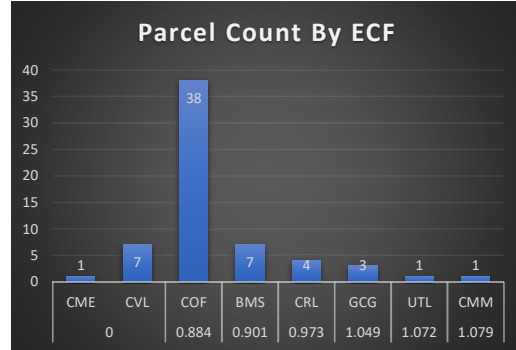


CITY OF BLOOMFIELD
LAND FOR 2024: COM LAND

BSA DATABASE		SALES DATA	
Parcel Count	62	# of Sales	32
ECF Nbhd	BMS, COF, GCG, UTL, CMM, CRL, CVL, CME	Sales Ratio	44.94%
Min ECF	0.884	(Land Resid.-Est. Land Value)/Est. LV	25.14%
Max ECF	1.079	% Change	0.00%
Land Table LtoB	29.23%	Projected Land Table LtoB	29.23%
CVT LtoB	29.23%	Sale Sample Size	51.61%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$18.70	\$23.40	\$18.70
MEDIAN	\$18.90	\$23.65	\$18.90
MINIMUM	\$1.58	\$1.98	\$1.58
MAXIMUM	\$35.28	\$44.15	\$35.28

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
02	02-14-02-200-013	4011 BALD MOUNTAIN RD	7/10/2020	\$325,000	\$523,798	\$61,070	\$215,525	8.54	\$7,151	\$0.16		E-V	41.15%
02	02-14-11-126-007	3285 LAPEER RD W	6/30/2022	\$1,262,500	\$1,478,739	\$257,670	\$424,723	5.86	\$43,971	\$1.01		I_LAW	28.72%
02	02-14-11-352-019	2635 LAPEER RD	8/4/2022	\$550,000	\$620,698	\$149,492	\$194,036	0.73	\$204,784	\$4.70		C_LOP	31.26%
02	02-14-12-401-002	2940 N SQUIRREL RD	8/28/2020	\$247,500	\$214,751	\$94,773	\$56,846	0.87	\$108,934	\$2.50		C_AP2	26.47%
02	02-14-23-126-011	1420 N OPDYKE RD	8/7/2020	\$835,000	\$729,896	\$406,613	\$273,208	1.2	\$338,844	\$7.78		C_U75	37.43%
02	02-14-23-177-005	1265 DORIS RD	11/30/2021	\$752,000	\$704,955	\$180,477	\$115,260	0.9	\$200,530	\$4.60		I_OC	16.35%
02	02-14-25-377-005	3341 PARKWAYS BLVD	6/25/2021	\$585,000	\$527,093	\$267,839	\$186,960	0.74	\$361,945	\$8.31		C_AHW	35.47%
02	02-14-35-153-016	521 S OPDYKE RD	10/12/2021	\$137,000	\$133,882	\$55,684	\$47,940	0.23	\$242,104	\$5.56		C_OS	35.81%
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	08-20-31-306-001	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	08-20-31-357-043	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	08-19-36-227-006	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	08-19-25-328-008	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	08-20-31-154-028	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	08-20-31-304-002	33766 WOODWARD AVE	2/3/2020	\$625,000	\$768,437	\$377,309	\$520,746	0.092	\$4,101,185	\$94.15		COM	67.77%
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	08-20-31-354-009	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	08-20-31-357-055	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	08-20-31-354-008	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	08-19-36-253-025	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	08-20-31-203-019	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	08-19-36-211-012		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	08-19-36-203-023	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%

CITY OF BLOOMFIELD

LAND FOR 2024: COM 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	08-20-31-306-002	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	08-20-30-456-020	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	08-20-30-379-043	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	08-20-31-426-010	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%
12	12-19-10-426-067	40950 WOODWARD AVE STE 300	3/24/2021	\$16,500,000	\$12,824,619	\$6,498,577	\$2,700,372	4.92	\$1,320,849	\$30.32		COM	21.06%
12	12-19-10-426-070	40800 WOODWARD AVE	4/29/2022	\$1,450,000	\$939,381	\$1,076,750	\$559,833	1.02	\$1,055,637	\$24.23		COM	59.60%
12	12-19-14-152-005	39515 WOODWARD AVE	11/30/2022	\$3,000,000	\$1,570,863	\$2,681,405	\$1,234,926	1.25	\$2,145,124	\$49.25	12-19-14-152-007	COM	78.61%
12	12-19-14-155-012	180 HIGH OAK RD	8/10/2021	\$2,225,000	\$2,225,498	\$1,227,954	\$1,211,878	1.38	\$889,822	\$20.43		COM	54.45%
12	12-19-14-178-013	39510 WOODWARD AVE	7/8/2020	\$2,163,000	\$1,293,527	\$1,812,296	\$922,078	1.05	\$1,725,996	\$39.62		COM	71.28%

CITY OF BLOOMFIELD

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	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
12	12-19-23-476-002	37357 WOODWARD AVE	9/30/2020	\$3,000,000	\$1,879,283	\$3,000,000	\$1,879,283	4.28	\$700,935	\$16.09		COM	100.00%