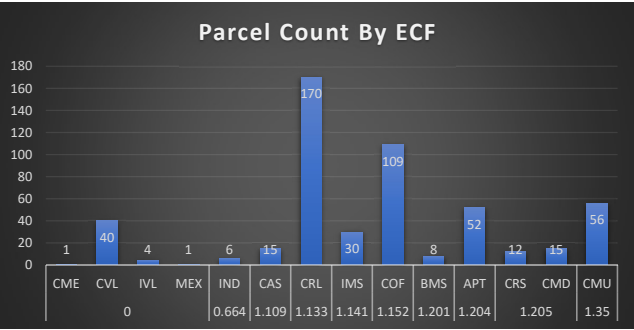


CITY OF BIRMINGHAM

LAND FOR 2024: COM.IND LAND

BSA DATABASE		SALES DATA	
Parcel Count	519	# of Sales	36
ECF Nbhd	CVL, IND, CMD, COF, APT, CAS, BMS, CRL, CRS, CMU, MEX, CME, IMS, IVL	Sales Ratio	45.07%
Min ECF	0.664	(Land Resid.-Est. Land Value)/Est. LV	18.32%
Max ECF	1.350	% Change	10.00%
Land Table LtoB	44.24%	Projected Land Table LtoB	48.67%
CVT LtoB	44.24%	Sale Sample Size	6.94%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$92.25	\$109.15	\$101.48
MEDIAN	\$85.32	\$100.94	\$93.85
MINIMUM	\$9.96	\$11.78	\$10.96
MAXIMUM	\$399.94	\$473.19	\$439.93

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
08	08-19-25-179-002	900 N OLD WOODWARD AVE	12/17/2021	\$1,174,060	\$1,376,102	\$911,751	\$1,111,168	0.196	\$4,651,791	\$106.79		COM	80.75%
08	08-19-25-328-008	768 N OLD WOODWARD AVE	6/6/2022	\$399,500	\$521,458	\$236,397	\$358,355	0.051	\$4,635,235	\$106.41		COM	68.72%
08	08-19-25-378-008	168 W MAPLE RD	12/30/2020	\$2,500,000	\$1,799,575	\$1,746,694	\$1,046,269	0.15	\$11,644,627	\$267.32		COM	58.14%
08	08-19-25-378-012	138 W MAPLE RD	9/29/2022	\$750,000	\$347,648	\$620,405	\$218,053	0.031	\$20,013,065	\$459.44		COM	62.72%
08	08-19-25-378-014	233 N OLD WOODWARD AVE	8/12/2020	\$2,125,000	\$1,283,218	\$1,505,539	\$663,757	0.095	\$15,847,779	\$363.81		COM	51.73%
08	08-19-25-378-021	122 W MAPLE RD	10/21/2022	\$1,850,000	\$981,501	\$1,286,623	\$418,124	0.06	\$21,443,717	\$492.28		COM	42.60%
08	08-19-25-456-039	100 N OLD WOODWARD AVE	6/30/2020	\$7,850,000	\$4,189,914	\$5,584,966	\$1,924,880	0.276	\$20,235,384	\$464.54	08-19-25-456-017	COM	45.94%
08	08-19-25-483-019	35106 WOODWARD AVE	6/8/2021	\$700,000	\$987,929	\$492,930	\$777,983	0.112	\$4,401,161	\$101.04		COM	78.75%
08	08-19-26-378-065	1794 W MAPLE RD	12/17/2021	\$691,713	\$458,173	\$522,031	\$288,491	0.051	\$10,235,902	\$234.98		COM	62.97%
08	08-19-35-479-019	1890 SOUTHFIELD RD	12/2/2021	\$1,025,000	\$609,834	\$793,670	\$378,504	0.114	\$6,962,018	\$159.83		COM	62.07%
08	08-19-36-203-023	259 E FRANK ST	11/30/2021	\$750,000	\$716,550	\$505,135	\$471,685	0.083	\$6,085,964	\$139.71		COM	65.83%
08	08-19-36-211-012		1/28/2020	\$6,750,000	\$6,509,691	\$3,569,506	\$3,329,197	0.586	\$6,091,307	\$139.84		COM	51.14%
08	08-19-36-227-006	295 ELM ST	6/24/2021	\$1,000,000	\$1,369,412	\$723,376	\$1,087,064	0.202	\$3,581,069	\$82.21		COM	79.38%
08	08-19-36-227-008	855 FOREST AVE	5/21/2020	\$875,000	\$1,268,991	\$469,411	\$861,168	0.152	\$3,088,230	\$70.90		COM	67.86%
08	08-19-36-227-028	219 ELM ST	1/10/2020	\$3,000,000	\$1,777,291	\$2,816,935	\$1,594,226	0.359	\$7,846,616	\$180.13		COM	89.70%
08	08-19-36-233-014	520 S ADAMS RD	2/1/2022	\$680,000	\$948,914	\$394,633	\$658,674	0.297	\$1,328,731	\$30.50		COM	69.41%
08	08-19-36-253-025	750 S OLD WOODWARD AVE	6/24/2021	\$1,000,000	\$1,024,461	\$804,332	\$826,735	0.132	\$6,093,424	\$139.89		COM	80.70%
08	08-19-36-281-028	611 ELM ST	6/14/2021	\$3,000,000	\$1,455,077	\$2,873,673	\$1,326,432	0.299	\$9,610,946	\$220.64		COM	91.16%
08	08-20-30-379-043	151 N ETON ST	5/28/2021	\$2,200,000	\$1,921,056	\$1,425,933	\$1,111,059	1.145	\$1,245,356	\$28.59		COM	57.84%
08	08-20-30-456-020	2555 E MAPLE RD	12/6/2021	\$950,000	\$843,293	\$453,791	\$343,298	0.244	\$1,859,799	\$42.70		COM	40.71%
08	08-20-31-151-002	725 S ADAMS RD	1/22/2020	\$12,300,000	\$18,067,440	\$5,465,738	\$11,196,331	5.049	\$1,082,539	\$24.85		COM	61.97%
08	08-20-31-153-066	801 S ADAMS RD	7/15/2022	\$2,000,000	\$1,453,938	\$1,256,344	\$702,609	0.317	\$3,963,230	\$90.98		COM	48.32%
08	08-20-31-154-028	999 S ADAMS RD	10/9/2020	\$460,000	\$588,801	\$346,827	\$473,170	0.112	\$3,096,670	\$71.09		COM	80.36%
08	08-20-31-203-019	707 S ETON	2/10/2021	\$1,400,000	\$1,353,998	\$886,589	\$836,424	0.165	\$5,373,267	\$123.35		COM	61.77%
08	08-20-31-203-035	401 S ETON ST	12/14/2022	\$7,300,000	\$3,933,404	\$4,727,570	\$1,360,974	0.713	\$6,630,533	\$152.22		COM	34.60%
08	08-20-31-304-002	33766 WOODWARD AVE	2/3/2020	\$625,000	\$768,437	\$377,309	\$520,746	0.092	\$4,101,185	\$94.15		COM	67.77%

CITY OF BIRMINGHAM

LAND FOR 2024: COM.IND LAND

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
08	08-20-31-304-003	33744 WOODWARD AVE	6/5/2020	\$325,000	\$501,204	\$230,479	\$406,683	0.092	\$2,505,207	\$57.51		COM	81.14%
08	08-20-31-306-001	33692 WOODWARD AVE	10/30/2020	\$1,375,000	\$1,915,242	\$1,075,263	\$1,609,529	0.291	\$3,695,062	\$84.83	08-20-31-304-028	COM	84.04%
08	08-20-31-306-002	33668 WOODWARD AVE	3/24/2022	\$450,000	\$414,552	\$296,799	\$261,351	0.046	\$6,452,152	\$148.12		COM	63.04%
08	08-20-31-354-008	33366 WOODWARD AVE	4/18/2022	\$595,000	\$625,535	\$394,833	\$424,712	0.075	\$5,264,440	\$120.85		COM	67.90%
08	08-20-31-354-009	33344 WOODWARD AVE	12/17/2021	\$395,000	\$438,240	\$281,313	\$323,863	0.064	\$4,395,516	\$100.91		COM	73.90%
08	08-20-31-356-002	33200 WOODWARD AVE	11/1/2021	\$1,350,000	\$797,863	\$1,143,477	\$587,160	0.103	\$11,101,718	\$254.86		COM	73.59%
08	08-20-31-357-043	33273 WOODWARD AVE	12/16/2021	\$232,000	\$323,067	\$126,704	\$217,771	0.038	\$3,334,316	\$76.55		COM	67.41%
08	08-20-31-357-055	33263 WOODWARD AVE	1/13/2022	\$349,000	\$373,383	\$289,102	\$313,152	0.055	\$5,256,400	\$120.67		COM	83.87%
08	08-20-31-426-010	2400 COLE AVE	10/15/2020	\$1,880,000	\$1,542,025	\$1,082,520	\$713,807	1.42	\$762,338	\$17.50		COM	46.29%
08	08-20-31-454-008	2075 E 14 MILE RD	9/30/2022	\$1,006,000	\$800,369	\$697,546	\$487,209	0.22	\$3,170,664	\$72.79		COM	60.87%

CITY OF BIRMINGHAM

LAND FOR 2024: AREA LAND SALES

COLOR CODING KEY
VACANT LAND SALE
DEMO AFTER SALE OR
VACANT SALE -> NEW BUILDING

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Cur. Asmnt.	Ratio	Cur. Appraisal	Land Res.	Land Value	Effec. Front	Total Acres	\$/FF	\$/ACRE	\$/SF	ECF Area	Other Parcels in Sale	Land Table	Class	LtoB
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