\$329,018	\$229,842	\$153,860	0.22	\$1,049,507	Land Table R-6	46.76%
04-25-17-259-018	1642 CATALPA DR	06/29/21	\$311,000	\$286,864	\$157,400	\$133,264	0.17	\$909,827	Land Table R-6	46.46%
04-25-17-260-014	1321 DOROTHEA RD	03/31/22	\$350,000	\$298,670	\$188,079	\$136,749	0.18	\$1,027,754	Land Table R-6	45.79%
04-25-17-260-041	1242 CATALPA DR	05/31/22	\$375,000	\$309,591	\$202,051	\$136,642	0.18	\$1,110,170	Land Table R-6	44.14%
04-25-17-258-012	1321 FRANKLIN RD	05/07/21	\$265,000	\$277,143	\$106,657	\$118,800	0.14	\$772,877	Land Table R-6	42.87%
04-25-17-257-021	1308 FRANKLIN RD	11/11/22	\$325,000	\$255,704	\$177,745	\$108,449	0.12	\$1,545,609	Land Table R-6	42.41%
04-25-17-257-024	1256 FRANKLIN RD	10/21/21	\$285,000	\$319,993	\$98,208	\$133,201	0.21	\$467,657	Land Table R-6	41.63%
04-25-17-255-006	2855 CENTRAL ST	04/30/21	\$321,000	\$316,690	\$135,714	\$131,404	0.17	\$812,659	Land Table R-6	41.49%
04-25-17-257-020	1322 FRANKLIN RD	10/11/22	\$325,001	\$261,719	\$171,731	\$108,449	0.12	\$1,493,313	Land Table R-6	41.44%
04-25-17-258-022	1422 DOROTHEA RD	08/13/21	\$325,000	\$289,227	\$154,573	\$118,800	0.14	\$1,120,094	Land Table R-6	41.08%
04-25-17-260-037	1308 CATALPA DR	05/04/22	\$320,000	\$333,974	\$119,290	\$133,264	0.17	\$689,538	Land Table R-6	39.90%
04-25-17-259-006	1627 DOROTHEA RD	07/22/21	\$381,000	\$343,969	\$173,780	\$136,749	0.18	\$949,617	Land Table R-6	39.76%
04-25-17-258-004	1439 FRANKLIN RD	05/13/21	\$310,000	\$305,511	\$123,289	\$118,800	0.14	\$893,399	Land Table R-6	38.89%
04-25-17-258-011	1335 FRANKLIN RD	07/13/22	\$380,000	\$329,519	\$169,281	\$118,800	0.14	\$1,226,674	Land Table R-6	36.05%
04-25-17-260-012	1349 DOROTHEA RD	06/01/21	\$350,000	\$390,440	\$96,309	\$136,749	0.18	\$526,279	Land Table R-6	35.02%
04-25-17-256-010	2765 CASS BLVD	05/20/21	\$585,000	\$555,420	\$143,322	\$113,742	0.13	\$1,137,476	Land Table R-6	20.48%
04-25-17-258-031	1292 DOROTHEA RD	10/29/21	\$580,000	\$604,731	\$94,069	\$118,800	0.14	\$681,659	Land Table R-6	19.65%

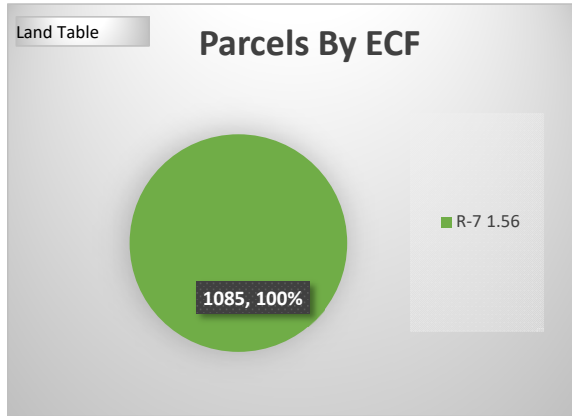
CITY OF BERKLEY

Land Table R-7

BSA DATABASE		SALES DATA	
Parcel Count	1085	# of Sales	144
ECF Nbhd	R-7	Sales Ratio	46.19%
Min ECF	1.560	(Land Resid.-Est. Land Value)/Est. LV	21.49%
Max ECF	1.560	% Change	17.00%
Land Table LtoB	42.12%	Projected Land Table LtoB	49.28%
CVT LtoB	43.46%	Sales Sample Size	13.27%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,431	\$1,739	\$1,674
MINIMUM	\$571	\$694	\$668
MAXIMUM	\$2,291	\$2,783	\$2,680

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
04-25-18-379-023	1809 BUCKINGHAM AVE	01/18/22	\$165,000				0.19	\$859,375		Land Table R-7	#DIV/0!
04-25-18-454-028	1919 ROBINA AVE	04/27/22	\$270,000	\$230,849	\$166,726	\$127,575	0.20	\$825,376		Land Table R-7	55.26%
04-25-18-477-025	2680 COLUMBIA RD	01/29/21	\$240,000	\$248,503	\$127,396	\$135,899	0.26	\$497,641		Land Table R-7	54.69%
04-25-18-304-003	2558 CUMMINGS AVE	11/10/21	\$170,000	\$235,326	\$63,357	\$128,683	0.18	\$348,115		Land Table R-7	54.68%
04-25-18-303-011	2400 THOMAS AVE	04/08/21	\$204,500	\$211,045	\$108,005	\$114,550	0.15	\$705,915		Land Table R-7	54.28%
04-25-18-402-016	2372 TYLER AVE	10/10/22	\$245,000	\$207,492	\$147,434	\$109,926	0.14	\$1,045,631		Land Table R-7	52.98%
04-25-18-403-032	2035 TYLER AVE	08/17/22	\$245,000	\$220,011	\$141,511	\$116,522	0.15	\$949,738		Land Table R-7	52.96%
04-25-18-328-015	2376 OAKSHIRE AVE	11/16/21	\$269,900	\$214,055	\$169,096	\$113,251	0.15	\$1,134,872		Land Table R-7	52.91%
04-25-18-328-017	2344 OAKSHIRE AVE	10/14/22	\$237,000	\$215,150	\$135,101	\$113,251	0.15	\$906,718		Land Table R-7	52.64%
04-25-18-301-011	2575 ELLWOOD AVE	10/28/21	\$189,000	\$220,504	\$83,848	\$115,352	0.15	\$544,468		Land Table R-7	52.31%
04-25-18-427-018	2688 SUNNYKNOLL AVE	09/22/22	\$280,000	\$269,799	\$150,671	\$140,470	0.23	\$655,091		Land Table R-7	52.06%
04-25-18-426-007	2837 CATALPA DR	09/15/21	\$240,000	\$222,749	\$133,001	\$115,750	0.16	\$852,571		Land Table R-7	51.96%
04-25-18-430-002	2266 ROBINA AVE	11/07/22	\$315,000	\$271,686	\$183,163	\$139,849	0.22	\$817,692		Land Table R-7	51.47%

CITY OF BERKLEY

Land Table R-7

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
04-25-18-402-003	3257 CATALPA DR	09/13/22	\$250,000	\$241,846	\$132,310	\$124,156	0.18	\$726,978		Land Table R-7	51.34%
04-25-18-426-013	2910 SUNNYKNOLL AVE	11/05/21	\$210,000	\$220,153	\$102,223	\$112,376	0.18	\$555,560		Land Table R-7	51.04%
04-25-18-304-012	2376 CUMMINGS AVE	09/22/21	\$240,000	\$224,635	\$129,915	\$114,550	0.15	\$849,118		Land Table R-7	50.99%
04-25-18-308-023	2171 BACON AVE	08/31/21	\$225,000	\$226,180	\$114,070	\$115,250	0.16	\$735,935		Land Table R-7	50.95%
04-25-18-403-013	2072 BUCKINGHAM AVE	01/29/21	\$205,000	\$228,717	\$92,805	\$116,522	0.15	\$622,852		Land Table R-7	50.95%
04-25-18-429-037	2607 SUNNYKNOLL AVE	07/12/21	\$182,100	\$215,350	\$75,558	\$108,808	0.14	\$547,522		Land Table R-7	50.53%
04-25-18-331-023	2159 ROYAL AVE	05/04/22	\$272,000	\$224,348	\$160,903	\$113,251	0.15	\$1,079,886		Land Table R-7	50.48%
04-25-18-479-004	2725 COLUMBIA RD	06/17/21	\$210,000	\$265,608	\$78,149	\$133,757	0.25	\$315,117		Land Table R-7	50.36%
04-25-18-305-018	2143 ELLWOOD AVE	10/20/21	\$205,000	\$229,315	\$90,235	\$114,550	0.15	\$589,771		Land Table R-7	49.95%
04-25-18-303-016	2328 THOMAS AVE	12/31/21	\$263,600	\$231,116	\$147,034	\$114,550	0.15	\$961,007		Land Table R-7	49.56%
04-25-18-301-012	2567 ELLWOOD AVE	04/20/21	\$203,000	\$225,025	\$89,089	\$111,114	0.15	\$601,953		Land Table R-7	49.38%
04-25-18-306-017	2259 THOMAS AVE	09/23/21	\$267,000	\$233,965	\$147,585	\$114,550	0.15	\$964,608		Land Table R-7	48.96%
04-25-18-306-009	2128 ELLWOOD AVE	07/14/21	\$255,001	\$235,982	\$133,569	\$114,550	0.15	\$873,000		Land Table R-7	48.54%
04-25-18-377-005	1928 PHILLIPS AVE	07/30/21	\$251,000	\$235,416	\$128,835	\$113,251	0.15	\$864,664		Land Table R-7	48.11%
04-25-18-328-009	2482 OAKSHIRE AVE	03/10/21	\$229,900	\$235,561	\$107,590	\$113,251	0.15	\$722,081		Land Table R-7	48.08%
04-25-18-427-014	2774 SUNNYKNOLL AVE	05/21/21	\$255,000	\$227,441	\$136,819	\$109,260	0.13	\$1,085,865		Land Table R-7	48.04%
04-25-18-352-025	1809 THOMAS AVE	06/29/22	\$189,000	\$238,497	\$65,053	\$114,550	0.15	\$425,183		Land Table R-7	48.03%
04-25-18-328-013	2400 OAKSHIRE AVE	04/15/21	\$335,000	\$288,900	\$184,789	\$138,689	0.24	\$773,176		Land Table R-7	48.01%
04-25-18-401-015	2346 BUCKINGHAM AVE	02/18/21	\$250,000	\$253,953	\$116,966	\$120,919	0.16	\$754,619		Land Table R-7	47.61%
04-25-18-328-031	2343 ROYAL AVE	05/18/21	\$277,000	\$237,934	\$152,317	\$113,251	0.15	\$1,022,262		Land Table R-7	47.60%
04-25-18-352-002	1976 ELLWOOD AVE	05/25/21	\$282,000	\$240,796	\$155,754	\$114,550	0.15	\$1,018,000		Land Table R-7	47.57%
04-25-18-401-001	3385 CATALPA DR	07/16/21	\$250,000	\$219,461	\$134,786	\$104,247	0.13	\$1,069,730		Land Table R-7	47.50%
04-25-18-376-012	1800 BACON AVE	12/13/21	\$320,000	\$238,424	\$194,827	\$113,251	0.15	\$1,307,564		Land Table R-7	47.50%
04-25-18-377-001	1992 PHILLIPS AVE	05/24/21	\$305,000	\$238,923	\$179,328	\$113,251	0.15	\$1,203,544		Land Table R-7	47.40%
04-25-18-452-021	1861 GARDNER AVE	09/07/22	\$225,000	\$185,965	\$126,976	\$87,941	0.11	\$1,133,714		Land Table R-7	47.29%
04-25-18-306-015	2012 ELLWOOD AVE	09/09/21	\$263,000	\$305,790	\$101,715	\$144,505	0.27	\$380,955		Land Table R-7	47.26%
04-25-18-308-026	2111 BACON AVE	02/08/22	\$250,000	\$245,977	\$120,130	\$116,107	0.16	\$765,159		Land Table R-7	47.20%
04-25-18-379-004	1944 ROYAL AVE	07/25/22	\$282,000	\$240,037	\$155,214	\$113,251	0.15	\$1,041,705		Land Table R-7	47.18%
04-25-18-351-026	1799 ELLWOOD AVE	08/12/22	\$240,000	\$243,272	\$111,278	\$114,550	0.15	\$727,307		Land Table R-7	47.09%
04-25-18-377-011	1810 PHILLIPS AVE	04/20/22	\$180,000	\$241,329	\$51,922	\$113,251	0.15	\$348,470		Land Table R-7	46.93%
04-25-18-306-002	2260 ELLWOOD AVE	05/12/21	\$270,000	\$244,771	\$139,779	\$114,550	0.15	\$913,588		Land Table R-7	46.80%
04-25-18-354-015	1991 BACON AVE	07/22/22	\$310,000	\$223,574	\$191,042	\$104,616	0.14	\$1,326,681		Land Table R-7	46.79%
04-25-18-327-010	2400 PHILLIPS AVE	04/08/21	\$240,000	\$242,766	\$110,485	\$113,251	0.15	\$741,510		Land Table R-7	46.65%
04-25-18-302-015	2344 ELLWOOD AVE	10/14/22	\$180,000	\$245,574	\$48,976	\$114,550	0.15	\$320,105		Land Table R-7	46.65%
04-25-18-331-029	2059 ROYAL AVE	09/15/22	\$280,000	\$243,099	\$150,152	\$113,251	0.15	\$1,007,732		Land Table R-7	46.59%
04-25-18-327-004	2520 PHILLIPS AVE	05/27/21	\$320,100	\$268,869	\$175,807	\$124,576	0.16	\$1,071,994		Land Table R-7	46.33%
04-25-18-403-025	2139 TYLER AVE	10/10/22	\$277,000	\$237,669	\$149,257	\$109,926	0.14	\$1,058,560		Land Table R-7	46.25%
04-25-18-305-014	2219 ELLWOOD AVE	08/29/22	\$253,000	\$249,259	\$118,291	\$114,550	0.15	\$773,144		Land Table R-7	45.96%
04-25-18-379-008	1864 ROYAL AVE	03/04/21	\$225,000	\$247,105	\$91,146	\$113,251	0.15	\$611,718		Land Table R-7	45.83%
04-25-18-307-001	2280 THOMAS AVE	02/10/22	\$310,000	\$277,175	\$159,018	\$126,193	0.17	\$940,935		Land Table R-7	45.53%
04-25-18-476-014	2873 HARVARD RD	12/23/21	\$301,500	\$324,477	\$124,506	\$147,483	0.28	\$447,863		Land Table R-7	45.45%
04-25-18-451-021	1845 TYLER AVE	10/28/22	\$305,000	\$241,851	\$173,075	\$109,926	0.14	\$1,227,482		Land Table R-7	45.45%
04-25-18-331-028	2075 ROYAL AVE	06/08/22	\$300,000	\$249,324	\$163,927	\$113,251	0.15	\$1,100,181		Land Table R-7	45.42%

CITY OF BERKLEY

Land Table R-7

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
04-25-18-479-007	2679 COLUMBIA RD	12/16/21	\$320,000	\$295,030	\$158,727	\$133,757	0.25	\$640,028		Land Table R-7	45.34%
04-25-18-305-023	2059 ELLWOOD AVE	07/08/21	\$260,000	\$252,800	\$121,750	\$114,550	0.15	\$795,752		Land Table R-7	45.31%
04-25-18-332-013	2060 ROYAL AVE	03/30/22	\$320,000	\$250,026	\$183,225	\$113,251	0.15	\$1,229,698		Land Table R-7	45.30%
04-25-18-477-001	2773 HARVARD RD	11/11/21	\$229,900	\$230,684	\$103,671	\$104,455	0.13	\$785,386		Land Table R-7	45.28%
04-25-18-354-011	1810 CUMMINGS AVE	12/23/22	\$292,500	\$253,640	\$153,410	\$114,550	0.15	\$1,002,680		Land Table R-7	45.16%
04-25-18-331-008	2144 OAKSHIRE AVE	12/20/22	\$245,500	\$251,478	\$107,273	\$113,251	0.15	\$719,953		Land Table R-7	45.03%
04-25-18-354-002	1976 CUMMINGS AVE	01/06/21	\$295,900	\$255,677	\$154,773	\$114,550	0.15	\$1,011,588		Land Table R-7	44.80%
04-25-18-377-040	1809 OAKSHIRE AVE	04/08/22	\$280,000	\$219,860	\$157,536	\$97,396	0.13	\$1,230,750		Land Table R-7	44.30%
04-25-18-301-016	2481 ELLWOOD AVE	11/17/21	\$282,500	\$258,671	\$138,379	\$114,550	0.15	\$904,438		Land Table R-7	44.28%
04-25-18-451-020	1865 TYLER AVE	12/10/21	\$285,000	\$248,250	\$146,676	\$109,926	0.14	\$1,040,255		Land Table R-7	44.28%
04-25-18-351-018	1943 ELLWOOD AVE	06/25/21	\$289,900	\$258,721	\$145,729	\$114,550	0.15	\$952,477		Land Table R-7	44.28%
04-25-18-379-001	1992 ROYAL AVE	04/30/21	\$290,000	\$255,848	\$147,403	\$113,251	0.15	\$989,282		Land Table R-7	44.26%
04-25-18-308-011	2092 CUMMINGS AVE	10/24/22	\$299,000	\$260,028	\$153,522	\$114,550	0.15	\$1,003,412		Land Table R-7	44.05%
04-25-18-306-025	2111 THOMAS AVE	03/23/21	\$275,000	\$260,735	\$128,815	\$114,550	0.15	\$841,928		Land Table R-7	43.93%
04-25-18-307-018	2259 CUMMINGS AVE	06/09/21	\$304,000	\$262,061	\$156,489	\$114,550	0.15	\$1,022,804		Land Table R-7	43.71%
04-25-18-402-002	3279 CATALPA DR	05/27/22	\$352,500	\$277,297	\$196,289	\$121,086	0.17	\$1,168,387		Land Table R-7	43.67%
04-25-18-332-018	2259 BUCKINGHAM AVE	10/01/21	\$305,000	\$280,870	\$146,629	\$122,499	0.18	\$837,880		Land Table R-7	43.61%
04-25-18-328-007	2540 OAKSHIRE AVE	09/03/21	\$265,000	\$261,861	\$116,390	\$113,251	0.15	\$781,141		Land Table R-7	43.25%
04-25-18-331-027	2091 ROYAL AVE	02/23/22	\$290,000	\$262,807	\$140,444	\$113,251	0.15	\$942,577		Land Table R-7	43.09%
04-25-18-306-024	2127 THOMAS AVE	11/08/22	\$266,350	\$267,928	\$112,972	\$114,550	0.15	\$738,379		Land Table R-7	42.75%
04-25-18-402-017	2354 TYLER AVE	08/28/22	\$290,000	\$257,167	\$142,759	\$109,926	0.14	\$1,012,475		Land Table R-7	42.74%
04-25-18-306-010	2112 ELLWOOD AVE	01/14/22	\$310,000	\$268,054	\$156,496	\$114,550	0.15	\$1,022,850		Land Table R-7	42.73%
04-25-18-454-007	1914 GRIFFITH AVE	05/12/22	\$271,000	\$244,793	\$130,288	\$104,081	0.13	\$1,034,032		Land Table R-7	42.52%
04-25-18-378-032	1943 ROYAL AVE	10/15/21	\$320,000	\$269,029	\$165,354	\$114,383	0.15	\$1,095,060		Land Table R-7	42.52%
04-25-18-378-027	1779 ROYAL AVE	10/07/22	\$261,000	\$267,151	\$107,100	\$113,251	0.15	\$718,792		Land Table R-7	42.39%
04-25-18-454-001	1992 GRIFFITH AVE	11/23/22	\$256,100	\$197,763	\$142,086	\$83,749	0.10	\$1,393,000		Land Table R-7	42.35%
04-25-18-353-006	1912 THOMAS AVE	07/27/22	\$310,000	\$271,968	\$152,582	\$114,550	0.15	\$997,268		Land Table R-7	42.12%
04-25-18-331-015	2028 OAKSHIRE AVE	06/30/21	\$310,000	\$269,263	\$153,988	\$113,251	0.15	\$1,033,477		Land Table R-7	42.06%
04-25-18-452-002	1974 TYLER AVE	10/05/21	\$294,000	\$261,821	\$142,105	\$109,926	0.14	\$1,007,837		Land Table R-7	41.99%
04-25-18-451-004	1936 BUCKINGHAM AVE	04/08/22	\$426,000	\$295,091	\$254,568	\$123,659	0.17	\$1,506,320		Land Table R-7	41.91%
04-25-18-452-024	1829 GARDNER AVE	09/20/22	\$242,500	\$210,084	\$120,357	\$87,941	0.11	\$1,074,616		Land Table R-7	41.86%
04-25-18-403-005	2194 BUCKINGHAM AVE	03/15/22	\$240,000	\$210,390	\$117,551	\$87,941	0.11	\$1,049,563		Land Table R-7	41.80%
04-25-18-404-006	2194 TYLER AVE	04/23/21	\$245,000	\$211,978	\$120,963	\$87,941	0.11	\$1,080,027		Land Table R-7	41.49%
04-25-18-426-016	2870 SUNNYKNOLL AVE	12/21/21	\$150,000	\$188,141	\$39,521	\$77,662	0.15	\$265,242		Land Table R-7	41.28%
04-25-18-452-031	1775 GARDNER AVE	11/18/22	\$265,000	\$214,412	\$138,529	\$87,941	0.11	\$1,236,866		Land Table R-7	41.01%
04-25-18-328-019	2312 OAKSHIRE AVE	09/28/21	\$275,000	\$276,160	\$112,091	\$113,251	0.15	\$752,289		Land Table R-7	41.01%
04-25-18-308-019	2239 BACON AVE	06/30/21	\$360,000	\$279,403	\$194,698	\$114,101	0.15	\$1,289,391		Land Table R-7	40.84%
04-25-18-429-005	2749 SUNNYKNOLL AVE	05/24/21	\$340,000	\$304,309	\$159,305	\$123,614	0.20	\$788,639		Land Table R-7	40.62%
04-25-18-453-005	1934 GARDNER AVE	06/17/22	\$280,000	\$214,369	\$152,488	\$86,857	0.11	\$1,386,255		Land Table R-7	40.52%
04-25-18-427-006	2673 CATALPA DR	05/21/21	\$308,000	\$287,425	\$136,667	\$116,092	0.19	\$730,840		Land Table R-7	40.39%
04-25-18-428-006	2847 SUNNYKNOLL AVE	03/22/22	\$272,500	\$212,915	\$145,007	\$85,422	0.10	\$1,464,717		Land Table R-7	40.12%
04-25-18-477-014	2040 KIPLING AVE	04/28/21	\$285,000	\$258,913	\$129,081	\$102,994	0.15	\$838,188		Land Table R-7	39.78%
04-25-18-308-018	2259 BACON AVE	05/17/21	\$350,500	\$287,026	\$177,290	\$113,816	0.15	\$1,174,106		Land Table R-7	39.65%

CITY OF BERKLEY

Land Table R-7

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
04-25-18-404-008	2164 TYLER AVE	03/09/21	\$232,000	\$222,207	\$97,734	\$87,941	0.11	\$872,625		Land Table R-7	39.58%
04-25-18-308-032	2011 BACON AVE	08/13/21	\$425,000	\$331,224	\$223,844	\$130,068	0.18	\$1,243,578		Land Table R-7	39.27%
04-25-18-403-002	2260 BUCKINGHAM AVE	08/27/21	\$446,500	\$323,512	\$248,304	\$125,316	0.16	\$1,551,900		Land Table R-7	38.74%
04-25-18-451-012	1782 BUCKINGHAM AVE	02/09/22	\$255,000	\$228,035	\$114,906	\$87,941	0.11	\$1,025,946		Land Table R-7	38.56%
04-25-18-352-011	1810 ELLWOOD AVE	09/27/21	\$265,000	\$298,140	\$81,410	\$114,550	0.15	\$532,092		Land Table R-7	38.42%
04-25-18-352-022	1863 THOMAS AVE	12/08/22	\$310,000	\$298,242	\$126,308	\$114,550	0.15	\$825,542		Land Table R-7	38.41%
04-25-18-329-009	2464 ROYAL AVE	05/06/22	\$361,000	\$294,981	\$179,270	\$113,251	0.15	\$1,203,154		Land Table R-7	38.39%
04-25-18-401-018	2535 TYLER AVE	09/13/22	\$272,000	\$229,316	\$130,625	\$87,941	0.11	\$1,166,295		Land Table R-7	38.35%
04-25-18-326-010	2406 BACON AVE	03/18/22	\$290,000	\$237,760	\$142,841	\$90,601	0.12	\$1,200,345		Land Table R-7	38.11%
04-25-18-429-006	2735 SUNNYKNOLL AVE	03/22/21	\$342,000	\$295,594	\$158,782	\$112,376	0.18	\$862,946		Land Table R-7	38.02%
04-25-18-327-006	2464 PHILLIPS AVE	06/28/22	\$357,000	\$301,102	\$169,149	\$113,251	0.15	\$1,135,228		Land Table R-7	37.61%
04-25-18-307-013	2060 THOMAS AVE	10/01/21	\$366,000	\$305,021	\$175,529	\$114,550	0.15	\$1,147,248		Land Table R-7	37.55%
04-25-18-453-010	1830 GARDNER AVE	05/13/22	\$352,000	\$280,209	\$176,194	\$104,403	0.13	\$1,387,354		Land Table R-7	37.26%
04-25-18-328-021	2519 ROYAL AVE	09/27/22	\$426,500	\$306,457	\$233,294	\$113,251	0.15	\$1,565,732		Land Table R-7	36.95%
04-25-18-403-036	2116 BUCKINGHAM AVE	06/15/22	\$273,500	\$239,442	\$121,999	\$87,941	0.11	\$1,089,277		Land Table R-7	36.73%
04-25-18-478-017	1863 KIPLING AVE	06/15/22	\$380,000	\$270,589	\$206,807	\$97,396	0.13	\$1,615,680		Land Table R-7	35.99%
04-25-18-354-016	1975 BACON AVE	05/27/22	\$400,000	\$332,630	\$186,007	\$118,637	0.16	\$1,134,189		Land Table R-7	35.67%
04-25-18-403-026	2125 TYLER AVE	04/19/21	\$335,000	\$311,259	\$133,667	\$109,926	0.14	\$947,993		Land Table R-7	35.32%
04-25-18-307-012	2076 THOMAS AVE	11/19/21	\$390,000	\$326,810	\$177,740	\$114,550	0.15	\$1,161,699		Land Table R-7	35.05%
04-25-18-430-013	2954 HARVARD RD	04/18/22	\$199,950	\$227,275	\$52,137	\$79,462	0.09	\$566,707		Land Table R-7	34.96%
04-25-18-454-014	1782 GRIFFITH AVE	05/06/22	\$325,000	\$248,305	\$159,316	\$82,621	0.10	\$1,609,253		Land Table R-7	33.27%
04-25-18-454-021	1839 ROBINA AVE	08/17/22	\$400,000	\$382,099	\$144,895	\$126,994	0.20	\$724,475		Land Table R-7	33.24%
04-25-18-453-027	1799 GRIFFITH AVE	03/16/21	\$330,000	\$327,081	\$111,491	\$108,572	0.14	\$813,803		Land Table R-7	33.19%
04-25-18-331-038	2111 ROYAL AVE	04/26/22	\$399,000	\$355,051	\$161,730	\$117,781	0.16	\$1,043,419		Land Table R-7	33.17%
04-25-18-401-031	2325 TYLER AVE	08/26/21	\$385,000	\$351,027	\$143,899	\$109,926	0.14	\$1,020,560		Land Table R-7	31.32%
04-25-18-452-023	1843 GARDNER AVE	08/15/22	\$329,000	\$281,969	\$134,972	\$87,941	0.11	\$1,205,107		Land Table R-7	31.19%
04-25-18-327-008	2428 PHILLIPS AVE	09/27/21	\$455,000	\$367,928	\$200,323	\$113,251	0.15	\$1,344,450		Land Table R-7	30.78%
04-25-18-451-013	1991 TYLER AVE	06/17/22	\$360,000	\$295,772	\$152,169	\$87,941	0.11	\$1,358,652		Land Table R-7	29.73%
04-25-18-331-010	2112 OAKSHIRE AVE	03/12/21	\$464,550	\$404,403	\$173,398	\$113,251	0.15	\$1,163,745		Land Table R-7	28.00%
04-25-18-402-047	2061 ROBINA AVE	04/27/21	\$360,000	\$403,166	\$62,098	\$105,264	0.13	\$481,380		Land Table R-7	26.11%
04-25-18-302-005	2520 ELLWOOD AVE	12/02/22	\$486,000	\$441,750	\$158,800	\$114,550	0.15	\$1,037,908		Land Table R-7	25.93%
04-25-18-329-006	2540 ROYAL AVE	09/17/21	\$460,000	\$444,442	\$128,809	\$113,251	0.15	\$864,490		Land Table R-7	25.48%
04-25-18-305-011	2279 ELLWOOD AVE	01/21/21	\$437,500	\$544,926	\$24,814	\$132,240	0.20	\$123,453		Land Table R-7	24.27%
04-25-18-454-022	1821 ROBINA AVE	06/25/21	\$475,000	\$529,886	\$71,881	\$126,767	0.20	\$361,211		Land Table R-7	23.92%
04-25-18-328-034	2464 OAKSHIRE AVE	01/15/21	\$440,000	\$543,164	\$10,087	\$113,251	0.15	\$67,698		Land Table R-7	20.85%
04-25-18-329-025	2427 BUCKINGHAM AVE	02/12/21	\$575,000	\$606,422	\$88,225	\$119,647	0.17	\$528,293		Land Table R-7	19.73%
04-25-18-301-020	2409 ELLWOOD AVE	04/20/21	\$578,500	\$604,396	\$88,654	\$114,550	0.15	\$579,438		Land Table R-7	18.95%
04-25-18-330-025	2059 OAKSHIRE AVE	06/25/21	\$605,000	\$599,907	\$118,344	\$113,251	0.15	\$794,255		Land Table R-7	18.88%
04-25-18-330-018	2175 OAKSHIRE AVE	09/09/22	\$685,000	\$638,842	\$159,409	\$113,251	0.15	\$1,069,859		Land Table R-7	17.73%
04-25-18-476-029	1953 KIPLING AVE	10/21/21	\$520,000	\$523,542	\$88,356	\$91,898	0.12	\$718,341		Land Table R-7	17.55%
04-25-18-379-034	1760 ROYAL AVE	05/12/22	\$585,000	\$577,941	\$107,543	\$100,484	0.13	\$827,254		Land Table R-7	17.39%
04-25-18-403-004	2226 BUCKINGHAM AVE	11/05/21	\$550,000	\$528,306	\$109,635	\$87,941	0.11	\$978,884		Land Table R-7	16.65%
04-25-18-404-036	2053 GARDNER AVE	09/21/21	\$491,000	\$533,087	\$46,398	\$88,485	0.11	\$407,000		Land Table R-7	16.60%

CITY OF BERKLEY

Land Table R-7

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
04-25-18-329-040	2400 ROYAL AVE	09/28/22	\$620,000	\$572,774	\$138,063	\$90,837	0.12	\$1,150,525		Land Table R-7	15.86%
04-25-18-327-035	2405 OAKSHIRE AVE	08/05/22	\$625,000	\$586,899	\$128,702	\$90,601	0.12	\$1,081,529		Land Table R-7	15.44%

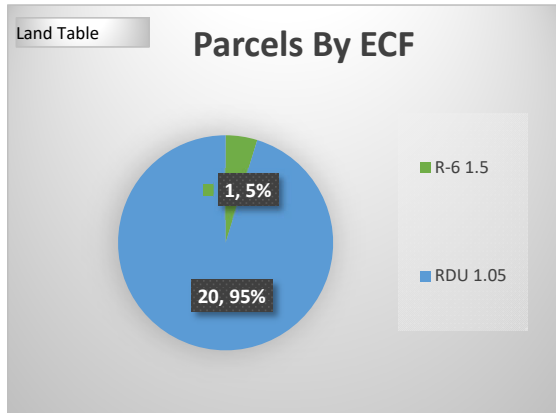
CITY OF BERKLEY

Land Table RDU

BSA DATABASE		SALES DATA	
Parcel Count	21	# of Sales	0
ECF Nbhd	R-6, RDU	Sales Ratio	#DIV/0!
Min ECF	1.050	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.500	% Change	0.00%
Land Table LtoB	44.53%	Projected Land Table LtoB	44.53%
CVT LtoB	43.46%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$43,199	#DIV/0!	\$43,199
MINIMUM	\$43,199	#DIV/0!	\$43,199
MAXIMUM	\$43,199	#DIV/0!	\$43,199

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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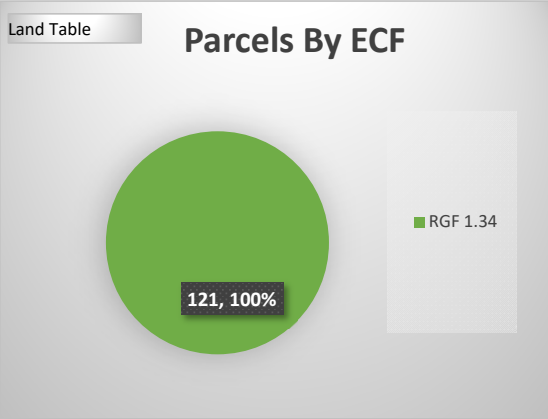
CITY OF BERKLEY

Land Table RGF

BSA DATABASE		SALES DATA	
Parcel Count	121	# of Sales	15
ECF Nbhd	RGF	Sales Ratio	46.87%
Min ECF	1.340	(Land Resid.-Est. Land Value)/Est. LV	17.18%
Max ECF	1.340	% Change	12.89%
Land Table LtoB	40.90%	Projected Land Table LtoB	46.17%
CVT LtoB	43.46%	Sales Sample Size	12.40%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$863	\$1,011	\$974
MINIMUM	\$345	\$404	\$389
MAXIMUM	\$1,380	\$1,617	\$1,558

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
04-25-07-351-013	3774 GREENFIELD RD	08/05/21	\$155,000	\$140,973	\$83,027	\$69,000	0.13	\$628,992		Land Table RGF	48.95%
04-25-18-301-003	2550 GREENFIELD RD	10/13/22	\$190,000	\$160,377	\$103,827	\$74,204	0.15	\$678,608		Land Table RGF	46.27%
04-25-18-351-001	1998 GREENFIELD RD	01/07/22	\$195,000	\$179,106	\$91,755	\$75,861	0.16	\$573,469		Land Table RGF	42.36%
04-25-07-301-035	4044 GREENFIELD RD	07/13/21	\$193,500	\$200,810	\$75,490	\$82,800	0.20	\$381,263		Land Table RGF	41.23%
04-25-18-105-007	3110 GREENFIELD RD	02/09/22	\$198,000	\$181,967	\$90,326	\$74,293	0.15	\$622,938		Land Table RGF	40.83%
04-25-07-351-002	3972 GREENFIELD RD	01/27/21	\$132,500	\$170,689	\$30,811	\$69,000	0.13	\$233,417		Land Table RGF	40.42%
04-25-07-351-001	3992 GREENFIELD RD	01/20/21	\$213,500	\$173,844	\$108,656	\$69,000	0.13	\$823,152		Land Table RGF	39.69%
04-25-07-355-008	3578 GREENFIELD RD	07/09/21	\$175,000	\$177,256	\$66,744	\$69,000	0.13	\$505,636		Land Table RGF	38.93%
04-25-18-105-014	3012 GREENFIELD RD	01/08/21	\$131,000	\$140,615	\$43,371	\$52,986	0.10	\$447,124		Land Table RGF	37.68%
04-25-18-151-007	2800 GREENFIELD RD	02/26/21	\$150,000	\$144,195	\$59,123	\$53,318	0.10	\$597,202		Land Table RGF	36.98%
04-25-07-301-004	4252 GREENFIELD RD	11/12/21	\$174,000	\$169,346	\$63,994	\$59,340	0.11	\$561,351		Land Table RGF	35.04%
04-25-18-151-005	2830 GREENFIELD RD	08/24/22	\$189,900	\$153,787	\$89,391	\$53,278	0.10	\$912,153		Land Table RGF	34.64%
04-25-07-351-016	3714 GREENFIELD RD	11/11/21	\$190,000	\$203,147	\$55,853	\$69,000	0.13	\$423,129		Land Table RGF	33.97%

CITY OF BERKLEY

Land Table RGF

04-25-07-301-002	4288 GREENFIELD RD	03/10/21	\$210,000	\$175,547	\$93,793	\$59,340	0.11	\$822,746	Land Table RGF	33.80%
04-25-18-105-021	2924 GREENFIELD RD	12/10/21	\$205,000	\$161,745	\$96,381	\$53,126	0.10	\$983,480	Land Table RGF	32.85%