

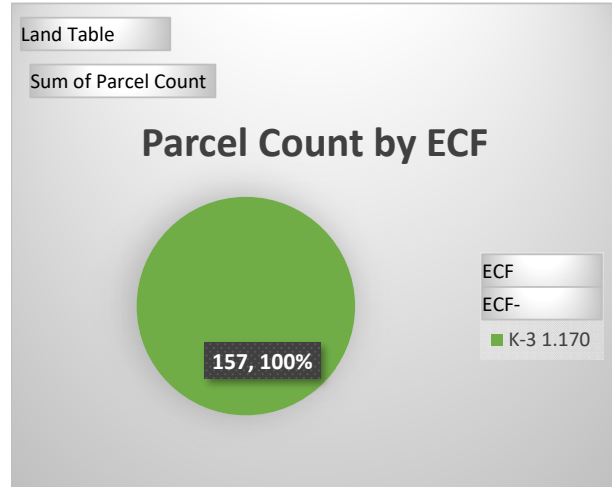
# City of Bloomfield Hills

## Land Table K-3

BSA DATABASE		SALES DATA	
Parcel Count	157	# of Sales	36
ECF Nbhd	K-3	Sales Ratio	46.90%
Min ECF	1.170	(Land Resid.-Est. Land Value)/Est. LV	31.85%
Max ECF	1.170	% Change	6.67%
Land Table LtoB	22.03%	Projected Land Table LtoB	23.50%
CVT LtoB	22.32%	Sales Sample Size	22.93%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$51,240	\$67,558	\$56,364
<b>MINIMUM</b>	\$41,160	\$54,268	\$45,276
<b>MAXIMUM</b>	\$62,160	\$81,956	\$62,160

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
12-19-10-426-018	146 E HICKORY GROVE RD	04/26/22	\$345,009	\$276,000	\$110,169	\$41,160	0.22	\$500,768		Land Table K-3	14.91%
12-19-10-426-022	138 E HICKORY GROVE RD	08/17/21	\$197,000	\$225,518	\$12,642	\$41,160	0.22	\$57,464		Land Table K-3	18.25%
12-19-10-426-023	136 E HICKORY GROVE RD	05/19/22	\$320,900	\$246,071	\$115,989	\$41,160	0.22	\$527,223		Land Table K-3	16.73%
12-19-10-426-027	154 E HICKORY GROVE RD	09/19/22	\$199,999	\$165,577	\$75,582	\$41,160	0.22	\$343,555		Land Table K-3	24.86%
12-19-10-426-028	156 E HICKORY GROVE RD	10/12/21	\$199,900	\$167,436	\$73,624	\$41,160	0.22	\$334,655		Land Table K-3	24.58%
12-19-10-426-036	126 E HICKORY GROVE RD	07/30/21	\$272,500	\$199,370	\$114,290	\$41,160	0.22	\$519,500		Land Table K-3	20.65%
12-19-10-426-037	124 E HICKORY GROVE RD	10/15/21	\$290,000	\$243,606	\$87,554	\$41,160	0.22	\$397,973		Land Table K-3	16.90%
12-19-10-426-039	120 E HICKORY GROVE RD	01/27/21	\$170,000	\$221,987	(\$10,827)	\$41,160	0.22	(\$49,214)		Land Table K-3	18.54%
12-19-10-426-042	114 E HICKORY GROVE RD	06/08/22	\$300,000	\$194,891	\$146,269	\$41,160	0.22	\$664,859		Land Table K-3	21.12%
12-19-10-426-046	106 E HICKORY GROVE RD	11/12/21	\$317,000	\$263,778	\$94,382	\$41,160	0.22	\$429,009		Land Table K-3	15.60%
12-19-10-426-047	104 E HICKORY GROVE RD	03/17/22	\$260,000	\$224,511	\$76,649	\$41,160	0.22	\$348,405		Land Table K-3	18.33%
12-19-14-127-009	1720 TIVERTON RD	07/22/22	\$285,000	\$259,635	\$87,525	\$62,160	0.23	\$380,543		Land Table K-3	23.94%
12-19-14-127-019	1750 TIVERTON RD	10/07/21	\$200,000	\$226,536	\$35,624	\$62,160	0.23	\$154,887		Land Table K-3	27.44%
12-19-14-127-020	1750 TIVERTON RD	01/11/21	\$173,000	\$221,195	\$13,965	\$62,160	0.23	\$60,717		Land Table K-3	28.10%
12-19-14-127-024	1750 TIVERTON RD	04/08/21	\$225,000	\$249,896	\$37,264	\$62,160	0.23	\$162,017		Land Table K-3	24.87%
12-19-14-127-027	1750 TIVERTON RD	05/05/21	\$185,000	\$246,159	\$1,001	\$62,160	0.23	\$4,352		Land Table K-3	25.25%
12-19-14-127-055	1725 HUNTINGWOOD LN	01/18/22	\$224,000	\$210,456	\$64,784	\$51,240	0.21	\$308,495		Land Table K-3	24.35%
12-19-14-127-056	1733 HUNTINGWOOD LN	09/09/22	\$210,000	\$188,593	\$72,647	\$51,240	0.21	\$345,938		Land Table K-3	27.17%
12-19-14-127-057	1733 HUNTINGWOOD LN	07/14/22	\$210,000	\$189,224	\$72,016	\$51,240	0.21	\$342,933		Land Table K-3	27.08%
12-19-14-127-069	1791 HUNTINGWOOD LN	10/18/22	\$185,000	\$185,868	\$50,372	\$51,240	0.21	\$239,867		Land Table K-3	27.57%
12-19-14-151-014	1725 TIVERTON RD	10/04/21	\$240,000	\$222,931	\$58,229	\$41,160	0.23	\$253,170		Land Table K-3	18.46%

## City of Bloomfield Hills

### Land Table K-3

12-19-14-151-015	1725 TIVERTON RD	05/25/22	\$240,000	\$225,828	\$55,332	\$41,160	0.23	\$240,574	Land Table K-3	18.23%
12-19-14-151-024	1735 TIVERTON RD	05/28/21	\$234,000	\$223,248	\$51,912	\$41,160	0.23	\$225,704	Land Table K-3	18.44%
12-19-14-151-028	1745 TIVERTON RD	05/19/22	\$258,000	\$224,891	\$74,269	\$41,160	0.23	\$322,909	Land Table K-3	18.30%
12-19-14-151-029	1745 TIVERTON RD	03/10/22	\$200,000	\$225,304	\$15,856	\$41,160	0.23	\$68,939	Land Table K-3	18.27%
12-19-14-151-030	1745 TIVERTON RD	03/25/22	\$285,000	\$254,807	\$71,353	\$41,160	0.23	\$310,230	Land Table K-3	16.15%
12-19-14-151-031	1745 TIVERTON RD	04/15/22	\$210,000	\$223,777	\$27,383	\$41,160	0.23	\$119,057	Land Table K-3	18.39%
12-19-14-151-037	40750 WOODWARD AVE	10/17/22	\$319,900	\$281,772	\$79,288	\$41,160	0.23	\$344,730	Land Table K-3	14.61%
12-19-14-151-038	40750 WOODWARD AVE	11/15/22	\$280,000	\$242,329	\$78,831	\$41,160	0.23	\$342,743	Land Table K-3	16.99%
12-19-14-151-042	40750 WOODWARD AVE	03/11/21	\$349,900	\$284,044	\$107,016	\$41,160	0.23	\$465,287	Land Table K-3	14.49%
12-19-14-151-050	40740 WOODWARD AVE	03/04/22	\$240,000	\$223,857	\$57,303	\$41,160	0.23	\$249,143	Land Table K-3	18.39%
12-19-14-151-059	40760 WOODWARD AVE	05/28/21	\$242,500	\$223,988	\$59,672	\$41,160	0.23	\$259,443	Land Table K-3	18.38%
12-19-14-177-010	150 E LONG LAKE RD	05/25/21	\$248,000	\$241,673	\$68,487	\$62,160	0.22	\$311,305	Land Table K-3	25.72%
12-19-14-177-015	150 E LONG LAKE RD	06/23/22	\$270,000	\$246,159	\$86,001	\$62,160	0.22	\$390,914	Land Table K-3	25.25%
12-19-14-177-017	150 E LONG LAKE RD	06/25/21	\$202,500	\$244,564	\$20,096	\$62,160	0.22	\$91,345	Land Table K-3	25.42%
12-19-14-177-019	150 E LONG LAKE RD	03/19/21	\$200,000	\$248,700	\$13,460	\$62,160	0.22	\$61,182	Land Table K-3	24.99%

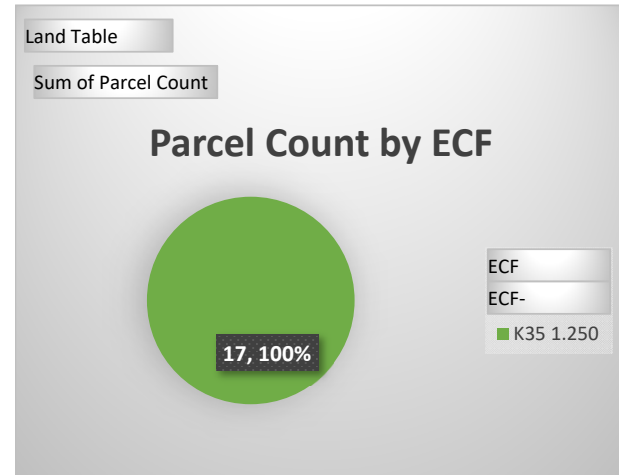
# City of Bloomfield Hills

## Land Table K35

BSA DATABASE		SALES DATA	
Parcel Count	17	# of Sales	4
ECF Nbhd	K35	Sales Ratio	51.80%
Min ECF	1.250	(Land Resid.-Est. Land Value)/Est. LV	-18.46%
Max ECF	1.250	% Change	0.00%
Land Table LtoB	17.95%	Projected Land Table LtoB	17.95%
CVT LtoB	22.32%	Sales Sample Size	23.53%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$151,200	\$123,290	\$151,200
MINIMUM	\$151,200	\$123,290	\$151,200
MAXIMUM	\$151,200	\$123,290	\$151,200

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
12-19-14-303-028	56 VAUGHAN RIDGE RD	02/18/22	\$855,000	\$764,046	\$242,154	\$151,200	0.52	\$465,681		Land Table K35	19.79%
12-19-14-303-016	41 VAUGHAN RIDGE RD	11/01/21	\$875,000	\$871,285	\$154,915	\$151,200	0.52	\$297,913		Land Table K35	17.35%
12-19-14-303-025	78 VAUGHAN RIDGE RD	08/19/21	\$740,000	\$767,046	\$124,154	\$151,200	0.52	\$238,758		Land Table K35	19.71%
12-19-14-303-034	25 VAUGHAN RIDGE RD	12/19/22	\$625,000	\$804,264	(\$28,064)	\$151,200	0.52	(\$53,969)		Land Table K35	18.80%

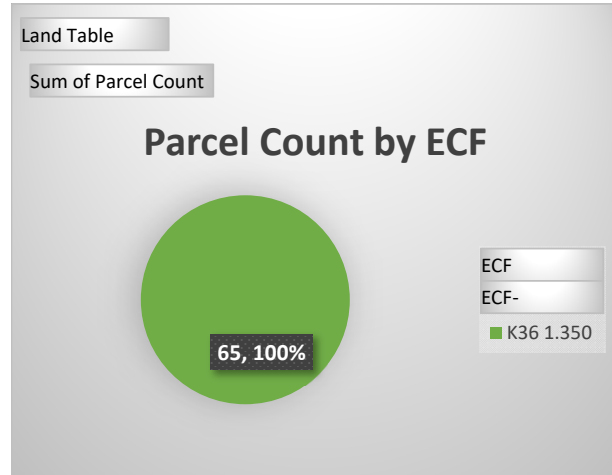
# City of Bloomfield Hills

## Land Table K36

BSA DATABASE		SALES DATA	
Parcel Count	65	# of Sales	11
ECF Nbhd	K36	Sales Ratio	51.55%
Min ECF	1.350	(Land Resid.-Est. Land Value)/Est. LV	-17.07%
Max ECF	1.350	% Change	0.00%
Land Table LtoB	19.34%	Projected Land Table LtoB	19.34%
CVT LtoB	22.32%	Sales Sample Size	16.92%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$57,000	\$47,272	\$57,000
MINIMUM	\$57,000	\$47,272	\$57,000
MAXIMUM	\$57,000	\$47,272	\$57,000

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
12-19-14-326-011	1073 STRATFORD LN	09/16/22	\$307,500	\$266,660	\$97,840	\$57,000	0.23	\$425,391		Land Table K36	21.38%
12-19-14-326-071	1018 STRATFORD LN	08/15/22	\$420,000	\$373,344	\$103,656	\$57,000	0.23	\$450,678		Land Table K36	15.27%
12-19-14-326-052	1044 STRATFORD LN	07/20/21	\$250,000	\$229,298	\$77,702	\$57,000	0.23	\$337,835		Land Table K36	24.86%
12-19-14-326-050	1050 STRATFORD LN	06/28/21	\$279,900	\$265,112	\$71,788	\$57,000	0.23	\$312,122		Land Table K36	21.50%
12-19-14-326-031	1005 STRATFORD LN	01/05/22	\$375,000	\$364,881	\$67,119	\$57,000	0.23	\$291,822		Land Table K36	15.62%
12-19-14-326-023	985 STRATFORD LN	11/30/21	\$319,000	\$341,426	\$34,574	\$57,000	0.23	\$150,322		Land Table K36	16.69%
12-19-14-326-069	1000 STRATFORD LN	06/09/21	\$463,000	\$497,636	\$22,364	\$57,000	0.23	\$97,235		Land Table K36	11.45%
12-19-14-326-070	1012 STRATFORD LN	01/10/22	\$285,000	\$306,955	\$35,045	\$57,000	0.23	\$152,370		Land Table K36	18.57%
12-19-14-326-034	1019 STRATFORD LN	12/30/21	\$299,500	\$354,579	\$1,921	\$57,000	0.23	\$8,352		Land Table K36	16.08%
12-19-14-326-054	1040 STRATFORD LN	09/24/21	\$190,000	\$225,079	\$21,921	\$57,000	0.23	\$95,309		Land Table K36	25.32%
12-19-14-326-033	1017 STRATFORD LN	01/19/22	\$268,000	\$338,933	(\$13,933)	\$57,000	0.23	(\$60,578)		Land Table K36	16.82%

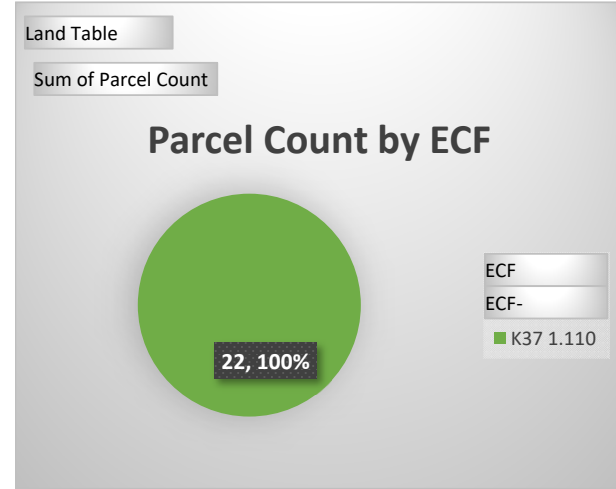
# City of Bloomfield Hills

## Land Table K37

BSA DATABASE		SALES DATA	
Parcel Count	22	# of Sales	3
ECF Nbhd	K37	Sales Ratio	49.81%
Min ECF	1.110	(Land Resid.-Est. Land Value)/Est. LV	1.60%
Max ECF	1.110	% Change	0.00%
Land Table LtoB	23.12%	Projected Land Table LtoB	23.12%
CVT LtoB	22.32%	Sales Sample Size	13.64%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$110,000	\$111,757	\$110,000
MINIMUM	\$110,000	\$111,757	\$110,000
MAXIMUM	\$110,000	\$111,757	\$110,000

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
12-19-14-326-077	1052 STRATFORD PL	12/15/22	\$500,000	\$466,169	\$143,831	\$110,000	0.34	\$423,032		Land Table K37	23.60%
12-19-14-326-108	1027 STRATFORD PL	04/27/21	\$500,000	\$472,720	\$137,280	\$110,000	0.34	\$403,765		Land Table K37	23.27%
12-19-14-326-074	1060 STRATFORD PL	08/26/21	\$425,000	\$480,840	\$54,160	\$110,000	0.34	\$159,294		Land Table K37	22.88%

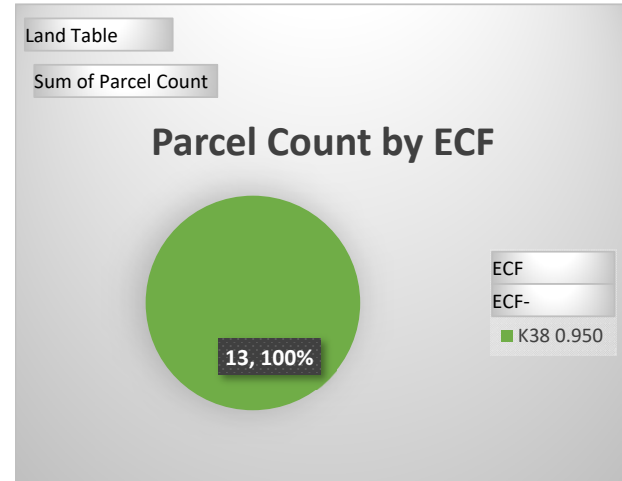
# City of Bloomfield Hills

## Land Table K38

BSA DATABASE		SALES DATA	
Parcel Count	13	# of Sales	0
ECF Nbhd	K38	Sales Ratio	#DIV/0!
Min ECF	0.950	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.950	% Change	0.00%
Land Table LtoB	19.15%	Projected Land Table LtoB	19.15%
CVT LtoB	22.32%	Sales Sample Size	0.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$94,500	#DIV/0!	\$94,500
MINIMUM	\$94,500	#DIV/0!	\$94,500
MAXIMUM	\$94,500	#DIV/0!	\$94,500

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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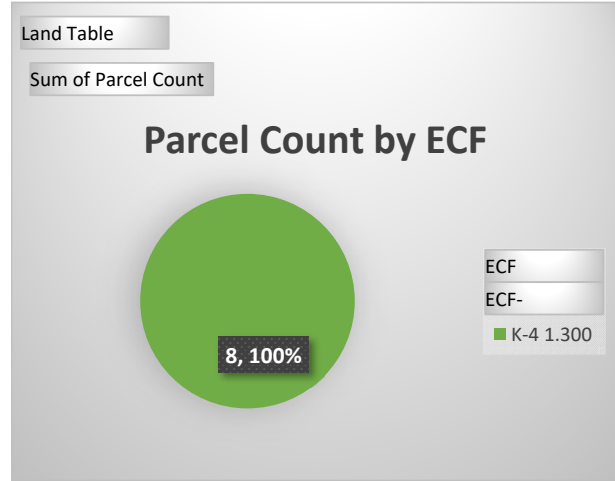
# City of Bloomfield Hills

## Land Table K-4

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	4
ECF Nbhd	K-4	Sales Ratio	49.00%
Min ECF	1.300	(Land Resid.-Est. Land Value)/Est. LV	10.99%
Max ECF	1.300	% Change	15.00%
Land Table LtoB	19.04%	Projected Land Table LtoB	21.90%
CVT LtoB	22.32%	Sales Sample Size	50.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$52,510	\$58,282	\$60,387
MINIMUM	\$52,510	\$58,282	\$60,387
MAXIMUM	\$52,510	\$58,282	\$60,387

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
12-19-10-426-052	41350 WOODWARD AVE	11/22/22	\$350,000	\$290,388	\$112,122	\$52,510	0.27	\$415,267		Land Table K-4	18.08%
12-19-10-426-053	41350 WOODWARD AVE	10/04/21	\$276,000	\$285,572	\$42,938	\$52,510	0.27	\$159,030		Land Table K-4	18.39%
12-19-10-426-054	41350 WOODWARD AVE	11/28/21	\$280,000	\$277,257	\$55,253	\$52,510	0.27	\$204,641		Land Table K-4	18.94%
12-19-10-426-057	41350 WOODWARD AVE	01/15/21	\$243,000	\$272,697	\$22,813	\$52,510	0.27	\$84,493		Land Table K-4	19.26%

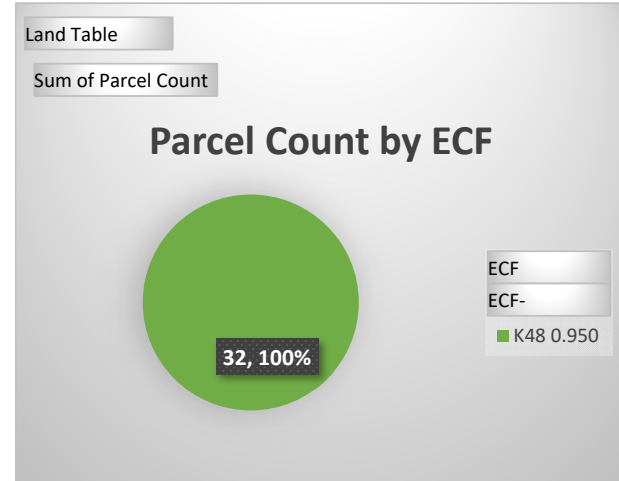
# City of Bloomfield Hills

## Land Table K48

BSA DATABASE		SALES DATA	
Parcel Count	32	# of Sales	2
ECF Nbhd	K48	Sales Ratio	46.84%
Min ECF	0.950	(Land Resid.-Est. Land Value)/Est. LV	43.82%
Max ECF	0.950	% Change	25.00%
Land Table LtoB	16.97%	Projected Land Table LtoB	21.21%
CVT LtoB	22.32%	Sales Sample Size	6.25%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$133,294	\$191,708	\$166,618
MINIMUM	\$133,294	\$191,708	\$166,618
MAXIMUM	\$133,294	\$191,708	\$166,618

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
12-19-23-251-049	21 BOULDER LN	03/26/21	\$1,150,000	\$936,665	\$346,629	\$133,294	0.01	\$34,662,900		Land Table K48	14.23%
12-19-23-251-046	87 BOULDER LN	03/24/21	\$700,000	\$796,507	\$36,787	\$133,294	0.01	\$3,678,700		Land Table K48	16.73%



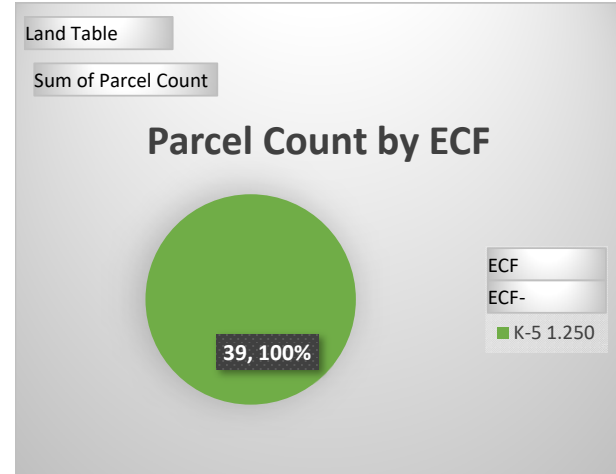
# City of Bloomfield Hills

## Land Table K-5

BSA DATABASE		SALES DATA	
Parcel Count	39	# of Sales	3
ECF Nbhd	K-5	Sales Ratio	42.23%
Min ECF	1.250	(Land Resid.-Est. Land Value)/Est. LV	83.73%
Max ECF	1.250	% Change	20.00%
Land Table LtoB	22.49%	Projected Land Table LtoB	26.99%
CVT LtoB	22.32%	Sales Sample Size	7.69%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$72,450	\$133,109	\$86,940
MINIMUM	\$67,620	\$124,235	\$81,144
MAXIMUM	\$77,280	\$141,983	\$92,736

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
12-19-15-427-026	233 BARDEN RD	03/31/21	\$368,500	\$298,429	\$137,691	\$67,620	0.26	\$529,581		Land Table K-5	22.66%
12-19-15-427-011	18 BARBOUR LN	12/05/22	\$390,000	\$326,696	\$130,924	\$67,620	0.26	\$503,554		Land Table K-5	20.70%
12-19-15-427-024	229 BARDEN RD	12/10/21	\$335,000	\$298,529	\$104,091	\$67,620	0.26	\$400,350		Land Table K-5	22.65%

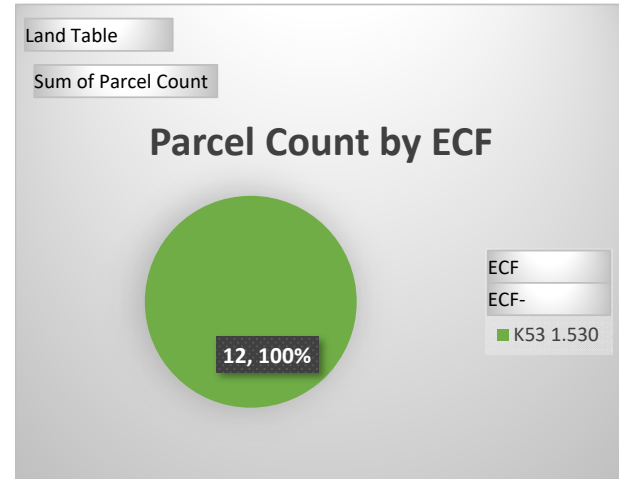
# City of Bloomfield Hills

## Land Table K53

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	1
ECF Nbhd	K53	Sales Ratio	39.15%
Min ECF	1.530	(Land Resid.-Est. Land Value)/Est. LV	124.96%
Max ECF	1.530	% Change	40.00%
Land Table LtoB	23.22%	Projected Land Table LtoB	32.51%
CVT LtoB	22.32%	Sales Sample Size	8.33%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$125,000	\$281,196	\$175,000
MINIMUM	\$125,000	\$281,196	\$175,000
MAXIMUM	\$125,000	\$281,196	\$175,000

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
12-19-23-251-028	715 ARBOR CT	07/23/21	\$720,000	\$563,804	\$281,196	\$125,000	0.28	\$1,004,271		Land Table K53	22.17%

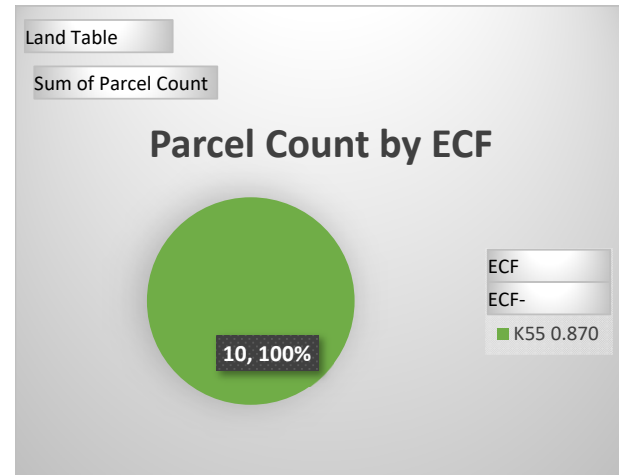
# City of Bloomfield Hills

## Land Table K55

BSA DATABASE		SALES DATA	
Parcel Count	10	# of Sales	0
ECF Nbhd	K55	Sales Ratio	#DIV/0!
Min ECF	0.870	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.870	% Change	15.00%
Land Table LtoB	19.04%	Projected Land Table LtoB	21.90%
CVT LtoB	22.32%	Sales Sample Size	0.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$156,000	#DIV/0!	\$179,400
MINIMUM	\$156,000	#DIV/0!	\$179,400
MAXIMUM	\$156,000	#DIV/0!	\$179,400

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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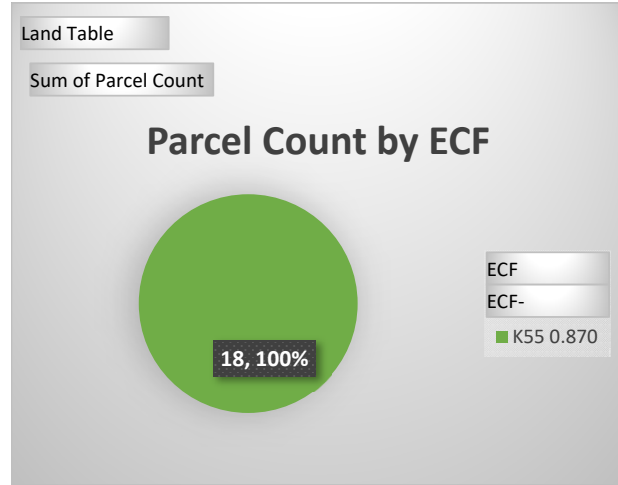
# City of Bloomfield Hills

## Land Table K56

BSA DATABASE		SALES DATA	
Parcel Count	18	# of Sales	3
ECF Nbhd	K55	Sales Ratio	46.63%
Min ECF	0.870	(Land Resid.-Est. Land Value)/Est. LV	38.17%
Max ECF	0.870	% Change	0.00%
Land Table LtoB	23.98%	Projected Land Table LtoB	23.98%
CVT LtoB	22.32%	Sales Sample Size	16.67%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$354,000	\$489,124	\$354,000
MINIMUM	\$177,600	\$245,391	\$177,600
MAXIMUM	\$529,200	\$731,198	\$529,200

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
12-19-15-229-015	13 SCENIC OAKS DR	10/28/22	\$1,195,000	\$1,020,986	\$372,614	\$198,600	0.44	\$846,850		Land Table K56	19.45%
12-19-15-229-006	40 SCENIC OAKS DR	05/18/21	\$1,200,000	\$1,074,343	\$303,257	\$177,600	0.36	\$842,381		Land Table K56	16.53%
12-19-15-229-003	45 SCENIC OAKS DR	10/15/21	\$862,000	\$942,267	\$118,333	\$198,600	0.42	\$281,745		Land Table K56	21.08%

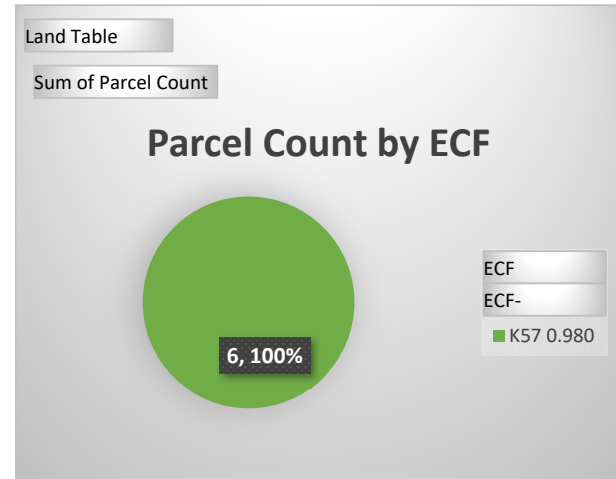
# City of Bloomfield Hills

## Land Table K57

BSA DATABASE		SALES DATA	
Parcel Count	6	# of Sales	0
ECF Nbhd	K57	Sales Ratio	#DIV/0!
Min ECF	0.980	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.980	% Change	0.00%
Land Table LtoB	20.94%	Projected Land Table LtoB	20.94%
CVT LtoB	22.32%	Sales Sample Size	0.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$113,098	#DIV/0!	\$113,098
MINIMUM	\$113,098	#DIV/0!	\$113,098
MAXIMUM	\$113,098	#DIV/0!	\$113,098

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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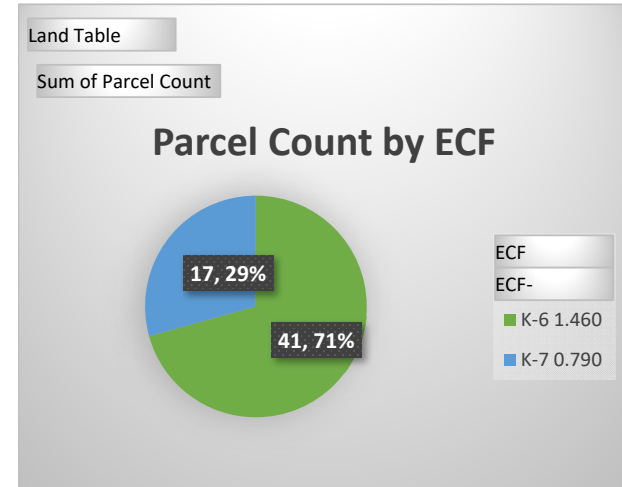
# City of Bloomfield Hills

## Land Table K-6

BSA DATABASE		SALES DATA	
Parcel Count	58	# of Sales	12
ECF Nbhd	K-6, K-7	Sales Ratio	49.87%
Min ECF	0.790	(Land Resid.-Est. Land Value)/Est. LV	1.53%
Max ECF	1.460	% Change	8.33%
Land Table LtoB	17.02%	Projected Land Table LtoB	18.44%
CVT LtoB	22.32%	Sales Sample Size	20.69%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$97,500	\$98,988	\$97,500
MINIMUM	\$65,637	\$66,639	\$82,046
MAXIMUM	\$117,000	\$118,785	\$117,000

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
12-19-10-426-081	2489 HICKORY GLEN DR	02/17/22	\$650,000	\$684,071	\$63,429	\$97,500	0.31	\$204,610		Land Table K-6	14.25%
12-19-10-426-089	2468 HICKORY GLEN DR	05/25/22	\$650,000	\$643,644	\$103,856	\$97,500	0.31	\$335,019		Land Table K-6	15.15%
12-19-10-426-092	2447 HICKORY GLEN DR	03/26/21	\$665,000	\$610,327	\$171,673	\$117,000	0.31	\$553,784		Land Table K-6	19.17%
12-19-10-426-105	2417 HICKORY GLEN DR	04/09/21	\$540,000	\$592,748	\$64,252	\$117,000	0.31	\$207,265		Land Table K-6	19.74%
12-19-10-426-110	2389 HICKORY GLEN DR	06/01/21	\$630,000	\$642,287	\$85,213	\$97,500	0.31	\$274,881		Land Table K-6	15.18%
12-19-10-426-111	2383 HICKORY GLEN DR	06/06/22	\$625,000	\$644,187	\$78,313	\$97,500	0.31	\$252,623		Land Table K-6	15.14%
12-19-10-426-112	2377 HICKORY GLEN DR	06/24/22	\$505,000	\$523,487	\$79,013	\$97,500	0.31	\$254,881		Land Table K-6	18.63%
12-19-10-426-123	2360 HICKORY GLEN DR	11/15/22	\$425,000	\$577,355	(\$54,855)	\$97,500	0.31	(\$176,952)		Land Table K-6	16.89%
12-19-15-427-028	126 BARDEN CT	04/08/21	\$435,000	\$402,080	\$98,557	\$65,637	0.20	\$492,785		Land Table K-6	16.32%
12-19-15-427-037	105 BARDEN CT	09/03/21	\$395,000	\$382,666	\$77,971	\$65,637	0.20	\$389,855		Land Table K-6	17.15%
12-19-15-427-039	63 BARDEN CT	06/28/22	\$510,000	\$442,833	\$132,804	\$65,637	0.20	\$664,020		Land Table K-6	14.82%
12-19-15-427-040	69 BARDEN CT	06/03/22	\$499,000	\$366,811	\$197,826	\$65,637	0.20	\$989,130		Land Table K-6	17.89%

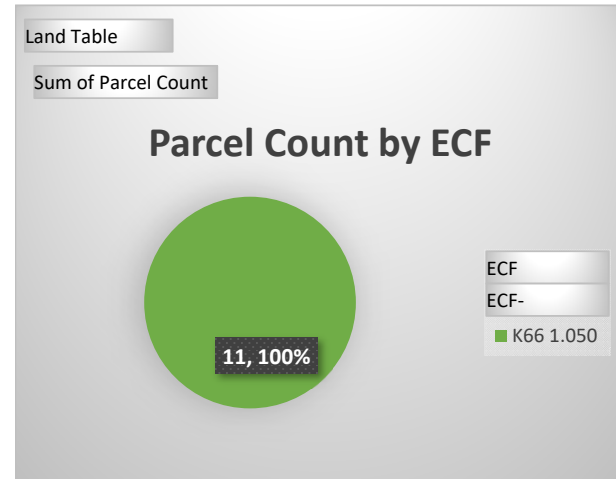
# City of Bloomfield Hills

## Land Table K66

BSA DATABASE		SALES DATA	
Parcel Count	11	# of Sales	1
ECF Nbhd	K66	Sales Ratio	69.23%
Min ECF	1.050	(Land Resid.-Est. Land Value)/Est. LV	-159.81%
Max ECF	1.050	% Change	0.00%
Land Table LtoB	18.27%	Projected Land Table LtoB	18.27%
CVT LtoB	22.32%	Sales Sample Size	9.09%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$176,000	-\$105,270	\$176,000
MINIMUM	\$160,000	-\$114,840	\$160,000
MAXIMUM	\$192,000	-\$95,700	\$192,000

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
12-19-15-277-012	8 VAUGHAN XING	08/30/21	\$665,000	\$920,700	(\$95,700)	\$160,000	0.17	(\$562,941)		Land Table K66	17.38%

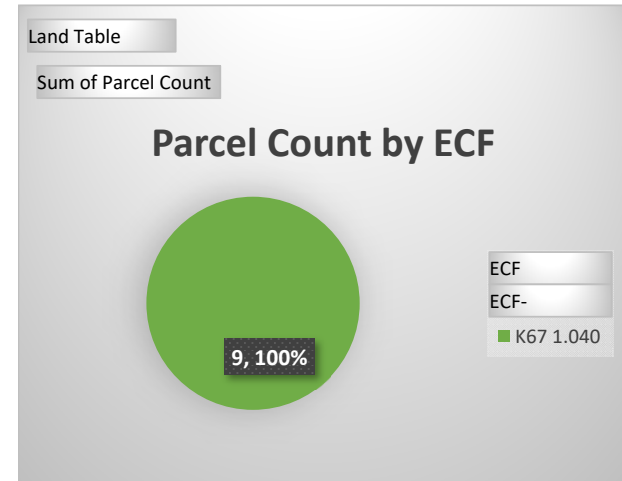
# City of Bloomfield Hills

## Land Table K67

BSA DATABASE		SALES DATA	
Parcel Count	9	# of Sales	2
ECF Nbhd	K67	Sales Ratio	44.15%
Min ECF	1.040	(Land Resid.-Est. Land Value)/Est. LV	74.97%
Max ECF	1.040	% Change	0.00%
Land Table LtoB	16.93%	Projected Land Table LtoB	16.93%
CVT LtoB	22.32%	Sales Sample Size	22.22%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$480,000	\$839,879	\$480,000
MINIMUM	\$480,000	\$839,879	\$480,000
MAXIMUM	\$480,000	\$839,879	\$480,000

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
12-19-14-327-002	23 HIDDEN RIDGE DR	01/29/21	\$2,950,000	\$2,943,281	\$486,719	\$480,000	1.50	\$324,479		Land Table K67	16.31%
12-19-14-327-003	35 HIDDEN RIDGE DR	01/05/21	\$3,200,000	\$2,486,962	\$1,193,038	\$480,000	1.50	\$795,359		Land Table K67	19.30%



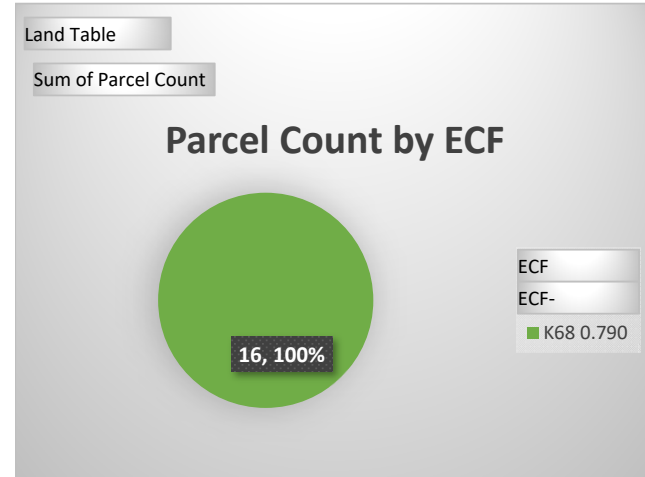
# City of Bloomfield Hills

## Land Table K68

BSA DATABASE		SALES DATA	
Parcel Count	16	# of Sales	3
ECF Nbhd	K68	Sales Ratio	49.93%
Min ECF	0.790	(Land Resid.-Est. Land Value)/Est. LV	1.34%
Max ECF	0.790	% Change	0.00%
Land Table LtoB	12.41%	Projected Land Table LtoB	12.41%
CVT LtoB	22.32%	Sales Sample Size	18.75%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$453,500	\$459,569	\$453,500
<b>MINIMUM</b>	\$275,500	\$279,187	\$275,500
<b>MAXIMUM</b>	\$657,000	\$665,792	\$657,000

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
12-19-10-328-021	559 BARRINGTON PARK DR	07/16/21	\$550,000				3.12	\$176,282		Land Table K68	100.00%
12-19-10-328-004	528 BARRINGTON CT	02/28/22	\$1,797,500	\$1,741,433	\$290,242	\$234,175	0.85	\$341,461		Land Table K68	13.45%
12-19-10-328-012	592 BARRINGTON PARK DR	03/02/21	\$2,735,000	\$2,784,320	\$220,670	\$269,990	0.98	\$225,173		Land Table K68	9.70%

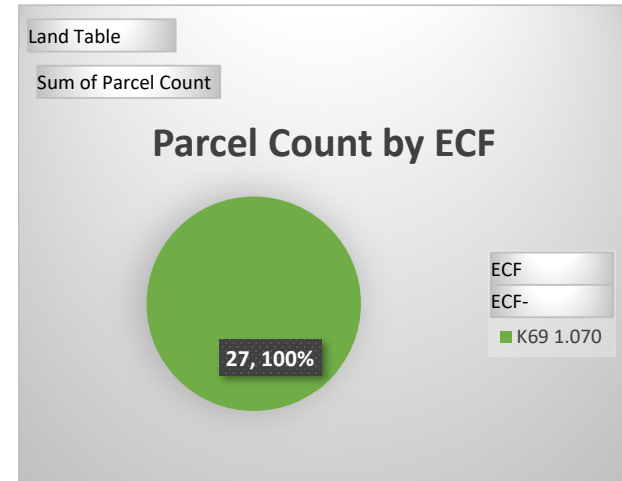
# City of Bloomfield Hills

## Land Table K69

BSA DATABASE		SALES DATA	
Parcel Count	27	# of Sales	11
ECF Nbhd	K69	Sales Ratio	51.10%
Min ECF	1.070	(Land Resid.-Est. Land Value)/Est. LV	-8.94%
Max ECF	1.070	% Change	0.00%
Land Table LtoB	22.00%	Projected Land Table LtoB	22.00%
CVT LtoB	22.32%	Sales Sample Size	40.74%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$500,000	\$455,297	\$500,000
MINIMUM	\$500,000	\$455,297	\$500,000
MAXIMUM	\$500,000	\$455,297	\$500,000

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
12-19-11-403-023	575 CHASE LN	10/18/22	\$995,000				1.09	\$912,844		Land Table K69	100.00%
12-19-11-376-016	561 CHASE LN	09/07/22	\$900,000				1.25	\$720,000		Land Table K69	100.00%
12-19-11-376-015	563 CHASE LN	06/16/22	\$715,000				1.85	\$386,486		Land Table K69	100.00%
12-19-11-403-026	567 CHASE LN	12/09/21	\$700,000				1.07	\$654,206		Land Table K69	96.15%
12-19-11-403-022	583 CHASE LN	02/05/21	\$525,000				1.09	\$481,651		Land Table K69	100.00%
12-19-11-404-007	616 CHASE LN	01/06/22	\$2,500,000	\$2,413,544	\$586,456	\$500,000	1.27	\$461,776		Land Table K69	20.72%
12-19-11-377-001	502 CHASE LN	06/21/21	\$480,000				1.39	\$345,324		Land Table K69	100.00%
12-19-11-403-019	615 CHASE LN	03/02/21	\$500,000				1.22	\$409,836		Land Table K69	100.00%
12-19-11-377-002	514 CHASE LN	01/06/21	\$1,575,000	\$1,750,862	\$324,138	\$500,000	1.24	\$261,402		Land Table K69	28.56%
12-19-11-404-003	574 CHASE LN	11/19/21	\$800,000				1.09	\$344,952		Land Table K69	54.11%
12-19-11-404-006	604 CHASE LN	08/31/21	\$650,000				1.05	\$56,915		Land Table K69	45.86%

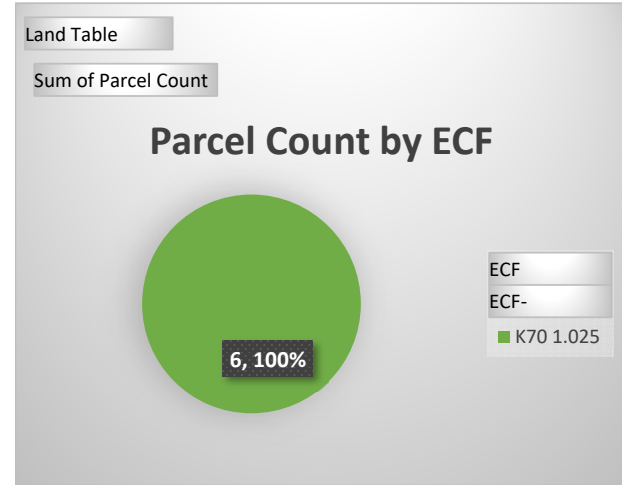
# City of Bloomfield Hills

## Land Table K70

BSA DATABASE		SALES DATA	
Parcel Count	6	# of Sales	1
ECF Nbhd	K70	Sales Ratio	36.82%
Min ECF	1.025	(Land Resid.-Est. Land Value)/Est. LV	216.80%
Max ECF	1.025	% Change	25.00%
Land Table LtoB	18.77%	Projected Land Table LtoB	23.46%
CVT LtoB	22.32%	Sales Sample Size	16.67%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$182,000	\$576,573	\$227,500
MINIMUM	\$182,000	\$576,573	\$227,500
MAXIMUM	\$182,000	\$576,573	\$227,500

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
12-19-14-351-031	20 CRANBROOK LN	07/25/22	\$1,496,700	\$1,102,127	\$576,573	\$182,000	0.09	\$6,783,212		Land Table K70	16.51%

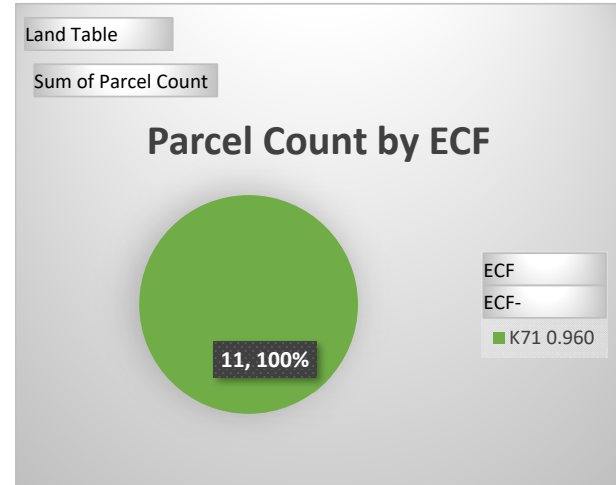
# City of Bloomfield Hills

## Land Table K71

BSA DATABASE		SALES DATA	
Parcel Count	11	# of Sales	2
ECF Nbhd	K71	Sales Ratio	#DIV/0!
Min ECF	0.960	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.960	% Change	0.00%
Land Table LtoB	15.68%	Projected Land Table LtoB	15.68%
CVT LtoB	22.32%	Sales Sample Size	18.18%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$570,739	#DIV/0!	\$570,739
MINIMUM	\$399,881	#DIV/0!	\$399,881
MAXIMUM	\$727,056	#DIV/0!	\$727,056

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
12-19-11-477-003	160 BRIDGEVIEW DR	12/30/21	\$741,625				1.68	\$441,443		Land Table K71 Barton I	100.00%
12-19-11-477-009	135 BRIDGEVIEW DR	07/29/22	\$585,000				2.47	\$236,842		Land Table K71 Barton I	100.00%

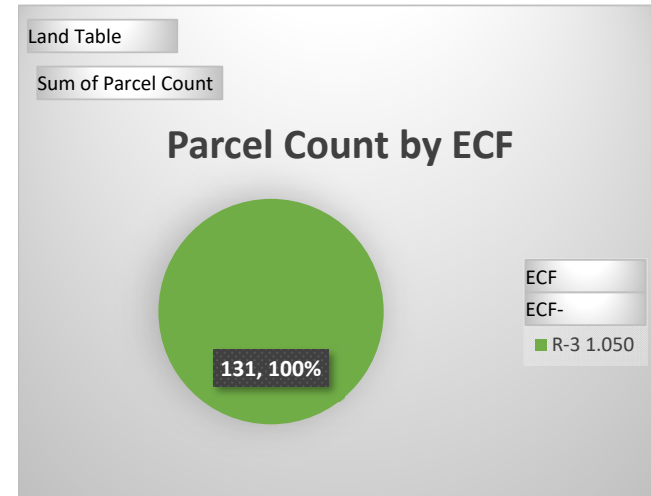
# City of Bloomfield Hills

## Land Table R-3

BSA DATABASE		SALES DATA	
Parcel Count	131	# of Sales	13
ECF Nbhd	R-3	Sales Ratio	48.68%
Min ECF	1.050	(Land Resid.-Est. Land Value)/Est. LV	15.50%
Max ECF	1.050	% Change	0.00%
Land Table LtoB	15.72%	Projected Land Table LtoB	15.72%
CVT LtoB	22.32%	Sales Sample Size	9.92%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$183,500	\$211,939	\$183,500
<b>MINIMUM</b>	\$98,500	\$113,766	\$98,500
<b>MAXIMUM</b>	\$481,000	\$555,546	\$481,000

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
12-19-10-301-013	165 W HICKORY GROVE RD	07/26/22	\$765,000	\$864,131	\$75,074	\$174,205	1.37	\$54,959		Land Table R-3	20.16%
12-19-10-301-020	284 WOODWIND DR	04/14/21	\$805,000	\$974,748	(\$20,798)	\$148,950	0.75	(\$27,731)		Land Table R-3	15.28%
12-19-10-302-006	256 CHESTNUT CIR	11/21/22	\$930,000	\$868,258	\$227,242	\$165,500	0.75	\$302,989		Land Table R-3	19.06%
12-19-10-302-007	250 CHESTNUT CIR	10/14/21	\$1,100,000	\$1,160,726	\$104,774	\$165,500	0.75	\$139,699		Land Table R-3	14.26%
12-19-10-303-003	275 CHESTNUT CIR	06/13/22	\$1,060,000	\$1,002,574	\$222,926	\$165,500	0.79	\$282,185		Land Table R-3	16.51%
12-19-10-303-004	269 CHESTNUT CIR	06/30/21	\$1,050,000	\$1,243,662	(\$28,162)	\$165,500	0.75	(\$37,549)		Land Table R-3	13.31%
12-19-10-303-017	2295 CHESTNUT DR	12/13/21	\$745,000	\$910,316	\$184	\$165,500	0.75	\$245		Land Table R-3	18.18%
12-19-10-351-008	305 PINE RIDGE DR	06/02/21	\$1,800,000	\$1,459,062	\$533,438	\$192,500	1.00	\$533,438		Land Table R-3	13.19%
12-19-10-351-014	341 PINE RIDGE DR	08/03/21	\$1,080,000	\$994,830	\$277,670	\$192,500	1.00	\$277,670		Land Table R-3	19.35%
12-19-10-376-015	175 MANORWOOD DR	10/25/22	\$700,000	\$738,874	\$155,166	\$194,040	1.01	\$153,630		Land Table R-3	26.26%
12-19-10-378-002	104 MANORWOOD DR	07/06/21	\$1,104,000	\$970,671	\$325,829	\$192,500	1.00	\$325,829		Land Table R-3	19.83%
12-19-10-378-004	90 MANORWOOD DR	07/30/21	\$810,000	\$855,328	\$150,252	\$195,580	1.02	\$147,306		Land Table R-3	22.87%
12-19-10-378-005	22 MANORWOOD DR	04/14/22	\$1,700,000	\$1,244,812	\$666,784	\$211,596	1.12	\$593,224		Land Table R-3	17.00%

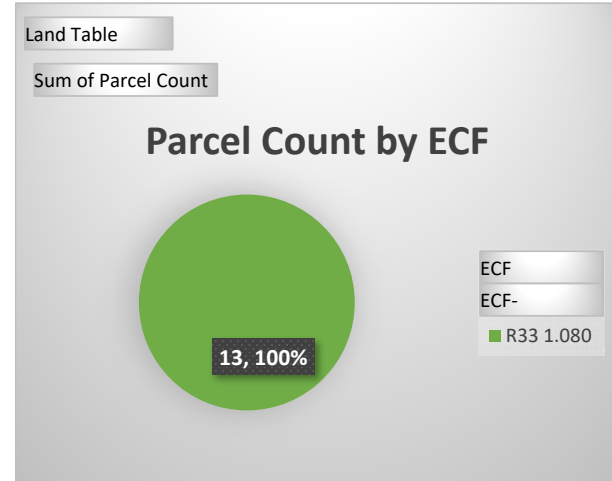
# City of Bloomfield Hills

## Land Table R33

BSA DATABASE		SALES DATA	
Parcel Count	13	# of Sales	2
ECF Nbhd	R33	Sales Ratio	49.77%
Min ECF	1.080	(Land Resid.-Est. Land Value)/Est. LV	1.50%
Max ECF	1.080	% Change	0.00%
Land Table LtoB	25.57%	Projected Land Table LtoB	25.57%
CVT LtoB	22.32%	Sales Sample Size	15.38%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$326,000	\$330,892	\$326,000
MINIMUM	\$170,000	\$172,551	\$170,000
MAXIMUM	\$531,500	\$539,475	\$531,500

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
12-19-11-301-005	461 WISHBONE DR	09/29/22	\$505,000	\$448,148	\$265,552	\$208,700	1.62	\$163,921		Land Table R33	46.57%
12-19-11-302-002	431 WISHBONE DR	06/23/22	\$844,000	\$894,709	\$149,979	\$200,688	1.65	\$90,896		Land Table R33	22.43%

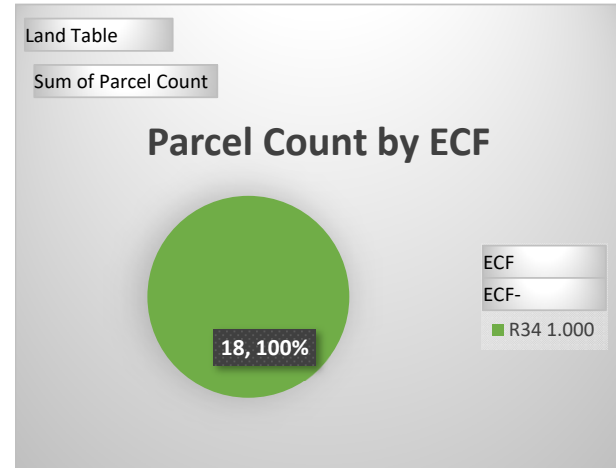
# City of Bloomfield Hills

## Land Table R34

BSA DATABASE		SALES DATA	
Parcel Count	18	# of Sales	2
ECF Nbhd	R34	Sales Ratio	49.80%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	2.40%
Max ECF	1.000	% Change	0.00%
Land Table LtoB	18.68%	Projected Land Table LtoB	18.68%
CVT LtoB	22.32%	Sales Sample Size	11.11%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$255,750	\$261,897	\$255,750
MINIMUM	\$159,500	\$163,334	\$159,500
MAXIMUM	\$359,150	\$367,782	\$359,150

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
12-19-14-151-062	1805 TIVERTON RD	12/22/21	\$875,000	\$822,283	\$223,008	\$170,291	1.09	\$204,594		Land Table R34	20.71%
12-19-14-101-004	1900 TIVERTON RD	06/10/21	\$1,650,000	\$1,692,385	\$217,193	\$259,578	2.04	\$106,467		Land Table R34	15.34%

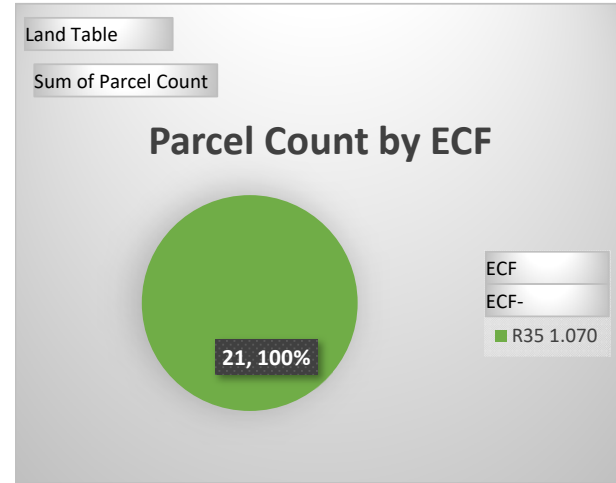
# City of Bloomfield Hills

## Land Table R35

BSA DATABASE		SALES DATA	
Parcel Count	21	# of Sales	2
ECF Nbhd	R35	Sales Ratio	42.77%
Min ECF	1.070	(Land Resid.-Est. Land Value)/Est. LV	61.15%
Max ECF	1.070	% Change	15.00%
Land Table LtoB	19.63%	Projected Land Table LtoB	22.57%
CVT LtoB	22.32%	Sales Sample Size	9.52%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$124,458	\$200,569	\$143,127
MINIMUM	\$45,492	\$73,312	\$52,316
MAXIMUM	\$493,540	\$795,361	\$567,571

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
12-19-14-127-001	1790 TIVERTON RD	01/14/22	\$870,000				1.67	\$520,958		Land Table R35	100.00%
12-19-14-127-080	1835 HUNTINGWOOD LN	04/19/22	\$592,000	\$506,335	\$225,745	\$140,080	1.12	\$201,558		Land Table R35	27.67%

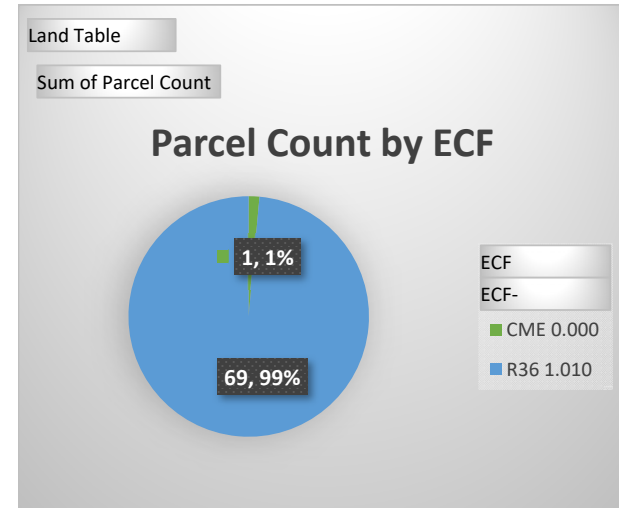


# City of Bloomfield Hills

## Land Table R36

BSA DATABASE		SALES DATA	
Parcel Count	70	# of Sales	7
ECF Nbhd	R36, CME	Sales Ratio	48.45%
Min ECF	1.010	(Land Resid.-Est. Land Value)/Est. LV	12.23%
Max ECF	1.010	% Change	0.00%
Land Table LtoB	23.03%	Projected Land Table LtoB	23.03%
CVT LtoB	22.32%	Sales Sample Size	10.00%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$226,650	\$254,374	\$226,650
MINIMUM	\$129,640	\$145,498	\$129,640
MAXIMUM	\$1,226,500	\$1,376,529	\$1,226,500

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
12-19-14-276-012	1710 HILLWOOD DR	01/25/21	\$350,000				1.35	\$259,259		Land Table R36	100.00%
12-19-14-276-034	1770 HILLWOOD DR	05/14/21	\$1,267,000	\$921,456	\$566,244	\$220,700	1.20	\$471,870		Land Table R36	23.95%
12-19-14-226-038	1645 HILLWOOD DR	06/04/21	\$1,005,000	\$840,582	\$389,348	\$224,930	1.23	\$316,543		Land Table R36	26.76%
12-19-14-276-006	1930 HILLWOOD DR	05/05/21	\$674,000	\$685,606	\$215,044	\$226,650	0.98	\$219,433		Land Table R36	33.06%
12-19-14-276-021	1511 SURRIA CT	01/21/22	\$650,000	\$705,776	\$181,844	\$237,620	1.32	\$137,761		Land Table R36	33.67%
12-19-14-276-011	1750 HILLWOOD DR	04/01/22	\$1,072,000	\$1,186,107	\$179,693	\$293,800	2.19	\$82,052		Land Table R36	24.77%
12-19-14-226-036	1635 HAMMOND CT	03/16/21	\$850,000	\$1,006,996	\$41,144	\$198,140	1.04	\$39,562		Land Table R36	19.68%

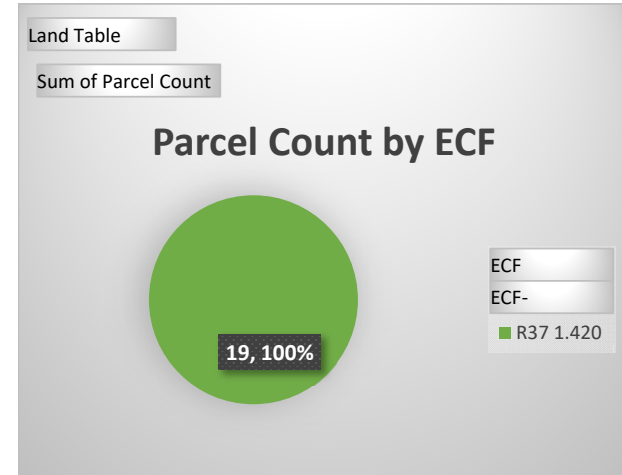
# City of Bloomfield Hills

## Land Table R37

BSA DATABASE		SALES DATA	
Parcel Count	19	# of Sales	3
ECF Nbhd	R37	Sales Ratio	45.26%
Min ECF	1.420	(Land Resid.-Est. Land Value)/Est. LV	44.56%
Max ECF	1.420	% Change	0.00%
Land Table LtoB	27.83%	Projected Land Table LtoB	27.83%
CVT LtoB	22.32%	Sales Sample Size	15.79%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$260,000	\$375,846	\$260,000
MINIMUM	\$183,000	\$264,538	\$183,000
MAXIMUM	\$298,000	\$430,777	\$298,000

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
12-19-15-428-001	241 BARDEN RD	09/12/22	\$1,050,000	\$797,214	\$435,786	\$183,000	0.40	\$1,089,465		Land Table R37	22.95%
12-19-15-428-003	111 DENBAR RD	07/14/22	\$1,050,000	\$1,016,275	\$216,725	\$183,000	0.39	\$555,705		Land Table R37	18.01%
12-19-14-302-003	130 GUILFORD RD	08/02/22	\$959,000	\$955,451	\$288,549	\$285,000	0.83	\$347,649		Land Table R37	29.83%

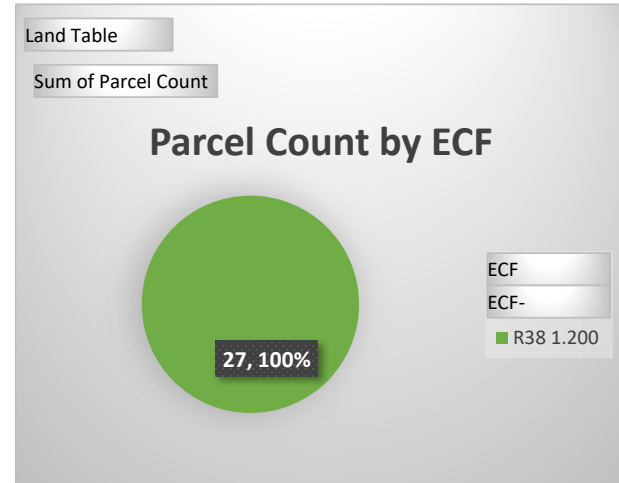
# City of Bloomfield Hills

## Land Table R38

BSA DATABASE		SALES DATA	
Parcel Count	27	# of Sales	2
ECF Nbhd	R38	Sales Ratio	42.06%
Min ECF	1.200	(Land Resid.-Est. Land Value)/Est. LV	86.00%
Max ECF	1.200	% Change	0.00%
Land Table LtoB	27.45%	Projected Land Table LtoB	27.45%
CVT LtoB	22.32%	Sales Sample Size	7.41%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$523,582	\$973,845	\$523,582
MINIMUM	\$463,498	\$862,092	\$463,498
MAXIMUM	\$944,163	\$1,756,114	\$944,163

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
12-19-15-426-005	232 GUILFORD RD	06/03/22	\$2,500,000	\$2,085,940	\$937,641	\$523,581	1.60	\$586,026		Land Table R38	25.10%
12-19-15-426-001	1450 VAUGHAN RD	02/25/22	\$4,800,000	\$4,054,447	\$1,570,408	\$824,855	3.61	\$435,016		Land Table R38	20.34%

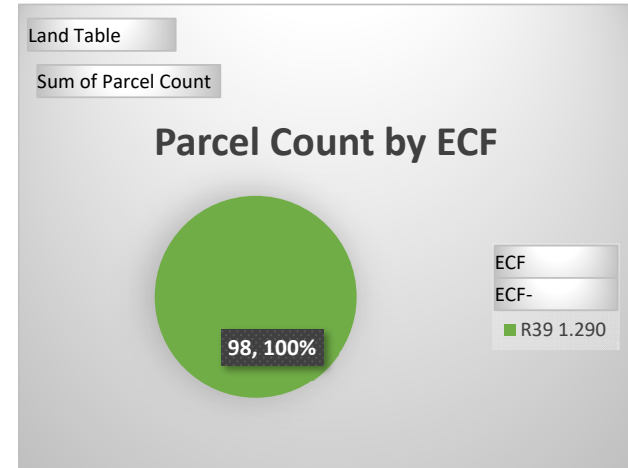
# City of Bloomfield Hills

## Land Table R39

BSA DATABASE		SALES DATA	
Parcel Count	98	# of Sales	6
ECF Nbhd	R39	Sales Ratio	46.85%
Min ECF	1.290	(Land Resid.-Est. Land Value)/Est. LV	30.61%
Max ECF	1.290	% Change	10.00%
Land Table LtoB	19.81%	Projected Land Table LtoB	21.79%
CVT LtoB	22.32%	Sales Sample Size	6.12%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	<b>\$653,267</b>	<b>\$853,210</b>	<b>\$718,594</b>
<b>MINIMUM</b>	<b>\$264,839</b>	<b>\$345,897</b>	<b>\$291,323</b>
<b>MAXIMUM</b>	<b>\$2,383,541</b>	<b>\$3,113,062</b>	<b>\$2,621,895</b>

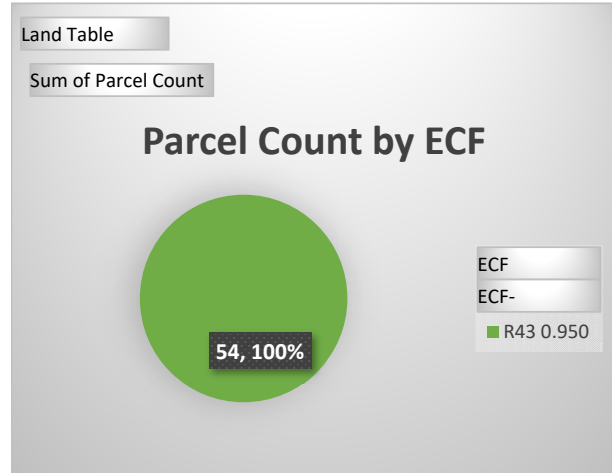
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-22-102-002	924 RIDGEWOOD RD	09/14/22	\$1,850,000	\$1,394,148	\$1,059,682	\$603,830	2.65	\$399,880		Land Table R39	43.31%
12-19-22-102-003	765 VAUGHAN RD	02/09/22	\$2,350,000	\$1,815,606	\$1,037,589	\$503,195	2.00	\$518,795		Land Table R39	27.71%
12-19-22-127-003	780 VAUGHAN RD	05/16/22	\$6,125,000	\$5,885,395	\$924,652	\$685,047	3.36	\$275,194		Land Table R39	11.64%
12-19-22-151-024	720 LONE PINE RD	04/12/21	\$2,300,000	\$2,228,715	\$658,165	\$586,880	2.53	\$260,144		Land Table R39	26.33%
12-19-22-102-004	725 VAUGHAN RD	08/09/21	\$2,000,000	\$2,078,261	\$360,929	\$439,190	1.75	\$206,245		Land Table R39	21.13%
12-19-22-151-017	760 LONE PINE RD	06/30/21	\$1,875,000	\$2,059,442	\$390,256	\$574,698	2.45	\$159,288		Land Table R39	27.91%

# City of Bloomfield Hills

## Land Table R43

BSA DATABASE		SALES DATA	
Parcel Count	54	# of Sales	8
ECF Nbhd	R43	Sales Ratio	47.01%
Min ECF	0.950	(Land Resid.-Est. Land Value)/Est. LV	20.19%
Max ECF	0.950	% Change	10.00%
Land Table LtoB	27.26%	Projected Land Table LtoB	29.99%
CVT LtoB	22.32%	Sales Sample Size	14.81%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$325,250	\$390,919	\$357,775
MINIMUM	\$41,090	\$49,386	\$45,199
MAXIMUM	\$1,506,500	\$1,810,668	\$1,657,150

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
12-19-10-376-007	2050 W VALLEY RD	02/23/21	\$850,000				1.20	\$708,333		Land Table R43	100.00%
12-19-10-376-006	2060 W VALLEY RD	03/07/22	\$1,685,000	\$927,837	\$1,096,213	\$339,050	1.45	\$756,009		Land Table R43	36.54%
12-19-15-127-001	1910 RATHMOR RD	12/22/22	\$2,050,000	\$1,598,453	\$1,301,072	\$849,525	2.50	\$481,879	12-19-10-377-001	Land Table R43	
12-19-15-276-018	1620 RATHMOR RD	06/22/22	\$2,275,000	\$2,060,885	\$499,375	\$285,260	1.40	\$356,696		Land Table R43	13.84%
12-19-15-126-005	1895 RATHMOR RD	10/27/21	\$1,925,000	\$1,778,412	\$1,208,338	\$1,061,750	2.50	\$483,335		Land Table R43	59.70%
12-19-10-452-007	23 PINE GATE DR	02/17/21	\$1,450,000	\$1,536,794	\$229,486	\$316,280	1.12	\$204,898		Land Table R43	20.58%
12-19-10-376-008	2010 W VALLEY RD	01/14/21	\$1,900,000	\$2,240,266	(\$26,746)	\$313,520	1.08	(\$24,765)		Land Table R43	13.99%
12-19-15-201-007	1800 RATHMOR RD	02/18/21	\$1,850,000	\$2,207,541	\$364,139	\$721,680	2.28	\$159,710		Land Table R43	32.69%

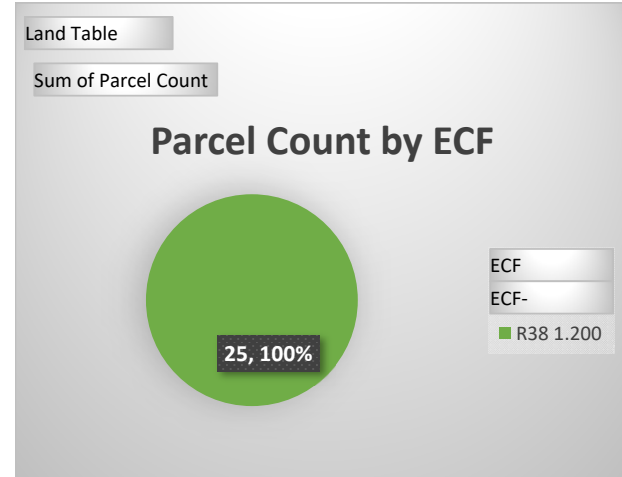
# City of Bloomfield Hills

## Land Table R44

BSA DATABASE		SALES DATA	
Parcel Count	25	# of Sales	3
ECF Nbhd	R38	Sales Ratio	51.28%
Min ECF	1.200	(Land Resid.-Est. Land Value)/Est. LV	-8.30%
Max ECF	1.200	% Change	0.00%
Land Table LtoB	34.10%	Projected Land Table LtoB	34.10%
CVT LtoB	22.32%	Sales Sample Size	12.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$823,997	\$755,573	\$823,997
MINIMUM	\$523,581	\$480,103	\$523,581
MAXIMUM	\$995,663	\$912,984	\$995,663

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
12-19-15-403-006	219 GUILFORD RD	05/18/22	\$1,680,000	\$1,362,729	\$887,202	\$569,931	1.10	\$806,547		Land Table R44	41.82%
12-19-15-452-004	325 KESWICK RD	03/31/21	\$1,950,000	\$2,055,889	\$401,985	\$507,874	0.97	\$414,418		Land Table R44	24.70%
12-19-15-403-013	362 KESWICK RD	06/25/21	\$2,460,000	\$2,827,025	\$429,505	\$796,530	1.80	\$238,614		Land Table R44	28.18%

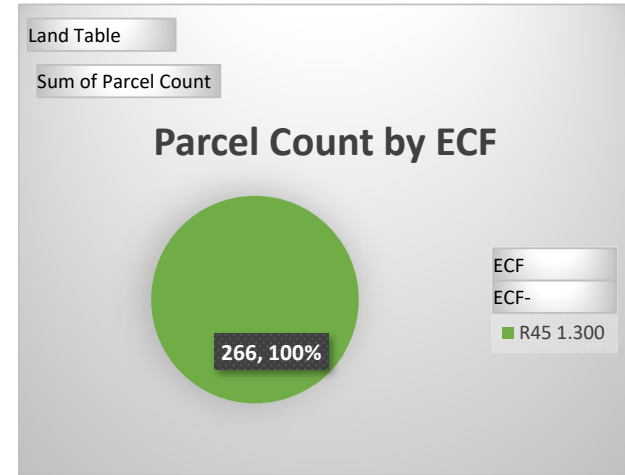
# City of Bloomfield Hills

## Land Table R45

BSA DATABASE		SALES DATA	
Parcel Count	266	# of Sales	18
ECF Nbhd	R45	Sales Ratio	47.30%
Min ECF	1.300	(Land Resid.-Est. Land Value)/Est. LV	28.73%
Max ECF	1.300	% Change	10.00%
Land Table LtoB	22.74%	Projected Land Table LtoB	25.01%
CVT LtoB	22.32%	Sales Sample Size	6.77%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$351,141	\$452,038	\$386,255
MINIMUM	\$151,000	\$194,388	\$166,100
MAXIMUM	\$509,848	\$656,348	\$560,833

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
12-19-22-302-010	720 KENNEBEC CT	02/22/21	\$1,350,000	\$1,329,275	\$413,497	\$392,772	1.45	\$285,170		Land Table R45	29.55%
12-19-22-302-013	760 KENNEBEC CT	07/14/21	\$1,495,000	\$1,324,729	\$437,281	\$267,010	1.30	\$336,370		Land Table R45	20.16%
12-19-22-302-016	755 KENNEBEC CT	05/06/22	\$1,825,000	\$2,134,409	\$84,874	\$394,283	1.47	\$57,737		Land Table R45	18.47%
12-19-22-302-018	711 KENNEBEC CT	05/02/22	\$950,000	\$895,202	\$370,298	\$315,500	0.87	\$425,630		Land Table R45	35.24%
12-19-22-327-002	651 BENNINGTON DR	08/25/22	\$3,750,000	\$3,155,514	\$1,062,640	\$468,154	2.46	\$431,967		Land Table R45	14.84%
12-19-22-401-035	580 HAVERHILL RD	06/10/22	\$1,400,000	\$1,562,324	\$208,543	\$370,867	1.16	\$179,778		Land Table R45	23.74%
12-19-22-401-051	550 HAVERHILL RD	06/17/22	\$2,227,770	\$2,297,892	\$290,926	\$361,048	1.03	\$282,452		Land Table R45	15.71%
12-19-22-401-055	626 YARBORO DR	04/21/22	\$2,375,000	\$2,575,180	\$160,868	\$361,048	1.03	\$156,183		Land Table R45	14.02%
12-19-22-401-056	590 HAVERHILL RD	01/27/22	\$2,000,000	\$2,170,489	\$229,232	\$399,721	1.56	\$146,944		Land Table R45	18.42%
12-19-22-451-005	550 YARBORO DR	02/12/21	\$1,575,000	\$1,626,214	\$328,718	\$379,932	1.28	\$256,811		Land Table R45	23.36%
12-19-22-452-016	555 YARBORO DR	06/27/22	\$3,650,000	\$2,836,928	\$1,184,695	\$371,623	1.17	\$1,012,560		Land Table R45	13.10%
12-19-22-452-021	597 YARBORO DR	10/31/22	\$2,660,000	\$2,969,774	\$49,008	\$358,782	1.00	\$49,008		Land Table R45	12.08%
12-19-22-477-006	477 DUNSTON RD	03/31/22	\$3,100,000	\$1,899,237	\$1,560,300	\$359,537	1.01	\$1,544,851		Land Table R45	18.93%
12-19-22-477-013	343 DONINGHAM LN	07/12/22	\$1,450,000	\$1,291,184	\$569,639	\$410,823	1.77	\$321,830		Land Table R45	31.82%
12-19-23-176-033	100 LINDA LN	04/16/21	\$770,000	\$895,328	\$248,561	\$373,889	1.20	\$207,134		Land Table R45	41.76%
12-19-23-251-009	181 LINDA LN	09/30/21	\$1,030,000	\$938,473	\$442,416	\$350,889	1.14	\$388,084		Land Table R45	37.39%
12-19-23-352-008	55 ORCHARD LN	02/24/22	\$828,000				1.46	\$567,123		Land Table R45	100.00%
12-19-23-353-010	101 CRANBROOK RD	02/28/22	\$985,000				1.45	\$679,310		Land Table R45	100.00%

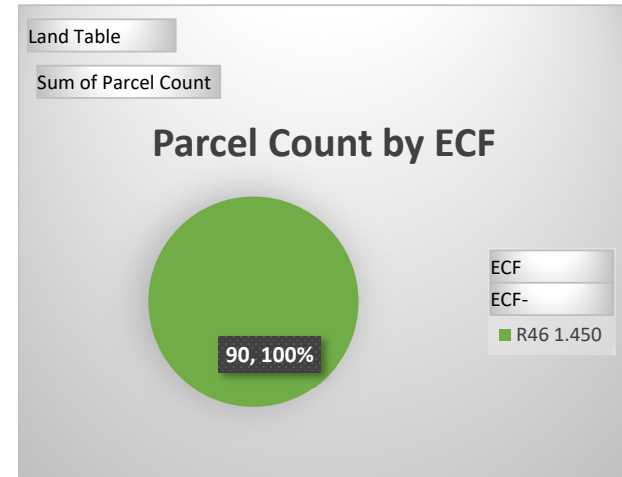
# City of Bloomfield Hills

## Land Table R46

BSA DATABASE		SALES DATA	
Parcel Count	90	# of Sales	9
ECF Nbhd	R46	Sales Ratio	44.66%
Min ECF	1.450	(Land Resid.-Est. Land Value)/Est. LV	49.22%
Max ECF	1.450	% Change	10.00%
Land Table LtoB	23.53%	Projected Land Table LtoB	25.88%
CVT LtoB	22.32%	Sales Sample Size	10.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$492,775	\$735,313	\$542,053
MINIMUM	\$426,650	\$636,642	\$469,315
MAXIMUM	\$2,605,900	\$3,888,492	\$2,866,490

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
12-19-22-401-025	393 MARTELL DR	05/07/21	\$5,000,000	\$3,200,985	\$2,373,003	\$573,988	1.52	\$1,561,186		Land Table R46	17.93%
12-19-22-401-053	491 MARTELL DR	08/11/22	\$2,950,000	\$2,929,045	\$534,016	\$513,061	1.11	\$481,095		Land Table R46	17.52%
12-19-22-426-012	320 MARTELL CT	10/28/22	\$1,940,000	\$1,776,395	\$642,005	\$478,400	0.95	\$675,795		Land Table R46	26.93%
12-19-22-426-013	310 MARTELL CT	08/09/21	\$1,698,000	\$1,589,100	\$535,550	\$426,650	0.80	\$669,438		Land Table R46	26.85%
12-19-22-426-019	475 GOODHUE RD	08/03/22	\$950,000	\$1,263,404	\$183,971	\$497,375	1.00	\$183,971		Land Table R46	39.37%
12-19-22-426-027	42 BERESFORD CT	05/12/21	\$975,000				2.02	\$482,673		Land Table R46	100.00%
12-19-23-304-003	355 CRANBROOK RD	07/19/22	\$1,450,000	\$1,200,459	\$782,566	\$533,025	1.25	\$626,053		Land Table R46	44.40%
12-19-23-326-058	348 CRANBROOK CT	03/11/22	\$2,200,000	\$2,163,298	\$534,077	\$497,375	1.00	\$534,077		Land Table R46	22.99%
12-19-23-351-012	325 DUNSTON RD	01/29/21	\$2,300,000	\$2,392,601	\$395,574	\$488,175	0.97	\$407,808		Land Table R46	20.40%



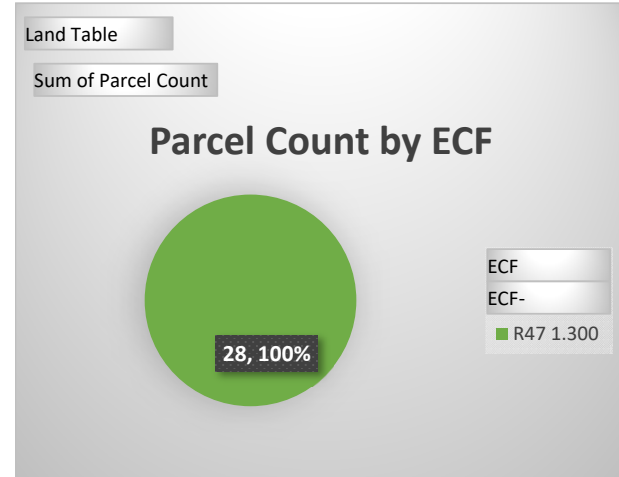
# City of Bloomfield Hills

## Land Table R47

BSA DATABASE		SALES DATA	
Parcel Count	28	# of Sales	1
ECF Nbhd	R47	Sales Ratio	44.86%
Min ECF	1.300	(Land Resid.-Est. Land Value)/Est. LV	60.67%
Max ECF	1.300	% Change	0.00%
Land Table LtoB	29.73%	Projected Land Table LtoB	29.73%
CVT LtoB	22.32%	Sales Sample Size	3.57%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,116,500	\$1,793,933	\$1,116,500
MINIMUM	\$498,500	\$800,964	\$498,500
MAXIMUM	\$2,596,500	\$4,171,919	\$2,596,500

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
12-19-23-126-010	808 CRANBROOK RD	04/29/21	\$4,900,000	\$4,396,424	\$1,333,536	\$829,960	1.81	\$736,760		Land Table R47	18.88%

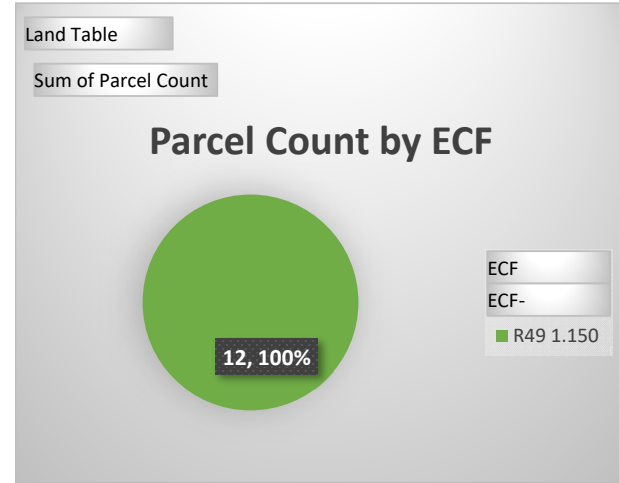
# City of Bloomfield Hills

## Land Table R49

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	1
ECF Nbhd	R49	Sales Ratio	37.90%
Min ECF	1.150	(Land Resid.-Est. Land Value)/Est. LV	75.54%
Max ECF	1.150	% Change	0.00%
Land Table LtoB	22.47%	Projected Land Table LtoB	22.47%
CVT LtoB	22.32%	Sales Sample Size	8.33%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$79,250	\$139,116	\$79,250
MINIMUM	\$15,500	\$27,209	\$15,500
MAXIMUM	\$695,000	\$1,220,006	\$695,000

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
12-19-23-326-034	210 LOWELL CT	08/10/21	\$1,725,000	\$1,307,639	\$969,861	\$552,500	1.30	\$746,047		Land Table R49	42.25%

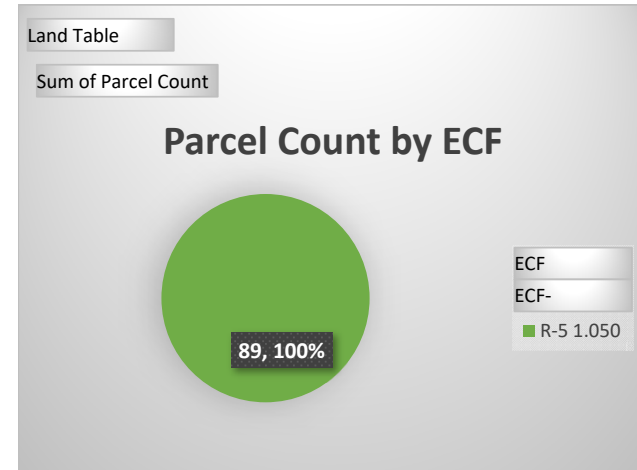
# City of Bloomfield Hills

## Land Table R-5

BSA DATABASE		SALES DATA	
Parcel Count	89	# of Sales	9
ECF Nbhd	R-5	Sales Ratio	48.11%
Min ECF	1.050	(Land Resid.-Est. Land Value)/Est. LV	15.43%
Max ECF	1.050	% Change	0.00%
Land Table LtoB	24.17%	Projected Land Table LtoB	24.17%
CVT LtoB	22.32%	Sales Sample Size	10.11%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	<b>\$150,250</b>	<b>\$173,434</b>	<b>\$150,250</b>
<b>MINIMUM</b>	<b>\$14,500</b>	<b>\$16,737</b>	<b>\$14,500</b>
<b>MAXIMUM</b>	<b>\$874,000</b>	<b>\$1,008,861</b>	<b>\$874,000</b>

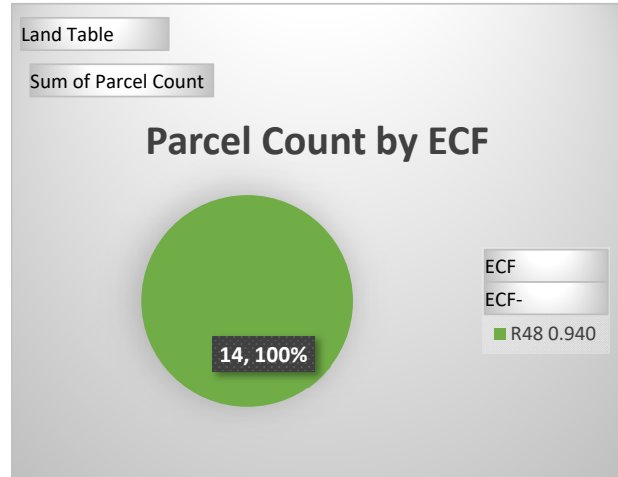
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-10-426-078	240 E HICKORY GROVE RD	12/12/22	\$1,425,000	\$1,278,544	\$284,713	\$138,257	1.03	\$276,420		Land Table R-5	10.81%
12-19-14-401-002	1355 TROWBRIDGE RD	10/08/21	\$735,000				4.40	\$167,045		Land Table R-5	100.00%
12-19-14-402-006	1220 TROWBRIDGE RD	12/29/21	\$867,500	\$1,076,842	\$71,288	\$280,630	1.79	\$39,826		Land Table R-5	26.06%
12-19-14-476-005	1010 BURNHAM RD	09/20/21	\$850,000	\$565,262	\$601,100	\$316,362	3.11	\$193,280		Land Table R-5	55.97%
12-19-23-228-029	120 CANTERBURY RD	06/29/22	\$879,500	\$737,544	\$481,956	\$340,000	2.50	\$192,782		Land Table R-5	46.10%
12-19-23-228-036	635 WILLOW GLEN CT	08/20/21	\$725,000	\$704,968	\$216,372	\$196,340	1.02	\$212,129		Land Table R-5	27.85%
12-19-23-228-065	873 CANTERBURY CRES	02/04/22	\$1,900,000	\$1,922,883	\$278,117	\$301,000	2.00	\$139,059		Land Table R-5	15.65%
12-19-23-276-002	240 WARRINGTON RD	05/12/21	\$775,000	\$813,993	\$205,317	\$244,310	1.43	\$143,578		Land Table R-5	30.01%
12-19-23-276-004	280 WARRINGTON RD	10/08/21	\$1,020,000	\$1,022,648	\$249,852	\$252,500	1.50	\$166,568		Land Table R-5	24.69%

# City of Bloomfield Hills

## Land Table R53

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	2
ECF Nbhd	R48	Sales Ratio	48.77%
Min ECF	0.940	(Land Resid.-Est. Land Value)/Est. LV	9.76%
Max ECF	0.940	% Change	0.00%
Land Table LtoB	19.76%	Projected Land Table LtoB	19.76%
CVT LtoB	22.32%	Sales Sample Size	14.29%

Color Key
Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$298,592	\$327,728	\$298,592
MINIMUM	\$152,010	\$166,843	\$152,010
MAXIMUM	\$434,315	\$476,695	\$434,315

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
12-19-23-228-040	126 BARBARA LN	12/09/22	\$950,000	\$855,330	\$287,723	\$193,053	1.27	\$226,554		Land Table R53	22.57%
12-19-23-276-014	232 CHARING CROSS CT	09/30/21	\$899,999	\$949,312	\$222,460	\$271,773	1.81	\$122,906		Land Table R53	28.63%

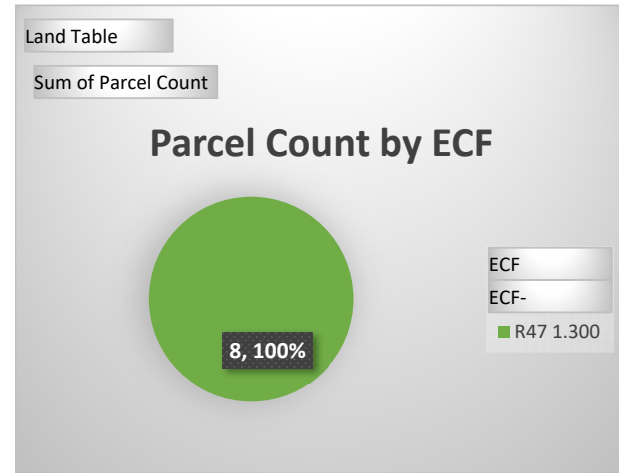
# City of Bloomfield Hills

## Land Table R54

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	0
ECF Nbhd	R47	Sales Ratio	#DIV/0!
Min ECF	1.300	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.300	% Change	0.00%
Land Table LtoB	18.67%	Projected Land Table LtoB	18.67%
CVT LtoB	22.32%	Sales Sample Size	0.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$434,125	#DIV/0!	\$434,125
MINIMUM	\$217,350	#DIV/0!	\$217,350
MAXIMUM	\$553,725	#DIV/0!	\$553,725

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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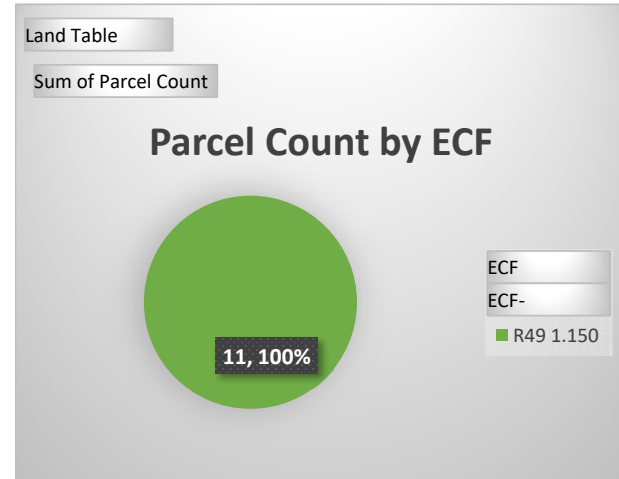
# City of Bloomfield Hills

## Land Table R55

BSA DATABASE		SALES DATA	
Parcel Count	11	# of Sales	0
ECF Nbhd	R49	Sales Ratio	#DIV/0!
Min ECF	1.150	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.150	% Change	0.00%
Land Table LtoB	23.99%	Projected Land Table LtoB	23.99%
CVT LtoB	22.32%	Sales Sample Size	0.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$405,750	#DIV/0!	\$405,750
MINIMUM	\$243,500	#DIV/0!	\$243,500
MAXIMUM	\$1,004,000	#DIV/0!	\$1,004,000

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
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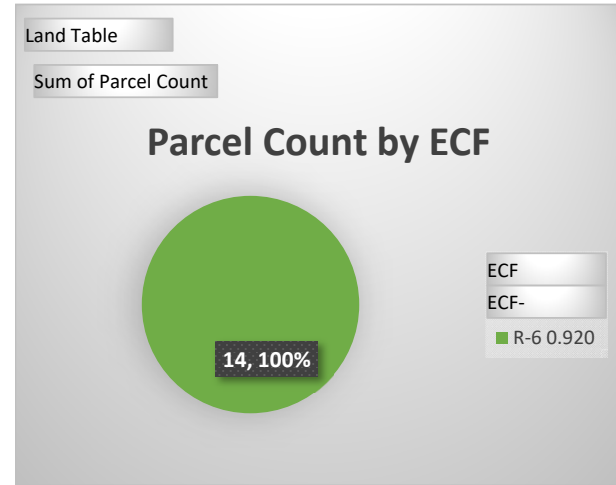
# City of Bloomfield Hills

## Land Table R-6

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	0
ECF Nbhd	R-6	Sales Ratio	#DIV/0!
Min ECF	0.920	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.920	% Change	0.00%
Land Table LtoB	16.55%	Projected Land Table LtoB	16.55%
CVT LtoB	22.32%	Sales Sample Size	0.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$124,287	#DIV/0!	\$124,287
MINIMUM	\$55,344	#DIV/0!	\$55,344
MAXIMUM	\$253,633	#DIV/0!	\$253,633

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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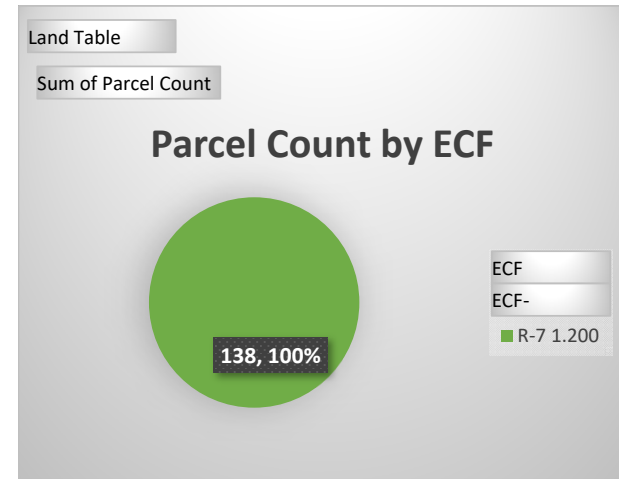
# City of Bloomfield Hills

## Land Table R-7

BSA DATABASE		SALES DATA	
Parcel Count	138	# of Sales	6
ECF Nbhd	R-7	Sales Ratio	43.82%
Min ECF	1.200	(Land Resid.-Est. Land Value)/Est. LV	74.03%
Max ECF	1.200	% Change	15.00%
Land Table LtoB	21.67%	Projected Land Table LtoB	24.92%
CVT LtoB	22.32%	Sales Sample Size	4.35%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$224,854	\$391,313	\$258,583
MINIMUM	\$149,903	\$260,876	\$172,388
MAXIMUM	\$349,773	\$608,710	\$402,239

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
12-19-11-326-009	567 KINGSLEY CT	09/02/22	\$725,000	\$674,143	\$169,280	\$118,423	0.79	\$214,278		Land Table R-7	17.57%
12-19-11-402-001	620 KINGSLEY TRL	05/13/22	\$666,500	\$530,537	\$249,889	\$113,926	0.76	\$328,801		Land Table R-7	21.47%
12-19-11-402-006	2360 HUNT CLUB DR	08/22/22	\$583,000	\$537,254	\$161,171	\$115,425	0.77	\$209,313		Land Table R-7	21.48%
12-19-11-402-013	2242 HUNT CLUB DR	04/14/22	\$925,000	\$770,917	\$275,504	\$121,421	0.81	\$340,128		Land Table R-7	15.75%
12-19-11-403-016	2159 RANDALL LN	02/18/22	\$579,000	\$478,760	\$206,671	\$106,431	0.71	\$291,086		Land Table R-7	22.23%
12-19-11-452-006	587 E LONG LAKE RD	02/28/22	\$635,000	\$613,522	\$132,556	\$111,078	0.78	\$169,944		Land Table R-7	18.10%



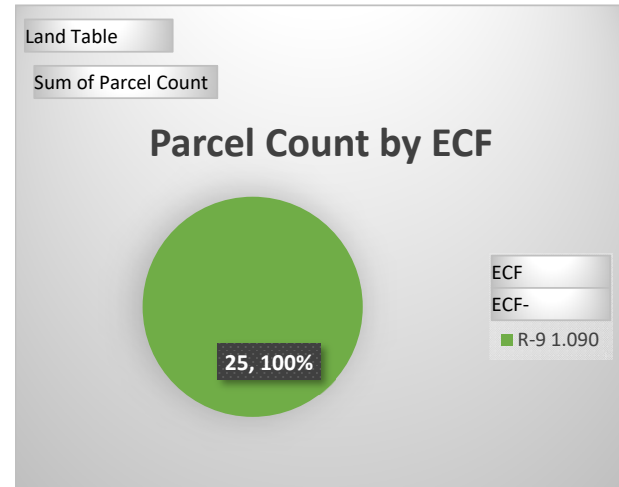
# City of Bloomfield Hills

## Land Table R-9

BSA DATABASE		SALES DATA	
Parcel Count	25	# of Sales	1
ECF Nbhd	R-9	Sales Ratio	36.10%
Min ECF	1.090	(Land Resid.-Est. Land Value)/Est. LV	242.13%
Max ECF	1.090	% Change	0.00%
Land Table LtoB	28.30%	Projected Land Table LtoB	28.30%
CVT LtoB	22.32%	Sales Sample Size	4.00%

**Color Key**

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$913,000	\$3,123,656	\$913,000
MINIMUM	\$370,000	\$1,265,885	\$370,000
MAXIMUM	\$1,480,500	\$5,065,249	\$1,480,500

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
12-19-11-476-008	570 E LONG LAKE RD	05/26/22	\$4,100,000	\$2,959,815	\$1,611,081	\$470,896	1.73	\$931,261		Land Table R-9	15.91%