

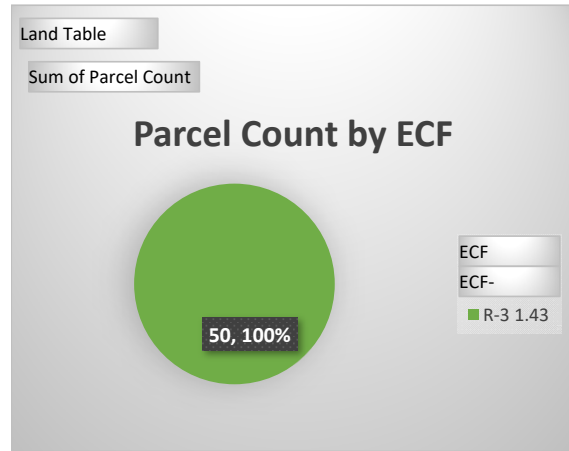
City of Huntington Woods

Land Table R-3

| BSA DATABASE | | SALES DATA | |
|-----------------|--------|---------------------------------------|--------|
| Parcel Count | 50 | # of Sales | 8 |
| ECF Nbhd | R-3 | Sales Ratio | 46.91% |
| Min ECF | 1.430 | (Land Resid.-Est. Land Value)/Est. LV | 22.14% |
| Max ECF | 1.430 | % Change | 20.00% |
| Land Table LtoB | 30.14% | Projected Land Table LtoB | 36.16% |
| CVT LtoB | 43.68% | Sales Sample Size | 16.00% |

Color Key

| |
|----------------------|
| Vacant Sales |
| Demo Sales Or |
| New Build After Sale |



| | OLD RATE | CALC'D RATE | USED RATE |
|----------------|----------|-------------|-----------|
| MEDIAN | \$1,355 | \$1,655 | \$1,626 |
| MINIMUM | \$1,355 | \$1,655 | \$1,626 |
| MAXIMUM | \$1,355 | \$1,655 | \$1,626 |

| 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 |
|------------------|--------------------|-----------|------------|----------------|---------------|-----------------|-------------|--------------|-----------------------|----------------|------------------|
| 32-25-20-226-011 | 10061 W 11 MILE RD | 06/24/21 | \$276,000 | \$240,666 | \$116,634 | \$81,300 | 0.15 | \$777,560 | | Land Table R-3 | 33.78% |
| 32-25-20-105-006 | 13129 W 11 MILE RD | 03/25/22 | \$274,000 | \$242,294 | \$99,456 | \$67,750 | 0.13 | \$795,648 | | Land Table R-3 | 27.96% |
| 32-25-20-226-015 | 10013 W 11 MILE RD | 10/08/21 | \$285,000 | \$257,657 | \$95,093 | \$67,750 | 0.13 | \$760,744 | | Land Table R-3 | 26.29% |
| 32-25-20-105-005 | 13135 W 11 MILE RD | 05/27/22 | \$265,000 | \$241,501 | \$91,249 | \$67,750 | 0.13 | \$729,992 | | Land Table R-3 | 28.05% |
| 32-25-20-205-005 | 10475 W 11 MILE RD | 05/21/21 | \$270,000 | \$250,107 | \$101,193 | \$81,300 | 0.15 | \$674,620 | | Land Table R-3 | 32.51% |
| 32-25-21-102-004 | 8811 W 11 MILE RD | 09/03/21 | \$258,000 | \$255,195 | \$84,477 | \$81,672 | 0.15 | \$555,770 | | Land Table R-3 | 32.00% |
| 32-25-20-205-006 | 10467 W 11 MILE RD | 10/28/22 | \$220,000 | \$220,849 | \$72,321 | \$73,170 | 0.14 | \$535,711 | | Land Table R-3 | 33.13% |
| 32-25-20-105-008 | 13121 W 11 MILE RD | 12/22/21 | \$260,000 | \$269,466 | \$58,284 | \$67,750 | 0.13 | \$466,272 | | Land Table R-3 | 25.14% |

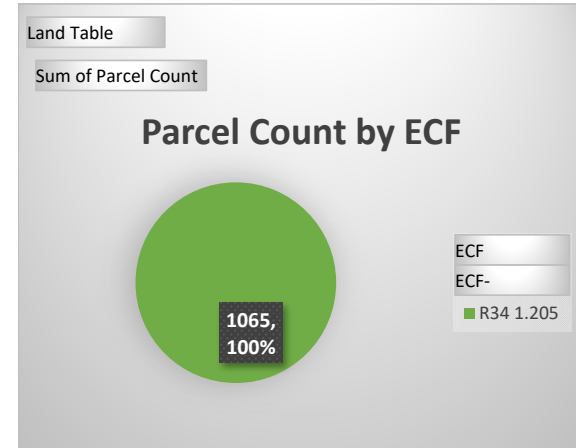
City of Huntington Woods

Land Table R34

| BSA DATABASE | | SALES DATA | |
|-----------------|--------|---------------------------------------|--------|
| Parcel Count | 1065 | # of Sales | 101 |
| ECF Nbhd | R34 | Sales Ratio | 48.10% |
| Min ECF | 1.205 | (Land Resid.-Est. Land Value)/Est. LV | 8.43% |
| Max ECF | 1.205 | % Change | 0.00% |
| Land Table LtoB | 48.42% | Projected Land Table LtoB | 48.42% |
| CVT LtoB | 43.68% | Sales Sample Size | 9.48% |

Color Key

| |
|----------------------|
| Vacant Sales |
| Demo Sales Or |
| New Build After Sale |



| | OLD RATE | CALC'D RATE | USED RATE |
|----------------|----------|-------------|-----------|
| MEDIAN | \$2,897 | \$3,141 | \$2,897 |
| MINIMUM | \$1,931 | \$2,094 | \$1,931 |
| MAXIMUM | \$3,863 | \$4,189 | \$3,863 |

| 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 |
|------------------|----------------------|-----------|------------|----------------|---------------|-----------------|-------------|--------------|-----------------------|----------------|------------------|
| 32-25-20-131-003 | 12745 LASALLE LN | 06/30/21 | \$751,000 | \$477,224 | \$515,201 | \$241,425 | 0.22 | \$2,396,284 | | Land Table R34 | 50.59% |
| 32-25-20-276-022 | 10096 HART AVE | 06/27/22 | \$420,000 | \$293,773 | \$280,747 | \$154,520 | 0.12 | \$2,441,278 | | Land Table R34 | 52.60% |
| 32-25-21-101-038 | 26810 WYOMING RD | 04/14/22 | \$755,000 | \$551,699 | \$411,468 | \$208,167 | 0.17 | \$2,493,745 | | Land Table R34 | 37.73% |
| 32-25-20-208-027 | 10444 TALBOT AVE | 04/25/22 | \$456,000 | \$342,991 | \$306,159 | \$193,150 | 0.14 | \$2,140,972 | | Land Table R34 | 56.31% |
| 32-25-20-227-010 | 10045 KINGSTON AVE | 04/15/21 | \$550,000 | \$415,726 | \$327,424 | \$193,150 | 0.14 | \$2,289,678 | | Land Table R34 | 46.46% |
| 32-25-20-252-011 | 10751 HART AVE | 06/02/21 | \$560,000 | \$449,756 | \$303,394 | \$193,150 | 0.14 | \$2,121,636 | | Land Table R34 | 42.95% |
| 32-25-20-260-014 | 5841 MEADOWCREST BLV | 06/18/22 | \$415,000 | \$334,679 | \$273,471 | \$193,150 | 0.14 | \$1,912,385 | | Land Table R34 | 57.71% |
| 32-25-20-277-007 | 10089 HART AVE | 12/14/22 | \$410,000 | \$331,194 | \$233,326 | \$154,520 | 0.12 | \$2,028,922 | | Land Table R34 | 46.66% |
| 32-25-20-279-003 | 10135 ELGIN AVE | 05/25/21 | \$416,000 | \$341,100 | \$268,050 | \$193,150 | 0.14 | \$1,874,476 | | Land Table R34 | 56.63% |
| 32-25-20-201-021 | 10804 KINGSTON AVE | 12/19/22 | \$525,000 | \$437,141 | \$281,009 | \$193,150 | 0.14 | \$1,965,098 | | Land Table R34 | 44.18% |
| 32-25-20-403-024 | 10764 LUDLOW AVE | 04/14/21 | \$403,000 | \$338,366 | \$257,784 | \$193,150 | 0.14 | \$1,802,685 | | Land Table R34 | 57.08% |
| 32-25-20-202-018 | 10854 LASALLE BLVD | 07/26/22 | \$413,500 | \$347,208 | \$259,442 | \$193,150 | 0.14 | \$1,814,280 | | Land Table R34 | 55.63% |
| 32-25-20-404-013 | 10435 VERNON AVE | 07/12/22 | \$425,000 | \$362,920 | \$255,230 | \$193,150 | 0.14 | \$1,784,825 | | Land Table R34 | 53.22% |
| 32-25-20-258-002 | 10555 NADINE AVE | 05/27/22 | \$415,000 | \$354,834 | \$253,316 | \$193,150 | 0.14 | \$1,771,441 | | Land Table R34 | 54.43% |
| 32-25-20-276-013 | 10035 TALBOT AVE | 06/30/22 | \$423,000 | \$362,048 | \$254,102 | \$193,150 | 0.14 | \$1,776,937 | | Land Table R34 | 53.35% |
| 32-25-20-251-022 | 10810 HART AVE | 08/08/22 | \$399,900 | \$342,399 | \$231,336 | \$173,835 | 0.13 | \$1,793,302 | | Land Table R34 | 50.77% |
| 32-25-20-132-004 | 12739 BORGMAN AVE | 10/20/22 | \$453,000 | \$390,836 | \$293,934 | \$231,770 | 0.20 | \$1,462,358 | | Land Table R34 | 59.30% |
| 32-25-20-203-033 | 10845 LASALLE BLVD | 10/14/21 | \$917,000 | \$792,030 | \$318,120 | \$193,150 | 0.14 | \$2,224,615 | | Land Table R34 | 24.39% |
| 32-25-20-404-017 | 10554 LUDLOW AVE | 06/28/21 | \$960,000 | \$833,389 | \$368,036 | \$241,425 | 0.22 | \$1,711,795 | | Land Table R34 | 28.97% |
| 32-25-20-202-002 | 10855 KINGSTON AVE | 10/27/22 | \$425,000 | \$370,591 | \$247,559 | \$193,150 | 0.14 | \$1,731,182 | | Land Table R34 | 52.12% |
| 32-25-20-256-033 | 10515 TALBOT AVE | 07/09/21 | \$875,000 | \$766,125 | \$302,025 | \$193,150 | 0.14 | \$2,112,063 | | Land Table R34 | 25.21% |
| 32-25-20-257-004 | 10529 HART AVE | 06/29/22 | \$470,000 | \$413,448 | \$211,072 | \$154,520 | 0.12 | \$1,835,409 | | Land Table R34 | 37.37% |
| 32-25-20-207-019 | 10524 BORGMAN AVE | 07/29/22 | \$439,900 | \$389,901 | \$243,149 | \$193,150 | 0.14 | \$1,700,343 | | Land Table R34 | 49.54% |
| 32-25-20-204-004 | 10835 BORGMAN AVE | 11/10/22 | \$520,000 | \$462,531 | \$250,619 | \$193,150 | 0.14 | \$1,752,580 | | Land Table R34 | 41.76% |
| 32-25-20-253-013 | 10735 NADINE AVE | 12/09/22 | \$370,000 | \$330,052 | \$233,098 | \$193,150 | 0.14 | \$1,630,056 | | Land Table R34 | 58.52% |
| 32-25-20-403-029 | 10714 LUDLOW AVE | 02/05/21 | \$456,000 | \$408,128 | \$241,022 | \$193,150 | 0.14 | \$1,685,469 | | Land Table R34 | 47.33% |
| 32-25-20-202-032 | 10805 KINGSTON AVE | 06/17/22 | \$340,000 | \$305,695 | \$227,455 | \$193,150 | 0.14 | \$1,590,594 | | Land Table R34 | 63.18% |

City of Huntington Woods

Land Table R34

| | | | | | | | | | | |
|------------------|--------------------|----------|-----------|-----------|------------|-----------|------|---------------|----------------|--------|
| 32-25-20-257-003 | 10541 HART AVE | 03/04/22 | \$255,000 | \$288,157 | \$121,363 | \$154,520 | 0.12 | \$1,055,330 | Land Table R34 | 53.62% |
| 32-25-20-206-031 | 10424 LASALLE BLVD | 05/07/21 | \$315,000 | \$356,383 | \$151,767 | \$193,150 | 0.14 | \$1,061,308 | Land Table R34 | 54.20% |
| 32-25-20-207-021 | 10504 BORGMAN AVE | 11/02/21 | \$320,000 | \$363,306 | \$149,844 | \$193,150 | 0.14 | \$1,047,860 | Land Table R34 | 53.16% |
| 32-25-20-206-001 | 10565 KINGSTON AVE | 10/27/21 | \$310,000 | \$354,592 | \$148,558 | \$193,150 | 0.14 | \$1,038,867 | Land Table R34 | 54.47% |
| 32-25-20-254-017 | 10824 LINCOLN DR | 06/25/21 | \$302,500 | \$350,794 | \$144,856 | \$193,150 | 0.14 | \$1,012,979 | Land Table R34 | 55.06% |
| 32-25-20-254-014 | 10854 LINCOLN DR | 09/16/22 | \$270,000 | \$317,177 | \$145,973 | \$193,150 | 0.14 | \$1,020,790 | Land Table R34 | 60.90% |
| 32-25-20-427-019 | 10104 LUDLOW AVE | 09/08/22 | \$350,000 | \$412,143 | \$179,282 | \$241,425 | 0.22 | \$833,870 | Land Table R34 | 58.58% |
| 32-25-20-257-031 | 10414 NADINE AVE | 07/14/21 | \$270,000 | \$338,607 | \$124,543 | \$193,150 | 0.14 | \$870,930 | Land Table R34 | 57.04% |
| 32-25-20-276-023 | 10088 HART AVE | 10/13/21 | \$220,000 | \$283,786 | \$90,734 | \$154,520 | 0.12 | \$788,991 | Land Table R34 | 54.45% |
| 32-25-20-208-014 | 10415 BORGMAN AVE | 07/15/22 | \$250,000 | \$322,561 | \$128,315 | \$200,876 | 0.15 | \$861,174 | Land Table R34 | 62.28% |
| 32-25-20-207-029 | 10404 BORGMAN AVE | 08/19/22 | \$250,000 | \$334,407 | \$108,743 | \$193,150 | 0.14 | \$760,441 | Land Table R34 | 57.76% |
| 32-25-20-402-006 | 10504 VERNON AVE | 07/14/22 | \$300,000 | \$401,338 | \$140,087 | \$241,425 | 0.22 | \$651,567 | Land Table R34 | 60.16% |
| 32-25-20-228-007 | 10095 LASALLE BLVD | 05/31/22 | \$613,000 | \$856,038 | (\$49,888) | \$193,150 | 0.14 | (\$348,867) | Land Table R34 | 22.56% |
| 32-25-20-253-029 | 10734 ELGIN AVE | 09/20/22 | \$230,000 | \$321,355 | \$101,795 | \$193,150 | 0.14 | \$711,853 | Land Table R34 | 60.10% |
| 32-25-20-227-032 | 10135 KINGSTON AVE | 03/13/20 | \$215,000 | | | | 0.17 | (\$2,262,355) | Land Table R34 | 27.73% |
| 32-25-20-251-034 | 10758 HART AVE | Lea | \$165,000 | | | | 0.12 | (\$3,506,722) | Land Table R34 | 21.38% |
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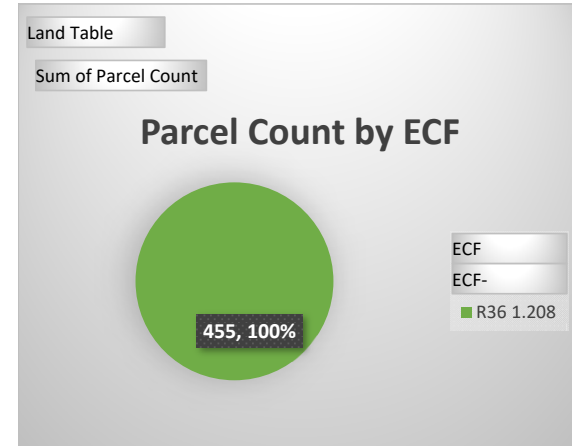
City of Huntington Woods

Land Table R36

| BSA DATABASE | | SALES DATA | |
|-----------------|--------|---------------------------------------|--------|
| Parcel Count | 455 | # of Sales | 23 |
| ECF Nbhd | R36 | Sales Ratio | 45.25% |
| Min ECF | 1.208 | (Land Resid.-Est. Land Value)/Est. LV | 23.60% |
| Max ECF | 1.208 | % Change | 5.00% |
| Land Table LtoB | 43.12% | Projected Land Table LtoB | 45.28% |
| CVT LtoB | 43.68% | Sales Sample Size | 5.05% |

Color Key

| |
|----------------------|
| Vacant Sales |
| Demo Sales Or |
| New Build After Sale |



| | OLD RATE | CALC'D RATE | USED RATE |
|----------------|----------|-------------|-----------|
| MEDIAN | \$3,634 | \$4,492 | \$3,816 |
| MINIMUM | \$2,422 | \$2,994 | \$2,543 |
| MAXIMUM | \$4,846 | \$5,990 | \$5,088 |

| 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 |
|------------------|---------------------|-----------|-------------|----------------|---------------|-----------------|-------------|--------------|-----------------------|----------------|------------------|
| 32-25-21-156-004 | 26084 HENDRIE BLVD | 07/06/22 | \$1,050,000 | \$800,168 | \$549,376 | \$299,544 | 0.22 | \$2,508,566 | | Land Table R36 | 37.44% |
| 32-25-21-154-003 | 26088 HUNTINGTON RD | 06/29/22 | \$1,275,000 | \$1,001,383 | \$759,931 | \$486,314 | 0.46 | \$1,655,623 | | Land Table R36 | 48.56% |
| 32-25-21-305-017 | 25857 CONCORD RD | 10/06/21 | \$650,000 | \$515,828 | \$373,138 | \$238,966 | 0.17 | \$2,234,359 | | Land Table R36 | 46.33% |
| 32-25-21-176-010 | 26387 DUNDEE RD | 06/23/21 | \$960,000 | \$790,471 | \$403,613 | \$234,084 | 0.16 | \$2,506,913 | | Land Table R36 | 29.61% |
| 32-25-21-333-012 | 25474 WAREHAM DR | 02/16/22 | \$680,000 | \$570,372 | \$332,721 | \$223,093 | 0.15 | \$2,160,526 | | Land Table R36 | 39.11% |
| 32-25-21-103-010 | 26888 YORK RD | 05/31/22 | \$500,000 | \$420,932 | \$335,571 | \$256,503 | 0.19 | \$1,784,952 | | Land Table R36 | 60.94% |
| 32-25-21-151-007 | 26573 DUNDEE RD | 08/20/21 | \$830,000 | \$708,697 | \$364,982 | \$243,679 | 0.17 | \$2,159,657 | | Land Table R36 | 34.38% |
| 32-25-21-303-004 | 8808 HUNTINGTON RD | 05/05/22 | \$915,000 | \$781,524 | \$492,967 | \$359,491 | 0.27 | \$1,825,804 | | Land Table R36 | 46.00% |
| 32-25-21-305-020 | 25812 SALEM RD | 04/08/21 | \$690,000 | \$599,341 | \$424,886 | \$334,227 | 0.23 | \$1,839,333 | | Land Table R36 | 55.77% |
| 32-25-21-127-002 | 26764 YORK RD | 04/21/22 | \$692,000 | \$604,384 | \$360,527 | \$272,911 | 0.22 | \$1,661,415 | | Land Table R36 | 45.16% |
| 32-25-21-176-014 | 26335 DUNDEE RD | 06/02/21 | \$735,000 | \$653,634 | \$315,450 | \$234,084 | 0.16 | \$1,959,317 | | Land Table R36 | 35.81% |
| 32-25-21-127-014 | 26620 YORK RD | 04/11/22 | \$525,000 | \$471,604 | \$291,282 | \$237,886 | 0.17 | \$1,765,345 | | Land Table R36 | 50.44% |
| 32-25-21-127-007 | 26702 YORK RD | 11/22/21 | \$459,900 | \$416,006 | \$292,135 | \$248,241 | 0.18 | \$1,632,039 | | Land Table R36 | 59.67% |
| 32-25-21-157-012 | 26031 CONCORD RD | 06/14/21 | \$667,000 | \$612,476 | \$347,786 | \$293,262 | 0.23 | \$1,525,377 | | Land Table R36 | 47.88% |
| 32-25-21-181-015 | 26117 YORK RD | 07/27/21 | \$525,000 | \$482,341 | \$276,743 | \$234,084 | 0.16 | \$1,718,901 | | Land Table R36 | 48.53% |
| 32-25-21-103-008 | 26912 YORK RD | 03/02/22 | \$1,000,000 | \$955,968 | \$503,815 | \$459,783 | 0.42 | \$1,205,299 | | Land Table R36 | 48.10% |
| 32-25-21-304-012 | 25905 SALEM RD | 08/19/21 | \$630,000 | \$610,261 | \$264,370 | \$244,631 | 0.18 | \$1,502,102 | | Land Table R36 | 40.09% |
| 32-25-21-107-001 | 26460 HUNTINGTON RD | 04/27/22 | \$1,384,000 | \$1,345,011 | \$576,724 | \$537,735 | 0.53 | \$1,086,109 | | Land Table R36 | 39.98% |
| 32-25-21-329-010 | 8128 HENDRIE BLVD | 09/17/21 | \$677,500 | \$677,226 | \$348,542 | \$348,268 | 0.25 | \$1,372,213 | | Land Table R36 | 51.43% |
| 32-25-21-326-022 | 25841 PEMBROKE RD | 08/23/21 | \$850,000 | \$862,153 | \$329,284 | \$341,437 | 0.23 | \$1,444,228 | | Land Table R36 | 39.60% |
| 32-25-21-156-009 | 26319 PEMBROKE RD | 08/25/22 | \$480,000 | \$516,444 | \$229,584 | \$266,028 | 0.20 | \$1,125,412 | | Land Table R36 | 51.51% |
| 32-25-21-302-001 | 8725 HUNTINGTON RD | 09/30/22 | \$725,000 | \$781,928 | \$319,991 | \$376,919 | 0.28 | \$1,155,202 | | Land Table R36 | 48.20% |
| 32-25-21-104-008 | 26668 HUNTINGTON RD | 08/03/21 | \$650,000 | \$705,335 | \$235,425 | \$290,760 | 0.21 | \$1,137,319 | | Land Table R36 | 41.22% |

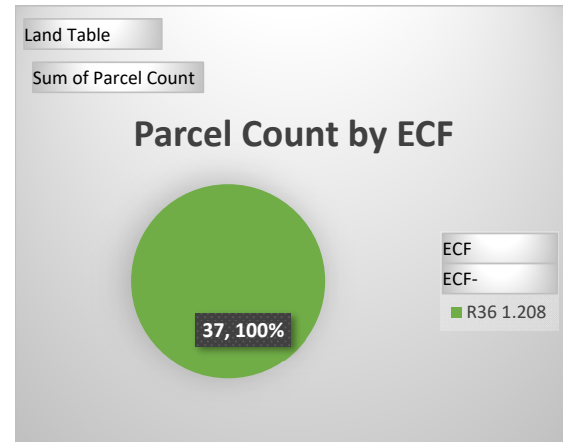
City of Huntington Woods

Land Table R37

| BSA DATABASE | | SALES DATA | |
|-----------------|--------|---------------------------------------|--------|
| Parcel Count | 37 | # of Sales | 3 |
| ECF Nbhd | R36 | Sales Ratio | 47.01% |
| Min ECF | 1.208 | (Land Resid.-Est. Land Value)/Est. LV | 13.34% |
| Max ECF | 1.208 | % Change | 5.00% |
| Land Table LtoB | 40.40% | Projected Land Table LtoB | 42.42% |
| CVT LtoB | 43.68% | Sales Sample Size | 8.11% |

Color Key

| |
|----------------------|
| Vacant Sales |
| Demo Sales Or |
| New Build After Sale |



| | OLD RATE | CALC'D RATE | USED RATE |
|---------|----------|-------------|-----------|
| MEDIAN | \$2,538 | \$2,876 | \$2,665 |
| MINIMUM | \$1,692 | \$1,918 | \$1,777 |
| MAXIMUM | \$3,383 | \$3,834 | \$3,552 |

| 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 |
|------------------|--------------------|-----------|------------|----------------|---------------|-----------------|-------------|--------------|-----------------------|----------------|------------------|
| 32-25-21-328-017 | 8366 HUNTINGTON RD | 10/20/21 | \$405,000 | \$350,947 | \$223,203 | \$169,150 | 0.16 | \$1,395,019 | | Land Table R37 | 48.20% |
| 32-25-21-332-011 | 8074 HUNTINGTON RD | 09/23/22 | \$635,000 | \$577,890 | \$296,766 | \$239,656 | 0.30 | \$985,934 | | Land Table R37 | 41.47% |
| 32-25-21-303-027 | 8528 HUNTINGTON RD | 04/26/22 | \$440,000 | \$462,807 | \$230,923 | \$253,730 | 0.25 | \$912,739 | | Land Table R37 | 54.82% |

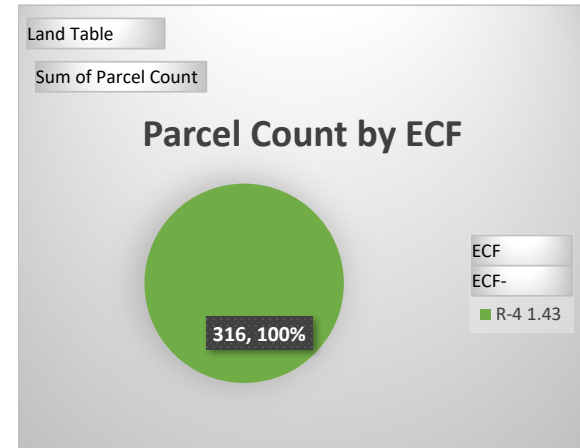
City of Huntington Woods

Land Table R-4

| BSA DATABASE | | SALES DATA | |
|-----------------|--------|---------------------------------------|--------|
| Parcel Count | 316 | # of Sales | 22 |
| ECF Nbhd | R-4 | Sales Ratio | 45.59% |
| Min ECF | 1.430 | (Land Resid.-Est. Land Value)/Est. LV | 26.86% |
| Max ECF | 1.430 | % Change | 20.00% |
| Land Table LtoB | 36.04% | Projected Land Table LtoB | 43.25% |
| CVT LtoB | 43.68% | Sales Sample Size | 6.96% |

Color Key

| |
|----------------------|
| Vacant Sales |
| Demo Sales Or |
| New Build After Sale |



| | OLD RATE | CALC'D RATE | USED RATE |
|----------------|----------|-------------|-----------|
| MEDIAN | \$1,743 | \$2,211 | \$2,091 |
| MINIMUM | \$1,162 | \$1,474 | \$1,394 |
| MAXIMUM | \$2,323 | \$2,947 | \$2,788 |

| 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 |
|------------------|--------------------|-----------|------------|----------------|---------------|-----------------|-------------|--------------|-----------------------|----------------|------------------|
| 32-25-20-156-017 | 13126 HART AVE | 07/01/21 | \$440,000 | \$309,435 | \$238,027 | \$107,462 | 0.12 | \$1,935,179 | | Land Table R-4 | 34.73% |
| 32-25-20-157-008 | 13111 HART AVE | 08/16/21 | \$415,000 | \$303,622 | \$218,840 | \$107,462 | 0.12 | \$1,779,187 | | Land Table R-4 | 35.39% |
| 32-25-20-154-004 | 26035 ALLOR AVE | 08/17/22 | \$350,000 | \$286,476 | \$178,108 | \$114,584 | 0.15 | \$1,228,331 | | Land Table R-4 | 40.00% |
| 32-25-20-155-009 | 26021 BERKLEY AVE | 08/31/22 | \$410,000 | \$344,010 | \$189,178 | \$123,188 | 0.16 | \$1,220,503 | | Land Table R-4 | 35.81% |
| 32-25-20-103-003 | 13349 LASALLE BLVD | 04/01/22 | \$375,000 | \$317,611 | \$195,781 | \$138,392 | 0.18 | \$1,093,749 | | Land Table R-4 | 43.57% |
| 32-25-20-156-012 | 13150 HART AVE | 04/30/21 | \$385,000 | \$336,790 | \$162,829 | \$114,619 | 0.13 | \$1,242,969 | | Land Table R-4 | 34.03% |
| 32-25-20-103-014 | 13342 BORGMAN AVE | 10/27/21 | \$440,000 | \$386,872 | \$198,778 | \$145,650 | 0.19 | \$1,057,330 | | Land Table R-4 | 37.65% |
| 32-25-20-104-003 | 13349 BORGMAN AVE | 04/05/21 | \$465,000 | \$409,641 | \$187,610 | \$132,251 | 0.17 | \$1,097,135 | | Land Table R-4 | 32.28% |
| 32-25-20-151-020 | 13310 HART AVE | 09/17/21 | \$348,000 | \$317,163 | \$159,792 | \$128,955 | 0.15 | \$1,087,020 | | Land Table R-4 | 40.66% |
| 32-25-20-155-005 | 26012 ALLOR AVE | 05/05/21 | \$450,000 | \$411,206 | \$155,853 | \$117,059 | 0.15 | \$1,060,224 | | Land Table R-4 | 28.47% |
| 32-25-20-151-008 | 13315 TALBOT AVE | 07/20/21 | \$385,000 | \$357,503 | \$124,731 | \$97,234 | 0.11 | \$1,113,670 | | Land Table R-4 | 27.20% |
| 32-25-20-151-012 | 13346 HART AVE | 08/10/21 | \$327,000 | \$303,768 | \$141,579 | \$118,347 | 0.14 | \$1,048,733 | | Land Table R-4 | 38.96% |
| 32-25-20-159-006 | 13135 ELGIN AVE | 03/26/21 | \$378,000 | \$352,466 | \$150,631 | \$125,097 | 0.17 | \$907,416 | | Land Table R-4 | 35.49% |
| 32-25-20-104-013 | 13348 TALBOT AVE | 04/29/22 | \$390,000 | \$364,932 | \$164,731 | \$139,663 | 0.18 | \$915,172 | | Land Table R-4 | 38.27% |
| 32-25-20-160-002 | 13147 LINCOLN DR | 07/16/21 | \$365,000 | \$342,740 | \$178,092 | \$155,832 | 0.21 | \$860,348 | | Land Table R-4 | 45.47% |
| 32-25-20-104-009 | 13309 BORGMAN AVE | 09/23/22 | \$350,000 | \$336,427 | \$138,590 | \$125,017 | 0.16 | \$860,807 | | Land Table R-4 | 37.16% |
| 32-25-20-107-014 | 13142 BORGMAN AVE | 07/15/21 | \$358,000 | \$352,871 | \$150,779 | \$145,650 | 0.19 | \$802,016 | | Land Table R-4 | 41.28% |
| 32-25-20-104-017 | 13322 TALBOT AVE | 11/10/21 | \$369,000 | \$371,887 | \$143,333 | \$146,220 | 0.19 | \$758,376 | | Land Table R-4 | 39.32% |
| 32-25-20-160-006 | 13117 LINCOLN DR | 03/22/21 | \$384,500 | \$387,843 | \$131,711 | \$135,054 | 0.16 | \$818,081 | | Land Table R-4 | 34.82% |
| 32-25-20-106-004 | 13143 KINGSTON AVE | 02/04/21 | \$407,100 | \$412,775 | \$139,975 | \$145,650 | 0.19 | \$744,548 | | Land Table R-4 | 35.29% |
| 32-25-20-157-002 | 13155 HART AVE | 05/17/21 | \$565,600 | \$576,533 | \$139,514 | \$150,447 | 0.20 | \$708,193 | | Land Table R-4 | 26.10% |
| 32-25-20-156-002 | 13151 TALBOT AVE | 01/19/21 | \$330,000 | \$338,010 | \$132,498 | \$140,508 | 0.17 | \$761,483 | | Land Table R-4 | 41.57% |

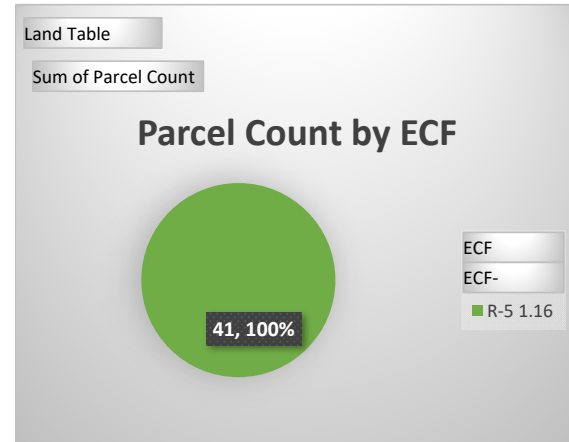
City of Huntington Woods

Land Table R-5

| BSA DATABASE | | SALES DATA | |
|-----------------|--------|---------------------------------------|--------|
| Parcel Count | 41 | # of Sales | 3 |
| ECF Nbhd | R-5 | Sales Ratio | 41.08% |
| Min ECF | 1.160 | (Land Resid.-Est. Land Value)/Est. LV | 81.07% |
| Max ECF | 1.160 | % Change | 20.00% |
| Land Table LtoB | 31.61% | Projected Land Table LtoB | 37.93% |
| CVT LtoB | 43.68% | Sales Sample Size | 7.32% |

Color Key

| |
|----------------------|
| Vacant Sales |
| Demo Sales Or |
| New Build After Sale |



| | OLD RATE | CALC'D RATE | USED RATE |
|---------|----------|-------------|-----------|
| MEDIAN | \$1,526 | \$2,763 | \$1,831 |
| MINIMUM | \$1,526 | \$2,763 | \$1,831 |
| MAXIMUM | \$1,526 | \$2,763 | \$1,831 |

| 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 |
|------------------|-------------------|-----------|-------------|----------------|---------------|-----------------|-------------|--------------|-----------------------|----------------|------------------|
| 32-25-20-127-007 | 12944 BORGMAN AVE | 06/27/22 | \$1,200,000 | \$780,273 | \$663,692 | \$243,965 | 0.76 | \$876,740 | | Land Table R-5 | 31.27% |
| 32-25-20-128-005 | 12787 BORGMAN AVE | 06/09/22 | \$562,000 | \$619,175 | \$192,337 | \$249,512 | 0.80 | \$241,629 | | Land Table R-5 | 40.30% |
| 32-25-20-176-003 | 12927 TALBOT LN | 12/30/21 | \$1,610,000 | \$1,371,136 | \$487,279 | \$248,415 | 0.79 | \$619,948 | | Land Table R-5 | 18.12% |

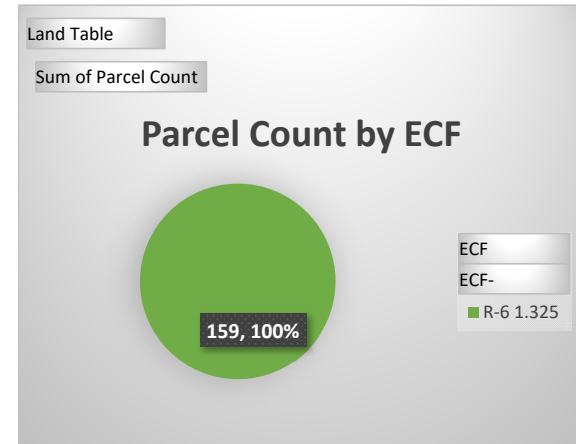
City of Huntington Woods

Land Table R-6

| BSA DATABASE | | SALES DATA | |
|-----------------|--------|---------------------------------------|--------|
| Parcel Count | 159 | # of Sales | 17 |
| ECF Nbhd | R-6 | Sales Ratio | 46.35% |
| Min ECF | 1.325 | (Land Resid.-Est. Land Value)/Est. LV | 18.30% |
| Max ECF | 1.325 | % Change | 9.00% |
| Land Table LtoB | 39.77% | Projected Land Table LtoB | 43.35% |
| CVT LtoB | 43.68% | Sales Sample Size | 10.69% |

Color Key

| |
|----------------------|
| Vacant Sales |
| Demo Sales Or |
| New Build After Sale |



| | OLD RATE | CALC'D RATE | USED RATE |
|----------------|----------|-------------|-----------|
| MEDIAN | \$2,181 | \$2,580 | \$2,377 |
| MINIMUM | \$1,454 | \$1,720 | \$1,585 |
| MAXIMUM | \$2,907 | \$3,439 | \$3,169 |

| 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 |
|------------------|----------------------|-----------|------------|----------------|---------------|-----------------|-------------|--------------|-----------------------|----------------|------------------|
| 32-25-20-307-018 | 13344 BALFOUR AVE | 05/19/22 | \$672,500 | \$526,950 | \$330,148 | \$184,598 | 0.20 | \$1,650,740 | | Land Table R-6 | 35.03% |
| 32-25-20-353-003 | 13365 WINCHESTER AVE | 08/29/22 | \$429,900 | \$344,855 | \$230,395 | \$145,350 | 0.15 | \$1,546,275 | | Land Table R-6 | 42.15% |
| 32-25-20-307-019 | 13340 BALFOUR AVE | 05/03/22 | \$350,000 | \$293,333 | \$172,947 | \$116,280 | 0.12 | \$1,453,336 | | Land Table R-6 | 39.64% |
| 32-25-20-353-009 | 13329 WINCHESTER AVE | 08/31/21 | \$355,000 | \$301,561 | \$169,719 | \$116,280 | 0.12 | \$1,426,210 | | Land Table R-6 | 38.56% |
| 32-25-20-353-017 | 13364 VICTORIA AVE | 10/27/21 | \$385,000 | \$338,894 | \$205,991 | \$159,885 | 0.16 | \$1,256,043 | | Land Table R-6 | 47.18% |
| 32-25-20-351-012 | 13301 BALFOUR AVE | 08/18/21 | \$425,000 | \$376,539 | \$219,793 | \$171,332 | 0.18 | \$1,248,824 | | Land Table R-6 | 45.50% |
| 32-25-20-353-026 | 13316 VICTORIA AVE | 05/19/22 | \$400,000 | \$355,158 | \$240,025 | \$195,183 | 0.22 | \$1,081,194 | | Land Table R-6 | 54.96% |
| 32-25-20-307-024 | 13308 BALFOUR AVE | 08/09/22 | \$380,000 | \$338,275 | \$156,784 | \$115,059 | 0.12 | \$1,328,678 | | Land Table R-6 | 34.01% |
| 32-25-20-351-020 | 13332 WINCHESTER AVE | 06/25/21 | \$365,000 | \$326,391 | \$157,796 | \$119,187 | 0.12 | \$1,293,410 | | Land Table R-6 | 36.52% |
| 32-25-20-351-010 | 13313 BALFOUR AVE | 07/21/21 | \$625,000 | \$562,132 | \$247,219 | \$184,351 | 0.20 | \$1,242,307 | | Land Table R-6 | 32.79% |
| 32-25-20-307-016 | 13356 BALFOUR AVE | 11/03/21 | \$265,000 | \$255,946 | \$154,404 | \$145,350 | 0.15 | \$1,036,268 | | Land Table R-6 | 56.79% |
| 32-25-20-305-014 | 13370 LUDLOW AVE | 10/14/22 | \$517,000 | \$500,375 | \$254,050 | \$237,425 | 0.30 | \$838,449 | | Land Table R-6 | 47.45% |
| 32-25-20-353-027 | 13308 VICTORIA AVE | 06/01/21 | \$434,850 | \$439,472 | \$154,216 | \$158,838 | 0.16 | \$946,110 | | Land Table R-6 | 36.14% |
| 32-25-20-303-013 | 13354 SHERWOOD DR | 03/18/21 | \$386,500 | \$412,811 | \$119,039 | \$145,350 | 0.15 | \$798,919 | | Land Table R-6 | 35.21% |
| 32-25-20-301-008 | 13317 LINCOLN DR | 07/12/21 | \$315,000 | \$343,918 | \$189,880 | \$218,798 | 0.28 | \$687,971 | | Land Table R-6 | 63.62% |
| 32-25-20-355-001 | 13369 VICTORIA AVE | 04/19/22 | \$260,000 | \$297,778 | \$125,153 | \$162,931 | 0.17 | \$736,194 | | Land Table R-6 | 54.72% |
| 32-25-20-353-001 | 13369 WINCHESTER AVE | 08/09/21 | \$295,000 | \$345,622 | \$109,263 | \$159,885 | 0.16 | \$666,238 | | Land Table R-6 | 46.26% |

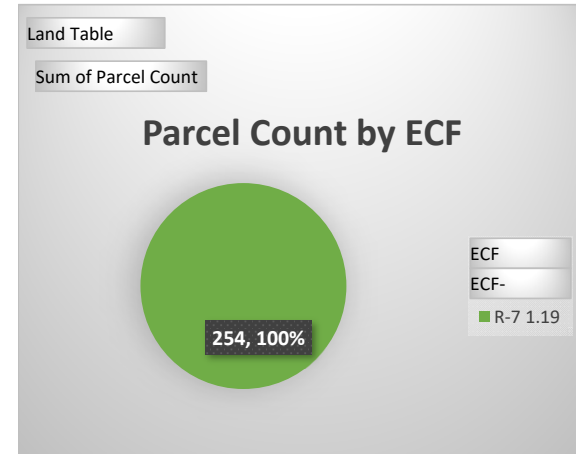
City of Huntington Woods

Land Table R-7

| BSA DATABASE | | SALES DATA | |
|-----------------|--------|---------------------------------------|--------|
| Parcel Count | 254 | # of Sales | 17 |
| ECF Nbhd | R-7 | Sales Ratio | 46.21% |
| Min ECF | 1.190 | (Land Resid.-Est. Land Value)/Est. LV | 18.01% |
| Max ECF | 1.190 | % Change | 0.00% |
| Land Table LtoB | 44.56% | Projected Land Table LtoB | 44.56% |
| CVT LtoB | 43.68% | Sales Sample Size | 6.69% |

Color Key

| |
|----------------------|
| Vacant Sales |
| Demo Sales Or |
| New Build After Sale |



| | OLD RATE | CALC'D RATE | USED RATE |
|---------|----------|-------------|-----------|
| MEDIAN | \$2,746 | \$3,240 | \$2,746 |
| MINIMUM | \$1,830 | \$2,160 | \$1,830 |
| MAXIMUM | \$3,661 | \$4,320 | \$3,661 |

| 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 |
|------------------|----------------------|-----------|------------|----------------|---------------|-----------------|-------------|--------------|-----------------------|----------------|------------------|
| 32-25-20-352-005 | 13137 BALFOUR AVE | 06/30/22 | \$526,000 | \$408,962 | \$338,968 | \$221,930 | 0.18 | \$1,872,751 | | Land Table R-7 | 54.27% |
| 32-25-20-308-020 | 13108 BALFOUR AVE | 08/26/22 | \$685,000 | \$534,243 | \$378,030 | \$227,273 | 0.19 | \$1,979,215 | | Land Table R-7 | 42.54% |
| 32-25-20-352-001 | 13157 BALFOUR AVE | 04/28/22 | \$427,150 | \$351,267 | \$299,661 | \$223,778 | 0.19 | \$1,611,081 | | Land Table R-7 | 63.71% |
| 32-25-20-331-008 | 25449 SHERWOOD DR | 04/12/21 | \$930,000 | \$774,363 | \$420,229 | \$264,592 | 0.25 | \$1,660,984 | | Land Table R-7 | 34.17% |
| 32-25-20-329-010 | 12740 LUDLOW AVE | 07/09/21 | \$500,950 | \$417,481 | \$280,096 | \$196,627 | 0.16 | \$1,718,380 | | Land Table R-7 | 47.10% |
| 32-25-20-329-009 | 25602 PARKWOOD DR | 06/13/22 | \$500,000 | \$418,408 | \$325,646 | \$244,054 | 0.22 | \$1,486,968 | | Land Table R-7 | 58.33% |
| 32-25-20-330-004 | 12883 SHERWOOD DR | 07/26/22 | \$780,000 | \$662,106 | \$354,326 | \$236,432 | 0.20 | \$1,789,525 | | Land Table R-7 | 35.71% |
| 32-25-20-308-018 | 13120 BALFOUR AVE | 01/13/22 | \$507,250 | \$446,455 | \$315,518 | \$254,723 | 0.24 | \$1,336,941 | | Land Table R-7 | 57.05% |
| 32-25-20-304-013 | 13120 SHERWOOD DR | 09/30/21 | \$654,000 | \$596,160 | \$321,129 | \$263,289 | 0.25 | \$1,264,287 | | Land Table R-7 | 44.16% |
| 32-25-20-352-015 | 13136 WINCHESTER AVE | 04/04/22 | \$395,000 | \$368,036 | \$190,318 | \$163,354 | 0.13 | \$1,430,962 | | Land Table R-7 | 44.39% |
| 32-25-20-306-012 | 13152 LUDLOW AVE | 03/23/21 | \$380,000 | \$367,421 | \$207,571 | \$194,992 | 0.17 | \$1,206,808 | | Land Table R-7 | 53.07% |
| 32-25-20-332-001 | 25528 SHERWOOD DR | 11/23/22 | \$910,000 | \$882,806 | \$359,153 | \$331,959 | 0.37 | \$960,302 | | Land Table R-7 | 37.60% |
| 32-25-20-379-003 | 25310 PARKWOOD DR | 09/13/21 | \$500,000 | \$496,063 | \$181,978 | \$178,041 | 0.16 | \$1,159,096 | | Land Table R-7 | 35.89% |
| 32-25-20-306-004 | 13135 SHERWOOD DR | 05/25/22 | \$542,000 | \$556,088 | \$277,802 | \$291,890 | 0.30 | \$913,822 | | Land Table R-7 | 52.49% |
| 32-25-20-354-014 | 12924 VICTORIA AVE | 11/17/21 | \$540,000 | \$597,529 | \$180,431 | \$237,960 | 0.21 | \$863,306 | | Land Table R-7 | 39.82% |
| 32-25-20-329-001 | 12793 VERNON AVE | 06/18/21 | \$625,000 | \$725,747 | \$233,633 | \$334,380 | 0.32 | \$723,322 | | Land Table R-7 | 46.07% |
| 32-25-20-308-016 | 13136 BALFOUR AVE | 06/13/22 | \$285,000 | \$349,087 | \$153,267 | \$217,354 | 0.18 | \$865,915 | | Land Table R-7 | 62.26% |

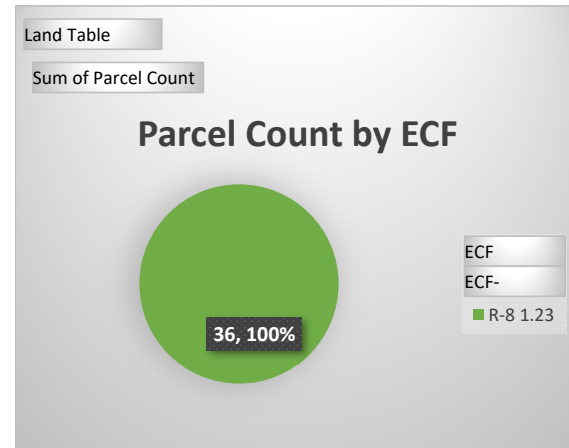
City of Huntington Woods

Land Table R-8

| BSA DATABASE | | SALES DATA | |
|-----------------|--------|---------------------------------------|---------|
| Parcel Count | 36 | # of Sales | 2 |
| ECF Nbhd | R-8 | Sales Ratio | 59.30% |
| Min ECF | 1.230 | (Land Resid.-Est. Land Value)/Est. LV | -42.49% |
| Max ECF | 1.230 | % Change | 10.00% |
| Land Table LtoB | 31.78% | Projected Land Table LtoB | 34.96% |
| CVT LtoB | 43.68% | Sales Sample Size | 5.56% |

Color Key

| |
|----------------------|
| Vacant Sales |
| Demo Sales Or |
| New Build After Sale |



| | OLD RATE | CALC'D RATE | USED RATE |
|---------|----------|-------------|-----------|
| MEDIAN | \$1,643 | \$945 | \$1,807 |
| MINIMUM | \$1,095 | \$630 | \$1,205 |
| MAXIMUM | \$2,190 | \$1,259 | \$2,409 |

| 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 |
|------------------|-----------------|-----------|------------|----------------|---------------|-----------------|-------------|--------------|-----------------------|----------------|------------------|
| 32-25-20-355-019 | 13368 WALES AVE | 04/20/22 | \$280,000 | \$269,820 | \$124,449 | \$114,269 | 0.17 | \$732,053 | | Land Table R-8 | 42.35% |
| 32-25-20-376-016 | 12930 WALES AVE | 09/02/21 | \$361,000 | \$490,362 | \$36,847 | \$166,209 | 0.32 | \$113,725 | | Land Table R-8 | 33.90% |

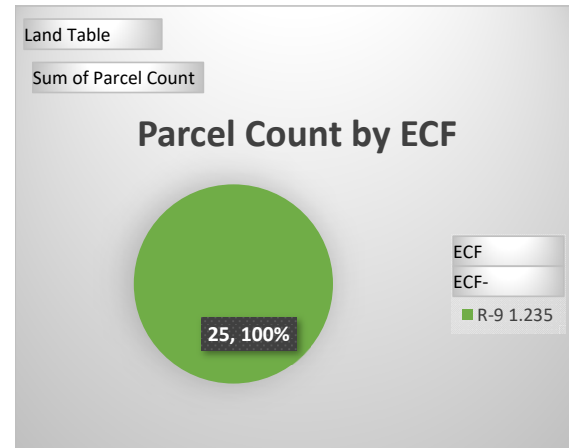
City of Huntington Woods

Land Table R-9

| BSA DATABASE | | SALES DATA | |
|-----------------|--------|---------------------------------------|--------|
| Parcel Count | 25 | # of Sales | 1 |
| ECF Nbhd | R-9 | Sales Ratio | 41.97% |
| Min ECF | 1.235 | (Land Resid.-Est. Land Value)/Est. LV | 71.73% |
| Max ECF | 1.235 | % Change | 10.00% |
| Land Table LtoB | 38.37% | Projected Land Table LtoB | 42.21% |
| CVT LtoB | 43.68% | Sales Sample Size | 4.00% |

Color Key

| |
|----------------------|
| Vacant Sales |
| Demo Sales Or |
| New Build After Sale |



| | OLD RATE | CALC'D RATE | USED RATE |
|---------|----------|-------------|-----------|
| MEDIAN | \$2,295 | \$3,941 | \$2,525 |
| MINIMUM | \$1,530 | \$2,627 | \$1,683 |
| MAXIMUM | \$3,060 | \$5,255 | \$3,366 |

| 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 |
|------------------|-----------------|-----------|------------|----------------|---------------|-----------------|-------------|--------------|-----------------------|----------------|------------------|
| 32-25-20-333-021 | 25421 SCOTIA RD | 05/10/22 | \$820,000 | \$688,310 | \$315,290 | \$183,600 | 0.21 | \$1,523,140 | | Land Table R-9 | 26.67% |