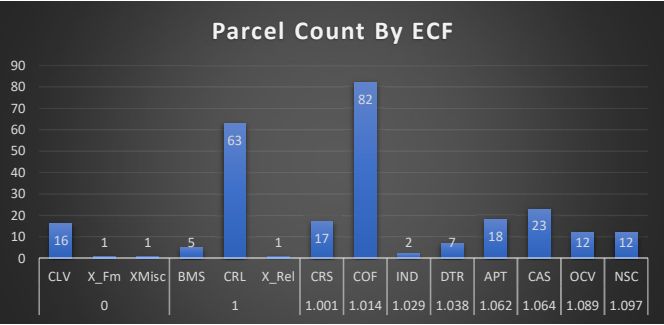


CITY OF FARMINGTON

LAND FOR 2024: COM LAND

BSA DATABASE		SALES DATA	
Parcel Count	260	# of Sales	30
ECF Nbhd	COF, CRL, CLV , CAS, BMS, CRS, DTR, X_Fm, OCV, NSC, APT, XMisc, IND , X_Rel	Sales Ratio	47.22%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	23.69%
Max ECF	1.097	% Change	10.00%
Land Table LtoB	24.47%	Projected Land Table LtoB	26.92%
CVT LtoB	24.33%	Sale Sample Size	11.54%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$15.82	\$19.57	\$17.40
MEDIAN	\$14.74	\$18.23	\$16.21
MINIMUM	\$1.22	\$1.51	\$1.34
MAXIMUM	\$39.30	\$48.61	\$43.23

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
20	20-23-26-351-001	22882 ORCHARD LAKE RD	10/8/2021	\$290,000	\$333,462	\$18,777	\$61,644	0.173	\$108,538	\$2.49		COM	18.49%
20	20-23-26-351-002	22856 ORCHARD LAKE RD	12/1/2020	\$200,000	\$260,712	-\$162	\$58,437	0.164	-\$988	-\$0.02		COM	22.41%
20	20-23-26-351-025	22730 ORCHARD LAKE RD	9/28/2022	\$390,000	\$392,933	\$113,896	\$109,034	0.306	\$372,209	\$8.54		COM	27.75%
20	20-23-27-151-022	33300 THOMAS ST	3/7/2022	\$850,000	\$711,075	\$233,131	\$91,634	0.214	\$1,089,397	\$25.01		COM	12.89%
20	20-23-27-153-010	33312 GRAND RIVER AVE	3/3/2020	\$575,000	\$418,087	\$228,954	\$71,900	0.063	\$3,634,190	\$83.43		COM	17.20%
20	20-23-27-153-012	33304 GRAND RIVER AVE	11/4/2022	\$220,000	\$176,397	\$93,471	\$49,645	0.058	\$1,611,569	\$37.00		COM	28.14%
20	20-23-27-153-015	33250 GRAND RIVER AVE	8/8/2022	\$295,000	\$170,090	\$187,729	\$62,770	0.044	\$4,266,568	\$97.95		COM	36.90%
20	20-23-27-155-025	23360 FARMINGTON RD	4/30/2020	\$360,000	\$325,729	\$109,081	\$74,052	0.122	\$894,107	\$20.53	20-23-27-155-020	COM	22.73%
20	20-23-27-226-039	31561 W 10 MILE RD	9/29/2021	\$481,000	\$332,294	\$211,228	\$59,947	0.14	\$1,508,771	\$34.64		COM	18.04%
20	20-23-27-232-001	24001 ORCHARD LAKE RD STE 190	10/7/2021	\$300,000	\$322,817	\$25,889	\$48,706	0.043	\$602,070	\$13.82		COM	15.09%
20	20-23-27-326-004	32686 GRAND RIVER AVE	5/20/2021	\$602,268	\$430,559	\$361,015	\$183,459	0.643	\$561,454	\$12.89		COM	42.61%
20	20-23-27-329-020	32617 GRAND RIVER AVE	3/28/2022	\$500,000	\$506,675	\$92,933	\$97,293	0.341	\$272,531	\$6.26		COM	19.20%
20	20-23-27-352-007	22420 FARMINGTON RD	5/12/2022	\$650,000	\$822,399	\$347,785	\$491,187	0.765	\$454,621	\$10.44		COM	59.73%
20	20-23-27-403-135	31822 GRAND RIVER AVE	1/6/2022	\$490,000	\$459,253	\$132,142	\$92,443	0.324	\$407,846	\$9.36		COM	20.13%
20	20-23-27-404-006	32300 GRAND RIVER AVE	8/19/2022	\$245,000	\$204,545	\$124,839	\$81,963	0.48	\$260,081	\$5.97		COM	40.07%
20	20-23-27-404-014	32326 GRAND RIVER AVE	5/26/2021	\$305,000	\$275,382	\$149,071	\$116,845	0.969	\$153,840	\$3.53	20-23-27-404-013	COM	42.43%
20	20-23-27-428-004	22883 ORCHARD LAKE RD	9/7/2021	\$475,000	\$253,792	\$350,147	\$118,407	0.415	\$843,728	\$19.37		COM	46.66%
20	20-23-28-128-017	34415 GRAND RIVER AVE	10/21/2022	\$318,000	\$279,691	\$133,300	\$89,493	0.209	\$637,799	\$14.64		COM	32.00%
20	20-23-28-128-035	34635 GRAND RIVER AVE	7/23/2021	\$750,000	\$895,199	\$261,015	\$391,870	0.785	\$332,503	\$7.63		COM	43.77%
20	20-23-28-231-011	33604 GRAND RIVER AVE	1/20/2021	\$500,000	\$568,927	\$14,950	\$78,034	0.219	\$68,265	\$1.57		COM	13.72%
20	20-23-28-231-013	33432 OAKLAND AVE	10/28/2021	\$375,000	\$304,972	\$150,250	\$77,376	0.155	\$969,355	\$22.25		COM	25.37%
20	20-23-28-278-004	33425 GRAND RIVER AVE	5/13/2021	\$875,000	\$882,885	\$205,952	\$212,603	0.325	\$633,698	\$14.55	20-23-28-278-005	COM	24.08%
20	20-23-28-278-016	23603 FARMINGTON RD	3/24/2021	\$335,000	\$316,522	\$88,381	\$69,903	0.049	\$1,803,694	\$41.41		COM	22.08%
20	20-23-28-428-053	33730 FREEDOM RD	7/26/2021	\$975,000	\$1,027,782	\$194,670	\$233,129	1.09	\$178,596	\$4.10	20-23-28-428-052	COM	22.68%

CITY OF FARMINGTON

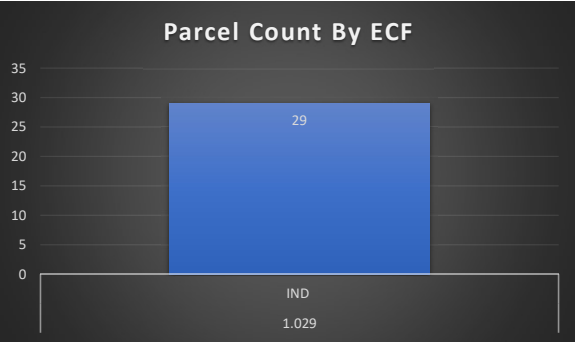
LAND FOR 2024: COM LAND

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
20	20-23-28-476-007	33500 W 9 MILE RD	12/2/2021	\$700,000	\$765,134	\$196,203	\$254,944	1.192	\$164,600	\$3.78		COM	33.32%
20	20-23-28-477-008	22455 FARMINGTON RD	4/20/2020	\$730,000	\$592,733	\$370,779	\$210,850	0.739	\$501,731	\$11.52		COM	35.57%
20	20-23-29-226-075	24125 DRAKE RD	10/8/2021	\$1,195,000	\$1,140,070	\$334,463	\$240,125	2.25	\$148,650	\$3.41		COM	21.06%
20	20-23-29-253-025	36202 FREEDOM RD	5/20/2021	\$1,025,000	\$1,030,144	\$718,432	\$723,576	6.78	\$105,963	\$2.43		COM	70.24%
20	20-23-35-103-015	30746 GRAND RIVER AVE	3/21/2022	\$120,000	\$122,673	\$27,810	\$28,506	0.08	\$347,625	\$7.98		COM	23.24%
20	20-23-35-126-010	30732 GRAND RIVER AVE	7/29/2022	\$247,500	\$172,616	\$168,674	\$83,883	0.294	\$573,721	\$13.17		COM	48.60%

CITY OF FARMINGTON

LAND FOR 2024: IND LAND

BSA DATABASE		SALES DATA	
Parcel Count	29	# of Sales	22
ECF Nbhd	IND	Sales Ratio	47.23%
Min ECF	1.029	(Land Resid.-Est. Land Value)/Est. LV	37.66%
Max ECF	1.029	% Change	10.00%
Land Table LtoB	23.54%	Projected Land Table LtoB	25.90%
CVT LtoB	24.33%	Sale Sample Size	75.86%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$5.70	\$7.85	\$6.27
MEDIAN	\$5.86	\$8.07	\$6.45
MINIMUM	\$2.46	\$3.39	\$2.71
MAXIMUM	\$10.01	\$13.78	\$11.01

SITE VAL	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$75,735	\$104,255	\$83,309
MEDIAN	\$75,735	\$104,255	\$83,309
MINIMUM	\$17,820	\$24,531	\$19,602
MAXIMUM	\$133,650	\$183,979	\$147,015

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
20	20-23-34-355-009	32840 W 8 MILE RD	10/7/2022	\$1,525,000	\$1,092,500	\$781,937	\$348,532	1.93	\$405,568.98	\$9.31		IND	31.90%
20	20-23-28-451-008	34150 W 9 MILE RD	1/15/2020	\$1,555,000	\$1,326,186	\$548,556	\$303,160	2.54	\$215,966.93	\$4.96		IND	22.86%
20	20-23-34-355-014	32730 W 8 MILE RD	12/6/2021	\$495,000	\$424,491	\$245,172	\$166,764	0.60	\$407,940.10	\$9.37		IND	39.29%
20	20-23-34-355-011	20775 CHESLEY DR	3/30/2021	\$3,000,000	\$2,598,432	\$967,683	\$527,137	2.92	\$331,852.88	\$7.62		IND	20.29%
20	20-23-34-355-016	32722 W 8 MILE RD	10/2/2020	\$555,000	\$544,163	\$193,232	\$166,764	0.60	\$321,517.47	\$7.38		IND	30.65%
20	20-23-34-376-041	32500 W 8 MILE RD	8/28/2020	\$405,000	\$597,296	-\$30,440	\$158,563	0.45	-\$68,404.49	-\$1.57		IND	26.55%
96	96-22-08-177-013	28966 WALL ST	5/24/2021	\$1,970,000	\$1,841,449	\$469,624	\$300,087	2.18	\$215,424	\$4.95		IND	16.30%
K	K -21-03-401-007	30031 RESEARCH DR	1/14/2020	\$860,000	\$812,810	\$194,781	\$129,717	0.97	\$200,805	\$4.61		K IND	15.96%
K	K -21-12-251-009	51740 GRAND RIVER AVE	9/10/2020	\$1,880,000	\$1,727,615	\$483,604	\$315,984	2.79	\$173,335	\$3.98		K IND	18.29%
E	E -17-27-351-012	1145 RIG ST	6/29/2020	\$325,000	\$316,735	\$148,911	\$130,471	0.78	\$190,912	\$4.38		IND	41.19%
96	96-22-07-326-037	28044 CENTER OAKS CT	6/4/2020	\$1,135,000	\$1,123,026	\$248,458	\$209,093	1.519	\$163,567	\$3.75		IND	18.62%
92	92-17-34-176-010	850 LADD RD BLDG E	1/25/2022	\$1,800,000	\$1,785,409	\$353,254	\$313,946	4.29	\$82,344	\$1.89		IND	17.58%
92	92-17-34-176-021	850 LADD RD BLDG A	10/7/2021	\$1,900,000	\$1,904,734	\$255,227	\$221,006	3.02	\$84,512	\$1.94		IND	11.60%
96	96-22-05-276-009	30553 ANDERSEN CT	9/15/2020	\$1,600,000	\$1,611,383	\$573,008	\$471,741	6.728	\$85,168	\$1.96		IND	29.28%
K	K -21-03-401-008	30029 RESEARCH DR	4/24/2020	\$1,050,000	\$1,092,188	\$133,978	\$140,416	1.05	\$127,598	\$2.93		K IND	12.86%
96	96-22-09-102-012	46969 WEST RD	8/13/2020	\$1,301,800	\$1,361,145	\$176,843	\$201,767	1.456	\$121,458	\$2.79		IND	14.82%
L	L -16-25-401-029	2739 E MAPLE RD	1/6/2021	\$425,000	\$445,122	\$173,606	\$180,935	5.69	\$30,511	\$0.70		IND	40.65%
96	96-22-08-100-043	48385 WEST RD	11/24/2020	\$400,000	\$448,582	\$162,630	\$200,482	1.444	\$112,625	\$2.59		IND	44.69%
96	96-22-08-427-014	28525 BECK RD STE 114	5/27/2022	\$336,000	\$300,660	\$85,688	\$50,348	0.064	\$1,338,875	\$30.74		IND	16.75%

CITY OF FARMINGTON

LAND FOR 2024: 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
96	96-22-08-177-007	28800 WALL ST	1/7/2021	\$670,000	\$605,444	\$189,978	\$115,283	0.754	\$251,960	\$5.78		IND	19.04%
96	96-22-09-102-002	46926 MAGELLAN	9/1/2021	\$925,000	\$838,571	\$270,203	\$169,329	1.153	\$234,348	\$5.38		IND	20.19%
E	E -17-13-326-003	4224 MARTIN RD	1/27/2021	\$605,000	\$549,040	\$209,272	\$143,853	0.86	\$243,340	\$5.59		IND	26.20%

CITY OF FARMINGTON

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
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