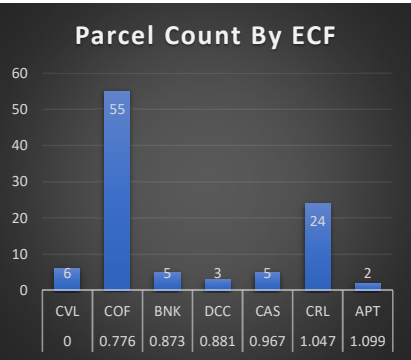


CITY OF LATHRUP

LAND FOR 2024: COM LAND

BSA DATABASE		SALES DATA	
Parcel Count	100	# of Sales	36
ECF Nbhd	CRL, BNK, COF, DCC, CAS, CVL, APT	Sales Ratio	47.12%
Min ECF	0.776	(Land Resid.-Est. Land Value)/Est. LV	22.89%
Max ECF	1.099	% Change	0.00%
Land Table LtoB	15.35%	Projected Land Table LtoB	15.35%
CVT LtoB	15.35%	Sale Sample Size	36.00%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$6.03	\$7.41	\$6.03
MEDIAN	\$6.00	\$7.37	\$6.00
MINIMUM	\$2.50	\$3.07	\$2.50
MAXIMUM	\$10.22	\$12.56	\$10.22

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	04-25-07-477-031	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	04-25-17-155-001	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	04-25-18-227-003	2733 12 MILE RD	10/12/2021	\$600,000	\$514,128	\$242,539	\$152,132	0.272	\$891,688	\$20.47		COM	29.59%
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%
24	24-25-26-384-025	1603 E 9 MILE RD	9/7/2021	\$750,000	\$866,096	\$291,367	\$399,844	0.423	\$688,811	\$15.81		COM	46.17%
24	24-25-27-228-036	3321 HILTON RD	6/29/2020	\$85,000	\$105,176	\$6,632	\$26,808	0.041	\$161,756	\$3.71		COM	25.49%
24	24-25-27-228-047	3251 HILTON RD	6/14/2021	\$220,000	\$182,576	\$106,814	\$68,096	0.117	\$912,940	\$20.96		COM	37.30%
24	24-25-27-302-043	23421 WOODWARD AVE	10/23/2020	\$600,000	\$599,051	\$253,730	\$249,766	0.191	\$1,328,429	\$30.50		COM	41.69%
24	24-25-27-303-047	23365 WOODWARD AVE	6/3/2021	\$710,000	\$664,343	\$415,959	\$364,833	0.279	\$1,490,892	\$34.23		COM	54.92%
24	24-25-27-327-005	23426 WOODWARD AVE	4/25/2022	\$205,000	\$171,698	\$111,914	\$78,612	0.057	\$1,963,404	\$45.07	24-25-27-303-048	COM	45.79%
24	24-25-27-381-004	22940 WOODWARD AVE	12/2/2021	\$565,000	\$467,251	\$260,521	\$160,847	0.123	\$2,118,057	\$48.62		COM	34.42%
24	24-25-27-437-007	2525 HILTON RD	9/3/2021	\$665,000	\$684,630	\$152,368	\$153,306	0.422	\$361,062	\$8.29		COM	22.39%
24	24-25-28-454-025	1200 W 9 MILE RD	6/28/2022	\$836,000	\$675,274	\$509,271	\$334,575	0.661	\$770,455	\$17.69		COM	49.55%
24	24-25-28-479-004	1040 W 9 MILE RD	8/27/2020	\$605,000	\$510,226	\$430,672	\$325,720	0.375	\$1,148,459	\$26.36		COM	63.84%
24	24-25-33-229-040	747 W 9 MILE RD	10/2/2020	\$363,000	\$448,825	\$94,821	\$174,595	0.201	\$471,746	\$10.83		COM	38.90%

CITY OF LATHRUP

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
24	24-25-33-435-036	561 LIVERNOIS ST	2/28/2020	\$390,000	\$364,699	\$142,000	\$116,272	0.399	\$355,890	\$8.17		COM	31.88%
24	24-25-34-126-003	251 W 9 MILE RD	1/30/2020	\$400,000	\$459,665	\$59,218	\$116,960	0.115	\$514,939	\$11.82		COM	25.44%
24	24-25-34-127-013	22726 WOODWARD AVE	5/2/2022	\$350,000	\$347,734	\$108,829	\$106,563	0.07	\$1,554,700	\$35.69		COM	30.64%
24	24-25-34-255-006	22020 WOODWARD AVE	7/22/2021	\$170,000	\$160,149	\$70,490	\$58,612	0.062	\$1,136,935	\$26.10		COM	36.60%
24	24-25-34-351-039	150 LIVERNOIS ST	8/17/2020	\$170,000	\$185,081	\$84,684	\$96,167	0.33	\$256,618	\$5.89	24-25-34-351-038	COM	51.96%
24	24-25-35-105-001	1100 E SARATOGA AVE	12/12/2022	\$3,073,765	\$2,895,193	\$1,353,527	\$1,109,529	4.989	\$271,302	\$6.23	24-25-35-105-002, 24-25-35-105-008, 24-25-35-105-009	IND	38.32%
40	40-24-13-153-002	28200 SOUTHFIELD RD	7/1/2022	\$460,000	\$484,563	\$74,150	\$98,713	0.36	\$274,203	\$6.29		Land Table COM	20.37%
40	40-24-14-226-048	18411 W 12 MILE RD	10/25/2021	\$450,000	\$481,962	\$92,792	\$124,754	0.51	\$244,616	\$5.62		Land Table COM	25.88%
40	40-24-14-226-052	18451 W 12 MILE RD	11/12/2021	\$770,000	\$539,519	\$354,742	\$124,261	0.50	\$248,522	\$5.71		Land Table COM	23.03%
40	40-24-14-227-043	28901 SOUTHFIELD RD	5/5/2021	\$400,000	\$184,573	\$251,844	\$36,417	0.11	\$331,064	\$7.60		Land Table COM	19.73%
40	40-24-14-481-033	27435 SOUTHFIELD RD	4/2/2021	\$200,000	\$178,031	\$64,409	\$42,440	0.14	\$303,143	\$6.96		Land Table COM	23.84%
40	40-24-23-280-059	26041 SOUTHFIELD RD	6/3/2021	\$478,800	\$499,395	\$91,585	\$112,180	0.46	\$243,870	\$5.60		Land Table COM	22.46%
40	40-24-24-104-033	26600 SOUTHFIELD RD	11/17/2022	\$815,000	\$593,837	\$362,682	\$141,519	0.57	\$248,279	\$5.70		Land Table COM	23.83%
40	40-24-24-151-007	26400 SOUTHFIELD RD	12/29/2022	\$396,000	\$411,559	\$71,781	\$87,340	0.28	\$311,929	\$7.16		Land Table COM	21.22%
TF	TF-24-06-226-039	32800 FRANKLIN RD	2/2/2022	\$600,000	\$520,528	\$227,576	\$139,723	0.66	\$344,812	\$7.92		COM	26.84%

CITY OF LATHRUP

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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