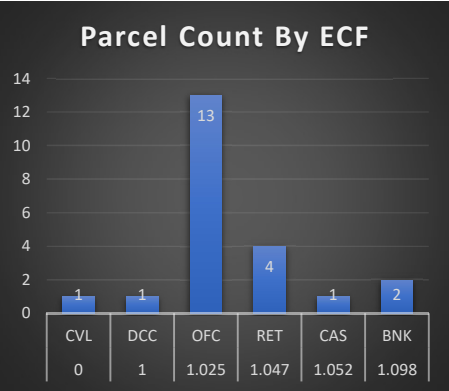


CITY OF HUNTINGTON WOODS

LAND FOR 2024: COM LAND

BSA DATABASE		SALES DATA	
Parcel Count	22	# of Sales	15
ECF Nbhd	RET, CAS, DCC, BNK, CVL, OFC	Sales Ratio	46.73%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	36.08%
Max ECF	1.098	% Change	10.00%
Land Table LtoB	30.14%	Projected Land Table LtoB	33.15%
CVT LtoB	30.14%	Sale Sample Size	68.18%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$13.01	\$17.70	\$14.31
MEDIAN	\$13.41	\$18.25	\$14.75
MINIMUM	\$8.97	\$12.21	\$9.87
MAXIMUM	\$17.12	\$23.30	\$18.83

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
04	04-25-07-454-041	3116 12 MILE RD	11/20/2020	\$850,000	\$860,620	\$157,519	\$153,375	0.35	\$450,054	\$10.33		COM	17.82%
04	04-25-07-454-043	3052 12 MILE RD	7/22/2021	\$1,250,000	\$1,365,959	\$69,599	\$179,668	0.41	\$169,754	\$3.90		COM	13.15%
04	04-25-07-477-030	2734 12 MILE RD	10/26/2022	\$118,000	\$87,528	\$71,872	\$40,897	0.046	\$1,562,435	\$35.87		COM	46.72%
04	04-25-07-477-031	2710 12 MILE RD	8/19/2020	\$400,000	\$349,827	\$136,339	\$82,219	0.147	\$927,476	\$21.29		COM	23.50%
04	04-25-17-103-024	3270 COOLIDGE HWY	6/13/2022	\$420,000	\$530,429	\$9,020	\$116,337	0.104	\$86,731	\$1.99	04-25-17-103-023	COM	21.93%
04	04-25-17-155-001	2790 COOLIDGE HWY	2/25/2022	\$135,000	\$141,246	\$56,397	\$62,643	0.056	\$1,007,089	\$23.12		COM	44.35%
04	04-25-17-382-041	1850 11 MILE RD	11/4/2020	\$295,000	\$261,299	\$92,668	\$56,091	0.128	\$723,969	\$16.62		COM	21.47%
04	04-25-17-382-050	1904 11 MILE RD	2/23/2022	\$130,000	\$143,758	\$46,379	\$50,833	0.116	\$399,819	\$9.18		COM	35.36%
04	04-25-18-205-028	2985 12 MILE RD	5/26/2022	\$500,000	\$499,302	\$70,052	\$69,354	0.124	\$564,935	\$12.97		COM	13.89%
04	04-25-18-205-040	2959 12 MILE RD	12/5/2022	\$484,000	\$377,556	\$181,575	\$72,710	0.13	\$1,396,731	\$32.06		COM	19.26%
04	04-25-18-279-028	2717 COOLIDGE HWY	3/8/2021	\$320,000	\$280,890	\$103,872	\$63,186	0.096	\$1,082,000	\$24.84		COM	22.49%
04	04-25-18-377-032	3650 11 MILE RD	6/29/2022	\$209,000	\$199,006	\$41,568	\$28,249	0.091	\$456,791	\$10.49		IND	14.20%
04	04-25-18-478-010	2998 11 MILE RD	12/16/2020	\$270,000	\$223,106	\$86,871	\$35,732	0.13	\$668,238	\$15.34		COM	16.02%
32	32-25-21-178-014	26311 WOODWARD AVE	12/15/2021	\$600,000	\$435,251	\$335,382	\$167,793	0.225	\$1,490,587	\$34.22		COM	38.55%
32	32-25-21-182-017	26125 WOODWARD AVE	7/14/2021	\$851,700	\$630,709	\$450,576	\$224,229	0.34	\$1,325,224	\$30.42		COM	35.55%

CITY OF HUNTINGTON WOODS

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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