

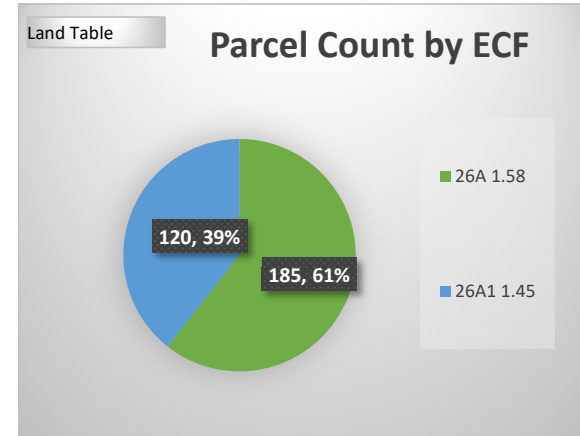
City fo Ferndale

Land Table 26A

BSA DATABASE		SALES DATA	
Parcel Count	305	# of Sales	44
ECF Nbhd	26A1, 26A	Sales Ratio	40.63%
Min ECF	1.450	(Land Resid.-Est. Land Value)/Est. LV	40.65%
Max ECF	1.580	% Change	5.00%
Land Table LtoB	36.76%	Projected Land Table LtoB	38.60%
CVT LtoB	32.54%	Sales Sample Size	14.43%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,475	\$2,075	\$1,549
MINIMUM	\$1,475	\$2,075	\$1,549
MAXIMUM	\$1,475	\$2,075	\$1,549

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
24-25-26-154-029	1880 MOORHOUSE ST	06/10/22	\$270,000	\$186,157	\$153,771	\$69,928	0.12	\$1,250,171		Land Table 26A	37.56%
24-25-26-155-041	1625 WOODWARD HTS	05/14/21	\$221,500	\$155,101	\$122,274	\$55,875	0.10	\$1,247,694		Land Table 26A	36.02%
24-25-26-106-017	3175 MCDOWELL ST	12/03/21	\$240,000	\$179,638	\$119,362	\$59,000	0.12	\$1,037,930		Land Table 26A	32.84%
24-25-26-153-051	1831 MOORHOUSE ST	05/20/22	\$175,000	\$135,447	\$102,464	\$62,911	0.11	\$923,099		Land Table 26A	46.45%
24-25-26-106-012	3221 MCDOWELL ST	05/04/22	\$342,000	\$266,505	\$134,495	\$59,000	0.12	\$1,169,522		Land Table 26A	22.14%
24-25-26-155-018	1686 ANNABELLE ST	06/15/22	\$208,000	\$162,151	\$101,724	\$55,875	0.10	\$1,038,000		Land Table 26A	34.46%
24-25-26-102-017	3347 HARRIS ST	08/25/21	\$175,000	\$139,488	\$94,512	\$59,000	0.12	\$821,843		Land Table 26A	42.30%
24-25-26-111-017	1744 SHEVLIN ST	08/06/21	\$165,000	\$133,260	\$90,822	\$59,082	0.12	\$789,757		Land Table 26A	44.34%
24-25-26-153-053	1865 MOORHOUSE ST	08/16/21	\$190,000	\$153,494	\$102,213	\$65,707	0.12	\$881,147		Land Table 26A	42.81%
24-25-26-106-015	3191 MCDOWELL ST	06/06/22	\$227,000	\$186,182	\$99,818	\$59,000	0.12	\$867,983		Land Table 26A	31.69%
24-25-26-152-059	1550 GARFIELD ST	10/13/22	\$215,000	\$176,569	\$122,380	\$83,949	0.15	\$826,892		Land Table 26A	47.54%
24-25-26-154-042	1671 ANNABELLE ST	05/18/21	\$210,000	\$172,552	\$93,323	\$55,875	0.10	\$952,276		Land Table 26A	32.38%
24-25-26-107-013	3213 HARRIS ST	04/22/22	\$151,000	\$124,271	\$85,729	\$59,000	0.12	\$745,470		Land Table 26A	47.48%
24-25-26-153-012	1620 BROWNING ST	02/23/22	\$185,000	\$152,637	\$95,274	\$62,911	0.11	\$858,324		Land Table 26A	41.22%
24-25-26-155-019	1698 ANNABELLE ST	08/18/22	\$179,000	\$147,958	\$86,917	\$55,875	0.10	\$886,908		Land Table 26A	37.76%
24-25-26-111-019	1776 SHEVLIN ST	04/07/21	\$215,000	\$179,046	\$95,036	\$59,082	0.12	\$826,400		Land Table 26A	33.00%
24-25-26-155-035	1523 WOODWARD HTS	12/22/21	\$215,555	\$179,586	\$98,828	\$62,859	0.11	\$890,342		Land Table 26A	35.00%
24-25-26-154-020	1710 MOORHOUSE ST	04/16/22	\$160,000	\$135,434	\$87,425	\$62,859	0.11	\$787,613		Land Table 26A	46.41%
24-25-26-153-050	1811 MOORHOUSE ST	07/30/21	\$190,000	\$161,921	\$86,796	\$58,717	0.10	\$842,680		Land Table 26A	36.26%
24-25-26-106-016	3183 MCDOWELL ST	10/18/22	\$164,000	\$142,221	\$80,779	\$59,000	0.12	\$702,426		Land Table 26A	41.48%
24-25-26-153-025	1860 BROWNING ST	09/14/21	\$185,000	\$161,092	\$107,789	\$83,881	0.15	\$728,304		Land Table 26A	52.07%
24-25-26-107-011	3227 HARRIS ST	02/28/22	\$261,000	\$231,468	\$88,532	\$59,000	0.12	\$769,843		Land Table 26A	25.49%
24-25-26-108-001	3246 HARRIS ST	09/01/22	\$165,000	\$147,870	\$75,898	\$58,768	0.11	\$671,664		Land Table 26A	39.74%
24-25-26-152-009	1612 GARFIELD ST	10/05/21	\$160,000	\$143,884	\$79,078	\$62,962	0.11	\$712,414		Land Table 26A	43.76%
24-25-26-152-036	1493 BROWNING ST	08/23/22	\$185,000	\$167,750	\$59,225	\$41,975	0.07	\$800,338		Land Table 26A	25.02%
24-25-26-154-045	1709 ANNABELLE ST	12/17/21	\$151,000	\$137,025	\$69,850	\$55,875	0.10	\$712,755		Land Table 26A	40.78%
24-25-26-111-010	1592 SHEVLIN ST	05/10/22	\$141,700	\$129,150	\$71,632	\$59,082	0.12	\$622,887		Land Table 26A	45.75%

City fo Ferndale

Land Table 26A

24-25-26-151-010	1637 GARFIELD ST	09/07/21	\$179,900	\$167,390	\$75,472	\$62,962	0.11	\$679,928	Land Table 26A	37.61%
24-25-26-152-040	1563 BROWNING ST	05/26/21	\$170,000	\$158,803	\$67,163	\$55,966	0.10	\$678,414	Land Table 26A	35.24%
24-25-26-111-023	1834 SHEVLIN ST	07/09/21	\$165,000	\$154,559	\$69,523	\$59,082	0.12	\$604,548	Land Table 26A	38.23%
24-25-26-153-066	1456 BROWNING ST	03/14/22	\$385,000	\$361,882	\$84,506	\$61,388	0.10	\$820,447	Land Table 26A	16.96%
24-25-26-154-023	1778 MOORHOUSE ST	03/02/21	\$214,900	\$202,533	\$75,226	\$62,859	0.11	\$677,712	Land Table 26A	31.04%
24-25-26-154-043	1683 ANNABELLE ST	04/13/21	\$169,000	\$159,446	\$65,429	\$55,875	0.10	\$667,643	Land Table 26A	35.04%
24-25-26-155-015	1636 ANNABELLE ST	11/12/21	\$152,000	\$143,420	\$64,455	\$55,875	0.10	\$657,704	Land Table 26A	38.96%
24-25-26-107-007	3190 MCDOWELL ST	04/09/21	\$145,000	\$139,710	\$64,290	\$59,000	0.12	\$559,043	Land Table 26A	42.23%
24-25-26-153-052	1851 MOORHOUSE ST	03/19/21	\$185,368	\$180,359	\$74,910	\$69,901	0.12	\$609,024	Land Table 26A	38.76%
24-25-26-154-057	1551 ANNABELLE ST	04/07/21	\$157,000	\$154,213	\$86,600	\$83,813	0.15	\$589,116	Land Table 26A	54.35%
24-25-26-153-045	1725 MOORHOUSE ST	02/18/22	\$140,000	\$138,885	\$64,026	\$62,911	0.11	\$576,811	Land Table 26A	45.30%
24-25-26-155-012	1590 ANNABELLE ST	03/31/21	\$155,000	\$154,035	\$63,824	\$62,859	0.11	\$574,991	Land Table 26A	40.81%
24-25-26-111-021	1804 SHEVLIN ST	01/29/21	\$148,000	\$163,877	\$43,205	\$59,082	0.12	\$375,696	Land Table 26A	36.05%
24-25-26-152-049	1741 BROWNING ST	09/16/22	\$135,000	\$153,088	\$51,870	\$69,958	0.12	\$421,707	Land Table 26A	45.70%
24-25-26-154-060	1475 ANNABELLE ST	01/04/21	\$320,000				0.11	(\$123,676)	Land Table 26A	15.85%
24-25-26-155-013	1600 ANNABELLE ST	08/31/21	\$100,000				0.10	\$298,551	Land Table 26A	44.13%
24-25-26-102-011	3280 MCDOWELL ST	09/15/22	\$125,000				0.12	\$117,104	Land Table 26A	34.60%

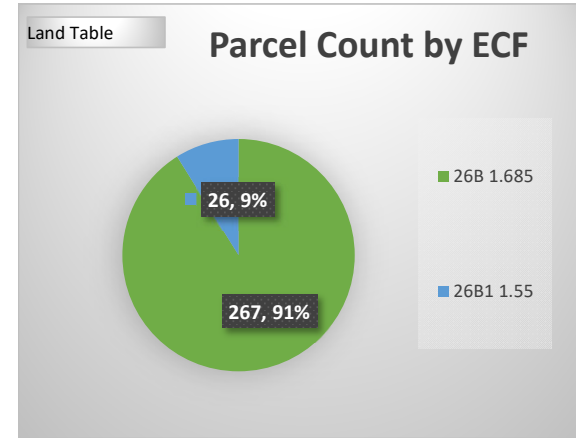
City fo Ferndale

Land Table 26B

BSA DATABASE		SALES DATA	
Parcel Count	293	# of Sales	40
ECF Nbhd	26B, 26B1	Sales Ratio	40.78%
Min ECF	1.550	(Land Resid.-Est. Land Value)/Est. LV	30.34%
Max ECF	1.685	% Change	5.00%
Land Table LtoB	33.92%	Projected Land Table LtoB	35.62%
CVT LtoB	32.54%	Sales Sample Size	13.65%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,475	\$1,922	\$1,549
MINIMUM	\$1,475	\$1,922	\$1,549
MAXIMUM	\$1,475	\$1,922	\$1,549

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
24-25-26-126-017	2243 MAHAN ST	05/26/22	\$295,000				0.11	\$1,614,754		Land Table 26B	37.44%
24-25-26-133-021	2441 COY ST	05/03/22	\$270,000	\$204,759	\$137,535	\$72,294	0.12	\$1,155,756		Land Table 26B	35.31%
24-25-26-135-001	2308 SHEVLIN ST	02/28/22	\$320,000	\$247,687	\$137,378	\$65,065	0.11	\$1,283,907		Land Table 26B	26.27%
24-25-26-110-006	3204 EDGEWORTH ST	04/22/21	\$250,000	\$197,334	\$111,816	\$59,150	0.10	\$1,096,235		Land Table 26B	29.97%
24-25-26-104-021	3325 EDGEWORTH ST	07/07/21	\$235,000	\$186,308	\$107,692	\$59,000	0.10	\$1,066,257		Land Table 26B	31.67%
24-25-26-110-014	3205 CHESTER ST	11/17/22	\$235,500	\$189,717	\$114,210	\$68,427	0.12	\$921,048		Land Table 26B	36.07%
24-25-26-104-019	3339 EDGEWORTH ST	05/23/22	\$206,250	\$166,803	\$98,447	\$59,000	0.10	\$974,723		Land Table 26B	35.37%
24-25-26-128-006	2204 BRICKLEY ST	06/27/22	\$269,000	\$221,800	\$112,265	\$65,065	0.11	\$1,049,206		Land Table 26B	29.33%
24-25-26-135-006	2388 SHEVLIN ST	08/10/22	\$222,500	\$183,921	\$110,873	\$72,294	0.12	\$931,706		Land Table 26B	39.31%
24-25-26-126-012	2141 MAHAN ST	04/30/21	\$234,900	\$195,220	\$106,055	\$66,375	0.11	\$930,307		Land Table 26B	34.00%
24-25-26-133-023	2471 COY ST	10/12/21	\$217,000	\$180,654	\$101,411	\$65,065	0.11	\$947,766		Land Table 26B	36.02%
24-25-26-105-004	3348 EDGEWORTH ST	06/02/21	\$200,000	\$169,586	\$89,564	\$59,150	0.10	\$878,078		Land Table 26B	34.88%
24-25-26-127-002	2120 MAHAN ST	07/06/21	\$220,000	\$187,824	\$97,241	\$65,065	0.11	\$908,794		Land Table 26B	34.64%
24-25-26-135-002	2322 SHEVLIN ST	10/11/22	\$335,000	\$291,636	\$115,658	\$72,294	0.12	\$971,916		Land Table 26B	24.79%
24-25-26-126-011	2121 MAHAN ST	05/12/21	\$235,000	\$205,530	\$95,845	\$66,375	0.11	\$840,746		Land Table 26B	32.29%
24-25-26-135-008	2422 SHEVLIN ST	06/10/22	\$245,000	\$221,233	\$96,061	\$72,294	0.12	\$807,235		Land Table 26B	32.68%
24-25-26-134-013	2303 SHEVLIN ST	07/23/21	\$225,000	\$203,869	\$86,196	\$65,065	0.11	\$805,570		Land Table 26B	31.92%
24-25-26-133-015	2339 COY ST	11/10/21	\$245,000	\$223,059	\$94,235	\$72,294	0.12	\$791,891		Land Table 26B	32.41%
24-25-26-132-006	2386 MAHAN ST	06/30/22	\$225,000	\$205,835	\$91,459	\$72,294	0.12	\$768,563		Land Table 26B	35.12%
24-25-26-104-012	3270 KENWOOD ST	12/12/22	\$245,000	\$225,835	\$78,165	\$59,000	0.10	\$773,911		Land Table 26B	26.13%
24-25-26-128-011	2103 COY ST	11/12/21	\$185,000	\$170,614	\$81,157	\$66,771	0.11	\$737,791		Land Table 26B	39.14%
24-25-26-109-005	3210 KENWOOD ST	01/28/21	\$160,000	\$150,072	\$68,928	\$59,000	0.10	\$682,455		Land Table 26B	39.31%
24-25-26-132-016	2355 BRICKLEY ST	01/14/22	\$247,500	\$236,747	\$83,047	\$72,294	0.12	\$697,874		Land Table 26B	30.54%
24-25-26-127-001	2104 MAHAN ST	08/05/22	\$227,500	\$220,776	\$73,105	\$66,381	0.11	\$664,591		Land Table 26B	30.07%
24-25-26-110-009	3174 EDGEWORTH ST	09/09/21	\$197,000	\$191,228	\$64,922	\$59,150	0.10	\$636,490		Land Table 26B	30.93%
24-25-26-133-016	2355 COY ST	12/29/22	\$234,000	\$230,637	\$75,657	\$72,294	0.12	\$635,773		Land Table 26B	31.35%
24-25-26-129-002	2120 COY ST	11/15/22	\$262,500	\$259,564	\$68,001	\$65,065	0.11	\$635,523		Land Table 26B	25.07%

City fo Ferndale

Land Table 26B

24-25-26-126-007	2242 E 10 MILE RD	10/04/22	\$167,500	\$166,086	\$72,843	\$71,429	0.10	\$707,214	Land Table 26B	43.01%
24-25-26-134-020	2423 SHEVLIN ST	04/23/21	\$232,000	\$231,046	\$73,248	\$72,294	0.12	\$615,529	Land Table 26B	31.29%
24-25-26-131-017	2355 MAHAN ST	08/08/21	\$190,000	\$190,462	\$73,288	\$73,750	0.13	\$581,651	Land Table 26B	38.72%
24-25-26-132-020	2423 BRICKLEY ST	04/01/22	\$205,000	\$206,570	\$70,724	\$72,294	0.12	\$594,319	Land Table 26B	35.00%
24-25-26-104-011	3280 KENWOOD ST	03/12/21	\$210,000	\$212,621	\$56,379	\$59,000	0.10	\$558,208	Land Table 26B	27.75%
24-25-26-132-023	2471 BRICKLEY ST	11/30/21	\$212,000	\$217,008	\$60,057	\$65,065	0.11	\$561,280	Land Table 26B	29.98%
24-25-26-128-015	2181 COY ST	09/02/21	\$175,000	\$182,063	\$58,002	\$65,065	0.11	\$542,075	Land Table 26B	35.74%
24-25-26-132-019	2407 BRICKLEY ST	06/18/21	\$193,000	\$204,907	\$60,387	\$72,294	0.12	\$507,454	Land Table 26B	35.28%
24-25-26-130-011	2262 SHEVLIN ST	09/19/22	\$200,000	\$212,501	\$52,564	\$65,065	0.11	\$491,252	Land Table 26B	30.62%
24-25-26-132-014	2321 BRICKLEY ST	01/04/21	\$189,900	\$201,946	\$60,248	\$72,294	0.12	\$506,286	Land Table 26B	35.80%
24-25-26-108-026	3191 KENWOOD ST	05/05/21	\$210,000				0.10	\$235,386	Land Table 26B	24.06%
24-25-26-108-025	3171 KENWOOD ST	05/07/21	\$290,000				0.10	(\$83,455)	Land Table 26B	16.51%
24-25-26-128-007	2224 BRICKLEY ST	06/03/21	\$148,000				0.11	\$258,879	Land Table 26B	35.10%

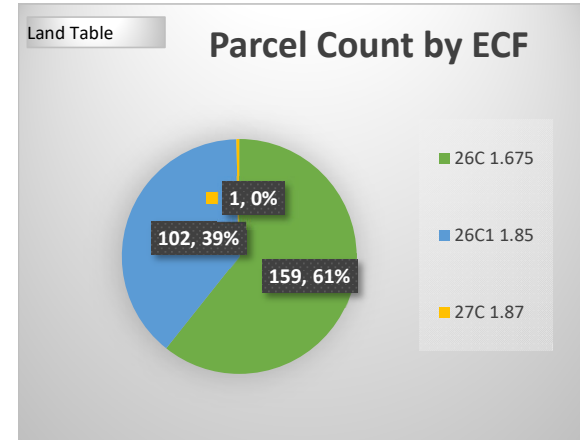
City fo Ferndale

Land Table 26C

BSA DATABASE		SALES DATA	
Parcel Count	262	# of Sales	41
ECF Nbhd	26C, 26C1, 27C	Sales Ratio	43.83%
Min ECF	1.675	(Land Resid.-Est. Land Value)/Est. LV	30.48%
Max ECF	1.870	% Change	19.19%
Land Table LtoB	32.77%	Projected Land Table LtoB	39.06%
CVT LtoB	32.54%	Sales Sample Size	15.65%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,300	\$1,696	\$1,549
MINIMUM	\$1,300	\$1,696	\$1,549
MAXIMUM	\$1,300	\$1,696	\$1,549

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
24-25-26-176-009	2110 MAPLEDALE ST	08/04/21	\$292,000				0.10	\$1,706,455		Land Table 26C	30.46%
24-25-26-180-026	2041 WOODWARD HTS	07/13/21	\$185,000	\$139,511	\$95,905	\$50,416	0.09	\$1,115,174		Land Table 26C	36.14%
24-25-26-176-010	2124 MAPLEDALE ST	09/24/21	\$208,000	\$158,165	\$103,750	\$53,915	0.10	\$1,047,980		Land Table 26C	34.09%
24-25-26-177-005	2060 GARFIELD ST	03/25/22	\$227,500	\$174,686	\$106,729	\$53,915	0.10	\$1,078,071		Land Table 26C	30.86%
24-25-26-177-003	2030 GARFIELD ST	04/22/22	\$215,000	\$167,651	\$101,264	\$53,915	0.10	\$1,022,869		Land Table 26C	32.16%
24-25-26-182-011	2340 GARFIELD ST	10/18/22	\$299,900	\$236,606	\$117,209	\$53,915	0.10	\$1,183,929		Land Table 26C	22.79%
24-25-26-179-019	1943 ANNABELLE ST	12/07/21	\$190,000	\$151,478	\$92,311	\$53,789	0.10	\$941,949		Land Table 26C	35.51%
24-25-26-130-013	2003 MAPLEDALE ST	09/08/21	\$225,000	\$187,257	\$93,028	\$55,285	0.09	\$989,660		Land Table 26C	29.52%
24-25-26-180-017	1921 WOODWARD HTS	12/14/22	\$214,900	\$179,040	\$86,276	\$50,416	0.09	\$1,003,209		Land Table 26C	28.16%
24-25-26-183-001	2102 BROWNING ST	04/23/21	\$180,000	\$150,267	\$86,284	\$56,551	0.11	\$791,596		Land Table 26C	37.63%
24-25-26-182-021	2229 BROWNING ST	09/19/21	\$245,000	\$206,100	\$92,815	\$53,915	0.10	\$937,525		Land Table 26C	26.16%
24-25-26-182-001	2202 GARFIELD ST	05/11/21	\$201,000	\$169,945	\$84,970	\$53,915	0.10	\$858,283		Land Table 26C	31.72%
24-25-26-181-029	2387 GARFIELD ST	10/01/21	\$212,000	\$179,798	\$94,460	\$62,258	0.11	\$828,596		Land Table 26C	34.63%
24-25-26-180-030	2097 WOODWARD HTS	12/09/22	\$170,000	\$144,413	\$79,658	\$54,071	0.09	\$856,538		Land Table 26C	37.44%
24-25-26-177-020	1971 BROWNING ST	09/22/21	\$175,000	\$149,405	\$79,510	\$53,915	0.10	\$803,131		Land Table 26C	36.09%
24-25-26-178-030	2097 MOORHOUSE ST	03/04/22	\$207,000	\$176,890	\$88,991	\$58,881	0.11	\$809,009		Land Table 26C	33.29%
24-25-26-176-014	2174 MAPLEDALE ST	03/24/22	\$179,900	\$154,214	\$79,601	\$53,915	0.10	\$804,051		Land Table 26C	34.96%
24-25-26-183-025	2225 MOORHOUSE ST	11/18/22	\$210,000	\$180,444	\$84,962	\$55,406	0.10	\$816,942		Land Table 26C	30.71%
24-25-26-178-020	1959 MOORHOUSE ST	08/05/22	\$180,000	\$156,063	\$78,905	\$54,968	0.10	\$766,068		Land Table 26C	35.22%
24-25-26-178-001	1902 BROWNING ST	05/17/22	\$152,000	\$133,448	\$74,509	\$55,957	0.11	\$702,915		Land Table 26C	41.93%
24-25-26-130-019	2097 MAPLEDALE ST	05/24/22	\$205,000	\$181,482	\$80,615	\$57,097	0.10	\$822,602		Land Table 26C	31.46%
24-25-26-184-002	2274 MOORHOUSE ST	11/02/22	\$247,000	\$221,089	\$99,871	\$73,960	0.14	\$739,785		Land Table 26C	33.45%
24-25-26-176-025	2127 GARFIELD ST	08/16/21	\$195,000	\$174,705	\$76,784	\$56,489	0.10	\$745,476		Land Table 26C	32.33%
24-25-26-180-007	1984 ANNABELLE ST	07/12/22	\$295,000	\$265,257	\$84,528	\$54,785	0.10	\$828,706		Land Table 26C	20.65%
24-25-26-130-024	2171 MAPLEDALE ST	02/23/22	\$175,000	\$162,707	\$69,835	\$57,542	0.10	\$698,350		Land Table 26C	35.37%
24-25-26-177-024	2029 BROWNING ST	03/23/22	\$145,000	\$135,604	\$63,311	\$53,915	0.10	\$639,505		Land Table 26C	39.76%
24-25-26-176-015	2190 MAPLEDALE ST	05/12/21	\$170,000	\$159,573	\$70,488	\$60,061	0.11	\$640,800		Land Table 26C	37.64%

City fo Ferndale

Land Table 26C

24-25-26-177-011	2140 GARFIELD ST	03/25/21	\$170,000	\$160,051	\$63,738	\$53,789	0.10	\$650,388	Land Table 26C	33.61%
24-25-26-130-020	2117 MAPLEDALE ST	05/10/21	\$165,000	\$157,123	\$65,055	\$57,178	0.10	\$657,121	Land Table 26C	36.39%
24-25-26-180-029	2081 WOODWARD HTS	04/02/21	\$152,500	\$146,514	\$56,402	\$50,416	0.09	\$655,837	Land Table 26C	34.41%
24-25-26-176-026	2141 GARFIELD ST	05/19/22	\$170,000	\$166,751	\$57,164	\$53,915	0.10	\$577,414	Land Table 26C	32.33%
24-25-26-178-005	1958 BROWNING ST	06/04/21	\$162,000	\$160,417	\$57,688	\$56,105	0.11	\$539,140	Land Table 26C	34.97%
24-25-26-178-011	2042 BROWNING ST	12/20/22	\$165,000	\$165,066	\$56,257	\$56,323	0.11	\$520,898	Land Table 26C	34.12%
24-25-26-130-016	2051 MAPLEDALE ST	11/23/21	\$180,000	\$191,844	\$47,477	\$59,321	0.10	\$465,461	Land Table 26C	30.92%
24-25-26-181-028	2371 GARFIELD ST	10/26/21	\$160,000	\$173,455	\$48,790	\$62,245	0.11	\$427,982	Land Table 26C	35.89%
24-25-26-181-012	2350 MAPLEDALE ST	06/10/21	\$167,040	\$181,609	\$39,036	\$53,605	0.10	\$398,327	Land Table 26C	29.52%
24-25-26-182-010	2326 GARFIELD ST	11/23/22	\$124,000	\$138,285	\$39,630	\$53,915	0.10	\$400,303	Land Table 26C	38.99%
24-25-26-182-018	2145 BROWNING ST	06/30/21	\$116,500	\$132,810	\$37,605	\$53,915	0.10	\$379,848	Land Table 26C	40.60%
24-25-26-176-020	2061 GARFIELD ST	11/30/22	\$155,000	\$179,614	\$29,301	\$53,915	0.10	\$295,970	Land Table 26C	30.02%
24-25-26-182-032	2362 GARFIELD ST	11/12/21	\$245,000	\$288,737	\$3,438	\$47,175	0.09	\$39,977	Land Table 26C	16.34%
24-25-26-178-010	2030 BROWNING ST	12/20/22	\$125,000	\$151,134	\$30,153	\$56,287	0.11	\$279,194	Land Table 26C	37.24%

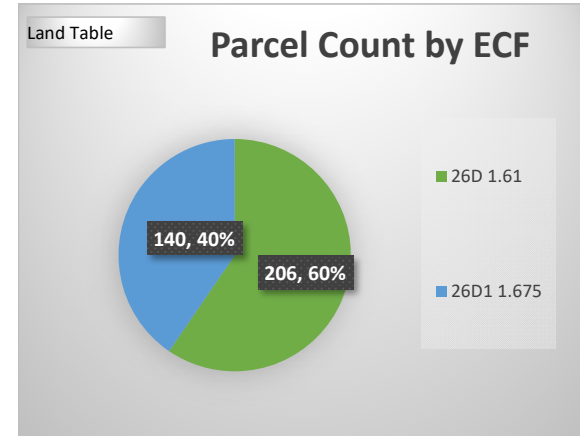
City fo Ferndale

Land Table 26D

BSA DATABASE		SALES DATA	
Parcel Count	346	# of Sales	48
ECF Nbhd	26D1, 26D	Sales Ratio	43.11%
Min ECF	1.610	(Land Resid.-Est. Land Value)/Est. LV	25.96%
Max ECF	1.675	% Change	19.19%
Land Table LtoB	35.53%	Projected Land Table LtoB	42.35%
CVT LtoB	32.54%	Sales Sample Size	13.87%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,300	\$1,638	\$1,549
MINIMUM	\$1,300	\$1,638	\$1,549
MAXIMUM	\$1,300	\$1,638	\$1,549

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
24-25-26-354-008	1100 ROSEWOOD ST	12/28/21	\$211,000				0.07	\$1,583,110		Land Table 26D	29.40%
24-25-26-352-013	1130 E CAMBOURNE ST	12/08/22	\$286,000	\$210,756	\$131,539	\$56,295	0.10	\$1,277,078		Land Table 26D	26.71%
24-25-26-302-023	2529 HARRIS ST	06/07/22	\$270,000	\$200,596	\$122,300	\$52,896	0.10	\$1,273,958		Land Table 26D	26.37%
24-25-26-359-006	1326 ROSEWOOD ST	05/27/22	\$240,000	\$180,112	\$132,740	\$72,852	0.13	\$998,045		Land Table 26D	40.45%
24-25-26-301-019	1500 WOODWARD HTS	06/17/22	\$630,000	\$480,075	\$222,656	\$72,731	0.13	\$1,674,105		Land Table 26D	15.15%
24-25-26-303-014	2641 BONNER ST	05/07/21	\$180,000	\$142,869	\$95,977	\$58,846	0.11	\$896,981		Land Table 26D	41.19%
24-25-26-301-014	2535 MCDOWELL ST	07/08/22	\$175,000	\$139,171	\$90,047	\$54,218	0.10	\$909,566		Land Table 26D	38.96%
24-25-26-354-026	1939 BONNER ST	02/26/21	\$163,150	\$137,203	\$72,970	\$47,023	0.09	\$848,488		Land Table 26D	34.27%
24-25-26-308-006	2404 MCDOWELL ST	08/30/22	\$133,000	\$112,286	\$69,464	\$48,750	0.09	\$807,721		Land Table 26D	43.42%
24-25-26-302-011	2536 MCDOWELL ST	10/07/22	\$217,000	\$183,416	\$87,802	\$54,218	0.10	\$886,889		Land Table 26D	29.56%
24-25-26-314-005	2206 BONNER ST	01/21/21	\$200,000	\$169,341	\$84,216	\$53,557	0.10	\$859,347		Land Table 26D	31.63%
24-25-26-308-023	2331 HARRIS ST	03/03/22	\$169,000	\$144,361	\$73,389	\$48,750	0.09	\$853,360		Land Table 26D	33.77%
24-25-26-356-011	1514 ORCHARD ST	01/28/22	\$183,000	\$156,761	\$79,223	\$52,984	0.10	\$816,732		Land Table 26D	33.80%
24-25-26-309-019	2403 BONNER ST	09/19/22	\$150,000	\$128,528	\$73,472	\$52,000	0.09	\$798,609		Land Table 26D	40.46%
24-25-26-301-013	2605 MCDOWELL ST	08/04/21	\$200,000	\$173,311	\$80,907	\$54,218	0.10	\$817,242		Land Table 26D	31.28%
24-25-26-352-031	2039 BONNER ST	07/26/22	\$167,000	\$145,765	\$74,792	\$53,557	0.10	\$763,184		Land Table 26D	36.74%
24-25-26-309-018	2411 BONNER ST	12/20/22	\$135,000	\$118,468	\$68,532	\$52,000	0.09	\$744,913		Land Table 26D	43.89%
24-25-26-351-020	1025 E CAMBOURNE ST	06/24/21	\$200,000	\$177,157	\$82,450	\$59,607	0.11	\$756,422		Land Table 26D	33.65%
24-25-26-356-006	1426 ORCHARD ST	12/13/22	\$235,000	\$209,314	\$91,916	\$66,230	0.12	\$759,636		Land Table 26D	31.64%
24-25-26-351-045	1250 ORCHARD ST	01/14/22	\$245,000	\$219,832	\$91,398	\$66,230	0.12	\$755,355		Land Table 26D	30.13%
24-25-26-357-015	1341 E BRECKENRIDGE ST	01/20/22	\$185,000	\$166,045	\$77,455	\$58,500	0.10	\$751,990		Land Table 26D	35.23%
24-25-26-351-043	1220 ORCHARD ST	05/10/22	\$215,000	\$193,597	\$104,190	\$82,787	0.15	\$690,000		Land Table 26D	42.76%
24-25-26-355-012	1100 VESTER ST	09/13/22	\$191,000	\$172,622	\$84,608	\$66,230	0.12	\$699,240		Land Table 26D	38.37%
24-25-26-357-018	1413 E BRECKENRIDGE ST	10/26/21	\$144,000	\$131,577	\$64,423	\$52,000	0.09	\$700,250		Land Table 26D	39.52%
24-25-26-308-013	2312 MCDOWELL ST	04/26/21	\$125,000	\$114,688	\$59,062	\$48,750	0.09	\$686,767		Land Table 26D	42.51%
24-25-26-304-008	2530 BONNER ST	11/28/22	\$249,900	\$232,145	\$77,263	\$59,508	0.11	\$715,398		Land Table 26D	25.63%
24-25-26-352-015	1200 E CAMBOURNE ST	08/25/21	\$175,000	\$163,807	\$77,423	\$66,230	0.12	\$639,860		Land Table 26D	40.43%

City fo Ferndale

Land Table 26D

24-25-26-309-004	2420 HARRIS ST	02/12/21	\$190,000	\$179,094	\$75,906	\$65,000	0.12	\$660,052	Land Table 26D	36.29%
24-25-26-302-024	2521 HARRIS ST	10/15/21	\$179,000	\$169,401	\$62,495	\$52,896	0.10	\$650,990	Land Table 26D	31.23%
24-25-26-307-011	2451 MCDOWELL ST	07/30/21	\$185,000	\$175,135	\$75,985	\$66,120	0.12	\$627,975	Land Table 26D	37.75%
24-25-26-351-025	1123 E CAMBOURNE ST	04/23/21	\$195,000	\$185,579	\$64,392	\$54,971	0.10	\$637,545	Land Table 26D	29.62%
24-25-26-301-017	2511 MCDOWELL ST	02/26/21	\$155,000	\$147,686	\$61,532	\$54,218	0.10	\$621,535	Land Table 26D	36.71%
24-25-26-352-020	1041 E BRECKENRIDGE ST	04/13/21	\$170,000	\$165,171	\$71,059	\$66,230	0.12	\$587,264	Land Table 26D	40.10%
24-25-26-351-026	1127 E CAMBOURNE ST	02/05/21	\$190,000	\$186,324	\$58,647	\$54,971	0.10	\$580,663	Land Table 26D	29.50%
24-25-26-308-026	2301 HARRIS ST	10/25/21	\$230,000	\$225,711	\$69,289	\$65,000	0.12	\$602,513	Land Table 26D	28.80%
24-25-26-354-021	1031 VESTER ST	10/29/21	\$164,800	\$166,237	\$64,793	\$66,230	0.12	\$535,479	Land Table 26D	39.84%
24-25-26-351-024	1109 E CAMBOURNE ST	04/14/22	\$225,000	\$230,979	\$80,119	\$86,098	0.16	\$510,312	Land Table 26D	37.28%
24-25-26-355-004	926 VESTER ST	04/08/22	\$189,900	\$195,296	\$86,001	\$91,397	0.17	\$514,976	Land Table 26D	46.80%
24-25-26-310-022	2436 BONNER ST	03/31/22	\$235,500	\$242,514	\$59,106	\$66,120	0.12	\$488,479	Land Table 26D	27.26%
24-25-26-358-009	1404 E BRECKENRIDGE ST	10/04/21	\$139,100	\$145,682	\$46,402	\$52,984	0.10	\$478,371	Land Table 26D	36.37%
24-25-26-309-025	2305 BONNER ST	05/24/21	\$144,000	\$152,980	\$56,020	\$65,000	0.12	\$487,130	Land Table 26D	42.49%
24-25-26-314-020	1441 ORCHARD ST	09/03/21	\$195,000	\$211,312	\$66,475	\$82,787	0.18	\$365,247	Land Table 26D	39.18%
24-25-26-304-001	1710 WOODWARD HTS	09/30/22	\$156,000	\$174,991	\$53,740	\$72,731	0.13	\$404,060	Land Table 26D	41.56%
24-25-26-356-010	1506 ORCHARD ST	10/29/21	\$150,000	\$172,121	\$30,863	\$52,984	0.10	\$318,175	Land Table 26D	30.78%
24-25-26-354-014	1206 ROSEWOOD ST	02/03/21	\$127,900	\$151,270	\$42,860	\$66,230	0.12	\$354,215	Land Table 26D	43.78%
24-25-26-304-004	2640 BONNER ST	08/08/22	\$170,000	\$201,122	\$54,833	\$85,955	0.16	\$349,255	Land Table 26D	42.74%
24-25-26-310-009	2336 BONNER ST	10/08/21	\$170,000	\$203,202	\$32,918	\$66,120	0.12	\$272,050	Land Table 26D	32.54%
24-25-26-353-014	1027 ROSEWOOD ST	05/04/21	\$375,000				0.15	(\$299,386)	Land Table 26D	15.96%

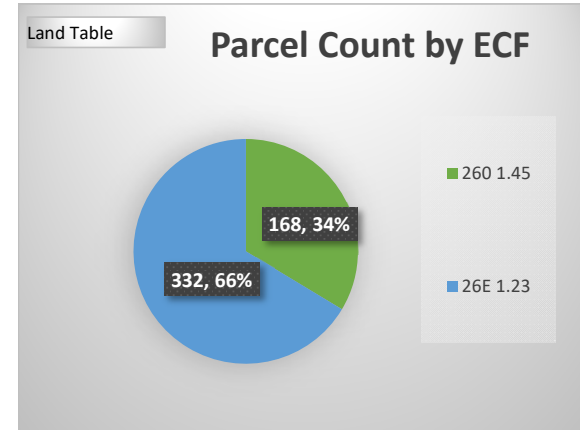
City fo Ferndale

Land Table 26E

BSA DATABASE		SALES DATA	
Parcel Count	500	# of Sales	62
ECF Nbhd	26E, 260	Sales Ratio	42.25%
Min ECF	1.230	(Land Resid.-Est. Land Value)/Est. LV	28.77%
Max ECF	1.450	% Change	5.00%
Land Table LtoB	37.81%	Projected Land Table LtoB	39.70%
CVT LtoB	32.54%	Sales Sample Size	12.40%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,475	\$1,899	\$1,549
MINIMUM	\$1,475	\$1,899	\$1,549
MAXIMUM	\$1,475	\$1,899	\$1,549

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
24-25-26-376-009	2040 FARROW ST	06/29/21	\$303,000				0.10	\$1,774,931		Land Table 26E	32.69%
24-25-26-378-015	2129 LEITCH RD	03/23/22	\$226,000	\$150,728	\$134,513	\$59,241	0.10	\$1,318,755		Land Table 26E	39.30%
24-25-26-376-013	2147 SYMES ST	10/21/22	\$200,000	\$136,517	\$122,724	\$59,241	0.10	\$1,203,176		Land Table 26E	43.39%
24-25-26-384-008	1930 LEITCH RD	05/12/21	\$216,150	\$149,419	\$125,972	\$59,241	0.10	\$1,235,020		Land Table 26E	39.65%
24-25-26-382-007	1938 SYMES ST	05/27/22	\$255,000	\$180,387	\$133,854	\$59,241	0.10	\$1,312,294		Land Table 26E	32.84%
24-25-26-385-009	1920 WRENSON ST	01/29/21	\$175,000	\$124,135	\$110,106	\$59,241	0.10	\$1,079,471		Land Table 26E	47.72%
24-25-26-384-012	1858 LEITCH RD	08/31/21	\$237,000	\$173,065	\$123,176	\$59,241	0.10	\$1,207,608		Land Table 26E	34.23%
24-25-26-409-007	2222 SONOMA ST	07/15/22	\$208,222	\$153,939	\$112,905	\$58,622	0.10	\$1,140,455		Land Table 26E	38.08%
24-25-26-405-011	2261 HAMATA ST	08/24/22	\$175,000	\$129,383	\$95,446	\$49,829	0.08	\$1,136,262		Land Table 26E	38.51%
24-25-26-383-014	1979 LEITCH RD	05/25/22	\$226,500	\$168,338	\$127,770	\$69,608	0.12	\$1,064,750		Land Table 26E	41.35%
24-25-26-378-016	2121 LEITCH RD	07/28/21	\$210,000	\$156,292	\$112,949	\$59,241	0.10	\$1,107,343		Land Table 26E	37.90%
24-25-26-383-013	1991 LEITCH RD	04/15/22	\$255,000	\$193,302	\$131,973	\$70,275	0.12	\$1,090,686		Land Table 26E	36.36%
24-25-26-381-008	1930 FARROW ST	02/04/22	\$219,900	\$171,172	\$107,969	\$59,241	0.10	\$1,058,520		Land Table 26E	34.61%
24-25-26-384-017	1971 WRENSON ST	09/30/22	\$164,000	\$131,517	\$91,724	\$59,241	0.10	\$899,255		Land Table 26E	45.04%
24-25-26-382-025	1905 ROMEO ST	03/08/21	\$186,000	\$149,651	\$95,590	\$59,241	0.10	\$937,157		Land Table 26E	39.59%
24-25-26-376-012	2157 SYMES ST	07/29/22	\$195,000	\$157,521	\$109,102	\$71,623	0.12	\$879,855		Land Table 26E	45.47%
24-25-26-379-013	2006 LEITCH RD	08/06/21	\$185,000	\$150,602	\$105,488	\$71,090	0.12	\$857,626		Land Table 26E	47.20%
24-25-26-379-008	2048 LEITCH RD	03/18/22	\$190,000	\$156,281	\$92,960	\$59,241	0.10	\$911,373		Land Table 26E	37.91%
24-25-26-405-004	2420 WOODWARD HTS	06/28/22	\$185,000	\$153,443	\$90,179	\$58,622	0.10	\$910,899		Land Table 26E	38.20%
24-25-26-377-018	2105 ROMEO ST	08/23/22	\$202,000	\$169,011	\$92,230	\$59,241	0.10	\$904,216		Land Table 26E	35.05%
24-25-26-385-013	1842 WRENSON ST	12/05/22	\$220,000	\$185,046	\$115,596	\$80,642	0.14	\$831,626		Land Table 26E	43.58%
24-25-26-457-022	1921 PILGRIM ST	07/28/22	\$135,000	\$113,579	\$81,171	\$59,750	0.11	\$773,057		Land Table 26E	52.61%
24-25-26-457-005	1956 ALMONT ST	07/13/21	\$175,000	\$147,485	\$86,756	\$59,241	0.10	\$850,549		Land Table 26E	40.17%
24-25-26-377-015	2139 ROMEO ST	02/04/22	\$172,500	\$145,458	\$86,283	\$59,241	0.10	\$845,912		Land Table 26E	40.73%
24-25-26-376-001	2156 FARROW ST	11/08/22	\$192,400	\$163,981	\$101,434	\$73,015	0.13	\$805,032		Land Table 26E	44.53%
24-25-26-384-018	1963 WRENSON ST	09/29/21	\$164,000	\$140,307	\$82,934	\$59,241	0.10	\$813,078		Land Table 26E	42.22%
24-25-26-384-028	1914 LEITCH RD	08/17/21	\$193,000	\$168,859	\$83,382	\$59,241	0.10	\$817,471		Land Table 26E	35.08%

City fo Ferndale

Land Table 26F

24-25-26-379-010	2032 LEITCH RD	07/26/22	\$165,000	\$147,234	\$77,007	\$59,241	0.10	\$754,971	Land Table 26E	40.24%
24-25-26-408-015	2165 SONOMA ST	07/09/21	\$215,000	\$196,548	\$118,110	\$99,658	0.17	\$698,876	Land Table 26E	50.70%
24-25-26-409-006	2200 SONOMA ST	05/25/21	\$160,000	\$146,983	\$71,639	\$58,622	0.10	\$723,626	Land Table 26E	39.88%
24-25-26-452-020	2053 PILGRIM ST	09/23/22	\$135,000	\$125,569	\$69,972	\$60,541	0.11	\$641,945	Land Table 26E	48.21%
24-25-26-376-019	2047 SYMES ST	09/07/21	\$146,900	\$136,702	\$69,439	\$59,241	0.10	\$680,775	Land Table 26E	43.34%
24-25-26-381-011	1904 FARROW ST	08/04/22	\$175,000	\$163,069	\$71,172	\$59,241	0.10	\$697,765	Land Table 26E	36.33%
24-25-26-409-005	2190 SONOMA ST	06/15/22	\$145,000	\$135,993	\$67,629	\$58,622	0.10	\$683,121	Land Table 26E	43.11%
24-25-26-405-002	2390 WOODWARD HTS	05/24/22	\$237,000	\$222,779	\$113,879	\$99,658	0.17	\$673,840	Land Table 26E	44.73%
24-25-26-451-008	2048 MARTIN RD	05/20/21	\$160,000	\$151,045	\$68,196	\$59,241	0.10	\$668,588	Land Table 26E	39.22%
24-25-26-406-011	2300 HAMATA ST	07/06/22	\$360,000	\$340,667	\$77,955	\$58,622	0.10	\$787,424	Land Table 26E	17.21%
24-25-26-457-008	1926 ALMONT ST	06/30/21	\$185,000	\$175,526	\$68,715	\$59,241	0.10	\$673,676	Land Table 26E	33.75%
24-25-26-380-006	2114 WRENSON ST	09/02/21	\$140,000	\$132,929	\$66,312	\$59,241	0.10	\$650,118	Land Table 26E	44.57%
24-25-26-451-013	2006 MARTIN RD	09/21/21	\$152,500	\$145,851	\$77,739	\$71,090	0.12	\$632,024	Land Table 26E	48.74%
24-25-26-457-016	1973 PILGRIM ST	08/04/21	\$135,000	\$129,746	\$65,310	\$60,056	0.11	\$616,132	Land Table 26E	46.29%
24-25-26-377-009	2040 SYMES ST	12/17/21	\$141,000	\$138,214	\$62,027	\$59,241	0.10	\$608,108	Land Table 26E	42.86%
24-25-26-451-014	2157 ALMONT ST	01/21/22	\$152,000	\$152,039	\$65,423	\$65,462	0.11	\$578,965	Land Table 26E	43.06%
24-25-26-406-023	2301 CHESTNUT ST	11/22/22	\$352,000	\$355,652	\$54,970	\$58,622	0.10	\$555,253	Land Table 26E	16.48%
24-25-26-385-038	1945 MARTIN RD	02/17/22	\$417,000	\$433,778	\$42,463	\$59,241	0.10	\$416,304	Land Table 26E	13.66%
24-25-26-451-005	2122 MARTIN RD	05/27/22	\$455,000	\$474,376	\$39,865	\$59,241	0.10	\$390,833	Land Table 26E	12.49%
24-25-26-401-001	2298 WOODWARD HTS	09/09/22	\$385,000	\$408,879	\$74,856	\$98,735	0.17	\$448,240	Land Table 26E	24.15%
24-25-26-402-003	2171 CHESTNUT ST	03/09/21	\$185,000	\$197,364	\$87,455	\$99,819	0.17	\$517,485	Land Table 26E	50.58%
24-25-26-457-014	1985 PILGRIM ST	09/30/21	\$140,000	\$149,870	\$72,020	\$81,890	0.15	\$496,690	Land Table 26E	54.64%
24-25-26-406-015	2340 HAMATA ST	10/29/21	\$320,000	\$345,701	\$47,577	\$73,278	0.12	\$383,685	Land Table 26E	21.20%
24-25-26-384-030	1844 LEITCH RD	11/15/21	\$240,000	\$259,883	\$120,000	\$139,883	0.24	\$497,925	Land Table 26E	53.83%
24-25-26-406-020	2271 CHESTNUT ST	11/17/21	\$330,000	\$358,061	\$30,561	\$58,622	0.10	\$308,697	Land Table 26E	16.37%
24-25-26-385-039	1935 MARTIN RD	10/22/21	\$399,450	\$436,956	\$21,735	\$59,241	0.10	\$213,088	Land Table 26E	13.56%
24-25-26-452-017	2123 PILGRIM ST	12/30/22	\$110,000	\$120,776	\$49,915	\$60,691	0.11	\$453,773	Land Table 26E	50.25%
24-25-26-384-005	1954 LEITCH RD	05/18/22	\$108,500	\$119,759	\$47,982	\$59,241	0.10	\$470,412	Land Table 26E	49.47%
24-25-26-383-009	1904 ROMEO ST	07/29/21	\$125,000	\$138,810	\$45,431	\$59,241	0.10	\$445,402	Land Table 26E	42.68%
24-25-26-380-004	2130 WRENSON ST	01/15/21	\$118,000	\$131,762	\$45,479	\$59,241	0.10	\$445,873	Land Table 26E	44.96%
24-25-26-385-004	1962 WRENSON ST	01/04/21	\$123,000				0.10	\$307,696	Land Table 26E	39.27%
24-25-26-407-022	2283 MANATEE ST	02/22/21	\$113,000				0.12	\$297,613	Land Table 26E	47.56%
24-25-26-379-003	2138 LEITCH RD	12/21/21	\$114,900				0.10	\$190,892	Land Table 26E	38.30%
24-25-26-383-020	1921 LEITCH RD	12/14/22	\$90,000				0.10	\$164,098	Land Table 26E	44.71%
24-25-26-377-016	2129 ROMEO ST	02/28/22	\$140,000				0.20	\$248,833	Land Table 26E	57.04%

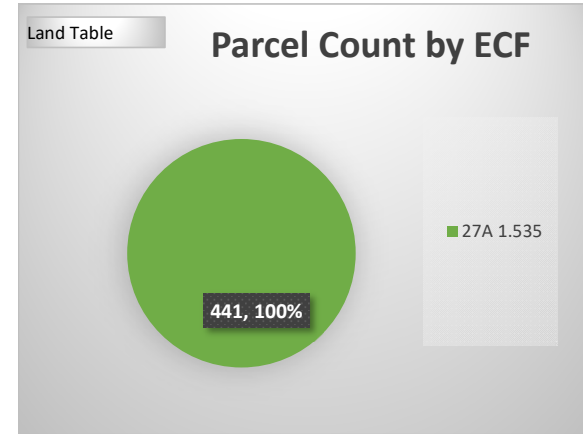
City fo Ferndale

Land Table 27A

BSA DATABASE		SALES DATA	
Parcel Count	441	# of Sales	55
ECF Nbhd	27A	Sales Ratio	43.10%
Min ECF	1.360	(Land Resid.-Est. Land Value)/Est. LV	26.29%
Max ECF	1.535	% Change	5.00%
Land Table LtoB	37.46%	Projected Land Table LtoB	39.33%
CVT LtoB	32.54%	Sales Sample Size	12.47%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,475	\$1,863	\$1,549
MINIMUM	\$1,475	\$1,863	\$1,549
MAXIMUM	\$1,475	\$1,863	\$1,549

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
24-25-27-202-033	3291 MINERVA ST	06/24/22	\$305,000				0.15	\$1,321,062		Land Table 27A	38.90%
24-25-27-254-017	2951 HORTON ST	04/04/22	\$245,000	\$175,741	\$141,480	\$72,221	0.15	\$975,724		Land Table 27A	41.10%
24-25-27-226-028	3140 INMAN ST	12/03/21	\$297,000	\$217,628	\$142,766	\$63,394	0.13	\$1,124,142		Land Table 27A	29.13%
24-25-27-284-004	2824 GRAYSON ST	08/29/22	\$179,900	\$135,911	\$115,319	\$71,330	0.12	\$1,002,774		Land Table 27A	52.48%
24-25-27-276-026	2944 PAXTON ST	06/03/22	\$290,000	\$219,759	\$147,366	\$77,125	0.14	\$1,030,531		Land Table 27A	35.10%
24-25-27-279-016	3001 GOODRICH ST	05/12/22	\$245,000	\$186,384	\$131,175	\$72,559	0.12	\$1,084,091		Land Table 27A	38.93%
24-25-27-203-058	3104 MINERVA ST	04/05/21	\$275,000	\$216,797	\$130,424	\$72,221	0.15	\$899,476		Land Table 27A	33.31%
24-25-27-226-007	1334 E 10 MILE RD	08/13/21	\$200,000	\$158,080	\$96,131	\$54,211	0.09	\$1,104,954		Land Table 27A	34.29%
24-25-27-226-023	3220 INMAN ST	11/05/21	\$239,900	\$189,710	\$111,979	\$61,789	0.12	\$903,056		Land Table 27A	32.57%
24-25-27-282-005	2820 WOLCOTT ST	11/02/21	\$208,000	\$169,469	\$109,861	\$71,330	0.12	\$955,313		Land Table 27A	42.09%
24-25-27-255-045	2831 INMAN ST	04/22/22	\$260,000	\$214,205	\$118,016	\$72,221	0.15	\$813,903		Land Table 27A	33.72%
24-25-27-277-019	2953 BURDETTE ST	10/14/22	\$235,000	\$194,328	\$112,002	\$71,330	0.12	\$973,930		Land Table 27A	36.71%
24-25-27-255-019	2832 HORTON ST	06/28/22	\$330,000	\$274,517	\$127,704	\$72,221	0.15	\$880,717		Land Table 27A	26.31%
24-25-27-202-045	3141 MINERVA ST	10/28/22	\$182,500	\$154,013	\$81,449	\$52,962	0.11	\$768,387		Land Table 27A	34.39%
24-25-27-282-011	2851 BURDETTE ST	04/26/21	\$285,000	\$241,517	\$114,813	\$71,330	0.12	\$998,374		Land Table 27A	29.53%
24-25-27-255-032	3021 INMAN ST	10/29/21	\$208,000	\$176,692	\$103,529	\$72,221	0.15	\$713,993		Land Table 27A	40.87%
24-25-27-277-007	2952 WOLCOTT ST	06/08/22	\$216,000	\$184,620	\$102,710	\$71,330	0.12	\$893,130		Land Table 27A	38.64%
24-25-27-255-022	2804 HORTON ST	06/02/22	\$249,900	\$214,270	\$107,851	\$72,221	0.15	\$743,800		Land Table 27A	33.71%
24-25-27-281-013	2861 WOLCOTT ST	07/16/21	\$189,900	\$163,045	\$103,980	\$77,125	0.14	\$727,133		Land Table 27A	47.30%
24-25-27-283-001	2862 BURDETTE ST	11/12/21	\$186,500	\$160,929	\$96,901	\$71,330	0.12	\$842,617		Land Table 27A	44.32%
24-25-27-255-007	3008 HORTON ST	08/08/22	\$249,000	\$216,218	\$105,003	\$72,221	0.15	\$724,159		Land Table 27A	33.40%
24-25-27-285-001	2864 GOODRICH ST	03/04/22	\$204,900	\$179,272	\$68,426	\$42,798	0.07	\$991,681		Land Table 27A	23.87%
24-25-27-204-045	3131 INMAN ST	11/08/21	\$169,900	\$150,207	\$91,914	\$72,221	0.15	\$633,890		Land Table 27A	48.08%
24-25-27-282-002	2850 WOLCOTT ST	05/03/21	\$156,700	\$139,021	\$89,009	\$71,330	0.12	\$773,991		Land Table 27A	51.31%
24-25-27-255-048	2801 INMAN ST	07/09/21	\$191,150	\$169,819	\$93,552	\$72,221	0.15	\$645,186		Land Table 27A	42.53%
24-25-27-255-028	3055 INMAN ST	09/23/22	\$185,000	\$165,885	\$91,336	\$72,221	0.15	\$629,903		Land Table 27A	43.54%
24-25-27-203-057	3114 MINERVA ST	02/28/22	\$410,000	\$369,640	\$112,581	\$72,221	0.15	\$776,421		Land Table 27A	19.54%

City fo Ferndale

Land Table 27A

24-25-27-204-036	3251 INMAN ST	07/09/21	\$158,000	\$143,123	\$87,098	\$72,221	0.15	\$600,676	Land Table 27A	50.46%
24-25-27-226-016	3280 INMAN ST	08/08/22	\$175,000	\$159,409	\$87,812	\$72,221	0.15	\$605,600	Land Table 27A	45.31%
24-25-27-282-022	2811 BURDETTE ST	04/12/22	\$235,000	\$214,443	\$85,468	\$64,911	0.10	\$821,808	Land Table 27A	30.27%
24-25-27-226-006	1320 E 10 MILE RD	10/25/22	\$177,900	\$162,519	\$71,019	\$55,638	0.09	\$789,100	Land Table 27A	34.23%
24-25-27-255-018	2840 HORTON ST	07/23/21	\$174,900	\$159,917	\$87,204	\$72,221	0.15	\$601,407	Land Table 27A	45.16%
24-25-27-255-005	3026 HORTON ST	03/25/21	\$220,000	\$202,548	\$89,673	\$72,221	0.15	\$618,434	Land Table 27A	35.66%
24-25-27-226-025	3208 INMAN ST	04/29/22	\$153,000	\$143,088	\$71,701	\$61,789	0.12	\$578,234	Land Table 27A	43.18%
24-25-27-256-002	3056 INMAN ST	08/11/21	\$155,000	\$147,651	\$71,545	\$64,196	0.13	\$554,612	Land Table 27A	43.48%
24-25-27-276-028	3002 PAXTON ST	07/22/22	\$519,000	\$495,190	\$100,935	\$77,125	0.14	\$705,839	Land Table 27A	15.57%
24-25-27-255-057	2705 INMAN ST	01/25/21	\$300,000	\$288,856	\$101,869	\$90,725	0.18	\$559,720	Land Table 27A	31.41%
24-25-27-276-020	2931 WOLCOTT ST	05/05/21	\$499,900	\$482,170	\$94,855	\$77,125	0.14	\$663,322	Land Table 27A	16.00%
24-25-27-255-035	2955 INMAN ST	12/06/22	\$225,000	\$219,060	\$78,161	\$72,221	0.15	\$539,041	Land Table 27A	32.97%
24-25-27-282-018	2741 BURDETTE ST	03/30/21	\$155,000	\$153,468	\$72,862	\$71,330	0.12	\$633,583	Land Table 27A	46.48%
24-25-27-282-019	2731 BURDETTE ST	08/12/22	\$192,000	\$196,574	\$66,756	\$71,330	0.12	\$580,487	Land Table 27A	36.29%
24-25-27-203-002	810 E 10 MILE RD	07/14/21	\$158,000	\$165,102	\$50,751	\$57,853	0.10	\$528,656	Land Table 27A	35.04%
24-25-27-278-001	3050 BURDETTE ST	12/15/22	\$169,420	\$177,691	\$70,122	\$78,393	0.13	\$556,524	Land Table 27A	44.12%
24-25-27-276-023	2905 WOLCOTT ST	09/08/21	\$180,000	\$191,109	\$66,016	\$77,125	0.14	\$461,650	Land Table 27A	40.36%
24-25-27-276-011	2900 PAXTON ST	11/14/22	\$185,000	\$203,653	\$58,472	\$77,125	0.14	\$408,895	Land Table 27A	37.87%
24-25-27-282-001	2860 WOLCOTT ST	10/18/21	\$200,000	\$221,510	\$49,820	\$71,330	0.12	\$433,217	Land Table 27A	32.20%
24-25-27-277-003	3034 WOLCOTT ST	03/12/21	\$150,000	\$167,355	\$53,975	\$71,330	0.12	\$469,348	Land Table 27A	42.62%
24-25-27-254-009	3063 HORTON ST	01/26/21	\$163,000	\$188,181	\$47,040	\$72,221	0.15	\$324,414	Land Table 27A	38.38%
24-25-27-202-029	3345 MINERVA ST	07/14/21	\$175,000	\$203,961	\$43,260	\$72,221	0.15	\$298,345	Land Table 27A	35.41%
24-25-27-285-034	2828 GOODRICH ST	10/15/21	\$231,700	\$274,118	\$18,213	\$60,631	0.10	\$185,847	Land Table 27A	22.12%
24-25-27-254-018	2943 HORTON ST	11/10/22	\$145,000	\$172,861	\$44,360	\$72,221	0.15	\$305,931	Land Table 27A	41.78%
24-25-27-281-015	2841 WOLCOTT ST	03/25/22	\$132,500	\$162,034	\$47,591	\$77,125	0.14	\$332,804	Land Table 27A	47.60%
24-25-27-226-026	3200 INMAN ST	07/06/21	\$120,000	\$148,311	\$33,478	\$61,789	0.12	\$269,984	Land Table 27A	41.66%
24-25-27-255-008	3000 HORTON ST	09/22/21	\$130,000				0.15	\$147,097	Land Table 27A	39.92%
24-25-27-226-009	3354 INMAN ST	01/15/21	\$286,000				0.13	(\$560,606)	Land Table 27A	15.50%

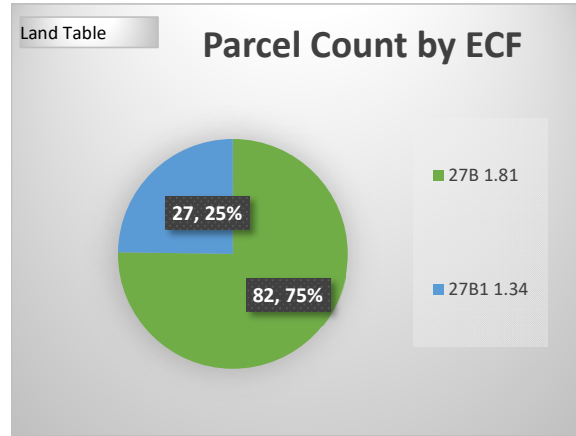
City fo Ferndale

Land Table 27B

BSA DATABASE		SALES DATA	
Parcel Count	109	# of Sales	18
ECF Nbhd	27B, 27B1	Sales Ratio	45.48%
Min ECF	1.340	(Land Resid.-Est. Land Value)/Est. LV	35.92%
Max ECF	1.810	% Change	5.00%
Land Table LtoB	32.87%	Projected Land Table LtoB	34.51%
CVT LtoB	32.54%	Sales Sample Size	16.51%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,475	\$2,005	\$1,549
MINIMUM	\$1,475	\$2,005	\$1,549
MAXIMUM	\$1,475	\$2,005	\$1,549

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
24-25-27-226-055	3155 GRAYSON ST	12/30/22	\$205,000	\$147,330	\$117,954	\$60,284	0.11	\$1,102,374		Land Table 27B	40.92%
24-25-27-227-055	3147 GOODRICH ST	08/26/22	\$220,000	\$161,536	\$118,206	\$59,742	0.11	\$1,125,771		Land Table 27B	36.98%
24-25-27-227-028	3140 GRAYSON ST	06/03/22	\$289,900	\$223,342	\$126,300	\$59,742	0.11	\$1,202,857		Land Table 27B	26.75%
24-25-27-227-009	3334 GRAYSON ST	10/03/22	\$265,000	\$209,054	\$115,688	\$59,742	0.11	\$1,101,790		Land Table 27B	28.58%
24-25-27-227-036	3317 GOODRICH ST	01/14/22	\$211,000	\$179,736	\$96,980	\$65,716	0.12	\$843,304		Land Table 27B	36.56%
24-25-27-228-006	3334 GOODRICH ST	10/12/21	\$225,000	\$198,643	\$86,099	\$59,742	0.11	\$819,990		Land Table 27B	30.08%
24-25-27-227-018	3246 GRAYSON ST	06/30/21	\$148,000	\$131,804	\$75,938	\$59,742	0.11	\$723,219		Land Table 27B	45.33%
24-25-27-227-001	1402 E 10 MILE RD	11/04/21	\$200,000	\$183,969	\$72,294	\$56,263	0.10	\$708,765		Land Table 27B	30.58%
24-25-27-228-027	3156 GOODRICH ST	02/25/22	\$215,000	\$201,794	\$74,732	\$61,526	0.11	\$655,544		Land Table 27B	30.49%
24-25-27-226-054	3161 GRAYSON ST	08/17/22	\$310,000	\$292,165	\$78,173	\$60,338	0.11	\$723,824		Land Table 27B	20.65%
24-25-27-227-034	3333 GOODRICH ST	06/21/21	\$205,144	\$196,743	\$68,143	\$59,742	0.11	\$648,981		Land Table 27B	30.37%
24-25-27-227-056	3141 GOODRICH ST	06/03/22	\$220,000	\$211,270	\$68,472	\$59,742	0.11	\$652,114		Land Table 27B	28.28%
24-25-27-228-018	3228 GOODRICH ST	10/27/22	\$200,000	\$196,116	\$63,626	\$59,742	0.11	\$605,962		Land Table 27B	30.46%
24-25-27-226-044	3251 GRAYSON ST	12/02/21	\$443,500	\$435,176	\$68,066	\$59,742	0.11	\$648,248		Land Table 27B	13.73%
24-25-27-228-021	3204 GOODRICH ST	07/20/21	\$215,000	\$211,733	\$66,424	\$63,157	0.12	\$567,726		Land Table 27B	29.83%
24-25-27-228-022	3196 GOODRICH ST	05/18/21	\$186,000	\$183,691	\$63,835	\$61,526	0.11	\$559,956		Land Table 27B	33.49%
24-25-27-227-062	3180 GRAYSON ST	07/15/22	\$419,000	\$414,681	\$64,061	\$59,742	0.11	\$610,105		Land Table 27B	14.41%
24-25-27-227-049	3197 GOODRICH ST	08/23/22	\$135,000	\$143,693	\$51,049	\$59,742	0.11	\$486,181		Land Table 27B	41.58%

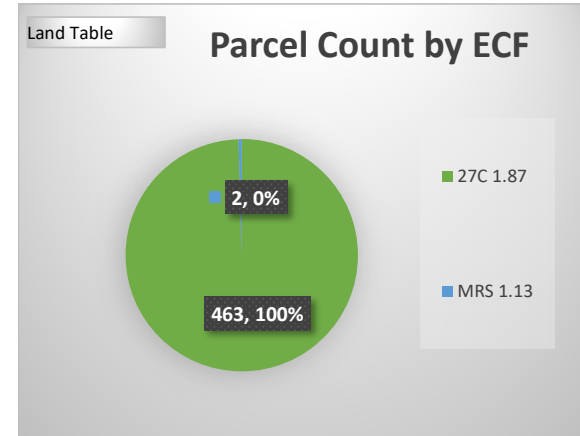
City fo Ferndale

Land Table 27C

BSA DATABASE		SALES DATA	
Parcel Count	465	# of Sales	63
ECF Nbhd	27C, MRS	Sales Ratio	44.67%
Min ECF	1.130	(Land Resid.-Est. Land Value)/Est. LV	24.75%
Max ECF	1.870	% Change	12.05%
Land Table LtoB	31.18%	Projected Land Table LtoB	34.93%
CVT LtoB	32.54%	Sales Sample Size	13.55%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,785	\$2,227	\$2,000
MINIMUM	\$1,785	\$2,227	\$2,000
MAXIMUM	\$1,785	\$2,227	\$2,000

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
24-25-27-329-015	250 E MAPLEHURST ST	05/25/22	\$365,000	\$252,653	\$185,577	\$73,230	0.12	\$1,572,686		Land Table 27C	28.98%
24-25-27-404-015	516 E MAPLEHURST ST	06/28/22	\$341,700	\$247,932	\$170,660	\$76,892	0.12	\$1,376,290		Land Table 27C	31.01%
24-25-27-403-050	585 E MAPLEHURST ST	09/30/21	\$270,000	\$195,972	\$136,503	\$62,475	0.10	\$1,421,906		Land Table 27C	31.88%
24-25-27-328-055	333 E MAPLEHURST ST	05/16/22	\$393,000	\$285,481	\$180,749	\$73,230	0.12	\$1,531,771		Land Table 27C	25.65%
24-25-27-326-024	133 E DRAYTON ST	02/12/21	\$552,500	\$413,241	\$266,607	\$127,348	0.21	\$1,294,209		Land Table 27C	30.82%
24-25-27-327-055	271 E WOODLAND ST	11/24/21	\$374,000	\$283,740	\$163,490	\$73,230	0.12	\$1,385,508		Land Table 27C	25.81%
24-25-27-379-026	370 E LEWISTON AVE	11/11/22	\$360,000	\$276,581	\$177,734	\$94,315	0.16	\$1,103,938		Land Table 27C	34.10%
24-25-27-404-022	570 E MAPLEHURST ST	06/29/22	\$250,000	\$198,984	\$113,491	\$62,475	0.10	\$1,182,198		Land Table 27C	31.40%
24-25-27-403-004	424 E WOODLAND ST	03/04/22	\$295,000	\$235,825	\$121,650	\$62,475	0.10	\$1,267,188		Land Table 27C	26.49%
24-25-27-403-036	489 E MAPLEHURST ST	07/19/22	\$215,000	\$172,250	\$106,827	\$64,077	0.10	\$1,027,183		Land Table 27C	37.20%
24-25-27-403-038	503 E MAPLEHURST ST	10/13/21	\$237,500	\$191,067	\$110,510	\$64,077	0.10	\$1,062,596		Land Table 27C	33.54%
24-25-27-327-056	281 E WOODLAND ST	04/09/21	\$415,000	\$343,782	\$148,110	\$76,892	0.12	\$1,194,435		Land Table 27C	22.37%
24-25-27-404-010	464 E MAPLEHURST ST	09/30/21	\$175,000	\$145,157	\$93,920	\$64,077	0.10	\$903,077		Land Table 27C	44.14%
24-25-27-401-024	551 E DRAYTON ST	03/04/22	\$251,000	\$212,360	\$102,717	\$64,077	0.10	\$987,663		Land Table 27C	30.17%
24-25-27-257-016	553 E OAKRIDGE ST	03/12/21	\$255,000	\$215,968	\$103,449	\$64,417	0.11	\$985,229		Land Table 27C	29.83%
24-25-27-328-013	168 E WOODLAND ST	06/28/21	\$350,000	\$299,107	\$124,123	\$73,230	0.12	\$1,051,890		Land Table 27C	24.48%
24-25-27-328-060	371 E MAPLEHURST ST	10/25/22	\$260,000	\$223,455	\$109,775	\$73,230	0.12	\$930,297		Land Table 27C	32.77%
24-25-27-404-024	590 E MAPLEHURST ST	06/16/21	\$350,000	\$302,535	\$172,415	\$124,950	0.19	\$893,342		Land Table 27C	41.30%
24-25-27-327-063	357 E WOODLAND ST	01/21/21	\$336,500	\$292,631	\$117,099	\$73,230	0.12	\$992,364		Land Table 27C	25.02%
24-25-27-401-030	595 E DRAYTON ST	06/10/22	\$230,000	\$200,153	\$93,924	\$64,077	0.10	\$903,115		Land Table 27C	32.01%
24-25-27-327-015	248 E DRAYTON ST	07/02/21	\$270,000	\$238,871	\$104,359	\$73,230	0.12	\$884,398		Land Table 27C	30.66%
24-25-27-328-022	248 E WOODLAND ST	08/18/21	\$281,578	\$249,736	\$105,072	\$73,230	0.12	\$890,441		Land Table 27C	29.32%
24-25-27-379-012	212 E LEWISTON AVE	09/20/21	\$346,000	\$310,428	\$120,456	\$84,884	0.15	\$830,731		Land Table 27C	27.34%
24-25-27-451-001	408 E LEWISTON AVE	05/16/22	\$175,000	\$159,140	\$78,448	\$62,588	0.10	\$761,631		Land Table 27C	39.33%
24-25-27-404-049	575 E LEWISTON AVE	02/24/22	\$285,000	\$259,451	\$88,024	\$62,475	0.10	\$916,917		Land Table 27C	24.08%
24-25-27-327-064	365 E WOODLAND ST	12/02/21	\$246,000	\$224,223	\$95,007	\$73,230	0.12	\$805,144		Land Table 27C	32.66%
24-25-27-403-045	551 E MAPLEHURST ST	01/07/22	\$205,000	\$187,619	\$81,458	\$64,077	0.10	\$783,250		Land Table 27C	34.15%

City fo Ferndale

Land Table 27C

24-25-27-327-026	356 E DRAYTON ST	06/09/21	\$253,550	\$234,009	\$92,771	\$73,230	0.12	\$786,195	Land Table 27C	31.29%
24-25-27-326-022	334 E OAKRIDGE ST	01/14/22	\$385,285	\$355,577	\$102,938	\$73,230	0.12	\$872,356	Land Table 27C	20.59%
24-25-27-404-023	576 E MAPLEHURST ST	07/27/22	\$195,000	\$181,664	\$75,811	\$62,475	0.10	\$789,698	Land Table 27C	34.39%
24-25-27-329-055	348 E MAPLEHURST ST	06/22/21	\$258,500	\$241,024	\$90,706	\$73,230	0.12	\$768,695	Land Table 27C	30.38%
24-25-27-328-034	364 E WOODLAND ST	01/25/22	\$212,000	\$198,191	\$87,039	\$73,230	0.12	\$737,619	Land Table 27C	36.95%
24-25-27-402-030	481 E WOODLAND ST	08/16/21	\$195,000	\$183,168	\$75,909	\$64,077	0.10	\$729,894	Land Table 27C	34.98%
24-25-27-328-046	241 E MAPLEHURST ST	04/15/21	\$250,000	\$236,565	\$86,665	\$73,230	0.12	\$734,449	Land Table 27C	30.96%
24-25-27-455-004	574 E LEWISTON AVE	04/28/22	\$196,000	\$187,342	\$82,333	\$73,675	0.12	\$680,438	Land Table 27C	39.33%
24-25-27-328-028	318 E WOODLAND ST	07/07/22	\$305,000	\$292,521	\$85,709	\$73,230	0.12	\$726,347	Land Table 27C	25.03%
24-25-27-329-031	221 E LEWISTON AVE	09/07/22	\$220,000	\$216,833	\$76,397	\$73,230	0.12	\$647,432	Land Table 27C	33.77%
24-25-27-328-041	201 E MAPLEHURST ST	01/04/22	\$225,000	\$223,103	\$75,127	\$73,230	0.12	\$636,669	Land Table 27C	32.82%
24-25-27-329-051	202 E MAPLEHURST ST	08/27/21	\$415,000	\$415,384	\$72,846	\$73,230	0.12	\$617,339	Land Table 27C	17.63%
24-25-27-327-019	302 E DRAYTON ST	02/28/22	\$265,000	\$266,047	\$72,183	\$73,230	0.12	\$611,720	Land Table 27C	27.53%
24-25-27-328-054	325 E MAPLEHURST ST	12/14/21	\$235,000	\$237,255	\$70,975	\$73,230	0.12	\$601,483	Land Table 27C	30.87%
24-25-27-327-028	372 E DRAYTON ST	03/25/21	\$195,000	\$198,101	\$70,129	\$73,230	0.12	\$594,314	Land Table 27C	36.97%
24-25-27-451-015	492 E LEWISTON AVE	10/01/21	\$225,000	\$229,966	\$49,966	\$54,932	0.09	\$561,416	Land Table 27C	23.89%
24-25-27-401-006	536 E OAKRIDGE ST	04/05/21	\$169,000	\$174,360	\$57,115	\$62,475	0.10	\$594,948	Land Table 27C	35.83%
24-25-27-327-060	335 E WOODLAND ST	07/23/21	\$210,000	\$220,157	\$63,073	\$73,230	0.12	\$534,517	Land Table 27C	33.26%
24-25-27-328-011	150 E WOODLAND ST	06/21/22	\$291,000	\$305,174	\$59,056	\$73,230	0.12	\$500,475	Land Table 27C	24.00%
24-25-27-401-002	510 E OAKRIDGE ST	05/28/21	\$182,000	\$191,015	\$53,460	\$62,475	0.10	\$556,875	Land Table 27C	32.71%
24-25-27-181-066	371 E OAKRIDGE ST	07/26/21	\$200,000	\$213,379	\$65,036	\$78,415	0.14	\$451,639	Land Table 27C	36.75%
24-25-27-379-020	310 E LEWISTON AVE	06/22/22	\$271,000	\$293,214	\$72,101	\$94,315	0.16	\$447,832	Land Table 27C	32.17%
24-25-27-328-009	142 E WOODLAND ST	04/02/21	\$186,000	\$202,092	\$50,841	\$66,933	0.11	\$470,750	Land Table 27C	33.12%
24-25-27-328-023	256 E WOODLAND ST	08/26/21	\$292,000	\$317,503	\$47,727	\$73,230	0.12	\$404,466	Land Table 27C	23.06%
24-25-27-403-005	430 E WOODLAND ST	08/31/21	\$390,000	\$425,363	\$27,112	\$62,475	0.10	\$282,417	Land Table 27C	14.69%
24-25-27-403-007	444 E WOODLAND ST	09/30/21	\$209,900	\$239,130	\$34,847	\$64,077	0.10	\$335,067	Land Table 27C	26.80%
24-25-27-328-049	265 E MAPLEHURST ST	01/27/21	\$278,000	\$318,344	\$32,886	\$73,230	0.12	\$278,695	Land Table 27C	23.00%
24-25-27-402-010	578 E DRAYTON ST	03/17/22	\$150,000	\$172,051	\$42,026	\$64,077	0.10	\$404,096	Land Table 27C	37.24%
24-25-27-451-012	474 E LEWISTON AVE	02/04/22	\$285,000	\$334,916	\$5,103	\$55,019	0.09	\$57,337	Land Table 27C	16.43%
24-25-27-257-023	565 E OAKRIDGE ST	06/15/21	\$310,000	\$382,233	(\$8,218)	\$64,015	0.10	(\$79,786)	Land Table 27C	16.75%
24-25-27-402-004	526 E DRAYTON ST	09/30/21	\$239,000	\$305,649	(\$2,572)	\$64,077	0.10	(\$24,731)	Land Table 27C	20.96%
24-25-27-401-027	575 E DRAYTON ST	04/20/22	\$195,000	\$256,619	\$2,458	\$64,077	0.10	\$23,635	Land Table 27C	24.97%
24-25-27-455-007	610 E LEWISTON AVE	10/15/21	\$120,000	\$160,055	\$35,311	\$75,366	0.13	\$273,729	Land Table 27C	47.09%
24-25-27-178-026	67 FAIRWOOD ST	12/29/21	\$141,000				0.14	\$195,971	Land Table 27C	44.05%
24-25-27-328-016	200 E WOODLAND ST	01/06/21	\$192,000				0.12	(\$107,068)	Land Table 27C	26.35%
24-25-27-178-031	78 SYLVAN AVE	02/24/21	\$392,766				0.21	(\$539,034)	Land Table 27C	11.59%

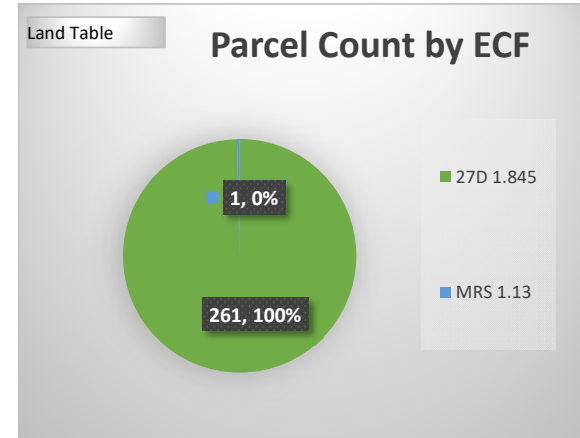
City fo Ferndale

Land Table 27D

BSA DATABASE		SALES DATA	
Parcel Count	262	# of Sales	27
ECF Nbhd	27D, MRS	Sales Ratio	41.47%
Min ECF	1.130	(Land Resid.-Est. Land Value)/Est. LV	16.74%
Max ECF	1.845	% Change	8.00%
Land Table LtoB	35.47%	Projected Land Table LtoB	38.30%
CVT LtoB	32.54%	Sales Sample Size	10.31%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,000	\$2,335	\$2,160
MINIMUM	\$2,000	\$2,335	\$2,160
MAXIMUM	\$2,000	\$2,335	\$2,160

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
24-25-27-456-013	500 E CAMBOURNE ST	06/10/22	\$324,000	\$237,291	\$163,015	\$76,306	0.12	\$1,417,522		Land Table 27D	32.16%
24-25-27-452-031	397 E BRECKENRIDGE ST	05/12/21	\$175,000				0.18	\$966,851		Land Table 27D	92.34%
24-25-27-452-005	330 E CAMBOURNE ST	02/01/21	\$236,500	\$181,211	\$115,530	\$60,241	0.09	\$1,269,560		Land Table 27D	33.24%
24-25-27-454-010	266 VESTER ST	10/17/22	\$270,100	\$217,635	\$112,706	\$60,241	0.09	\$1,238,527		Land Table 27D	27.68%
24-25-27-487-013	507 VESTER ST	05/14/21	\$185,000	\$158,651	\$93,163	\$66,814	0.09	\$1,070,839		Land Table 27D	42.11%
24-25-27-456-019	465 E BRECKENRIDGE ST	12/29/21	\$275,000	\$242,611	\$114,594	\$82,205	0.13	\$888,326		Land Table 27D	33.88%
24-25-27-453-006	332 E BRECKENRIDGE ST	09/07/21	\$180,000	\$159,415	\$80,826	\$60,241	0.09	\$888,198		Land Table 27D	37.79%
24-25-27-455-022	481 E CAMBOURNE ST	08/05/22	\$370,000	\$329,989	\$155,098	\$115,087	0.18	\$856,895		Land Table 27D	34.88%
24-25-27-484-021	561 ROSEWOOD ST	11/18/21	\$130,000	\$117,437	\$58,962	\$46,399	0.06	\$982,700		Land Table 27D	39.51%
24-25-27-455-013	445 E CAMBOURNE ST	06/28/21	\$282,000	\$264,336	\$97,986	\$80,322	0.12	\$809,802		Land Table 27D	30.39%
24-25-27-451-030	361 E CAMBOURNE ST	08/26/22	\$245,000	\$234,167	\$91,155	\$80,322	0.12	\$753,347		Land Table 27D	34.30%
24-25-27-380-015	149 E BRECKENRIDGE ST	07/21/21	\$336,000	\$326,682	\$112,074	\$102,756	0.16	\$696,112		Land Table 27D	31.45%
24-25-27-455-016	457 E CAMBOURNE ST	01/25/21	\$177,500	\$174,977	\$82,845	\$80,322	0.12	\$684,669		Land Table 27D	45.90%
24-25-27-453-009	350 E BRECKENRIDGE ST	04/29/21	\$140,000	\$141,984	\$58,257	\$60,241	0.09	\$640,187		Land Table 27D	42.43%
24-25-27-487-016	427 VESTER ST	04/09/21	\$245,000	\$248,809	\$98,268	\$102,077	0.13	\$738,857		Land Table 27D	41.03%
24-25-27-379-032	181 E CAMBOURNE ST	04/20/21	\$242,000	\$245,952	\$98,804	\$102,756	0.16	\$613,689		Land Table 27D	41.78%
24-25-27-458-002	344 VESTER ST	05/11/21	\$185,000	\$188,871	\$76,451	\$80,322	0.12	\$631,826		Land Table 27D	42.53%
24-25-27-451-032	381 E CAMBOURNE ST	07/16/21	\$183,000	\$189,364	\$53,877	\$60,241	0.09	\$592,055		Land Table 27D	31.81%
24-25-27-456-004	454 E CAMBOURNE ST	10/26/21	\$365,000	\$381,283	\$65,922	\$82,205	0.13	\$511,023		Land Table 27D	21.56%
24-25-27-457-021	391 VESTER ST	12/08/21	\$186,000	\$196,057	\$68,037	\$78,094	0.12	\$553,146		Land Table 27D	39.83%
24-25-27-481-002	528 E CAMBOURNE ST	01/29/21	\$182,000	\$191,936	\$82,861	\$92,797	0.12	\$684,802		Land Table 27D	48.35%
24-25-27-453-003	314 E BRECKENRIDGE ST	10/06/22	\$180,000	\$193,581	\$46,660	\$60,241	0.09	\$512,747		Land Table 27D	31.12%
24-25-27-451-027	349 E CAMBOURNE ST	10/08/21	\$146,000	\$159,960	\$46,281	\$60,241	0.09	\$508,582		Land Table 27D	37.66%
24-25-27-453-016	396 E BRECKENRIDGE ST	07/08/21	\$140,569				0.09	\$382,374		Land Table 27D	36.29%
24-25-27-452-013	392 E CAMBOURNE ST	09/07/22	\$225,000				0.18	\$375,326		Land Table 27D	43.41%
24-25-27-487-006	610 ROSEWOOD ST	08/26/21	\$177,000				0.18	\$477,547		Land Table 27D	60.58%
24-25-27-451-026	341 E CAMBOURNE ST	02/25/21	\$140,000				0.14	\$241,728		Land Table 27D	45.76%

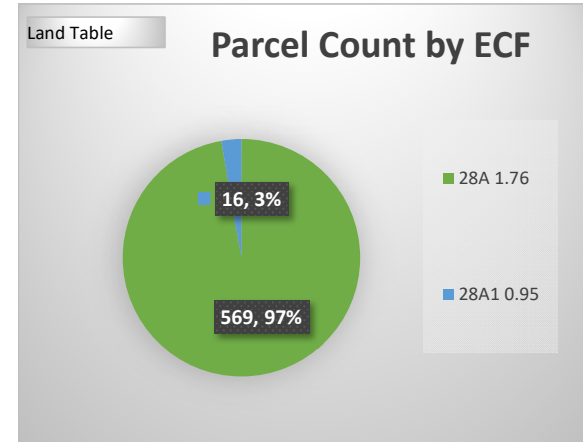
City fo Ferndale

Land Table 28A

BSA DATABASE		SALES DATA	
Parcel Count	585	# of Sales	54
ECF Nbhd	28A, 28A1	Sales Ratio	44.66%
Min ECF	0.950	(Land Resid.-Est. Land Value)/Est. LV	26.63%
Max ECF	1.760	% Change	13.00%
Land Table LtoB	30.27%	Projected Land Table LtoB	34.21%
CVT LtoB	32.54%	Sales Sample Size	9.23%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,785	\$2,260	\$2,017
MINIMUM	\$1,785	\$2,260	\$2,017
MAXIMUM	\$1,785	\$2,260	\$2,017

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
24-25-28-383-023	1855 CENTRAL ST	06/09/22	\$330,000	\$221,056	\$179,714	\$70,770	0.11	\$1,679,570		Land Table 28A	32.01%
24-25-28-477-006	751 W CAMBOURNE ST	10/15/21	\$324,000	\$226,485	\$172,304	\$74,789	0.13	\$1,367,492		Land Table 28A	33.02%
24-25-28-476-030	748 W CAMBOURNE ST	11/30/22	\$428,000	\$315,261	\$197,141	\$84,402	0.12	\$1,615,910		Land Table 28A	26.77%
24-25-28-451-013	911 W LEWISTON AVE	06/17/22	\$339,000	\$250,349	\$187,003	\$98,352	0.22	\$846,167		Land Table 28A	39.29%
24-25-28-476-013	703 W LEWISTON AVE	05/23/22	\$372,500	\$299,671	\$144,661	\$71,832	0.11	\$1,291,616		Land Table 28A	23.97%
24-25-28-383-012	1840 HYLAND ST	05/09/22	\$314,400	\$253,814	\$131,356	\$70,770	0.11	\$1,227,626		Land Table 28A	27.88%
24-25-28-478-033	824 WITHINGTON ST	04/19/22	\$385,000	\$313,230	\$157,084	\$85,314	0.15	\$1,020,026		Land Table 28A	27.24%
24-25-28-478-039	754 WITHINGTON ST	05/19/22	\$365,000	\$298,276	\$142,307	\$75,583	0.14	\$1,046,375		Land Table 28A	25.34%
24-25-27-351-019	311 W LEWISTON AVE	09/01/21	\$405,000	\$332,524	\$165,962	\$93,486	0.16	\$1,057,083		Land Table 28A	28.11%
24-25-28-430-024	2206 PINECREST DR	02/22/21	\$390,000	\$321,564	\$142,908	\$74,472	0.11	\$1,311,083		Land Table 28A	23.16%
24-25-28-476-036	700 W CAMBOURNE ST	11/24/21	\$280,000	\$230,967	\$120,829	\$71,796	0.11	\$1,078,830		Land Table 28A	31.08%
24-25-28-383-003	1940 HYLAND ST	05/09/22	\$265,000	\$220,226	\$115,544	\$70,770	0.11	\$1,079,850		Land Table 28A	32.14%
24-25-28-476-039	660 W CAMBOURNE ST	08/26/22	\$340,000	\$284,315	\$127,946	\$72,261	0.11	\$1,122,333		Land Table 28A	25.42%
24-25-28-430-031	702 W LEWISTON AVE	01/11/21	\$375,000	\$315,793	\$131,877	\$72,670	0.12	\$1,136,871		Land Table 28A	23.01%
24-25-28-382-019	1909 HYLAND ST	01/07/22	\$265,000	\$225,947	\$109,823	\$70,770	0.11	\$1,026,383		Land Table 28A	31.32%
24-25-28-477-007	741 W CAMBOURNE ST	08/09/21	\$302,000	\$259,018	\$117,771	\$74,789	0.13	\$934,690		Land Table 28A	28.87%
24-25-28-479-008	825 WITHINGTON ST	06/14/22	\$300,000	\$259,145	\$124,366	\$83,511	0.14	\$863,653		Land Table 28A	32.23%
24-25-28-383-020	1907 CENTRAL ST	06/03/21	\$307,750	\$266,320	\$112,200	\$70,770	0.11	\$1,048,598		Land Table 28A	26.57%
24-25-28-478-010	831 W BRECKENRIDGE ST	04/28/21	\$365,000	\$318,786	\$129,590	\$83,376	0.15	\$863,933		Land Table 28A	26.15%
24-25-28-430-041	580 W LEWISTON AVE	05/21/21	\$454,000	\$403,176	\$123,024	\$72,200	0.11	\$1,079,158		Land Table 28A	17.91%
24-25-28-479-007	831 WITHINGTON ST	05/17/21	\$310,000	\$275,529	\$119,785	\$85,314	0.15	\$777,825		Land Table 28A	30.96%
24-25-27-352-005	211 W LEWISTON AVE	08/20/21	\$450,000	\$402,126	\$139,163	\$91,289	0.15	\$946,687		Land Table 28A	22.70%
24-25-28-477-023	585 W CAMBOURNE ST	10/06/21	\$290,000	\$264,176	\$100,613	\$74,789	0.13	\$798,516		Land Table 28A	28.31%
24-25-28-382-020	1873 HYLAND ST	04/27/21	\$320,000	\$293,795	\$96,975	\$70,770	0.11	\$906,308		Land Table 28A	24.09%
24-25-28-478-053	850 WITHINGTON ST	09/26/22	\$365,000	\$337,553	\$130,212	\$102,765	0.19	\$703,849		Land Table 28A	30.44%
24-25-28-402-044	800 W DRAYTON ST	09/20/21	\$345,000	\$322,530	\$129,604	\$107,134	0.17	\$785,479		Land Table 28A	33.22%
24-25-28-430-023	2216 PINECREST DR	01/22/21	\$270,000	\$254,569	\$89,903	\$74,472	0.11	\$824,798		Land Table 28A	29.25%

City fo Ferndale

Land Table 28A

24-25-28-383-008	1876 HYLAND ST	05/15/21	\$239,999	\$227,673	\$83,096	\$70,770	0.11	\$776,598	Land Table 28A	31.08%
24-25-28-477-049	650 W BRECKENRIDGE ST	07/13/21	\$358,500	\$347,335	\$110,005	\$98,840	0.18	\$597,853	Land Table 28A	28.46%
24-25-28-477-005	2000 PINECREST DR	02/16/21	\$326,000	\$316,286	\$89,502	\$79,788	0.12	\$733,623	Land Table 28A	25.23%
24-25-28-382-018	1915 HYLAND ST	02/04/22	\$253,798	\$247,486	\$77,082	\$70,770	0.11	\$720,393	Land Table 28A	28.60%
24-25-27-304-038	380 W LEWISTON AVE	04/28/22	\$450,000	\$443,663	\$100,666	\$94,329	0.16	\$625,255	Land Table 28A	21.26%
24-25-28-332-032	2139 HYLAND ST	10/28/22	\$210,000	\$207,934	\$79,748	\$77,682	0.13	\$595,134	Land Table 28A	37.36%
24-25-27-351-011	397 W LEWISTON AVE	09/08/21	\$270,000	\$267,738	\$95,748	\$93,486	0.16	\$609,860	Land Table 28A	34.92%
24-25-28-454-024	1059 WITHINGTON ST	08/08/22	\$395,000	\$393,592	\$101,806	\$100,398	0.18	\$568,749	Land Table 28A	25.51%
24-25-28-479-019	703 WITHINGTON ST	07/07/21	\$327,000	\$327,385	\$96,568	\$96,953	0.17	\$554,989	Land Table 28A	29.61%
24-25-28-403-043	828 W MAPLEHURST ST	12/21/21	\$292,000	\$293,261	\$96,726	\$97,987	0.22	\$441,671	Land Table 28A	33.41%
24-25-28-476-010	727 W LEWISTON AVE	10/26/21	\$277,500	\$281,205	\$67,656	\$71,361	0.11	\$615,055	Land Table 28A	25.38%
24-25-28-404-010	871 W MAPLEHURST ST	09/03/21	\$442,000	\$453,029	\$87,323	\$98,352	0.22	\$395,127	Land Table 28A	21.71%
24-25-28-477-032	840 W BRECKENRIDGE ST	03/31/21	\$330,000	\$343,926	\$69,321	\$83,247	0.15	\$465,242	Land Table 28A	24.20%
24-25-28-404-053	928 W LEWISTON AVE	10/28/21	\$365,000	\$381,953	\$81,399	\$98,352	0.22	\$368,321	Land Table 28A	25.75%
24-25-28-403-037	872 W MAPLEHURST ST	04/30/21	\$230,000	\$242,460	\$86,016	\$98,476	0.22	\$387,459	Land Table 28A	40.62%
24-25-28-452-022	1847 CATALPA CT	10/22/21	\$244,900	\$259,803	\$74,865	\$89,768	0.14	\$534,750	Land Table 28A	34.55%
24-25-28-453-023	1072 WITHINGTON ST	03/14/22	\$323,000	\$345,384	\$74,564	\$96,948	0.17	\$428,529	Land Table 28A	28.07%
24-25-28-403-057	2305 PINECREST DR	11/19/21	\$400,000	\$433,667	\$67,154	\$100,821	0.20	\$344,379	Land Table 28A	23.25%
24-25-28-404-034	964 W LEWISTON AVE	01/15/21	\$336,500	\$364,957	\$69,895	\$98,352	0.22	\$316,267	Land Table 28A	26.95%
24-25-28-477-021	615 W CAMBOURNE ST	07/21/22	\$320,000	\$350,274	\$44,515	\$74,789	0.13	\$353,294	Land Table 28A	21.35%
24-25-28-378-017	2013 HYLAND ST	08/20/21	\$239,900	\$268,601	\$42,069	\$70,770	0.11	\$393,168	Land Table 28A	26.35%
24-25-27-351-006	445 W LEWISTON AVE	09/30/21	\$325,000	\$378,148	\$40,338	\$93,486	0.16	\$256,930	Land Table 28A	24.72%
24-25-28-403-031	950 W MAPLEHURST ST	07/02/21	\$185,000	\$217,281	\$65,939	\$98,220	0.22	\$299,723	Land Table 28A	45.20%
24-25-28-453-007	1135 EARL BLVD	04/04/22	\$327,000	\$407,278	\$65,144	\$145,422	0.26	\$248,641	Land Table 28A	35.71%
24-25-28-403-056	2315 PINECREST DR	04/18/22	\$280,000				0.20	\$14,738	Land Table 28A	26.68%
24-25-28-334-007	1086 W LEWISTON AVE	05/05/22	\$297,000				0.23	\$173,648	Land Table 28A	35.75%
24-25-28-332-024	2321 HYLAND ST	11/01/22	\$209,000				0.18	\$115,564	Land Table 28A	35.58%

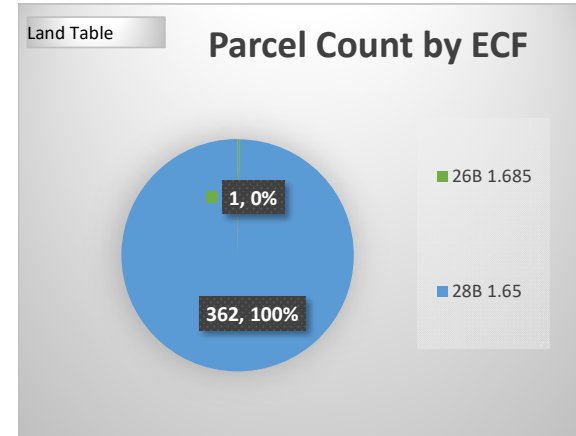
City fo Ferndale

Land Table 28B

BSA DATABASE		SALES DATA	
Parcel Count	363	# of Sales	34
ECF Nbhd	28B, 26B	Sales Ratio	46.40%
Min ECF	1.650	(Land Resid.-Est. Land Value)/Est. LV	27.89%
Max ECF	1.685	% Change	15.00%
Land Table LtoB	27.78%	Projected Land Table LtoB	31.95%
CVT LtoB	32.54%	Sales Sample Size	9.37%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



C

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,000	\$2,558	\$2,300
MINIMUM	\$2,000	\$2,558	\$2,300
MAXIMUM	\$2,000	\$2,558	\$2,300

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
24-25-28-430-007	575 W MAPLEHURST ST	07/13/22	\$522,500	\$402,025	\$233,549	\$113,074	0.14	\$1,621,868		Land Table 28B	28.13%
24-25-28-429-017	443 W WOODLAND ST	07/26/22	\$405,000	\$311,985	\$193,015	\$100,000	0.14	\$1,359,261		Land Table 28B	32.05%
24-25-28-428-030	552 W WOODLAND ST	10/29/22	\$477,900	\$379,040	\$218,860	\$120,000	0.17	\$1,279,883		Land Table 28B	31.66%
24-25-28-402-010	877 W OAKRIDGE ST	08/23/22	\$455,000	\$363,037	\$171,103	\$79,140	0.11	\$1,555,482		Land Table 28B	21.80%
24-25-28-429-039	436 W MAPLEHURST ST	11/28/22	\$350,000	\$280,129	\$169,871	\$100,000	0.14	\$1,196,275		Land Table 28B	35.70%
24-25-28-402-006	919 W OAKRIDGE ST	10/31/22	\$425,000	\$345,649	\$158,459	\$79,108	0.11	\$1,440,536		Land Table 28B	22.89%
24-25-27-303-024	380 W MAPLEHURST ST	08/12/22	\$400,000	\$325,402	\$174,598	\$100,000	0.14	\$1,229,563		Land Table 28B	30.73%
24-25-27-303-018	225 W WOODLAND ST	08/31/22	\$450,000	\$366,680	\$183,320	\$100,000	0.14	\$1,290,986		Land Table 28B	27.27%
24-25-27-301-023	340 W DRAYTON ST	08/04/22	\$430,000	\$350,805	\$179,195	\$100,000	0.14	\$1,261,937		Land Table 28B	28.51%
24-25-27-302-029	312 W WOODLAND ST	06/20/22	\$425,000	\$353,091	\$171,909	\$100,000	0.14	\$1,210,627		Land Table 28B	28.32%
24-25-27-303-023	390 W MAPLEHURST ST	09/20/22	\$580,000	\$502,937	\$197,063	\$120,000	0.17	\$1,152,415		Land Table 28B	23.86%
24-25-28-427-024	630 W DRAYTON ST	12/16/21	\$399,700	\$354,203	\$165,497	\$120,000	0.17	\$967,819		Land Table 28B	33.88%
24-25-27-304-019	215 W MAPLEHURST ST	06/22/21	\$331,000	\$294,050	\$134,937	\$97,987	0.13	\$1,006,993		Land Table 28B	33.32%
24-25-27-301-014	249 W OAKRIDGE ST	04/30/21	\$305,000	\$273,032	\$131,968	\$100,000	0.14	\$929,352		Land Table 28B	36.63%
24-25-27-303-037	250 W MAPLEHURST ST	02/11/22	\$410,000	\$367,528	\$142,472	\$100,000	0.14	\$1,003,324		Land Table 28B	27.21%
24-25-28-430-011	531 W MAPLEHURST ST	04/27/22	\$395,000	\$357,286	\$150,275	\$112,561	0.14	\$1,058,275		Land Table 28B	31.50%
24-25-28-429-026	618 W MAPLEHURST ST	02/18/22	\$440,000	\$400,877	\$159,123	\$120,000	0.17	\$930,544		Land Table 28B	29.93%
24-25-27-303-039	234 W MAPLEHURST ST	08/12/22	\$360,000	\$331,696	\$128,304	\$100,000	0.14	\$903,549		Land Table 28B	30.15%
24-25-27-302-013	271 W DRAYTON ST	08/01/22	\$375,000	\$347,740	\$127,260	\$100,000	0.14	\$896,197		Land Table 28B	28.76%
24-25-28-427-006	607 W OAKRIDGE ST	10/03/22	\$375,000	\$350,328	\$144,672	\$120,000	0.17	\$846,035		Land Table 28B	34.25%
24-25-28-429-018	435 W WOODLAND ST	08/22/22	\$480,000	\$449,518	\$130,482	\$100,000	0.14	\$918,887		Land Table 28B	22.25%
24-25-28-402-007	911 W OAKRIDGE ST	08/30/21	\$580,000	\$547,783	\$150,941	\$118,724	0.17	\$909,283		Land Table 28B	21.67%
24-25-28-427-005	621 W OAKRIDGE ST	03/11/22	\$310,000	\$293,097	\$136,903	\$120,000	0.17	\$800,602		Land Table 28B	40.94%
24-25-28-427-009	551 W OAKRIDGE ST	11/16/21	\$424,900	\$414,825	\$130,075	\$120,000	0.17	\$760,673		Land Table 28B	28.93%
24-25-28-430-017	445 W MAPLEHURST ST	01/13/22	\$320,000	\$315,576	\$97,601	\$93,177	0.12	\$841,388		Land Table 28B	29.53%
24-25-28-401-007	910 W OAKRIDGE ST	11/15/22	\$336,000	\$337,619	\$77,179	\$78,798	0.11	\$708,064		Land Table 28B	23.34%
24-25-28-429-022	666 W MAPLEHURST ST	08/31/21	\$397,000	\$401,157	\$155,843	\$160,000	0.23	\$683,522		Land Table 28B	39.88%

City fo Ferndale

Land Table 28B

24-25-28-428-036	466 W WOODLAND ST	08/26/22	\$499,000	\$517,694	\$101,306	\$120,000	0.17	\$592,433	Land Table 28B	23.18%
24-25-27-154-012	382 W OAKRIDGE ST	08/26/22	\$465,000	\$489,330	\$95,503	\$119,833	0.16	\$604,449	Land Table 28B	24.49%
24-25-28-427-027	576 W DRAYTON ST	04/01/21	\$535,000	\$589,666	\$65,334	\$120,000	0.17	\$382,070	Land Table 28B	20.35%
24-25-28-428-016	457 W DRAYTON ST	11/30/21	\$335,000	\$373,889	\$61,111	\$100,000	0.14	\$430,359	Land Table 28B	26.75%
24-25-27-303-030	322 W MAPLEHURST ST	04/23/21	\$340,000	\$389,311	\$50,689	\$100,000	0.14	\$356,965	Land Table 28B	25.69%
24-25-28-427-040	416 W DRAYTON ST	10/11/22	\$325,000	\$376,152	\$48,848	\$100,000	0.14	\$344,000	Land Table 28B	26.58%
24-25-28-429-003	641 W WOODLAND ST	06/25/21	\$490,641	\$576,810	\$33,831	\$120,000	0.17	\$197,842	Land Table 28B	20.80%

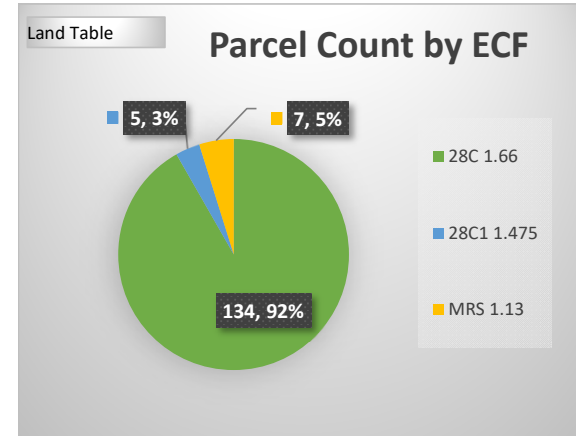
City fo Ferndale

Land Table 28C

BSA DATABASE		SALES DATA	
Parcel Count	146	# of Sales	18
ECF Nbhd	28C, MRS, 28C1	Sales Ratio	45.39%
Min ECF	1.130	(Land Resid.-Est. Land Value)/Est. LV	4.37%
Max ECF	1.660	% Change	0.00%
Land Table LtoB	31.79%	Projected Land Table LtoB	31.79%
CVT LtoB	32.54%	Sales Sample Size	12.33%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,000	\$2,087	\$2,000
MINIMUM	\$2,000	\$2,087	\$2,000
MAXIMUM	\$2,000	\$2,087	\$2,000

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
24-25-27-376-017	300 W BRECKENRIDGE ST	06/02/21	\$350,000				0.12	\$1,562,800		Land Table 28C	29.05%
24-25-27-376-008	175 W CAMBOURNE ST	06/21/22	\$325,000	\$246,228	\$180,625	\$101,853	0.16	\$1,150,478		Land Table 28C	41.37%
24-25-27-377-022	264 WITHINGTON ST	05/12/22	\$450,000	\$376,041	\$179,584	\$105,625	0.17	\$1,032,092		Land Table 28C	28.09%
24-25-27-377-021	276 WITHINGTON ST	04/28/22	\$350,000	\$292,566	\$163,059	\$105,625	0.17	\$937,121		Land Table 28C	36.10%
24-25-27-353-026	540 W BRECKENRIDGE ST	07/15/22	\$375,000	\$331,757	\$148,868	\$105,625	0.17	\$855,563		Land Table 28C	31.84%
24-25-27-351-022	484 W CAMBOURNE ST	04/14/21	\$415,000	\$386,817	\$127,642	\$99,459	0.15	\$868,313		Land Table 28C	25.71%
24-25-27-354-014	465 W BRECKENRIDGE ST	10/29/21	\$365,000	\$343,830	\$126,795	\$105,625	0.17	\$728,707		Land Table 28C	30.72%
24-25-27-353-011	395 W CAMBOURNE ST	12/13/21	\$341,500	\$329,230	\$114,123	\$101,853	0.16	\$726,898		Land Table 28C	30.94%
24-25-27-354-032	484 WITHINGTON ST	03/08/21	\$455,000	\$443,289	\$117,336	\$105,625	0.17	\$674,345		Land Table 28C	23.83%
24-25-27-376-013	336 W BRECKENRIDGE ST	07/29/21	\$200,000	\$199,386	\$106,239	\$105,625	0.17	\$610,569		Land Table 28C	52.98%
24-25-27-354-039	414 WITHINGTON ST	09/30/22	\$260,000	\$262,659	\$100,733	\$103,392	0.16	\$614,226		Land Table 28C	39.36%
24-25-27-351-037	336 W CAMBOURNE ST	11/08/21	\$280,000	\$301,086	\$80,767	\$101,853	0.16	\$514,439		Land Table 28C	33.83%
24-25-27-353-006	445 W CAMBOURNE ST	02/17/21	\$420,000	\$452,979	\$68,874	\$101,853	0.16	\$438,688		Land Table 28C	22.49%
24-25-27-353-015	357 W CAMBOURNE ST	08/26/22	\$416,900	\$457,613	\$61,140	\$101,853	0.16	\$389,427		Land Table 28C	22.26%
24-25-27-353-008	425 W CAMBOURNE ST	01/15/21	\$365,000	\$405,759	\$61,094	\$101,853	0.16	\$389,134		Land Table 28C	25.10%
24-25-27-353-009	413 W CAMBOURNE ST	09/01/21	\$400,000	\$471,521	\$30,332	\$101,853	0.16	\$193,197		Land Table 28C	21.60%
24-25-27-354-025	554 WITHINGTON ST	06/29/21	\$239,900	\$285,325	\$57,967	\$103,392	0.16	\$353,457		Land Table 28C	36.24%
24-25-27-354-038	424 WITHINGTON ST	05/23/22	\$145,000				0.16	\$138,665		Land Table 28C	45.82%

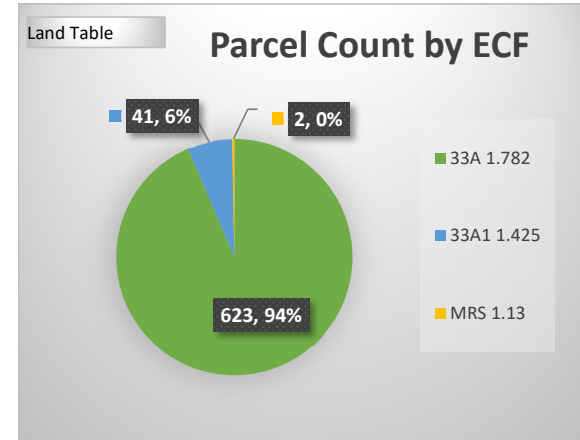
City fo Ferndale

Land Table 33A

BSA DATABASE		SALES DATA	
Parcel Count	666	# of Sales	98
ECF Nbhd	33A, 33A1, MRS	Sales Ratio	44.27%
Min ECF	1.130	(Land Resid.-Est. Land Value)/Est. LV	26.89%
Max ECF	1.782	% Change	10.75%
Land Table LtoB	33.82%	Projected Land Table LtoB	37.45%
CVT LtoB	32.54%	Sales Sample Size	14.71%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,535	\$1,948	\$1,700
MINIMUM	\$1,535	\$1,948	\$1,700
MAXIMUM	\$1,535	\$1,948	\$1,700

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
24-25-33-203-039	1260 ALBANY ST	04/18/22	\$375,000				0.14	\$1,491,902		Land Table 33A	32.19%
24-25-33-202-003	1435 W TROY AVE	05/25/22	\$415,400				0.14	\$1,542,091		Land Table 33A	28.26%
24-25-33-251-013	1337 LEROY ST	07/23/21	\$256,500	\$178,715	\$154,535	\$76,750	0.14	\$1,080,664		Land Table 33A	42.95%
24-25-33-126-031	1636 W TROY AVE	08/31/22	\$235,000	\$164,720	\$147,030	\$76,750	0.14	\$1,028,182		Land Table 33A	46.59%
24-25-33-202-021	1456 W SARATOGA AVE	12/08/21	\$290,000	\$205,382	\$161,368	\$76,750	0.14	\$1,128,448		Land Table 33A	37.37%
24-25-33-254-018	1177 W MARSHALL ST	08/02/22	\$343,000	\$251,165	\$160,642	\$68,807	0.11	\$1,529,924		Land Table 33A	27.40%
24-25-33-177-037	1618 W HAZELHURST ST	04/15/22	\$295,000	\$217,936	\$153,814	\$76,750	0.14	\$1,075,622		Land Table 33A	35.22%
24-25-33-127-026	1724 W SARATOGA AVE	08/19/22	\$274,900	\$213,788	\$137,862	\$76,750	0.14	\$964,070		Land Table 33A	35.90%
24-25-33-251-029	1378 PEARSON ST	05/11/22	\$320,000	\$249,390	\$147,360	\$76,750	0.14	\$1,030,490		Land Table 33A	30.78%
24-25-33-128-033	1646 ALBANY ST	11/22/21	\$295,000	\$230,355	\$141,395	\$76,750	0.14	\$988,776		Land Table 33A	33.32%
24-25-33-202-025	1416 W SARATOGA AVE	03/01/22	\$324,000	\$254,184	\$146,566	\$76,750	0.14	\$1,024,937		Land Table 33A	30.19%
24-25-33-204-032	1346 LEROY ST	01/29/21	\$285,000	\$224,408	\$137,342	\$76,750	0.14	\$960,434		Land Table 33A	34.20%
24-25-33-201-014	1424 W TROY AVE	06/24/22	\$301,000	\$237,791	\$139,959	\$76,750	0.14	\$978,734		Land Table 33A	32.28%
24-25-33-204-026	1406 LEROY ST	07/19/21	\$275,000	\$219,267	\$132,483	\$76,750	0.14	\$926,455		Land Table 33A	35.00%
24-25-33-177-047	1518 W HAZELHURST ST	02/28/22	\$375,000	\$300,900	\$150,850	\$76,750	0.14	\$1,054,895		Land Table 33A	25.51%
24-25-33-203-006	1405 W SARATOGA AVE	06/27/22	\$205,000	\$164,495	\$117,255	\$76,750	0.14	\$819,965		Land Table 33A	46.66%
24-25-33-254-004	1337 W MARSHALL ST	05/27/22	\$330,000	\$264,906	\$141,844	\$76,750	0.14	\$991,916		Land Table 33A	28.97%
24-25-33-128-051	1597 W SARATOGA AVE	03/31/21	\$200,000	\$161,771	\$114,979	\$76,750	0.14	\$804,049		Land Table 33A	47.44%
24-25-33-128-017	1567 W SARATOGA AVE	07/30/21	\$228,000	\$184,561	\$120,189	\$76,750	0.14	\$840,483		Land Table 33A	41.59%
24-25-33-177-012	1627 PEARSON ST	03/22/22	\$325,000	\$263,210	\$138,540	\$76,750	0.14	\$968,811		Land Table 33A	29.16%
24-25-33-254-008	1297 W MARSHALL ST	07/05/22	\$237,000	\$192,620	\$120,395	\$76,015	0.14	\$866,151		Land Table 33A	39.46%
24-25-33-177-004	1705 PEARSON ST	10/07/22	\$279,500	\$229,436	\$126,814	\$76,750	0.14	\$886,811		Land Table 33A	33.45%
24-25-33-128-045	1526 ALBANY ST	12/08/22	\$275,000	\$226,140	\$125,610	\$76,750	0.14	\$878,392		Land Table 33A	33.94%
24-25-33-252-012	1347 PEARSON ST	10/05/21	\$250,000	\$206,865	\$119,885	\$76,750	0.14	\$838,357		Land Table 33A	37.10%
24-25-33-253-008	1387 W HAZELHURST ST	12/09/22	\$320,000	\$265,421	\$131,329	\$76,750	0.14	\$918,385		Land Table 33A	28.92%
24-25-33-176-045	1538 PEARSON ST	06/02/21	\$267,450	\$223,852	\$120,348	\$76,750	0.14	\$841,594		Land Table 33A	34.29%
24-25-33-128-049	1547 W SARATOGA AVE	02/22/22	\$335,000	\$280,503	\$169,622	\$115,125	0.22	\$788,940		Land Table 33A	41.04%

City fo Ferndale

Land Table 33A

24-25-33-202-032	1344 W SARATOGA AVE	11/30/21	\$293,500	\$245,821	\$124,429	\$76,750	0.14	\$870,133	Land Table 33A	31.22%
24-25-33-128-037	1606 ALBANY ST	10/27/21	\$272,500	\$228,372	\$120,878	\$76,750	0.14	\$845,301	Land Table 33A	33.61%
24-25-33-129-032	1668 LEROY ST	06/07/22	\$270,420	\$226,768	\$120,402	\$76,750	0.14	\$841,972	Land Table 33A	33.85%
24-25-33-202-011	1357 W TROY AVE	07/26/21	\$265,000	\$223,088	\$118,662	\$76,750	0.14	\$829,804	Land Table 33A	34.40%
24-25-33-128-008	1661 W SARATOGA AVE	08/12/22	\$253,000	\$213,613	\$116,137	\$76,750	0.14	\$812,147	Land Table 33A	35.93%
24-25-33-176-012	1627 LEROY ST	09/15/21	\$216,000	\$183,210	\$109,540	\$76,750	0.14	\$766,014	Land Table 33A	41.89%
24-25-33-126-043	1516 W TROY AVE	03/29/21	\$279,500	\$237,505	\$118,745	\$76,750	0.14	\$830,385	Land Table 33A	32.32%
24-25-33-177-007	1677 PEARSON ST	10/29/21	\$250,000	\$216,256	\$110,494	\$76,750	0.14	\$772,685	Land Table 33A	35.49%
24-25-33-253-039	1160 W MARSHALL ST	12/09/22	\$250,000	\$216,405	\$110,345	\$76,750	0.14	\$771,643	Land Table 33A	35.47%
24-25-33-177-022	1527 PEARSON ST	05/06/22	\$331,100	\$288,140	\$119,710	\$76,750	0.14	\$837,133	Land Table 33A	26.64%
24-25-33-126-017	1437 W 9 MILE RD	02/15/22	\$212,000	\$185,000	\$106,608	\$79,608	0.16	\$670,491	Land Table 33A	43.03%
24-25-33-202-030	1364 W SARATOGA AVE	06/27/22	\$290,000	\$254,136	\$112,614	\$76,750	0.14	\$787,510	Land Table 33A	30.20%
24-25-33-202-017	1281 W TROY AVE	11/15/21	\$247,000	\$216,951	\$106,799	\$76,750	0.14	\$746,846	Land Table 33A	35.38%
24-25-33-178-047	1416 W MARSHALL ST	05/20/22	\$330,000	\$291,976	\$114,774	\$76,750	0.14	\$802,615	Land Table 33A	26.29%
24-25-33-127-024	1505 W TROY AVE	03/11/21	\$280,000	\$247,845	\$108,905	\$76,750	0.14	\$761,573	Land Table 33A	30.97%
24-25-33-204-014	1327 ALBANY ST	02/19/21	\$310,000	\$278,319	\$108,431	\$76,750	0.14	\$758,259	Land Table 33A	27.58%
24-25-33-127-017	1577 W TROY AVE	01/12/22	\$285,000	\$259,303	\$102,447	\$76,750	0.14	\$716,413	Land Table 33A	29.60%
24-25-33-178-022	1525 W HAZELHURST ST	06/08/21	\$307,500	\$279,907	\$104,343	\$76,750	0.14	\$729,671	Land Table 33A	27.42%
24-25-33-178-031	1576 W MARSHALL ST	03/16/21	\$217,000	\$197,873	\$95,877	\$76,750	0.14	\$670,469	Land Table 33A	38.79%
24-25-33-204-022	1446 LEROY ST	06/25/21	\$208,000	\$190,031	\$94,719	\$76,750	0.14	\$662,371	Land Table 33A	40.39%
24-25-33-204-037	1278 LEROY ST	02/14/22	\$285,000	\$260,540	\$101,210	\$76,750	0.14	\$707,762	Land Table 33A	29.46%
24-25-33-252-035	1306 W HAZELHURST ST	02/19/21	\$335,000	\$307,522	\$104,228	\$76,750	0.14	\$728,867	Land Table 33A	24.96%
24-25-33-126-037	1576 W TROY AVE	05/17/21	\$335,000	\$308,301	\$103,449	\$76,750	0.14	\$723,420	Land Table 33A	24.89%
24-25-33-251-019	1261 LEROY ST	05/28/21	\$245,000	\$226,559	\$95,191	\$76,750	0.14	\$665,671	Land Table 33A	33.88%
24-25-33-176-036	1626 PEARSON ST	10/18/21	\$264,900	\$245,882	\$95,768	\$76,750	0.14	\$669,706	Land Table 33A	31.21%
24-25-33-201-015	1414 W TROY AVE	06/24/21	\$245,000	\$227,899	\$93,851	\$76,750	0.14	\$656,301	Land Table 33A	33.68%
24-25-33-253-035	1216 W MARSHALL ST	01/31/22	\$236,000	\$219,660	\$93,090	\$76,750	0.14	\$650,979	Land Table 33A	34.94%
24-25-33-202-023	1436 W SARATOGA AVE	11/18/21	\$310,000	\$289,418	\$97,332	\$76,750	0.14	\$680,643	Land Table 33A	26.52%
24-25-33-179-017	1477 W MARSHALL ST	05/14/21	\$287,000	\$268,560	\$104,261	\$85,821	0.20	\$529,244	Land Table 33A	31.96%
24-25-33-251-012	1347 LEROY ST	05/07/21	\$280,000	\$262,602	\$94,148	\$76,750	0.14	\$658,378	Land Table 33A	29.23%
24-25-33-178-027	1616 W MARSHALL ST	04/22/21	\$215,000	\$203,017	\$88,733	\$76,750	0.14	\$620,510	Land Table 33A	37.80%
24-25-33-252-025	1406 W HAZELHURST ST	02/28/22	\$253,000	\$239,755	\$89,995	\$76,750	0.14	\$629,336	Land Table 33A	32.01%
24-25-33-177-011	1637 PEARSON ST	06/29/21	\$270,000	\$256,859	\$89,891	\$76,750	0.14	\$628,608	Land Table 33A	29.88%
24-25-33-127-037	1614 W SARATOGA AVE	01/14/21	\$209,900	\$200,186	\$86,464	\$76,750	0.14	\$604,643	Land Table 33A	38.34%
24-25-33-129-017	1575 ALBANY ST	07/23/21	\$175,000	\$167,322	\$84,428	\$76,750	0.14	\$590,406	Land Table 33A	45.87%
24-25-33-129-010	1647 ALBANY ST	06/24/21	\$312,500	\$300,824	\$88,426	\$76,750	0.14	\$618,364	Land Table 33A	25.51%
24-25-33-202-008	1385 W TROY AVE	01/07/22	\$251,000	\$243,661	\$84,089	\$76,750	0.14	\$588,035	Land Table 33A	31.50%
24-25-33-129-012	1627 ALBANY ST	06/09/22	\$215,000	\$209,179	\$82,571	\$76,750	0.14	\$577,420	Land Table 33A	36.69%
24-25-33-203-046	1507 PINECREST DR	06/27/22	\$436,000	\$424,451	\$186,805	\$175,256	0.37	\$500,818	Land Table 33A	41.29%
24-25-33-253-034	1226 W MARSHALL ST	03/22/21	\$275,000	\$267,994	\$83,756	\$76,750	0.14	\$585,706	Land Table 33A	28.64%
24-25-33-252-019	1261 PEARSON ST	08/19/21	\$240,000	\$235,369	\$81,381	\$76,750	0.14	\$569,098	Land Table 33A	32.61%
24-25-33-178-042	1466 W MARSHALL ST	02/15/22	\$290,000	\$285,548	\$81,202	\$76,750	0.14	\$567,846	Land Table 33A	26.88%
24-25-33-251-024	1426 PEARSON ST	11/18/21	\$245,000	\$242,287	\$79,463	\$76,750	0.14	\$555,685	Land Table 33A	31.68%
24-25-33-204-007	1397 ALBANY ST	04/28/21	\$369,000	\$367,472	\$78,278	\$76,750	0.14	\$547,399	Land Table 33A	20.89%
24-25-33-127-008	1665 W TROY AVE	06/01/22	\$313,000	\$312,049	\$77,701	\$76,750	0.14	\$543,364	Land Table 33A	24.60%
24-25-33-127-006	1685 W TROY AVE	11/02/21	\$246,000	\$245,345	\$77,405	\$76,750	0.14	\$541,294	Land Table 33A	31.28%
24-25-33-126-002	1627 W 9 MILE RD	03/22/21	\$311,000	\$312,113	\$86,443	\$87,556	0.21	\$413,603	Land Table 33A	28.05%
24-25-33-252-007	1397 PEARSON ST	12/30/22	\$268,000	\$270,662	\$74,088	\$76,750	0.14	\$518,098	Land Table 33A	28.36%
24-25-33-201-016	1404 W TROY AVE	12/22/21	\$220,000	\$222,297	\$74,453	\$76,750	0.14	\$520,650	Land Table 33A	34.53%
24-25-33-176-023	1517 LEROY ST	09/19/22	\$190,000	\$198,251	\$68,499	\$76,750	0.14	\$479,014	Land Table 33A	38.71%
24-25-33-178-017	1577 W HAZELHURST ST	02/01/22	\$236,000	\$246,637	\$66,113	\$76,750	0.14	\$462,329	Land Table 33A	31.12%
24-25-33-253-012	1347 W HAZELHURST ST	01/28/21	\$224,500	\$235,718	\$65,532	\$76,750	0.14	\$458,266	Land Table 33A	32.56%
24-25-33-126-010	1545 W 9 MILE RD	04/29/22	\$365,000	\$383,499	\$65,878	\$84,377	0.19	\$350,415	Land Table 33A	22.00%
24-25-33-203-007	1395 W SARATOGA AVE	03/08/21	\$275,000	\$289,116	\$62,634	\$76,750	0.14	\$438,000	Land Table 33A	26.55%
24-25-33-128-047	1506 ALBANY ST	06/08/21	\$220,000	\$232,807	\$63,943	\$76,750	0.14	\$447,154	Land Table 33A	32.97%
24-25-33-179-004	1605 W MARSHALL ST	05/27/21	\$213,400	\$227,220	\$62,930	\$76,750	0.14	\$440,070	Land Table 33A	33.78%
24-25-33-178-018	1567 W HAZELHURST ST	10/24/22	\$240,000	\$256,150	\$60,600	\$76,750	0.14	\$423,776	Land Table 33A	29.96%
24-25-33-128-026	1714 ALBANY ST	08/30/22	\$220,000	\$234,847	\$61,903	\$76,750	0.14	\$432,888	Land Table 33A	32.68%

City fo Ferndale

Land Table 33A

24-25-33-129-014	1605 ALBANY ST	02/17/22	\$432,500	\$462,911	\$46,339	\$76,750	0.14	\$324,049	Land Table 33A	16.58%
24-25-33-201-021	1356 W TROY AVE	08/09/21	\$195,000	\$211,388	\$60,362	\$76,750	0.14	\$422,112	Land Table 33A	36.31%
24-25-33-127-047	1516 W SARATOGA AVE	11/01/21	\$302,000	\$338,476	\$117,024	\$153,500	0.29	\$407,749	Land Table 33A	45.35%
24-25-33-127-014	1605 W TROY AVE	02/22/21	\$205,000	\$233,117	\$48,633	\$76,750	0.14	\$340,091	Land Table 33A	32.92%
24-25-33-177-018	1567 PEARSON ST	04/25/22	\$240,000	\$273,030	\$43,720	\$76,750	0.14	\$305,734	Land Table 33A	28.11%
24-25-33-203-022	1446 ALBANY ST	04/04/22	\$350,000	\$399,770	\$26,980	\$76,750	0.14	\$188,671	Land Table 33A	19.20%
24-25-33-176-046	1526 PEARSON ST	08/31/21	\$178,000	\$205,900	\$48,850	\$76,750	0.14	\$341,608	Land Table 33A	37.28%
24-25-33-203-033	1336 ALBANY ST	10/13/21	\$175,000	\$203,981	\$47,769	\$76,750	0.14	\$334,049	Land Table 33A	37.63%
24-25-33-176-035	1636 PEARSON ST	06/01/22	\$200,000	\$237,508	\$39,242	\$76,750	0.14	\$274,420	Land Table 33A	32.31%
24-25-33-204-041	1445 PINECREST DR	03/16/22	\$225,000	\$269,010	\$71,029	\$115,039	0.30	\$235,977	Land Table 33A	42.76%
24-25-33-176-024	1507 LEROY ST	11/18/21	\$215,000	\$259,097	\$32,653	\$76,750	0.14	\$228,343	Land Table 33A	29.62%
24-25-33-129-038	1608 LEROY ST	06/11/21	\$167,500				0.14	\$86,021	Land Table 33A	33.09%
24-25-33-178-043		12/28/21	\$44,000				0.14	\$307,692	Land Table 33A	100.00%

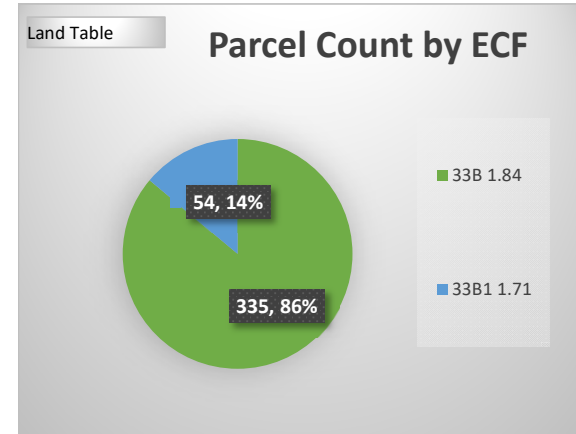
City fo Ferndale

Land Table 33B

BSA DATABASE		SALES DATA	
Parcel Count	389	# of Sales	50
ECF Nbhd	33B, 33B1	Sales Ratio	43.55%
Min ECF	1.710	(Land Resid.-Est. Land Value)/Est. LV	29.10%
Max ECF	1.840	% Change	25.25%
Land Table LtoB	32.16%	Projected Land Table LtoB	40.28%
CVT LtoB	32.54%	Sales Sample Size	12.85%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,508	\$1,947	\$1,889
MINIMUM	\$1,508	\$1,947	\$1,889
MAXIMUM	\$1,508	\$1,947	\$1,889

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
24-25-33-428-020	1046 EMWILL ST	07/15/21	\$260,000				0.12	\$1,198,795		Land Table 33B	33.60%
24-25-33-278-008	1125 PEARSON ST	08/31/22	\$275,000	\$201,897	\$140,058	\$66,955	0.12	\$1,176,958		Land Table 33B	33.16%
24-25-33-276-005	1320 PINECREST DR	12/21/21	\$289,900	\$214,084	\$143,367	\$67,551	0.11	\$1,268,735		Land Table 33B	31.55%
24-25-33-226-038	1707 KENTON ST	10/03/22	\$347,000	\$257,397	\$162,824	\$73,221	0.13	\$1,282,079		Land Table 33B	28.45%
24-25-33-229-043	1710 DOVER ST	06/14/21	\$283,000	\$214,045	\$133,984	\$65,029	0.11	\$1,185,699		Land Table 33B	30.38%
24-25-33-227-036	1531 BEAUFIELD ST	08/31/21	\$342,000	\$260,186	\$156,596	\$74,782	0.13	\$1,213,922		Land Table 33B	28.74%
24-25-33-428-017	1102 EMWILL ST	05/02/22	\$286,500	\$221,380	\$143,031	\$77,911	0.15	\$953,540		Land Table 33B	35.19%
24-25-33-227-028	1655 BEAUFIELD ST	07/23/21	\$271,000	\$209,807	\$154,667	\$93,474	0.16	\$954,735		Land Table 33B	44.55%
24-25-33-228-027	1709 DOVER ST	09/29/21	\$315,000	\$249,507	\$127,809	\$62,316	0.11	\$1,183,417		Land Table 33B	24.98%
24-25-33-281-008	915 W HAZELHURST ST	03/23/22	\$350,000	\$279,014	\$150,717	\$79,731	0.14	\$1,068,915		Land Table 33B	28.58%
24-25-33-231-015	836 LEROY ST	08/15/22	\$222,000	\$177,494	\$123,259	\$78,753	0.14	\$893,181		Land Table 33B	44.37%
24-25-33-427-012	882 ALBERTA ST	10/29/21	\$268,000	\$221,873	\$106,725	\$60,598	0.12	\$912,179		Land Table 33B	27.31%
24-25-33-282-008	935 W MARSHALL ST	06/15/22	\$265,000	\$222,417	\$123,056	\$80,473	0.14	\$854,556		Land Table 33B	36.18%
24-25-33-228-038	1531 DOVER ST	06/03/21	\$311,000	\$261,739	\$124,043	\$74,782	0.13	\$961,574		Land Table 33B	28.57%
24-25-33-429-014	984 EMWILL ST	06/07/21	\$267,000	\$225,553	\$142,095	\$100,648	0.16	\$882,578		Land Table 33B	44.62%
24-25-33-278-003	1210 PINECREST DR	08/29/22	\$247,500	\$209,833	\$95,180	\$57,513	0.09	\$1,034,565		Land Table 33B	27.41%
24-25-33-231-007	825 ALBANY ST	09/22/21	\$260,000	\$223,017	\$115,736	\$78,753	0.14	\$838,667		Land Table 33B	35.31%
24-25-33-226-011	1606 PINECREST DR	07/21/22	\$280,000	\$240,962	\$113,820	\$74,782	0.13	\$882,326		Land Table 33B	31.03%
24-25-33-226-021	1659 KENTON ST	10/13/21	\$240,000	\$207,493	\$94,823	\$62,316	0.11	\$877,991		Land Table 33B	30.03%
24-25-33-283-008	815 W MARSHALL ST	06/14/22	\$218,000	\$189,046	\$108,685	\$79,731	0.14	\$770,816		Land Table 33B	42.18%
24-25-33-228-041	1505 DOVER ST	08/02/22	\$420,000	\$365,461	\$109,693	\$55,154	0.10	\$1,154,663		Land Table 33B	15.09%
24-25-33-280-018	954 W MARSHALL ST	04/23/21	\$296,501	\$266,266	\$110,836	\$80,601	0.14	\$769,694		Land Table 33B	30.27%
24-25-33-278-025	1050 W HAZELHURST ST	02/28/22	\$230,000	\$208,189	\$85,336	\$63,525	0.11	\$761,929		Land Table 33B	30.51%
24-25-33-226-014	1534 PINECREST DR	10/27/22	\$345,000	\$313,320	\$106,462	\$74,782	0.13	\$825,287		Land Table 33B	23.87%
24-25-33-226-004	1710 PINECREST DR	08/20/21	\$264,000	\$245,635	\$80,681	\$62,316	0.11	\$747,046		Land Table 33B	25.37%
24-25-33-276-011	1057 LEROY ST	02/26/21	\$261,500	\$244,998	\$100,394	\$83,892	0.16	\$643,551		Land Table 33B	34.24%
24-25-33-277-001	925 LEROY ST	08/09/21	\$245,000	\$233,065	\$94,257	\$82,322	0.15	\$628,380		Land Table 33B	35.32%

City fo Ferndale

Land Table 33B

24-25-33-276-007	1125 LEROY ST	02/18/22	\$270,000	\$257,111	\$78,967	\$66,078	0.11	\$731,176	Land Table 33B	25.70%
24-25-33-231-002	915 ALBANY ST	09/20/21	\$210,000	\$202,432	\$86,321	\$78,753	0.14	\$625,514	Land Table 33B	38.90%
24-25-33-277-007	825 LEROY ST	02/18/22	\$375,000	\$361,570	\$94,406	\$80,976	0.15	\$646,616	Land Table 33B	22.40%
24-25-33-230-016	1104 LEROY ST	01/04/21	\$250,000	\$243,007	\$85,746	\$78,753	0.14	\$621,348	Land Table 33B	32.41%
24-25-33-229-009	1656 DOVER ST	09/01/22	\$250,000	\$249,563	\$62,753	\$62,316	0.11	\$581,046	Land Table 33B	24.97%
24-25-33-429-003	967 ALBERTA ST	10/07/21	\$249,900	\$251,910	\$58,588	\$60,598	0.12	\$500,752	Land Table 33B	24.06%
24-25-33-426-002	906 PINECREST DR	08/10/22	\$286,000	\$288,832	\$118,286	\$121,118	0.23	\$525,716	Land Table 33B	41.93%
24-25-33-429-015	972 EMWILL ST	04/01/21	\$146,125	\$148,158	\$58,565	\$60,598	0.12	\$500,556	Land Table 33B	40.90%
24-25-33-280-014	1005 W HAZELHURST ST	05/11/22	\$180,000	\$183,556	\$76,756	\$80,312	0.14	\$536,755	Land Table 33B	43.75%
24-25-33-277-006	835 LEROY ST	09/13/22	\$427,500	\$440,357	\$68,345	\$81,202	0.15	\$468,116	Land Table 33B	18.44%
24-25-33-283-003	865 W MARSHALL ST	10/08/21	\$183,000	\$189,638	\$73,417	\$80,055	0.14	\$517,021	Land Table 33B	42.21%
24-25-33-227-033	1605 BEAUFIELD ST	09/27/21	\$247,000	\$258,535	\$63,247	\$74,782	0.13	\$490,287	Land Table 33B	28.93%
24-25-33-276-026	1018 PEARSON ST	06/22/22	\$250,000	\$263,960	\$51,332	\$65,292	0.12	\$435,017	Land Table 33B	24.74%
24-25-33-283-005	845 W MARSHALL ST	05/12/22	\$210,000	\$223,055	\$66,870	\$79,925	0.14	\$470,915	Land Table 33B	35.83%
24-25-33-230-011	1035 ALBANY ST	06/29/22	\$218,000	\$233,335	\$63,418	\$78,753	0.14	\$459,551	Land Table 33B	33.75%
24-25-33-226-005	1678 PINECREST DR	01/25/21	\$203,500	\$217,936	\$47,880	\$62,316	0.11	\$443,333	Land Table 33B	28.59%
24-25-33-430-013	1031 EMWILL ST	08/31/21	\$215,000	\$231,421	\$70,147	\$86,568	0.17	\$422,572	Land Table 33B	37.41%
24-25-33-429-013	824 BEAUFIELD ST	08/30/21	\$105,000	\$116,817	\$42,317	\$54,134	0.07	\$587,736	Land Table 33B	46.34%
24-25-33-282-001	946 PINECREST DR	07/08/22	\$295,000	\$328,544	\$78,101	\$111,645	0.22	\$358,261	Land Table 33B	33.98%
24-25-33-428-014	1017 ALBERTA ST	03/19/21	\$241,000	\$281,903	\$62,979	\$103,882	0.20	\$314,895	Land Table 33B	36.85%
24-25-33-280-010	1043 W HAZELHURST ST	07/12/21	\$233,000	\$273,395	\$40,142	\$80,537	0.14	\$278,764	Land Table 33B	29.46%
24-25-33-228-022	1520 BEAUFIELD ST	06/29/21	\$170,000				0.13	\$147,698	Land Table 33B	33.13%
24-25-33-226-036	1728 PINECREST DR	03/02/22	\$225,000				0.21	(\$6,629)	Land Table 33B	34.94%

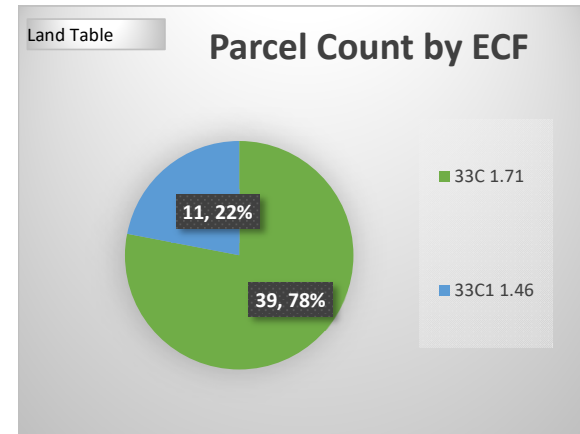
City fo Ferndale

Land Table 33C

BSA DATABASE		SALES DATA	
Parcel Count	50	# of Sales	10
ECF Nbhd	33C, 33C1	Sales Ratio	42.12%
Min ECF	1.460	(Land Resid.-Est. Land Value)/Est. LV	5.54%
Max ECF	1.710	% Change	10.10%
Land Table LtoB	33.62%	Projected Land Table LtoB	37.02%
CVT LtoB	32.54%	Sales Sample Size	20.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,716	\$1,811	\$1,889
MINIMUM	\$1,716	\$1,811	\$1,889
MAXIMUM	\$1,716	\$1,811	\$1,889

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
24-25-33-435-002	855 MARSHFIELD ST	05/26/21	\$325,000				0.11	\$1,410,459		Land Table 33C	29.15%
24-25-33-435-028	687 LIVERNOIS ST	09/20/22	\$255,000	\$216,576	\$107,064	\$68,640	0.10	\$1,060,040		Land Table 33C	31.69%
24-25-33-435-005	829 MARSHFIELD ST	04/28/21	\$120,000				0.15	\$789,474		Land Table 33C	90.70%
24-25-33-431-018	860 MARSHFIELD ST	04/12/22	\$275,000	\$258,452	\$85,188	\$68,640	0.10	\$843,446		Land Table 33C	26.56%
24-25-33-430-019	1070 MARSHFIELD ST	02/25/21	\$252,500	\$244,242	\$76,898	\$68,640	0.10	\$761,366		Land Table 33C	28.10%
24-25-33-430-018	1078 MARSHFIELD ST	04/19/21	\$285,000	\$277,266	\$84,954	\$77,220	0.11	\$745,211		Land Table 33C	27.85%
24-25-33-432-018	1033 MARSHFIELD ST	06/14/21	\$223,481	\$222,711	\$87,809	\$87,039	0.13	\$665,220		Land Table 33C	39.08%
24-25-33-431-017	876 MARSHFIELD ST	06/18/21	\$228,000	\$235,184	\$61,456	\$68,640	0.10	\$608,475		Land Table 33C	29.19%
24-25-33-435-001	865 MARSHFIELD ST	09/20/21	\$220,000	\$233,831	\$76,405	\$90,236	0.14	\$549,676		Land Table 33C	38.59%
24-25-33-430-022	1046 MARSHFIELD ST	06/30/22	\$166,000	\$183,620	\$51,020	\$68,640	0.10	\$505,149		Land Table 33C	37.38%

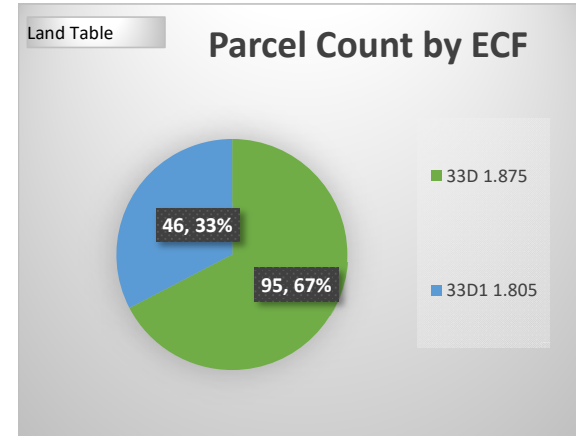
City fo Ferndale

Land Table 33D

BSA DATABASE		SALES DATA	
Parcel Count	141	# of Sales	21
ECF Nbhd	33D1, 33D	Sales Ratio	40.68%
Min ECF	1.805	(Land Resid.-Est. Land Value)/Est. LV	28.66%
Max ECF	1.875	% Change	25.92%
Land Table LtoB	30.03%	Projected Land Table LtoB	37.81%
CVT LtoB	32.54%	Sales Sample Size	14.89%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,235	\$1,589	\$1,555
MINIMUM	\$1,235	\$1,589	\$1,555
MAXIMUM	\$1,235	\$1,589	\$1,555

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
24-25-33-432-008	634 PINECREST DR	06/18/21	\$223,000				0.10	\$1,337,690		Land Table 33D	34.82%
24-25-33-432-024	647 SHASTA PL	06/30/21	\$250,000	\$187,322	\$108,506	\$45,828	0.10	\$1,043,327		Land Table 33D	24.46%
24-25-33-432-029	664 SHASTA PL	01/08/21	\$315,000	\$247,484	\$115,451	\$47,935	0.12	\$970,176		Land Table 33D	19.37%
24-25-33-434-005	660 KENSINGTON AVE	08/31/21	\$315,000	\$251,238	\$137,440	\$73,678	0.15	\$922,416		Land Table 33D	29.33%
24-25-33-476-016	1412 FIELDING ST	12/10/21	\$165,000	\$134,008	\$74,895	\$43,903	0.09	\$814,076		Land Table 33D	32.76%
24-25-33-434-009	618 KENSINGTON AVE	03/30/21	\$230,000	\$187,781	\$91,338	\$49,119	0.10	\$922,606		Land Table 33D	26.16%
24-25-33-476-006	446 PINECREST DR	05/16/22	\$200,000	\$168,785	\$75,118	\$43,903	0.09	\$816,500		Land Table 33D	26.01%
24-25-33-435-009	644 STRATFORD RD	08/10/22	\$190,000	\$165,202	\$84,147	\$59,349	0.17	\$492,088		Land Table 33D	35.93%
24-25-33-435-018	550 STRATFORD RD	07/18/22	\$187,500	\$166,519	\$79,860	\$58,879	0.17	\$478,204		Land Table 33D	35.36%
24-25-33-434-006	644 KENSINGTON AVE	03/28/22	\$185,000	\$167,085	\$91,593	\$73,678	0.15	\$614,718		Land Table 33D	44.10%
24-25-33-433-014	1333 FOX ST	07/20/21	\$182,000	\$171,979	\$78,118	\$68,097	0.14	\$546,280		Land Table 33D	39.60%
24-25-33-434-034	607 STRATFORD RD	07/20/22	\$195,000	\$190,529	\$59,730	\$55,259	0.11	\$533,304		Land Table 33D	29.00%
24-25-33-432-040	629 KENSINGTON AVE	05/23/22	\$170,000	\$168,064	\$75,614	\$73,678	0.15	\$507,477		Land Table 33D	43.84%
24-25-33-435-016	564 STRATFORD RD	06/12/21	\$234,900	\$233,184	\$60,695	\$58,979	0.17	\$361,280		Land Table 33D	25.29%
24-25-33-434-043	505 STRATFORD RD	08/06/21	\$154,000	\$155,334	\$50,241	\$51,575	0.10	\$483,087		Land Table 33D	33.20%
24-25-33-435-010	636 STRATFORD RD	06/18/21	\$189,000	\$191,039	\$57,263	\$59,302	0.17	\$336,841		Land Table 33D	31.04%
24-25-33-434-004	668 KENSINGTON AVE	09/24/21	\$186,000	\$189,976	\$48,485	\$52,461	0.11	\$457,406		Land Table 33D	27.61%
24-25-33-435-043	580 STRATFORD RD	12/01/21	\$155,000	\$173,005	\$41,045	\$59,050	0.17	\$244,315		Land Table 33D	34.13%
24-25-33-435-044	570 STRATFORD RD	01/12/22	\$309,900	\$368,523	\$427	\$59,050	0.17	\$2,542		Land Table 33D	16.02%
24-25-33-476-019	1366 FIELDING ST	05/17/21	\$135,000				0.09	\$36,435		Land Table 33D	25.01%
24-25-33-432-020	673 SHASTA PL	09/09/21	\$151,000				0.10	(\$96,942)		Land Table 33D	21.83%

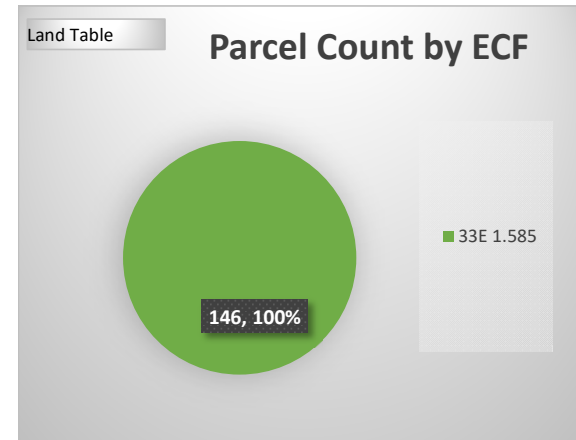
City fo Ferndale

Land Table 33E

BSA DATABASE		SALES DATA	
Parcel Count	146	# of Sales	18
ECF Nbhd	33E	Sales Ratio	42.44%
Min ECF	1.585	(Land Resid.-Est. Land Value)/Est. LV	31.57%
Max ECF	1.585	% Change	4.20%
Land Table LtoB	38.00%	Projected Land Table LtoB	39.59%
CVT LtoB	32.54%	Sales Sample Size	12.33%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,492	\$1,963	\$1,555
MINIMUM	\$1,492	\$1,963	\$1,555
MAXIMUM	\$1,492	\$1,963	\$1,555

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
24-25-33-477-015	1339 FIELDING ST	03/18/21	\$225,000	\$164,339	\$113,700	\$53,039	0.09	\$1,235,870		Land Table 33E	32.27%
24-25-33-478-027	305 KENSINGTON AVE	05/11/22	\$260,000	\$193,829	\$132,929	\$66,758	0.11	\$1,186,866		Land Table 33E	34.44%
24-25-33-477-012	1363 FIELDING ST	08/31/22	\$219,900	\$174,095	\$98,844	\$53,039	0.09	\$1,074,391		Land Table 33E	30.47%
24-25-33-481-033	315 STRATFORD RD	11/23/21	\$225,000	\$182,275	\$86,050	\$43,325	0.07	\$1,247,101		Land Table 33E	23.77%
24-25-33-477-003	410 PINECREST DR	09/26/22	\$215,000	\$175,934	\$99,682	\$60,616	0.11	\$940,396		Land Table 33E	34.45%
24-25-33-477-019	1408 MARIE ST	05/25/21	\$199,000	\$166,109	\$87,445	\$54,554	0.10	\$920,474		Land Table 33E	32.84%
24-25-33-479-025	1342 BERTHA ST	08/20/21	\$145,000	\$121,196	\$76,843	\$53,039	0.09	\$835,250		Land Table 33E	43.76%
24-25-33-482-059	336 STRATFORD RD	02/11/22	\$204,000	\$175,550	\$90,742	\$62,292	0.11	\$795,982		Land Table 33E	35.48%
24-25-33-477-022	1370 MARIE ST	04/14/21	\$205,000	\$182,845	\$76,709	\$54,554	0.10	\$807,463		Land Table 33E	29.84%
24-25-33-479-010	1403 JEAN ST	10/25/21	\$179,000	\$163,492	\$73,093	\$57,585	0.10	\$730,930		Land Table 33E	35.22%
24-25-33-481-042	217 STRATFORD RD	12/29/21	\$170,000	\$156,523	\$78,464	\$64,987	0.10	\$754,462		Land Table 33E	41.52%
24-25-33-477-026	427 KENSINGTON AVE	09/03/21	\$145,000	\$141,958	\$62,382	\$59,340	0.10	\$630,121		Land Table 33E	41.80%
24-25-33-482-068	410 STRATFORD RD	11/10/22	\$270,000	\$285,526	\$45,349	\$60,875	0.11	\$423,822		Land Table 33E	21.32%
24-25-33-478-008	1421 MARIE ST	09/29/22	\$138,000	\$152,023	\$42,047	\$56,070	0.10	\$429,051		Land Table 33E	36.88%
24-25-33-479-019	1410 BERTHA ST	11/30/21	\$100,000	\$120,268	\$32,771	\$53,039	0.09	\$356,207		Land Table 33E	44.10%
24-25-33-479-005	208 PINECREST DR	01/07/22	\$216,300	\$271,804	\$5,112	\$60,616	0.11	\$48,226		Land Table 33E	22.30%
24-25-33-479-006	200 PINECREST DR	03/24/21	\$100,000				0.09	(\$4,543)		Land Table 33E	34.56%
24-25-33-481-051	349 STRATFORD RD	12/13/21	\$115,000				0.15	\$183,168		Land Table 33E	50.37%

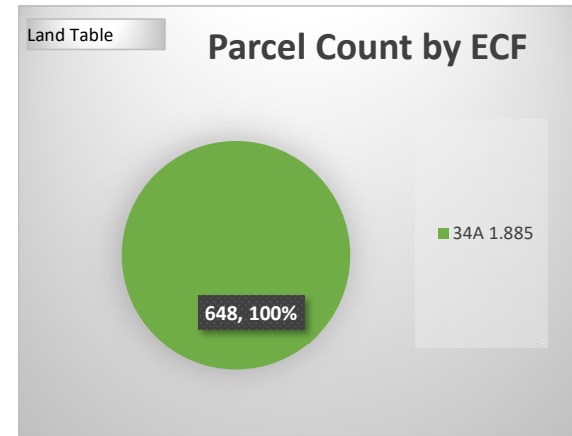
City fo Ferndale

Land Table 34A

BSA DATABASE		SALES DATA	
Parcel Count	648	# of Sales	98
ECF Nbhd	34A	Sales Ratio	44.94%
Min ECF	1.885	(Land Resid.-Est. Land Value)/Est. LV	27.51%
Max ECF	1.885	% Change	10.00%
Land Table LtoB	35.41%	Projected Land Table LtoB	38.95%
CVT LtoB	32.54%	Sales Sample Size	15.12%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,013	\$2,567	\$2,214
MINIMUM	\$2,013	\$2,567	\$2,214
MAXIMUM	\$2,013	\$2,567	\$2,214

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
24-25-34-132-010	315 LEROY ST	04/29/22	\$315,000	\$222,976	\$163,554	\$71,530	0.10	\$1,587,903		Land Table 34A	32.08%
24-25-34-105-013	731 W SARATOGA AVE	06/01/22	\$325,500	\$233,772	\$194,349	\$102,621	0.14	\$1,429,037		Land Table 34A	43.90%
24-25-34-108-032	568 LEROY ST	08/17/21	\$374,500	\$274,463	\$197,574	\$97,537	0.13	\$1,531,581		Land Table 34A	35.54%
24-25-34-103-003	623 W TROY AVE	12/08/22	\$410,000	\$300,699	\$203,236	\$93,935	0.12	\$1,679,636		Land Table 34A	31.24%
24-25-34-107-002	731 ALBANY ST	05/11/22	\$314,000	\$231,028	\$178,433	\$95,461	0.13	\$1,404,984		Land Table 34A	41.32%
24-25-34-108-027	610 LEROY ST	06/24/22	\$385,000	\$283,315	\$199,222	\$97,537	0.13	\$1,544,357		Land Table 34A	34.43%
24-25-34-128-020	298 W SARATOGA AVE	03/25/22	\$400,000	\$297,650	\$207,753	\$105,403	0.14	\$1,442,729		Land Table 34A	35.41%
24-25-34-132-008	327 LEROY ST	10/14/21	\$323,000	\$241,585	\$168,118	\$86,703	0.13	\$1,344,944		Land Table 34A	35.89%
24-25-34-105-005	705 W SARATOGA AVE	08/24/21	\$355,900	\$267,580	\$182,744	\$94,424	0.13	\$1,461,952		Land Table 34A	35.29%
24-25-34-130-010	315 W SARATOGA AVE	09/09/21	\$316,000	\$238,695	\$163,696	\$86,391	0.12	\$1,320,129		Land Table 34A	36.19%
24-25-34-110-032	652 PEARSON ST	07/21/22	\$330,000	\$249,796	\$185,763	\$105,559	0.14	\$1,308,190		Land Table 34A	42.26%
24-25-34-104-035	540 W SARATOGA AVE	05/16/22	\$375,650	\$290,958	\$178,680	\$93,988	0.13	\$1,429,440		Land Table 34A	32.30%
24-25-34-131-039	284 LEROY ST	09/07/21	\$245,500	\$190,935	\$125,838	\$71,273	0.10	\$1,233,706		Land Table 34A	37.33%
24-25-34-154-031	632 W MARSHALL ST	07/25/22	\$375,000	\$292,316	\$180,815	\$98,131	0.13	\$1,369,811		Land Table 34A	33.57%
24-25-34-131-040	276 LEROY ST	11/17/21	\$300,000	\$238,845	\$132,428	\$71,273	0.10	\$1,298,314		Land Table 34A	29.84%
24-25-34-106-039	502 ALBANY ST	05/06/22	\$290,000	\$231,774	\$141,236	\$83,010	0.11	\$1,283,964		Land Table 34A	35.82%
24-25-34-104-031	576 W SARATOGA AVE	01/15/21	\$375,000	\$301,232	\$171,305	\$97,537	0.13	\$1,327,946		Land Table 34A	32.38%
24-25-34-154-002	735 W HAZELHURST ST	08/11/22	\$420,000	\$338,781	\$185,613	\$104,394	0.14	\$1,325,807		Land Table 34A	30.81%
24-25-34-130-018	243 W SARATOGA AVE	10/07/22	\$390,000	\$317,707	\$180,282	\$107,989	0.15	\$1,170,662		Land Table 34A	33.99%
24-25-34-152-030	676 W HAZELHURST ST	05/27/22	\$382,000	\$311,621	\$168,482	\$98,103	0.13	\$1,276,379		Land Table 34A	31.48%
24-25-34-101-006	604 W TROY AVE	04/23/21	\$333,000	\$271,968	\$153,946	\$92,914	0.12	\$1,282,883		Land Table 34A	34.16%
24-25-34-132-055	284 PEARSON ST	10/28/22	\$236,000	\$194,541	\$113,826	\$72,367	0.10	\$1,126,990		Land Table 34A	37.20%
24-25-34-152-034	640 W HAZELHURST ST	12/20/22	\$357,000	\$296,620	\$154,913	\$94,533	0.13	\$1,219,787		Land Table 34A	31.87%
24-25-34-132-014	287 LEROY ST	03/24/22	\$257,000	\$214,897	\$117,968	\$75,865	0.11	\$1,082,275		Land Table 34A	35.30%
24-25-34-154-044	524 W MARSHALL ST	12/13/22	\$292,000	\$244,251	\$131,264	\$83,515	0.11	\$1,172,000		Land Table 34A	34.19%
24-25-34-107-006	740 LEROY ST	03/25/22	\$330,000	\$276,957	\$148,504	\$95,461	0.13	\$1,169,323		Land Table 34A	34.47%
24-25-34-152-007	685 PEARSON ST	07/20/22	\$355,000	\$300,507	\$152,596	\$98,103	0.13	\$1,156,030		Land Table 34A	32.65%

City fo Ferndale

Land Table 34A

24-25-34-102-023	544 W TROY AVE	06/07/22	\$405,000	\$344,295	\$162,809	\$102,104	0.13	\$1,233,402	Land Table 34A	29.66%
24-25-34-105-007	732 ALBANY ST	08/11/22	\$240,000	\$204,455	\$131,006	\$95,461	0.13	\$1,031,543	Land Table 34A	46.69%
24-25-34-154-008	675 W HAZELHURST ST	09/09/22	\$369,000	\$315,070	\$152,061	\$98,131	0.13	\$1,151,977	Land Table 34A	31.15%
24-25-34-110-002	633 LEROY ST	05/16/22	\$280,000	\$239,996	\$144,368	\$104,364	0.14	\$1,031,200	Land Table 34A	43.49%
24-25-34-110-010	545 LEROY ST	02/08/22	\$275,000	\$236,156	\$138,011	\$99,167	0.13	\$1,037,677	Land Table 34A	41.99%
24-25-34-176-004	465 PEARSON ST	04/29/21	\$335,000	\$288,060	\$124,865	\$77,925	0.09	\$1,357,228	Land Table 34A	27.05%
24-25-34-107-008	720 LEROY ST	09/07/22	\$319,900	\$275,531	\$139,830	\$95,461	0.13	\$1,101,024	Land Table 34A	34.65%
24-25-34-154-014	621 W HAZELHURST ST	05/16/22	\$370,000	\$318,794	\$145,766	\$94,560	0.13	\$1,147,764	Land Table 34A	29.66%
24-25-34-107-007	732 LEROY ST	04/18/22	\$341,500	\$296,053	\$140,908	\$95,461	0.13	\$1,109,512	Land Table 34A	32.24%
24-25-34-132-009	321 LEROY ST	05/28/21	\$267,000	\$232,683	\$121,020	\$86,703	0.13	\$968,160	Land Table 34A	37.26%
24-25-34-106-032	568 ALBANY ST	06/26/21	\$305,000	\$268,516	\$134,021	\$97,537	0.13	\$1,038,922	Land Table 34A	36.32%
24-25-34-131-035	318 LEROY ST	11/30/21	\$325,000	\$287,179	\$124,212	\$86,391	0.12	\$1,001,710	Land Table 34A	30.08%
24-25-34-106-043	430 ALBANY ST	11/16/22	\$270,000	\$239,020	\$113,990	\$83,010	0.11	\$1,036,273	Land Table 34A	34.73%
24-25-34-106-013	531 W SARATOGA AVE	08/24/21	\$372,500	\$335,005	\$131,483	\$93,988	0.13	\$1,051,864	Land Table 34A	28.06%
24-25-34-154-013	631 W HAZELHURST ST	06/18/21	\$290,000	\$261,117	\$123,443	\$94,560	0.13	\$971,992	Land Table 34A	36.21%
24-25-34-110-045	565 LEROY ST	02/03/21	\$290,000	\$261,812	\$126,291	\$98,103	0.13	\$956,750	Land Table 34A	37.47%
24-25-34-151-007	830 W HAZELHURST ST	11/04/22	\$272,500	\$247,150	\$121,365	\$96,015	0.13	\$940,814	Land Table 34A	38.85%
24-25-34-131-026	390 LEROY ST	04/01/21	\$257,000	\$233,121	\$110,270	\$86,391	0.12	\$889,274	Land Table 34A	37.06%
24-25-34-176-002	483 PEARSON ST	08/22/22	\$262,000	\$238,651	\$99,536	\$76,187	0.09	\$1,157,395	Land Table 34A	31.92%
24-25-34-108-033	556 LEROY ST	09/13/21	\$322,000	\$294,644	\$132,156	\$104,800	0.14	\$950,763	Land Table 34A	35.57%
24-25-34-131-028	374 LEROY ST	07/08/21	\$230,000	\$211,723	\$104,668	\$86,391	0.12	\$844,097	Land Table 34A	40.80%
24-25-34-157-004	563 W MARSHALL ST	09/15/22	\$262,000	\$241,635	\$119,679	\$99,314	0.18	\$650,429	Land Table 34A	41.10%
24-25-34-154-006	693 W HAZELHURST ST	06/16/22	\$340,000	\$315,372	\$122,759	\$98,131	0.13	\$929,992	Land Table 34A	31.12%
24-25-34-130-004	365 W SARATOGA AVE	06/09/21	\$266,265	\$247,512	\$105,144	\$86,391	0.12	\$847,935	Land Table 34A	34.90%
24-25-34-177-005	461 W HAZELHURST ST	08/18/22	\$190,000	\$177,591	\$81,878	\$69,469	0.10	\$861,874	Land Table 34A	39.12%
24-25-34-128-017	324 W SARATOGA AVE	10/12/21	\$262,400	\$245,563	\$101,159	\$84,322	0.12	\$879,643	Land Table 34A	34.34%
24-25-34-106-038	510 ALBANY ST	07/14/21	\$270,500	\$255,881	\$108,607	\$93,988	0.13	\$868,856	Land Table 34A	36.73%
24-25-34-104-006	497 W TROY AVE	11/08/22	\$445,000	\$420,960	\$120,017	\$95,977	0.12	\$967,879	Land Table 34A	22.80%
24-25-34-178-012	277 W HAZELHURST ST	12/10/21	\$301,500	\$285,424	\$121,332	\$105,256	0.14	\$848,476	Land Table 34A	36.88%
24-25-34-106-005	605 W SARATOGA AVE	01/07/21	\$338,000	\$320,259	\$115,278	\$97,537	0.13	\$893,628	Land Table 34A	30.46%
24-25-34-128-014	346 W SARATOGA AVE	10/04/21	\$262,000	\$250,343	\$95,979	\$84,322	0.12	\$834,600	Land Table 34A	33.68%
24-25-34-101-005	614 W TROY AVE	10/28/21	\$280,000	\$267,546	\$106,389	\$93,935	0.12	\$879,248	Land Table 34A	35.11%
24-25-34-178-013	265 W HAZELHURST ST	05/19/21	\$266,000	\$255,433	\$115,823	\$105,256	0.14	\$809,951	Land Table 34A	41.21%
24-25-34-176-047	320 W HAZELHURST ST	06/28/22	\$272,400	\$261,613	\$119,527	\$108,740	0.16	\$761,318	Land Table 34A	41.57%
24-25-34-104-018	347 W TROY AVE	05/06/21	\$300,000	\$289,410	\$92,273	\$81,683	0.11	\$878,790	Land Table 34A	28.22%
24-25-34-105-010	704 ALBANY ST	05/25/22	\$349,900	\$339,320	\$105,004	\$94,424	0.13	\$840,032	Land Table 34A	27.83%
24-25-34-106-003	621 W SARATOGA AVE	06/04/21	\$350,000	\$342,308	\$105,229	\$97,537	0.13	\$815,729	Land Table 34A	28.49%
24-25-34-177-006	457 W HAZELHURST ST	04/18/22	\$459,000	\$449,944	\$80,630	\$71,574	0.10	\$822,755	Land Table 34A	15.91%
24-25-34-132-035	466 PEARSON ST	05/11/22	\$295,000	\$291,336	\$88,802	\$85,138	0.12	\$752,559	Land Table 34A	29.22%
24-25-34-110-031	666 PEARSON ST	12/15/22	\$332,000	\$328,608	\$101,495	\$98,103	0.13	\$768,902	Land Table 34A	29.85%
24-25-34-110-011	539 LEROY ST	03/04/21	\$290,000	\$288,490	\$96,043	\$94,533	0.13	\$756,244	Land Table 34A	32.77%
24-25-34-102-043	320 W TROY AVE	08/12/22	\$420,000	\$418,062	\$122,564	\$120,626	0.20	\$609,771	Land Table 34A	28.85%
24-25-34-131-031	350 LEROY ST	03/12/21	\$250,000	\$249,683	\$86,708	\$86,391	0.12	\$699,258	Land Table 34A	34.60%
24-25-34-110-035	630 PEARSON ST	02/22/22	\$351,500	\$351,429	\$94,604	\$94,533	0.13	\$744,913	Land Table 34A	26.90%
24-25-34-155-006	703 W MARSHALL ST	08/26/21	\$271,000	\$272,889	\$98,776	\$100,665	0.15	\$671,946	Land Table 34A	36.89%
24-25-34-131-007	341 ALBANY ST	03/08/21	\$219,000	\$220,976	\$84,415	\$86,391	0.12	\$680,766	Land Table 34A	39.10%
24-25-34-107-004	711 ALBANY ST	10/28/22	\$250,000	\$253,255	\$92,206	\$95,461	0.13	\$726,031	Land Table 34A	37.69%
24-25-34-106-012	537 W SARATOGA AVE	02/28/22	\$280,000	\$285,980	\$88,008	\$93,988	0.13	\$704,064	Land Table 34A	32.87%
24-25-34-152-026	714 W HAZELHURST ST	07/08/22	\$375,000	\$384,813	\$88,290	\$98,103	0.13	\$668,864	Land Table 34A	25.49%
24-25-34-156-003	671 W MARSHALL ST	01/05/21	\$245,000	\$252,350	\$99,785	\$107,135	0.17	\$590,444	Land Table 34A	42.45%
24-25-34-176-011	411 PEARSON ST	10/15/21	\$250,000	\$257,915	\$96,587	\$104,502	0.14	\$685,014	Land Table 34A	40.52%
24-25-34-179-008	931 LAPRAIRIE ST	10/15/21	\$265,000	\$274,282	\$103,198	\$112,480	0.09	\$1,109,656	Land Table 34A	41.01%
24-25-34-178-001	381 W HAZELHURST ST	03/31/21	\$277,500	\$291,056	\$93,678	\$107,234	0.15	\$641,630	Land Table 34A	36.84%
24-25-34-110-007	585 LEROY ST	11/23/21	\$295,000	\$314,338	\$78,765	\$98,103	0.13	\$596,705	Land Table 34A	31.21%
24-25-34-178-018	215 W HAZELHURST ST	06/29/21	\$192,000	\$207,000	\$90,256	\$105,256	0.14	\$631,161	Land Table 34A	50.85%
24-25-34-130-041	234 ALBANY ST	06/03/22	\$250,000	\$273,662	\$84,327	\$107,989	0.15	\$547,578	Land Table 34A	39.46%
24-25-34-152-043	522 W HAZELHURST ST	04/25/22	\$190,000	\$210,904	\$62,588	\$83,492	0.11	\$558,821	Land Table 34A	39.59%
24-25-34-102-024	532 W TROY AVE	01/14/22	\$190,000	\$216,776	\$75,328	\$102,104	0.13	\$570,667	Land Table 34A	47.10%

City fo Ferndale

Land Table 34A

24-25-34-177-011	421 W HAZELHURST ST	04/11/22	\$265,000	\$304,548	\$65,708	\$105,256	0.14	\$459,497	Land Table 34A	34.56%
24-25-34-130-034	296 ALBANY ST	10/29/21	\$288,000	\$332,946	\$63,043	\$107,989	0.15	\$409,370	Land Table 34A	32.43%
24-25-34-178-017	225 W HAZELHURST ST	05/12/22	\$212,000	\$245,357	\$71,899	\$105,256	0.14	\$502,790	Land Table 34A	42.90%
24-25-34-106-044	426 ALBANY ST	11/28/22	\$202,500	\$240,757	\$44,753	\$83,010	0.11	\$406,845	Land Table 34A	34.48%
24-25-34-132-033	482 PEARSON ST	12/01/21	\$255,000	\$304,893	\$35,245	\$85,138	0.12	\$298,686	Land Table 34A	27.92%
24-25-34-132-054	290 PEARSON ST	03/01/22	\$201,000	\$242,307	\$28,932	\$70,239	0.10	\$295,224	Land Table 34A	28.99%
24-25-34-110-033	648 PEARSON ST	12/02/22	\$230,000	\$281,536	\$51,012	\$102,548	0.14	\$369,652	Land Table 34A	36.42%
24-25-34-110-020	423 LEROY ST	12/20/21	\$195,500	\$239,521	\$39,471	\$83,492	0.11	\$352,420	Land Table 34A	34.86%
24-25-34-131-019	249 ALBANY ST	05/13/22	\$164,900	\$208,086	\$37,806	\$80,992	0.12	\$325,914	Land Table 34A	38.92%
24-25-34-180-010	303 W MARSHALL ST	10/27/21	\$155,000	\$196,976	\$30,335	\$72,311	0.10	\$306,414	Land Table 34A	36.71%
24-25-34-130-003	371 W SARATOGA AVE	03/01/21	\$147,000				0.12	\$290,556	Land Table 34A	43.77%
24-25-34-176-045	340 W HAZELHURST ST	09/08/21	\$172,500				0.16	\$156,253	Land Table 34A	42.43%
24-25-34-180-006	345 W MARSHALL ST	09/09/21	\$163,000				0.14	\$156,308	Land Table 34A	42.80%

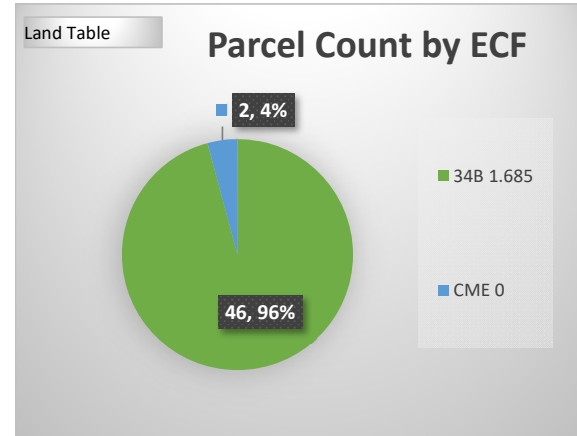
City fo Ferndale

Land Table 34B

BSA DATABASE		SALES DATA	
Parcel Count	48	# of Sales	5
ECF Nbhd	34B, CME	Sales Ratio	35.50%
Min ECF	1.685	(Land Resid.-Est. Land Value)/Est. LV	47.54%
Max ECF	1.685	% Change	18.60%
Land Table LtoB	37.10%	Projected Land Table LtoB	44.00%
CVT LtoB	32.54%	Sales Sample Size	10.42%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,593	\$2,350	\$1,889
MINIMUM	\$1,593	\$2,350	\$1,889
MAXIMUM	\$1,593	\$2,350	\$1,889

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
24-25-34-202-032	470 E TROY AVE	01/29/21	\$320,500	\$235,154	\$166,019	\$80,673	0.13	\$1,328,152		Land Table 34B	34.31%
24-25-34-202-019	368 E TROY AVE	06/01/22	\$205,000	\$164,862	\$93,915	\$53,777	0.08	\$1,131,506		Land Table 34B	32.62%
24-25-34-228-009	588 E TROY AVE	06/23/21	\$200,000	\$176,231	\$78,627	\$54,858	0.09	\$925,024		Land Table 34B	31.13%
24-25-34-202-006	240 E TROY AVE	12/23/21	\$170,000	\$190,910	\$59,763	\$80,673	0.13	\$478,104		Land Table 34B	42.26%
24-25-34-202-069	450 E TROY AVE	12/03/21	\$185,000				0.17	\$339,036		Land Table 34B	46.09%

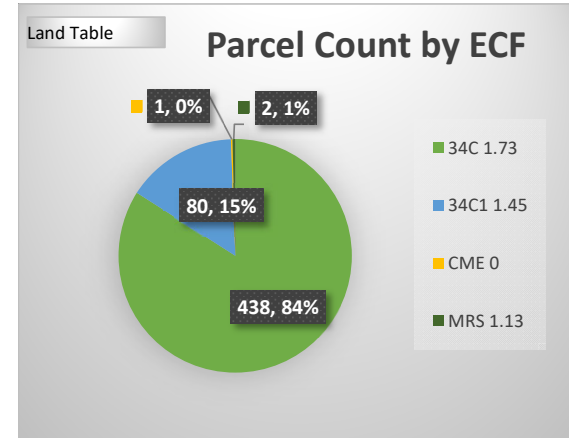
City fo Ferndale

Land Table 34C

BSA DATABASE		SALES DATA	
Parcel Count	521	# of Sales	65
ECF Nbhd	34C, 34C1, MRS, CME	Sales Ratio	47.43%
Min ECF	1.130	(Land Resid.-Est. Land Value)/Est. LV	13.07%
Max ECF	1.730	% Change	9.40%
Land Table LtoB	32.97%	Projected Land Table LtoB	36.07%
CVT LtoB	32.54%	Sales Sample Size	12.48%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,625	\$1,837	\$1,778
MINIMUM	\$1,625	\$1,837	\$1,778
MAXIMUM	\$1,625	\$1,837	\$1,778

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
24-25-34-254-044	214 UNIVERSITY ST	04/21/21	\$341,700	\$244,591	\$198,966	\$101,857	0.16	\$1,213,207		Land Table 34C	41.64%
24-25-34-204-022	260 ARDMORE DR	11/18/22	\$295,000	\$217,800	\$132,057	\$54,857	0.08	\$1,591,048		Land Table 34C	25.19%
24-25-34-229-035	509 ARDMORE DR	08/24/22	\$275,000	\$205,173	\$135,662	\$65,835	0.10	\$1,356,620		Land Table 34C	32.09%
24-25-34-277-002	314 UNIVERSITY ST	07/29/22	\$265,000	\$200,429	\$128,389	\$63,818	0.12	\$1,097,342		Land Table 34C	31.84%
24-25-34-255-021	262 E HAZELHURST ST	04/02/21	\$240,000	\$182,345	\$119,109	\$61,454	0.11	\$1,134,371		Land Table 34C	33.70%
24-25-34-204-046	269 ACADEMY AVE	07/19/21	\$235,000	\$179,021	\$121,814	\$65,835	0.10	\$1,218,140		Land Table 34C	36.78%
24-25-34-230-027	630 ARDMORE DR	01/12/22	\$170,000	\$129,777	\$95,080	\$54,857	0.08	\$1,145,542		Land Table 34C	42.27%
24-25-34-253-011	280 COLLEGE ST	07/20/22	\$285,501	\$219,216	\$148,579	\$82,294	0.13	\$1,188,632		Land Table 34C	37.54%
24-25-34-255-022	266 E HAZELHURST ST	09/17/21	\$288,000	\$227,157	\$122,297	\$61,454	0.11	\$1,164,733		Land Table 34C	27.05%
24-25-34-204-017	228 ARDMORE DR	11/18/21	\$319,900	\$252,848	\$121,909	\$54,857	0.08	\$1,468,783		Land Table 34C	21.70%
24-25-34-229-056	552 E SARATOGA AVE	08/25/21	\$337,000	\$268,800	\$150,494	\$82,294	0.13	\$1,203,952		Land Table 34C	30.62%
24-25-34-203-025	424 E SARATOGA AVE	08/12/22	\$226,000	\$184,680	\$96,177	\$54,857	0.08	\$1,158,759		Land Table 34C	29.70%
24-25-34-204-039	201 ACADEMY AVE	06/17/22	\$296,000	\$245,020	\$133,274	\$82,294	0.13	\$1,066,192		Land Table 34C	33.59%
24-25-34-229-011	602 E SARATOGA AVE	05/10/21	\$255,000	\$215,944	\$93,913	\$54,857	0.08	\$1,131,482		Land Table 34C	25.40%
24-25-34-205-023	350 ACADEMY AVE	06/10/21	\$189,000	\$160,468	\$110,826	\$82,294	0.13	\$886,608		Land Table 34C	51.28%
24-25-34-230-014	518 ARDMORE DR	09/13/21	\$170,000	\$147,954	\$76,903	\$54,857	0.08	\$926,542		Land Table 34C	37.08%
24-25-34-205-016	276 ACADEMY AVE	07/15/22	\$220,000	\$193,647	\$108,647	\$82,294	0.13	\$869,176		Land Table 34C	42.50%
24-25-34-205-041	343 COLLEGE ST	06/14/21	\$230,000	\$202,815	\$82,042	\$54,857	0.08	\$988,458		Land Table 34C	27.05%
24-25-34-253-034	255 UNIVERSITY ST	09/01/21	\$225,000	\$199,861	\$99,203	\$74,064	0.11	\$877,903		Land Table 34C	37.06%
24-25-34-202-064	455 E SARATOGA AVE	02/23/22	\$262,000	\$234,468	\$109,826	\$82,294	0.13	\$878,608		Land Table 34C	35.10%
24-25-34-204-040	211 ACADEMY AVE	09/30/22	\$381,500	\$341,964	\$121,830	\$82,294	0.13	\$974,640		Land Table 34C	24.07%
24-25-34-202-048	321 E SARATOGA AVE	11/22/22	\$162,000	\$147,812	\$69,045	\$54,857	0.08	\$831,867		Land Table 34C	37.11%
24-25-34-253-012	304 COLLEGE ST	08/03/21	\$240,000	\$222,148	\$73,812	\$55,960	0.09	\$868,376		Land Table 34C	25.19%
24-25-34-203-035	161 ARDMORE DR	08/05/21	\$253,000	\$234,383	\$71,828	\$53,211	0.08	\$886,765		Land Table 34C	22.70%
24-25-34-279-038	516 E MARSHALL ST	01/22/21	\$230,000	\$213,561	\$86,055	\$69,616	0.12	\$735,513		Land Table 34C	32.60%
24-25-34-202-053	359 E SARATOGA AVE	10/06/21	\$220,000	\$204,509	\$97,785	\$82,294	0.13	\$782,280		Land Table 34C	40.24%
24-25-34-205-014	260 ACADEMY AVE	09/14/21	\$170,000	\$158,842	\$76,993	\$65,835	0.10	\$769,930		Land Table 34C	41.45%

City fo Ferndale

Land Table 34C

24-25-34-231-016	556 ACADEMY AVE	04/12/22	\$210,000	\$196,995	\$83,777	\$70,772	0.12	\$681,114	Land Table 34C	35.93%
24-25-34-277-019	444 UNIVERSITY ST	08/05/22	\$217,000	\$204,541	\$75,638	\$63,179	0.11	\$663,491	Land Table 34C	30.89%
24-25-34-203-052	375 ARDMORE DR	03/31/22	\$415,000	\$397,415	\$99,879	\$82,294	0.13	\$799,032	Land Table 34C	20.71%
24-25-34-278-048	505 E MARSHALL ST	04/09/21	\$208,000	\$203,765	\$73,800	\$69,565	0.12	\$630,769	Land Table 34C	34.14%
24-25-34-278-050	521 E MARSHALL ST	08/02/22	\$230,000	\$225,992	\$73,531	\$69,523	0.12	\$628,470	Land Table 34C	30.76%
24-25-34-231-012	518 ACADEMY AVE	09/02/21	\$391,000	\$385,264	\$75,434	\$69,698	0.12	\$639,271	Land Table 34C	18.09%
24-25-34-231-028	564 ACADEMY AVE	07/08/21	\$396,500	\$391,441	\$102,851	\$97,792	0.17	\$601,468	Land Table 34C	24.98%
24-25-34-278-007	364 E HAZELHURST ST	01/25/22	\$260,000	\$258,102	\$89,308	\$87,410	0.15	\$599,383	Land Table 34C	33.87%
24-25-34-277-047	517 E HAZELHURST ST	01/14/22	\$230,000	\$228,855	\$67,881	\$66,736	0.12	\$580,179	Land Table 34C	29.16%
24-25-34-254-038	235 E HAZELHURST ST	02/01/22	\$184,000	\$183,343	\$88,448	\$87,791	0.15	\$589,653	Land Table 34C	47.88%
24-25-34-277-044	485 E HAZELHURST ST	11/15/21	\$210,000	\$215,991	\$82,383	\$88,374	0.15	\$538,451	Land Table 34C	40.92%
24-25-34-203-042	267 ARDMORE DR	07/20/21	\$210,000	\$217,675	\$47,182	\$54,857	0.08	\$568,458	Land Table 34C	25.20%
24-25-34-278-049	515 E MARSHALL ST	01/11/22	\$179,900	\$186,920	\$62,528	\$69,548	0.12	\$534,427	Land Table 34C	37.21%
24-25-34-277-048	531 E HAZELHURST ST	08/02/21	\$250,000	\$259,825	\$118,686	\$128,511	0.22	\$529,848	Land Table 34C	49.46%
24-25-34-254-033	157 E HAZELHURST ST	05/26/22	\$149,000	\$155,561	\$81,230	\$87,791	0.15	\$541,533	Land Table 34C	56.44%
24-25-34-279-030	442 E MARSHALL ST	12/06/22	\$235,000	\$245,818	\$59,140	\$69,958	0.12	\$496,975	Land Table 34C	28.46%
24-25-34-205-040	333 COLLEGE ST	06/11/21	\$157,000	\$165,334	\$73,960	\$82,294	0.13	\$591,680	Land Table 34C	49.77%
24-25-34-204-051	325 ACADEMY AVE	09/29/21	\$205,000	\$216,267	\$71,027	\$82,294	0.13	\$568,216	Land Table 34C	38.05%
24-25-34-204-037	139 ACADEMY AVE	05/06/22	\$223,000	\$237,249	\$68,045	\$82,294	0.13	\$544,360	Land Table 34C	34.69%
24-25-34-253-025	159 UNIVERSITY ST	12/02/21	\$197,000	\$211,365	\$67,929	\$82,294	0.13	\$543,432	Land Table 34C	38.93%
24-25-34-204-044	251 ACADEMY AVE	10/25/21	\$195,000	\$210,567	\$66,727	\$82,294	0.13	\$533,816	Land Table 34C	39.08%
24-25-34-205-015	266 ACADEMY AVE	05/06/22	\$159,450	\$174,427	\$67,317	\$82,294	0.13	\$538,536	Land Table 34C	47.18%
24-25-34-253-019	358 COLLEGE ST	10/19/22	\$148,000	\$162,746	\$40,111	\$54,857	0.08	\$483,265	Land Table 34C	33.71%
24-25-34-277-001	304 UNIVERSITY ST	10/14/21	\$162,875	\$180,396	\$58,678	\$76,199	0.14	\$419,129	Land Table 34C	42.24%
24-25-34-229-037	525 ARDMORE DR	06/15/21	\$136,000	\$150,988	\$67,306	\$82,294	0.13	\$538,448	Land Table 34C	54.50%
24-25-34-231-032	626 ACADEMY AVE	07/02/21	\$401,000	\$445,347	\$28,604	\$72,951	0.13	\$213,463	Land Table 34C	16.38%
24-25-34-228-020	535 E SARATOGA AVE	03/29/21	\$170,000	\$190,228	\$62,066	\$82,294	0.13	\$496,528	Land Table 34C	43.26%
24-25-34-205-025	372 ACADEMY AVE	01/28/22	\$175,000	\$197,268	\$60,026	\$82,294	0.13	\$480,208	Land Table 34C	41.72%
24-25-34-254-040	255 E HAZELHURST ST	03/18/22	\$200,000	\$225,580	\$62,211	\$87,791	0.15	\$414,740	Land Table 34C	38.92%
24-25-34-254-030	125 E HAZELHURST ST	05/27/21	\$222,500	\$257,609	\$83,708	\$118,817	0.17	\$481,080	Land Table 34C	46.12%
24-25-34-228-036	663 E SARATOGA AVE	01/21/21	\$138,000	\$159,972	\$43,863	\$65,835	0.10	\$438,630	Land Table 34C	41.15%
24-25-34-277-033	349 E HAZELHURST ST	09/20/21	\$300,000	\$350,054	\$67,438	\$117,492	0.20	\$332,207	Land Table 34C	33.56%
24-25-34-229-050	595 ARDMORE DR	01/12/22	\$274,900	\$320,832	\$36,362	\$82,294	0.13	\$290,896	Land Table 34C	25.65%
24-25-34-253-032	235 UNIVERSITY ST	07/01/22	\$189,900	\$230,195	\$58,458	\$98,753	0.15	\$389,720	Land Table 34C	42.90%
24-25-34-230-046	547 ACADEMY AVE	07/29/22	\$252,500	\$306,438	\$28,356	\$82,294	0.13	\$226,848	Land Table 34C	26.86%
24-25-34-254-036	215 E HAZELHURST ST	02/09/21	\$213,750	\$266,682	\$34,859	\$87,791	0.15	\$232,393	Land Table 34C	32.92%
24-25-34-255-016	214 E HAZELHURST ST	01/14/22	\$203,000				0.15	\$35,167	Land Table 34C	30.75%
24-25-34-253-022	133 UNIVERSITY ST	07/26/22	\$48,000				0.15	\$320,000	Land Table 34C	100.00%

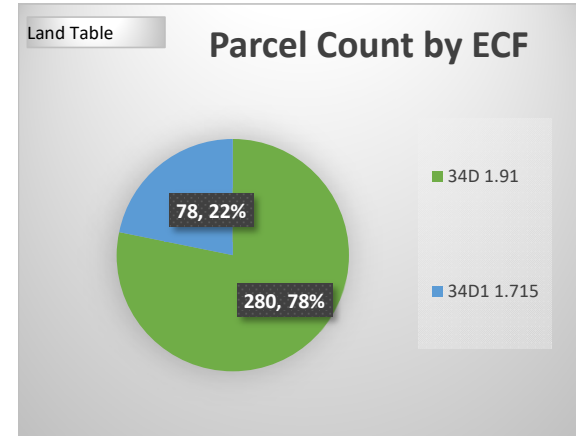
City fo Ferndale

Land Table 34D

BSA DATABASE		SALES DATA	
Parcel Count	358	# of Sales	41
ECF Nbhd	34D, 34D1	Sales Ratio	46.19%
Min ECF	1.715	(Land Resid.-Est. Land Value)/Est. LV	19.51%
Max ECF	1.910	% Change	7.48%
Land Table LtoB	32.72%	Projected Land Table LtoB	35.17%
CVT LtoB	32.54%	Sales Sample Size	11.45%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,447	\$1,729	\$1,555
MINIMUM	\$1,447	\$1,729	\$1,555
MAXIMUM	\$1,447	\$1,729	\$1,555

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
24-25-34-305-013	728 MEADOWDALE ST	01/11/21	\$280,000	\$208,784	\$144,999	\$73,783	0.12	\$1,218,479		Land Table 34D	35.34%
24-25-34-302-012	730 FARMDALE ST	01/28/22	\$276,500	\$210,127	\$140,156	\$73,783	0.12	\$1,177,782		Land Table 34D	35.11%
24-25-34-301-045	729 FARMDALE ST	08/08/22	\$225,000	\$175,132	\$114,983	\$65,115	0.10	\$1,116,340		Land Table 34D	37.18%
24-25-34-301-027	923 FARMDALE ST	02/26/21	\$310,000	\$245,776	\$120,056	\$55,832	0.09	\$1,348,944		Land Table 34D	22.72%
24-25-34-326-077	760 ALLEN ST	05/24/22	\$300,501	\$241,475	\$143,511	\$84,485	0.24	\$595,481		Land Table 34D	34.99%
24-25-34-303-067	505 GARDENDALE ST	11/16/21	\$285,000	\$229,807	\$132,414	\$77,221	0.13	\$1,059,312		Land Table 34D	33.60%
24-25-34-302-054	621 FLOWERDALE ST	12/06/21	\$220,000	\$177,421	\$108,984	\$66,405	0.11	\$1,018,542		Land Table 34D	37.43%
24-25-34-326-033	522 ALLEN ST	08/08/22	\$320,000	\$259,254	\$127,151	\$66,405	0.11	\$1,188,327		Land Table 34D	25.61%
24-25-34-304-044	755 MEADOWDALE ST	02/08/22	\$255,000	\$210,060	\$111,345	\$66,405	0.11	\$1,040,607		Land Table 34D	31.61%
24-25-34-305-023	608 MEADOWDALE ST	07/01/22	\$300,000	\$249,135	\$117,270	\$66,405	0.11	\$1,095,981		Land Table 34D	26.65%
24-25-34-305-056	613 ALLEN ST	08/03/21	\$220,000	\$183,560	\$102,845	\$66,405	0.11	\$961,168		Land Table 34D	36.18%
24-25-34-303-070	781 GARDENDALE ST	09/09/22	\$264,900	\$225,087	\$164,137	\$124,324	0.20	\$816,602		Land Table 34D	55.23%
24-25-34-304-049	707 MEADOWDALE ST	02/12/21	\$221,000	\$195,789	\$83,131	\$57,920	0.09	\$884,372		Land Table 34D	29.58%
24-25-34-303-023	606 FLOWERDALE ST	11/17/21	\$215,000	\$191,969	\$89,436	\$66,405	0.11	\$835,850		Land Table 34D	34.59%
24-25-34-303-054	633 GARDENDALE ST	08/07/21	\$235,000	\$210,969	\$95,600	\$71,569	0.12	\$824,138		Land Table 34D	33.92%
24-25-34-305-058	581 ALLEN ST	06/25/21	\$275,000	\$249,196	\$92,209	\$66,405	0.11	\$861,766		Land Table 34D	26.65%
24-25-34-326-085	588 ALLEN ST	01/07/22	\$277,000	\$251,172	\$121,623	\$95,795	0.27	\$443,880		Land Table 34D	38.14%
24-25-34-326-078	750 ALLEN ST	07/21/22	\$270,000	\$246,478	\$108,007	\$84,485	0.24	\$448,162		Land Table 34D	34.28%
24-25-34-303-014	726 FLOWERDALE ST	04/02/21	\$260,000	\$238,018	\$98,716	\$76,734	0.12	\$796,097		Land Table 34D	32.24%
24-25-34-304-061	563 MEADOWDALE ST	07/20/22	\$230,700	\$211,260	\$85,845	\$66,405	0.11	\$802,290		Land Table 34D	31.43%
24-25-34-302-062	545 FLOWERDALE ST	02/14/22	\$229,000	\$214,938	\$80,467	\$66,405	0.11	\$752,028		Land Table 34D	30.89%
24-25-34-301-050	649 FARMDALE ST	07/19/21	\$207,000	\$194,442	\$84,908	\$72,350	0.12	\$738,330		Land Table 34D	37.21%
24-25-34-301-036	813 FARMDALE ST	08/05/21	\$230,000	\$216,276	\$86,074	\$72,350	0.12	\$748,470		Land Table 34D	33.45%
24-25-34-302-042	767 FLOWERDALE ST	07/27/21	\$250,000	\$237,094	\$90,127	\$77,221	0.13	\$721,016		Land Table 34D	32.57%
24-25-34-301-051	639 FARMDALE ST	07/27/22	\$224,000	\$215,215	\$81,135	\$72,350	0.12	\$705,522		Land Table 34D	33.62%
24-25-34-305-041	779 ALLEN ST	04/05/21	\$235,779	\$229,954	\$83,061	\$77,236	0.13	\$664,488		Land Table 34D	33.59%
24-25-34-301-042	753 FARMDALE ST	04/29/21	\$185,000	\$184,098	\$66,017	\$65,115	0.10	\$640,942		Land Table 34D	35.37%

City fo Ferndale

Land Table 34D

24-25-34-302-025	570 FARMDALE ST	08/30/22	\$205,000	\$205,355	\$76,881	\$77,236	0.13	\$615,048	Land Table 34D	37.61%
24-25-34-305-026	578 MEADOWDALE ST	03/31/22	\$350,000	\$356,649	\$59,756	\$66,405	0.11	\$558,467	Land Table 34D	18.62%
24-25-34-303-011	756 FLOWERDALE ST	05/26/21	\$269,419	\$275,971	\$67,231	\$73,783	0.12	\$564,966	Land Table 34D	26.74%
24-25-34-303-065	527 GARDENDALE ST	08/11/21	\$244,625	\$252,738	\$69,123	\$77,236	0.13	\$552,984	Land Table 34D	30.56%
24-25-34-305-007	790 MEADOWDALE ST	07/27/21	\$223,000	\$233,800	\$66,421	\$77,221	0.13	\$531,368	Land Table 34D	33.03%
24-25-34-326-001	900 ALLEN ST	12/08/22	\$272,150	\$292,406	\$105,041	\$125,297	0.30	\$356,071	Land Table 34D	42.85%
24-25-34-304-031	534 GARDENDALE ST	09/30/21	\$189,900	\$214,056	\$53,065	\$77,221	0.13	\$424,520	Land Table 34D	36.08%
24-25-34-326-101	610 ALLEN ST	08/18/21	\$193,000	\$224,615	\$48,036	\$79,651	0.12	\$390,537	Land Table 34D	35.46%
24-25-34-156-016	640 ALBERTA ST	01/25/21	\$264,900	\$308,491	\$25,142	\$68,733	0.12	\$218,626	Land Table 34D	22.28%
24-25-34-326-095	514 ALLEN ST	04/16/21	\$190,000	\$221,282	\$35,123	\$66,405	0.11	\$328,252	Land Table 34D	30.01%
24-25-34-304-065	523 MEADOWDALE ST	01/15/21	\$194,000	\$234,597	\$36,639	\$77,236	0.13	\$293,112	Land Table 34D	32.92%
24-25-34-302-043	757 FLOWERDALE ST	12/06/22	\$185,000	\$233,760	\$28,461	\$77,221	0.13	\$227,688	Land Table 34D	33.03%
24-25-34-301-028	915 FARMDALE ST	03/16/22	\$164,000	\$209,409	\$12,471	\$57,880	0.09	\$135,554	Land Table 34D	27.64%
24-25-34-305-019	648 MEADOWDALE ST	11/22/22	\$175,000				0.11	(\$15,495)	Land Table 34D	27.32%

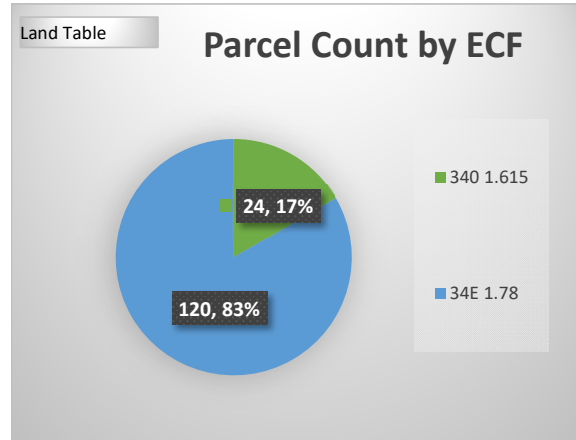
City fo Ferndale

Land Table 34E

BSA DATABASE		SALES DATA	
Parcel Count	144	# of Sales	11
ECF Nbhd	34E, 340	Sales Ratio	33.25%
Min ECF	1.615	(Land Resid.-Est. Land Value)/Est. LV	40.56%
Max ECF	1.780	% Change	9.60%
Land Table LtoB	31.50%	Projected Land Table LtoB	34.52%
CVT LtoB	32.54%	Sales Sample Size	7.64%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,625	\$2,284	\$1,781
MINIMUM	\$1,625	\$2,284	\$1,781
MAXIMUM	\$1,625	\$2,284	\$1,781

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
24-25-34-327-040	561 LAPRAIRIE ST	06/22/22	\$281,000				0.22	\$710,968		Land Table 34E	35.12%
24-25-34-328-025	640 LAPRAIRIE ST	04/21/21	\$322,000	\$242,277	\$146,168	\$66,445	0.22	\$658,414		Land Table 34E	27.43%
24-25-34-330-016	567 SAINT LOUIS ST	12/01/21	\$295,000	\$238,666	\$123,129	\$66,795	0.22	\$549,683		Land Table 34E	27.99%
24-25-34-328-024	646 LAPRAIRIE ST	08/13/21	\$262,000	\$223,138	\$105,307	\$66,445	0.22	\$474,356		Land Table 34E	29.78%
24-25-34-329-010	767 SAINT LOUIS ST	10/08/21	\$225,000	\$202,671	\$88,774	\$66,445	0.22	\$399,883		Land Table 34E	32.78%
24-25-34-331-013	504 SAINT LOUIS ST	09/27/21	\$241,400	\$221,076	\$86,586	\$66,262	0.12	\$727,613		Land Table 34E	29.97%
24-25-34-329-017	642 HANCOCK CT	03/10/21	\$180,000	\$170,301	\$79,048	\$69,349	0.12	\$687,374		Land Table 34E	40.72%
24-25-34-329-008	811 SAINT LOUIS ST	08/31/21	\$275,000	\$264,880	\$88,805	\$78,685	0.26	\$337,662		Land Table 34E	29.71%
24-25-34-330-027	621 SAINT LOUIS ST	01/28/22	\$149,000	\$162,762	\$57,129	\$70,891	0.24	\$235,099		Land Table 34E	43.56%
24-25-34-330-009	631 SAINT LOUIS ST	02/05/21	\$199,900				0.11	\$125,109		Land Table 34E	25.35%
24-25-34-327-034	615 LAPRAIRIE ST	10/17/22	\$165,000				0.22	\$113,766		Land Table 34E	32.28%

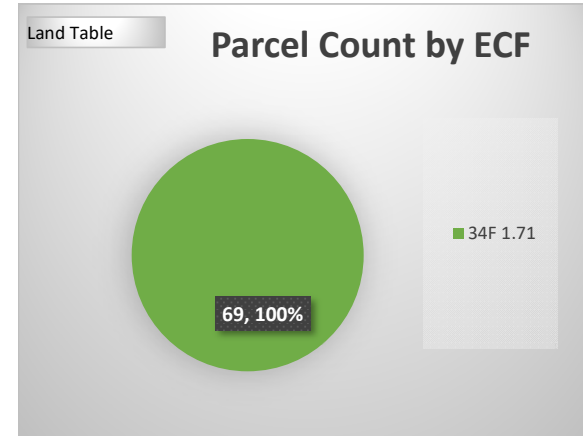
City fo Ferndale

Land Table 34F

BSA DATABASE		SALES DATA	
Parcel Count	69	# of Sales	16
ECF Nbhd	34F	Sales Ratio	45.37%
Min ECF	1.710	(Land Resid.-Est. Land Value)/Est. LV	32.76%
Max ECF	1.710	% Change	15.40%
Land Table LtoB	32.41%	Projected Land Table LtoB	37.40%
CVT LtoB	32.54%	Sales Sample Size	23.19%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,447	\$1,921	\$1,670
MINIMUM	\$1,447	\$1,921	\$1,670
MAXIMUM	\$1,447	\$1,921	\$1,670

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
24-25-34-404-005	351 ADAMS CT	06/03/22	\$248,000	\$181,041	\$138,921	\$71,962	0.11	\$1,298,327		Land Table 34F	39.75%
24-25-34-404-008	321 ADAMS CT	01/19/22	\$270,000	\$206,973	\$119,079	\$56,052	0.08	\$1,417,607		Land Table 34F	27.08%
24-25-34-403-001	394 ADAMS CT	04/15/22	\$254,000	\$199,005	\$122,047	\$67,052	0.09	\$1,326,598		Land Table 34F	33.69%
24-25-34-404-036	260 FIELDING ST	08/25/22	\$247,000	\$201,774	\$100,104	\$54,878	0.10	\$991,129		Land Table 34F	27.20%
24-25-34-404-003	373 ADAMS CT	06/22/21	\$250,000	\$205,041	\$116,793	\$71,834	0.11	\$1,101,821		Land Table 34F	35.03%
24-25-34-402-002	555 EDGEWOOD PL	09/26/22	\$254,000	\$209,388	\$107,251	\$62,639	0.12	\$932,617		Land Table 34F	29.92%
24-25-34-404-039	234 FIELDING ST	08/29/22	\$170,000	\$148,667	\$76,176	\$54,843	0.10	\$754,218		Land Table 34F	36.89%
24-25-34-403-003	374 ADAMS CT	08/17/22	\$275,000	\$244,356	\$97,847	\$67,203	0.09	\$1,052,118		Land Table 34F	27.50%
24-25-34-404-021	378 FIELDING ST	01/14/22	\$189,900	\$170,635	\$72,929	\$53,664	0.10	\$767,674		Land Table 34F	31.45%
24-25-34-404-038	242 FIELDING ST	02/14/22	\$210,000	\$191,845	\$73,010	\$54,855	0.10	\$722,871		Land Table 34F	28.59%
24-25-34-404-011	295 ADAMS CT	08/27/21	\$185,000	\$184,953	\$70,313	\$70,266	0.11	\$663,330		Land Table 34F	37.99%
24-25-34-403-017	232 ADAMS CT	05/27/22	\$260,007	\$267,003	\$106,134	\$113,130	0.16	\$659,217		Land Table 34F	42.37%
24-25-34-404-041	224 FIELDING ST	12/21/21	\$295,000	\$308,766	\$41,056	\$54,822	0.10	\$406,495		Land Table 34F	17.76%
24-25-34-404-023	364 FIELDING ST	12/30/22	\$270,000	\$285,728	\$66,825	\$82,553	0.15	\$436,765		Land Table 34F	28.89%
24-25-34-403-005	354 ADAMS CT	12/28/21	\$216,000	\$229,797	\$40,070	\$53,867	0.08	\$534,267		Land Table 34F	23.44%
24-25-34-403-008	324 ADAMS CT	12/17/21	\$165,000	\$176,234	\$60,384	\$71,618	0.10	\$603,840		Land Table 34F	40.64%

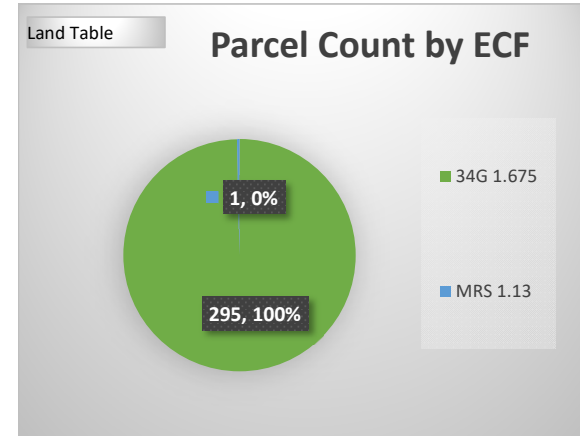
City fo Ferndale

Land Table 34G

BSA DATABASE		SALES DATA	
Parcel Count	296	# of Sales	33
ECF Nbhd	34G, MRS	Sales Ratio	44.86%
Min ECF	1.130	(Land Resid.-Est. Land Value)/Est. LV	24.88%
Max ECF	1.675	% Change	2.75%
Land Table LtoB	34.10%	Projected Land Table LtoB	35.04%
CVT LtoB	32.54%	Sales Sample Size	11.15%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,625	\$2,029	\$1,670
MINIMUM	\$1,625	\$2,029	\$1,670
MAXIMUM	\$1,625	\$2,029	\$1,670

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
24-25-34-430-017	282 JEWELL ST	03/09/22	\$353,000	\$269,262	\$154,312	\$70,574	0.12	\$1,330,276		Land Table 34G	26.21%
24-25-34-427-032	448 WORDSWORTH ST	02/11/22	\$235,000	\$190,235	\$112,183	\$67,418	0.10	\$1,099,833		Land Table 34G	35.44%
24-25-34-430-047	333 SPENCER ST	03/17/21	\$200,000	\$162,060	\$106,691	\$68,751	0.11	\$987,880		Land Table 34G	42.42%
24-25-34-476-043	307 E WEBSTER AVE	08/30/22	\$343,000	\$279,986	\$139,468	\$76,454	0.15	\$955,260		Land Table 34G	27.31%
24-25-34-428-061	455 SILMAN ST	09/08/21	\$300,000	\$249,417	\$121,834	\$71,251	0.12	\$1,023,815		Land Table 34G	28.57%
24-25-34-428-021	370 CHANNING ST	09/30/22	\$272,000	\$227,371	\$112,367	\$67,738	0.10	\$1,090,942		Land Table 34G	29.79%
24-25-34-430-015	264 JEWELL ST	04/27/21	\$295,000	\$247,685	\$117,889	\$70,574	0.12	\$1,016,284		Land Table 34G	28.49%
24-25-34-428-024	400 CHANNING ST	07/22/22	\$275,000	\$233,555	\$109,183	\$67,738	0.10	\$1,060,029		Land Table 34G	29.00%
24-25-34-427-042	221 CHANNING ST	08/13/21	\$302,700	\$260,480	\$126,493	\$84,273	0.13	\$996,008		Land Table 34G	32.35%
24-25-34-476-017	244 SPENCER ST	02/02/22	\$204,500	\$176,893	\$99,283	\$71,676	0.14	\$724,693		Land Table 34G	40.52%
24-25-34-476-015	230 SPENCER ST	03/10/22	\$251,000	\$217,865	\$104,811	\$71,676	0.14	\$765,044		Land Table 34G	32.90%
24-25-34-476-034	211 E WEBSTER AVE	06/15/21	\$260,000	\$226,710	\$128,858	\$95,568	0.18	\$704,142		Land Table 34G	42.15%
24-25-34-429-044	243 JEWELL ST	06/17/22	\$230,000	\$201,836	\$98,738	\$70,574	0.12	\$851,190		Land Table 34G	34.97%
24-25-34-427-017	320 WORDSWORTH ST	06/03/22	\$241,000	\$217,212	\$91,206	\$67,418	0.10	\$894,176		Land Table 34G	31.04%
24-25-34-428-052	375 SILMAN ST	08/26/22	\$250,000	\$227,323	\$93,928	\$71,251	0.12	\$789,311		Land Table 34G	31.34%
24-25-34-427-047	271 CHANNING ST	08/23/21	\$325,000	\$299,884	\$109,389	\$84,273	0.13	\$861,331		Land Table 34G	28.10%
24-25-34-426-015	265 WORDSWORTH ST	03/16/22	\$240,000	\$223,695	\$100,578	\$84,273	0.13	\$791,953		Land Table 34G	37.67%
24-25-34-429-006	236 SILMAN ST	08/15/22	\$375,000	\$354,282	\$108,936	\$88,218	0.15	\$751,283		Land Table 34G	24.90%
24-25-34-429-047	269 JEWELL ST	11/29/21	\$215,000	\$208,633	\$76,941	\$70,574	0.12	\$663,284		Land Table 34G	33.83%
24-25-34-430-011	234 JEWELL ST	12/19/22	\$406,000	\$394,576	\$81,998	\$70,574	0.12	\$706,879		Land Table 34G	17.89%
24-25-34-426-017	303 WORDSWORTH ST	11/10/22	\$245,000	\$239,060	\$90,213	\$84,273	0.13	\$710,339		Land Table 34G	35.25%
24-25-34-427-011	244 WORDSWORTH ST	09/22/21	\$233,000	\$232,149	\$85,124	\$84,273	0.13	\$670,268		Land Table 34G	36.30%
24-25-34-476-022	300 SPENCER ST	10/19/21	\$213,050	\$215,439	\$74,065	\$76,454	0.15	\$507,295		Land Table 34G	35.49%
24-25-34-430-061	354 JEWELL ST	06/14/21	\$300,000	\$307,235	\$63,976	\$71,211	0.12	\$537,613		Land Table 34G	23.18%
24-25-34-430-004	164 JEWELL ST	03/01/21	\$300,000	\$310,984	\$74,984	\$85,968	0.14	\$555,437		Land Table 34G	27.64%
24-25-34-428-014	318 CHANNING ST	07/30/21	\$225,000	\$235,019	\$57,719	\$67,738	0.10	\$560,379		Land Table 34G	28.82%
24-25-34-428-040	255 SILMAN ST	05/14/21	\$225,000	\$240,465	\$73,599	\$89,064	0.15	\$493,953		Land Table 34G	37.04%

City fo Ferndale

Land Table 34G

24-25-34-426-003	151 WORDSWORTH ST	06/09/21	\$179,900	\$193,281	\$70,892	\$84,273	0.13	\$558,205	Land Table 34G	43.60%
24-25-34-428-039	243 SILMAN ST	01/29/21	\$295,000	\$316,965	\$67,099	\$89,064	0.15	\$450,329	Land Table 34G	28.10%
24-25-34-429-018	354 SILMAN ST	05/05/21	\$190,000	\$205,438	\$55,136	\$70,574	0.12	\$475,310	Land Table 34G	34.35%
24-25-34-428-058	433 SILMAN ST	02/19/21	\$190,000	\$215,840	\$45,411	\$71,251	0.12	\$381,605	Land Table 34G	33.01%
24-25-34-429-025	420 SILMAN ST	04/26/21	\$155,000				0.12	\$296,526	Land Table 34G	36.92%
24-25-34-476-045	321 E WEBSTER AVE	12/16/22	\$126,000				0.15	\$90,158	Land Table 34G	40.39%

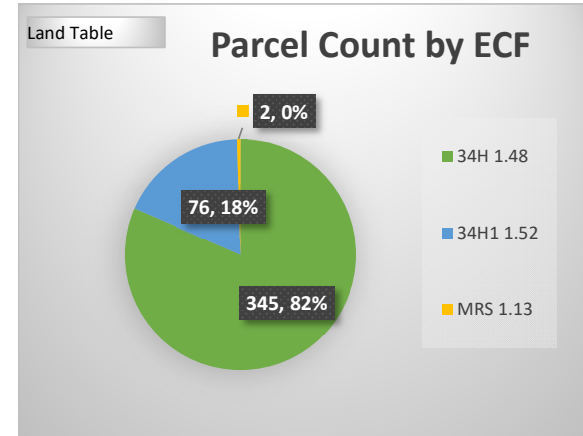
City fo Ferndale

Land Table 34H

BSA DATABASE		SALES DATA	
Parcel Count	423	# of Sales	58
ECF Nbhd	34H, 34H1, MRS	Sales Ratio	48.91%
Min ECF	1.130	(Land Resid.-Est. Land Value)/Est. LV	16.37%
Max ECF	1.520	% Change	3.98%
Land Table LtoB	35.55%	Projected Land Table LtoB	36.97%
CVT LtoB	32.54%	Sales Sample Size	13.71%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,495	\$1,740	\$1,555
MINIMUM	\$1,495	\$1,740	\$1,555
MAXIMUM	\$1,495	\$1,740	\$1,555

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
24-25-34-454-004	471 W CHESTERFIELD AVE	05/13/22	\$325,000				0.09	\$2,249,286		Land Table 34H	31.61%
24-25-34-451-010	331 EDGEWOOD PL	08/08/22	\$270,000				0.10	\$1,670,711		Land Table 34H	34.72%
24-25-34-454-019	369 W CHESTERFIELD AVE	04/01/22	\$285,000				0.10	\$1,654,612		Land Table 34H	31.99%
24-25-34-453-034	486 W CHESTERFIELD AVE	07/27/21	\$252,000	\$175,578	\$132,044	\$55,622	0.09	\$1,451,033		Land Table 34H	31.68%
24-25-34-352-032	321 FLOWERDALE ST	08/10/21	\$264,000	\$184,468	\$135,942	\$56,410	0.09	\$1,544,795		Land Table 34H	30.58%
24-25-34-353-023	421 GARDENDALE ST	06/14/22	\$230,000	\$161,530	\$128,311	\$59,841	0.09	\$1,365,011		Land Table 34H	37.05%
24-25-34-453-046	396 W CHESTERFIELD AVE	06/15/22	\$236,250	\$174,176	\$117,696	\$55,622	0.09	\$1,293,363		Land Table 34H	31.93%
24-25-34-452-024	211 FIELDING ST	04/08/22	\$350,000	\$258,661	\$182,159	\$90,820	0.15	\$1,182,851		Land Table 34H	35.11%
24-25-34-454-047	444 W BENNETT AVE	02/28/22	\$290,000	\$218,023	\$129,772	\$57,795	0.10	\$1,324,204		Land Table 34H	26.51%
24-25-34-454-026	315 W CHESTERFIELD AVE	09/03/21	\$280,000	\$215,537	\$122,258	\$57,795	0.10	\$1,247,531		Land Table 34H	26.81%
24-25-34-454-018	373 W CHESTERFIELD AVE	10/06/21	\$275,500	\$212,380	\$120,915	\$57,795	0.10	\$1,233,827		Land Table 34H	27.21%
24-25-34-451-007	351 EDGEWOOD PL	09/07/21	\$296,000	\$231,493	\$122,136	\$57,629	0.10	\$1,259,134		Land Table 34H	24.89%
24-25-34-454-003	479 W CHESTERFIELD AVE	01/12/21	\$280,000	\$223,728	\$111,894	\$55,622	0.09	\$1,229,604		Land Table 34H	24.86%
24-25-34-453-041	432 W CHESTERFIELD AVE	01/07/21	\$232,500	\$188,854	\$99,268	\$55,622	0.09	\$1,090,857		Land Table 34H	29.45%
24-25-34-452-035	332 W WEBSTER AVE	05/19/21	\$250,000	\$204,334	\$103,461	\$57,795	0.10	\$1,055,724		Land Table 34H	28.28%
24-25-34-378-041	157 SAINT LOUIS ST	04/30/21	\$295,000	\$241,388	\$144,808	\$91,196	0.22	\$646,464		Land Table 34H	37.78%
24-25-34-453-026	211 W WEBSTER AVE	11/02/22	\$205,750	\$169,275	\$94,270	\$57,795	0.10	\$961,939		Land Table 34H	34.14%
24-25-34-377-003	435 LAPRAIRIE ST	07/29/22	\$300,000	\$247,130	\$130,254	\$77,384	0.22	\$584,099		Land Table 34H	31.31%
24-25-34-452-037	316 W WEBSTER AVE	08/19/21	\$174,900	\$145,002	\$87,693	\$57,795	0.10	\$894,827		Land Table 34H	39.86%
24-25-34-454-032	245 W CHESTERFIELD AVE	05/19/22	\$228,600	\$191,392	\$95,003	\$57,795	0.10	\$969,418		Land Table 34H	30.20%
24-25-34-352-037	243 FLOWERDALE ST	03/11/22	\$215,000	\$181,778	\$93,063	\$59,841	0.09	\$990,032		Land Table 34H	32.92%
24-25-34-453-010	333 W WEBSTER AVE	11/04/22	\$215,000	\$182,848	\$119,558	\$87,406	0.14	\$836,070		Land Table 34H	47.80%
24-25-34-351-021	247 FARMDALE ST	11/15/22	\$189,900	\$162,299	\$86,280	\$58,679	0.09	\$958,667		Land Table 34H	36.15%
24-25-34-452-023	219 FIELDING ST	04/15/22	\$210,000	\$181,117	\$86,678	\$57,795	0.10	\$884,469		Land Table 34H	31.91%
24-25-34-378-029	343 SAINT LOUIS ST	05/24/21	\$275,000	\$241,431	\$124,287	\$90,718	0.22	\$559,851		Land Table 34H	37.58%
24-25-34-377-017	261 LAPRAIRIE ST	09/24/21	\$224,000	\$197,161	\$86,959	\$60,120	0.10	\$878,374		Land Table 34H	30.49%
24-25-34-378-037	231 SAINT LOUIS ST	03/11/22	\$305,000	\$269,750	\$161,301	\$126,051	0.31	\$522,010		Land Table 34H	46.73%

City fo Ferndale

Land Table 34H

24-25-34-453-031	151 W WEBSTER AVE	12/03/21	\$245,000	\$220,480	\$82,315	\$57,795	0.10	\$839,949	Land Table 34H	26.21%
24-25-34-378-028	351 SAINT LOUIS ST	04/23/21	\$245,000	\$223,512	\$114,116	\$92,628	0.23	\$502,714	Land Table 34H	41.44%
24-25-34-454-063	316 W BENNETT AVE	11/10/21	\$194,000	\$178,054	\$73,741	\$57,795	0.10	\$752,459	Land Table 34H	32.46%
24-25-34-453-038	460 W CHESTERFIELD AVE	06/10/22	\$215,000	\$203,634	\$66,988	\$55,622	0.09	\$736,132	Land Table 34H	27.31%
24-25-34-377-002	441 LAPRAIRIE ST	06/15/21	\$200,000	\$195,726	\$81,638	\$77,364	0.22	\$366,090	Land Table 34H	39.53%
24-25-34-353-007	352 FLOWERDALE ST	02/10/22	\$170,000	\$167,882	\$81,916	\$79,798	0.13	\$655,328	Land Table 34H	47.53%
24-25-34-454-055	370 W BENNETT AVE	03/04/21	\$235,050	\$234,122	\$58,723	\$57,795	0.10	\$599,214	Land Table 34H	24.69%
24-25-34-452-046	250 W WEBSTER AVE	01/31/22	\$150,000	\$153,849	\$53,946	\$57,795	0.10	\$550,469	Land Table 34H	37.57%
24-25-34-454-008	447 W CHESTERFIELD AVE	04/14/21	\$145,000	\$149,942	\$52,853	\$57,795	0.10	\$539,316	Land Table 34H	38.54%
24-25-34-453-058	310 W CHESTERFIELD AVE	08/05/21	\$256,604	\$267,374	\$75,922	\$86,692	0.15	\$516,476	Land Table 34H	32.42%
24-25-34-453-027	201 W WEBSTER AVE	08/25/22	\$159,900	\$167,529	\$50,166	\$57,795	0.10	\$511,898	Land Table 34H	34.50%
24-25-34-379-011	320 SAINT LOUIS ST	07/28/22	\$214,000	\$225,745	\$110,009	\$121,754	0.30	\$367,923	Land Table 34H	53.93%
24-25-34-352-003	416 FARMDALE ST	06/30/21	\$168,500	\$179,884	\$57,223	\$68,607	0.11	\$534,794	Land Table 34H	38.14%
24-25-34-376-043	436 ALLEN ST	09/27/21	\$202,000	\$216,923	\$97,096	\$112,019	0.31	\$314,227	Land Table 34H	51.64%
24-25-34-454-057	358 W BENNETT AVE	03/30/21	\$130,000	\$141,206	\$46,589	\$57,795	0.10	\$475,398	Land Table 34H	40.93%
24-25-34-455-019	267 W BENNETT AVE	10/22/21	\$170,000	\$188,313	\$40,291	\$58,604	0.10	\$398,921	Land Table 34H	31.12%
24-25-34-452-051	214 W WEBSTER AVE	08/05/22	\$155,000	\$172,954	\$39,841	\$57,795	0.10	\$406,541	Land Table 34H	33.42%
24-25-34-452-007	349 FIELDING ST	08/30/22	\$175,000	\$196,737	\$36,058	\$57,795	0.10	\$367,939	Land Table 34H	29.38%
24-25-34-378-031	321 SAINT LOUIS ST	02/25/22	\$240,000	\$275,545	\$102,442	\$137,987	0.34	\$303,083	Land Table 34H	50.08%
24-25-34-352-016	228 FARMDALE ST	05/24/21	\$166,000	\$197,003	\$28,838	\$59,841	0.09	\$306,787	Land Table 34H	30.38%
24-25-34-353-015	240 FLOWERDALE ST	06/03/21	\$228,000	\$274,785	\$32,998	\$79,783	0.13	\$263,984	Land Table 34H	29.03%
24-25-34-452-005	365 FIELDING ST	08/31/22	\$169,500	\$204,567	\$36,447	\$71,514	0.12	\$311,513	Land Table 34H	34.96%
24-25-34-379-015	244 SAINT LOUIS ST	04/08/21	\$229,000	\$277,695	\$42,501	\$91,196	0.22	\$189,737	Land Table 34H	32.84%
24-25-34-379-019	210 SAINT LOUIS ST	07/29/21	\$268,000	\$327,270	\$76,330	\$135,600	0.33	\$229,219	Land Table 34H	41.43%
24-25-34-452-006	357 FIELDING ST	10/06/22	\$150,000	\$185,725	\$30,326	\$66,051	0.11	\$270,768	Land Table 34H	35.56%
24-25-34-376-048	240 ALLEN ST	06/01/21	\$325,000	\$407,143	\$98,823	\$180,966	0.49	\$200,452	Land Table 34H	44.45%
24-25-34-379-018	218 SAINT LOUIS ST	02/11/21	\$189,900	\$241,662	\$69,992	\$121,754	0.30	\$234,087	Land Table 34H	50.38%
24-25-34-378-017	236 LAPRAIRIE ST	10/13/21	\$135,000	\$173,351	\$39,165	\$77,516	0.22	\$174,844	Land Table 34H	44.72%
24-25-34-453-009	341 W WEBSTER AVE	03/09/21	\$165,000	\$215,108	\$5,514	\$55,622	0.09	\$60,593	Land Table 34H	25.86%
24-25-34-453-059	264 W CHESTERFIELD AVE	03/09/21	\$160,000				0.15	\$165,721	Land Table 34H	38.99%
24-25-34-453-002	387 W WEBSTER AVE	01/20/22	\$33,000				0.09	\$362,637	Land Table 34H	100.00%

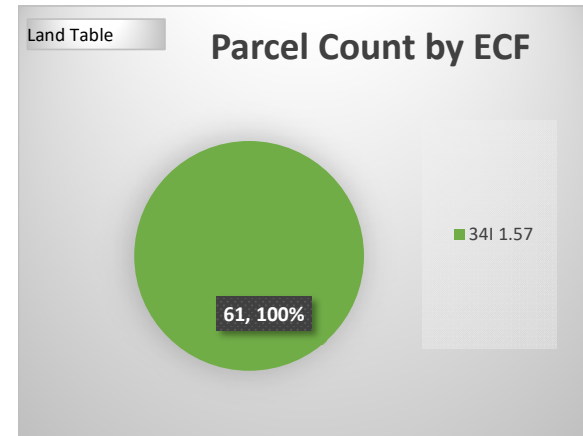
City fo Ferndale

Land Table 34I

BSA DATABASE		SALES DATA	
Parcel Count	61	# of Sales	10
ECF Nbhd	34I	Sales Ratio	44.46%
Min ECF	1.570	(Land Resid.-Est. Land Value)/Est. LV	45.22%
Max ECF	1.570	% Change	37.65%
Land Table LtoB	27.51%	Projected Land Table LtoB	37.87%
CVT LtoB	32.54%	Sales Sample Size	16.39%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,130	\$1,641	\$1,555
MINIMUM	\$1,130	\$1,641	\$1,555
MAXIMUM	\$1,130	\$1,641	\$1,555

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
24-25-34-477-020	344 E WEBSTER AVE	08/18/21	\$265,000	\$194,715	\$127,280	\$56,995	0.15	\$871,781		Land Table 34I	29.27%
24-25-34-477-014	300 E WEBSTER AVE	03/25/22	\$250,000	\$186,586	\$120,409	\$56,995	0.15	\$824,719		Land Table 34I	30.55%
24-25-34-477-029	169 E CHESTERFIELD AVE	11/29/21	\$265,000	\$207,919	\$114,824	\$57,743	0.15	\$765,493		Land Table 34I	27.77%
24-25-34-477-022	360 E WEBSTER AVE	05/24/21	\$153,000	\$127,540	\$82,455	\$56,995	0.15	\$564,760		Land Table 34I	44.69%
24-25-34-478-029	235 E BENNETT AVE	11/11/22	\$167,000	\$143,511	\$57,389	\$33,900	0.07	\$831,725		Land Table 34I	23.62%
24-25-34-477-038	253 E CHESTERFIELD AVE	02/22/21	\$182,000	\$166,109	\$71,153	\$55,262	0.14	\$519,365		Land Table 34I	33.27%
24-25-34-478-014	228 E CHESTERFIELD AVE	08/25/21	\$145,505	\$141,979	\$37,426	\$33,900	0.07	\$542,406		Land Table 34I	23.88%
24-25-34-477-034	221 E CHESTERFIELD AVE	06/24/22	\$330,000	\$336,467	\$49,868	\$56,335	0.14	\$348,727		Land Table 34I	16.74%
24-25-34-478-023	157 E BENNETT AVE	03/18/22	\$231,000	\$237,347	\$61,453	\$67,800	0.14	\$445,312		Land Table 34I	28.57%
24-25-34-478-010	182 E CHESTERFIELD AVE	01/20/22	\$139,900	\$150,575	\$34,525	\$45,200	0.09	\$375,272		Land Table 34I	30.02%

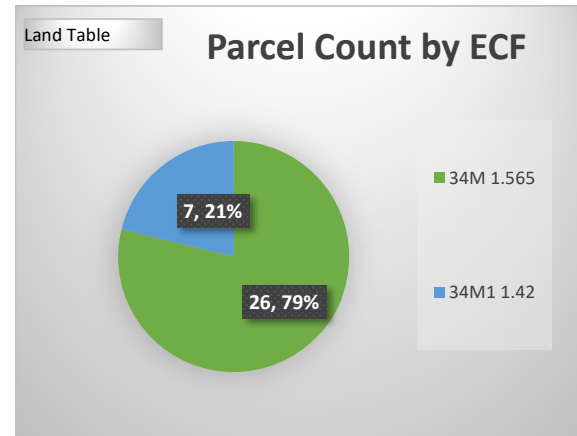
City fo Ferndale

Land Table 34M

BSA DATABASE		SALES DATA	
Parcel Count	33	# of Sales	3
ECF Nbhd	34M, 34M1	Sales Ratio	41.19%
Min ECF	1.420	(Land Resid.-Est. Land Value)/Est. LV	64.08%
Max ECF	1.565	% Change	23.00%
Land Table LtoB	31.48%	Projected Land Table LtoB	38.72%
CVT LtoB	32.54%	Sales Sample Size	9.09%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,447	\$2,374	\$1,780
MINIMUM	\$1,447	\$2,374	\$1,780
MAXIMUM	\$1,447	\$2,374	\$1,780

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
24-25-34-255-032	251 E MARSHALL ST	11/21/22	\$230,000	\$175,240	\$113,598	\$58,838	0.12	\$946,650		Land Table 34M	33.58%
24-25-34-279-004	210 E MARSHALL ST	08/11/21	\$200,000	\$152,475	\$105,525	\$58,000	0.12	\$917,609		Land Table 34M	38.04%
24-25-34-181-007	269 W MARSHALL ST	06/14/21	\$124,500	\$129,117	\$30,965	\$35,582	0.05	\$573,426		Land Table 34M	27.56%

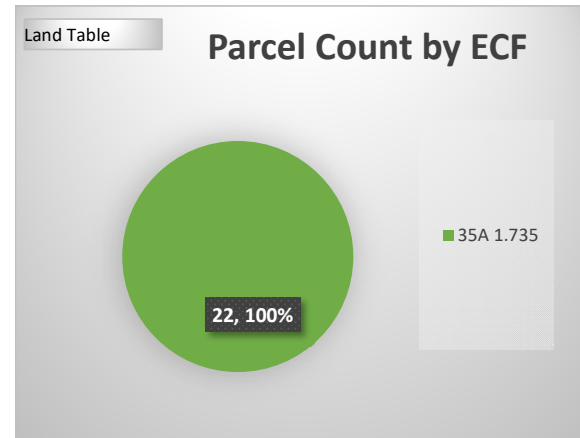
City fo Ferndale

Land Table 35A

BSA DATABASE		SALES DATA	
Parcel Count	22	# of Sales	5
ECF Nbhd	35A	Sales Ratio	49.99%
Min ECF	1.735	(Land Resid.-Est. Land Value)/Est. LV	0.06%
Max ECF	1.735	% Change	10.00%
Land Table LtoB	32.16%	Projected Land Table LtoB	35.38%
CVT LtoB	32.54%	Sales Sample Size	22.73%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,170	\$1,171	\$1,287
MINIMUM	\$1,170	\$1,171	\$1,287
MAXIMUM	\$1,170	\$1,171	\$1,287

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
24-25-35-104-002	1120 E TROY AVE	07/22/22	\$170,000				0.07	\$1,191,833		Land Table 35A	29.78%
24-25-35-103-003	960 E TROY AVE	08/05/21	\$180,523	\$163,718	\$59,144	\$42,339	0.09	\$672,091		Land Table 35A	25.86%
24-25-35-103-011	1070 E TROY AVE	09/10/21	\$210,000	\$206,268	\$58,168	\$54,436	0.11	\$510,246		Land Table 35A	26.39%
24-25-35-102-013	1120 E 9 MILE RD	05/20/21	\$450,000	\$459,832	\$182,039	\$191,871	0.36	\$507,072		Land Table 35A	41.73%
24-25-35-104-017	1184 E TROY AVE	09/13/22	\$340,000	\$350,460	\$113,139	\$123,599	0.25	\$445,429		Land Table 35A	35.27%

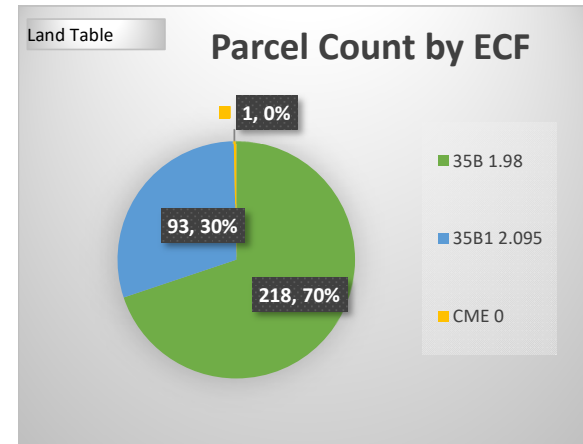
City fo Ferndale

Land Table 35B

BSA DATABASE		SALES DATA	
Parcel Count	312	# of Sales	41
ECF Nbhd	35B, 35B1, CME	Sales Ratio	46.02%
Min ECF	1.980	(Land Resid.-Est. Land Value)/Est. LV	30.90%
Max ECF	2.095	% Change	30.00%
Land Table LtoB	23.03%	Projected Land Table LtoB	29.94%
CVT LtoB	32.54%	Sales Sample Size	13.14%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,051	\$1,376	\$1,366
MINIMUM	\$1,051	\$1,376	\$1,366
MAXIMUM	\$1,051	\$1,376	\$1,366

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
24-25-35-351-012	580 SPENCER ST	06/28/21	\$274,600	\$197,966	\$113,481	\$36,847	0.09	\$1,275,067		Land Table 35B	18.61%
24-25-35-305-009	632 SILMAN ST	05/14/21	\$265,500	\$192,134	\$112,026	\$38,660	0.10	\$1,098,294		Land Table 35B	20.12%
24-25-35-303-033	763 CHANNING ST	04/01/21	\$237,000	\$174,505	\$99,309	\$36,814	0.09	\$1,115,831		Land Table 35B	21.10%
24-25-35-304-008	736 CHANNING ST	05/27/22	\$285,000	\$217,268	\$104,721	\$36,989	0.09	\$1,163,567		Land Table 35B	17.02%
24-25-35-306-008	426 JEWELL ST	08/19/22	\$264,000	\$203,718	\$108,821	\$48,539	0.12	\$891,975		Land Table 35B	23.83%
24-25-35-304-012	786 CHANNING ST	05/29/21	\$198,500	\$163,161	\$72,328	\$36,989	0.09	\$803,644		Land Table 35B	22.67%
24-25-35-306-015	568 JEWELL ST	05/19/22	\$204,000	\$169,186	\$72,567	\$37,753	0.10	\$763,863		Land Table 35B	22.31%
24-25-35-303-029	705 CHANNING ST	05/12/21	\$215,000	\$181,262	\$70,552	\$36,814	0.09	\$792,719		Land Table 35B	20.31%
24-25-35-306-048	619 SPENCER ST	07/20/22	\$230,000	\$193,990	\$73,763	\$37,753	0.10	\$776,453		Land Table 35B	19.46%
24-25-35-301-009	715 WORDSWORTH ST	02/25/22	\$249,900	\$211,462	\$74,294	\$35,856	0.08	\$906,024		Land Table 35B	16.96%
24-25-35-306-012	526 JEWELL ST	05/25/21	\$286,000	\$246,732	\$77,021	\$37,753	0.10	\$810,747		Land Table 35B	15.30%
24-25-35-306-014	550 JEWELL ST	12/28/21	\$235,000	\$204,552	\$68,201	\$37,753	0.10	\$717,905		Land Table 35B	18.46%
24-25-35-351-050	707 E WEBSTER AVE	08/18/21	\$240,000	\$210,251	\$66,596	\$36,847	0.09	\$748,270		Land Table 35B	17.53%
24-25-35-304-031	621 SILMAN ST	08/05/22	\$217,000	\$190,898	\$86,274	\$60,172	0.17	\$507,494		Land Table 35B	31.52%
24-25-35-304-046	861 SILMAN ST	10/07/22	\$205,000	\$180,609	\$60,570	\$36,179	0.08	\$721,071		Land Table 35B	20.03%
24-25-35-306-041	525 SPENCER ST	09/09/21	\$216,000	\$192,177	\$61,576	\$37,753	0.10	\$648,168		Land Table 35B	19.64%
24-25-35-306-043	551 SPENCER ST	04/21/21	\$200,000	\$181,170	\$56,583	\$37,753	0.10	\$595,611		Land Table 35B	20.84%
24-25-35-304-020	882 CHANNING ST	06/15/22	\$220,000	\$199,808	\$57,181	\$36,989	0.09	\$635,344		Land Table 35B	18.51%
24-25-35-152-032	660 E HAZELHURST ST	12/27/21	\$195,000	\$178,116	\$55,352	\$38,468	0.10	\$553,520		Land Table 35B	21.60%
24-25-35-304-006	708 CHANNING ST	05/05/21	\$150,000	\$140,559	\$46,430	\$36,989	0.09	\$515,889		Land Table 35B	26.32%
24-25-35-351-019	668 SPENCER ST	03/25/21	\$171,000	\$161,179	\$46,668	\$36,847	0.09	\$524,360		Land Table 35B	22.86%
24-25-35-304-010	764 CHANNING ST	08/02/21	\$205,000	\$194,025	\$47,964	\$36,989	0.09	\$532,933		Land Table 35B	19.06%
24-25-35-151-032	639 E HAZELHURST ST	07/28/22	\$266,000	\$252,659	\$88,291	\$74,950	0.19	\$474,683		Land Table 35B	29.66%
24-25-35-303-048	860 WORDSWORTH ST	03/15/21	\$328,000	\$311,933	\$89,695	\$73,628	0.18	\$506,751		Land Table 35B	23.60%
24-25-35-351-025	780 SPENCER ST	09/26/22	\$182,500	\$174,474	\$44,873	\$36,847	0.09	\$504,191		Land Table 35B	21.12%
24-25-35-303-008	704 WORDSWORTH ST	05/27/21	\$265,000	\$255,050	\$46,764	\$36,814	0.09	\$525,438		Land Table 35B	14.43%
24-25-35-351-011	564 SPENCER ST	10/20/22	\$190,000	\$186,390	\$40,457	\$36,847	0.09	\$454,573		Land Table 35B	19.77%

City fo Ferndale

Land Table 35B

24-25-35-305-015	720 SILMAN ST	12/16/21	\$228,000	\$227,281	\$78,039	\$77,320	0.20	\$382,544	Land Table 35B	34.02%
24-25-35-304-045	851 SILMAN ST	05/02/22	\$190,000	\$192,929	\$33,250	\$36,179	0.08	\$395,833	Land Table 35B	18.75%
24-25-35-303-052	671 CHANNING ST	03/01/21	\$237,000	\$241,848	\$31,966	\$36,814	0.09	\$359,169	Land Table 35B	15.22%
24-25-35-151-015	741 E HAZELHURST ST	12/30/22	\$159,000	\$166,774	\$29,701	\$37,475	0.09	\$319,366	Land Table 35B	22.47%
24-25-35-351-029	840 SPENCER ST	08/25/22	\$205,000	\$220,121	\$35,412	\$50,533	0.12	\$290,262	Land Table 35B	22.96%
24-25-35-351-010	550 SPENCER ST	06/23/21	\$125,000	\$136,209	\$25,638	\$36,847	0.09	\$288,067	Land Table 35B	27.05%
24-25-35-305-065	675 JEWELL ST	05/17/21	\$268,000	\$300,083	\$6,577	\$38,660	0.10	\$64,480	Land Table 35B	12.88%
24-25-35-306-055	731 SPENCER ST	03/09/22	\$310,000	\$351,932	\$33,573	\$75,505	0.19	\$176,700	Land Table 35B	21.45%
24-25-35-377-015	823 E BENNETT AVE	10/22/21	\$261,000	\$296,496	\$994	\$36,490	0.09	\$11,558	Land Table 35B	12.31%
24-25-35-306-050	643 SPENCER ST	10/29/21	\$257,000	\$295,393	\$37,112	\$75,505	0.19	\$195,326	Land Table 35B	25.56%
24-25-35-351-032	427 E WEBSTER AVE	05/07/21	\$247,000	\$293,935	\$440	\$47,375	0.11	\$3,860	Land Table 35B	16.12%
24-25-35-351-043	615 E WEBSTER AVE	07/19/21	\$145,000	\$174,492	\$7,355	\$36,847	0.09	\$82,640	Land Table 35B	21.12%
24-25-35-152-018	661 E MARSHALL ST	02/17/21	\$117,500	\$145,206	\$10,762	\$38,468	0.10	\$107,620	Land Table 35B	26.49%
24-25-35-351-028	820 SPENCER ST	12/17/21	\$190,000				0.11	(\$187,518)	Land Table 35B	18.00%

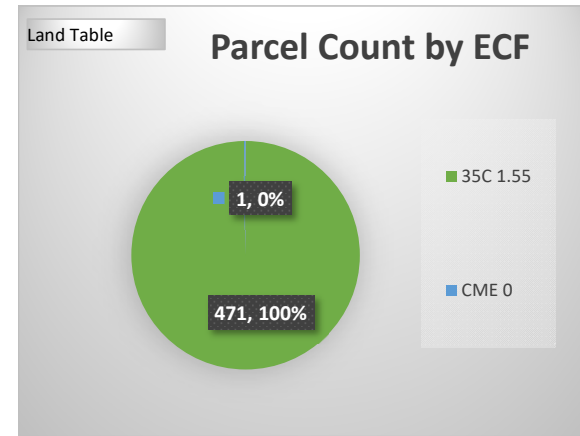
City fo Ferndale

Land Table 35C

BSA DATABASE		SALES DATA	
Parcel Count	472	# of Sales	75
ECF Nbhd	35C, CME	Sales Ratio	45.49%
Min ECF	1.550	(Land Resid.-Est. Land Value)/Est. LV	26.91%
Max ECF	1.550	% Change	10.00%
Land Table LtoB	30.53%	Projected Land Table LtoB	33.58%
CVT LtoB	32.54%	Sales Sample Size	15.89%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,100	\$1,396	\$1,210
MINIMUM	\$1,100	\$1,396	\$1,210
MAXIMUM	\$1,100	\$1,396	\$1,210

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
24-25-35-251-004	1724 COLLEGE ST	12/22/21	\$250,000				0.10	\$1,443,735		Land Table 35C	30.08%
24-25-35-255-025	1655 E HAZELHURST ST	11/21/22	\$199,000				0.10	\$1,137,118		Land Table 35C	34.75%
24-25-35-407-002	1460 SILMAN ST	04/28/22	\$200,000	\$134,325	\$106,813	\$41,138	0.09	\$1,148,527		Land Table 35C	30.63%
24-25-35-409-011	1544 JEWELL ST	06/21/21	\$210,000	\$141,038	\$111,518	\$42,556	0.09	\$1,212,152		Land Table 35C	30.17%
24-25-35-201-023	1931 E TROY AVE	12/07/22	\$175,000	\$123,883	\$88,995	\$37,878	0.08	\$1,059,464		Land Table 35C	30.58%
24-25-35-209-032	1891 COLLEGE ST	06/14/22	\$245,000	\$174,221	\$117,884	\$47,105	0.11	\$1,081,505		Land Table 35C	27.04%
24-25-35-451-022	1431 E WEBSTER AVE	06/09/21	\$225,000	\$161,014	\$112,028	\$48,042	0.11	\$982,702		Land Table 35C	29.84%
24-25-35-451-032	1601 E WEBSTER AVE	07/13/21	\$220,000	\$159,835	\$110,441	\$50,276	0.12	\$928,076		Land Table 35C	31.45%
24-25-35-407-023	1421 JEWELL ST	12/28/22	\$175,000	\$127,952	\$90,695	\$43,647	0.10	\$916,111		Land Table 35C	34.11%
24-25-35-405-009	1688 CHANNING ST	07/08/22	\$205,000	\$150,688	\$97,959	\$43,647	0.10	\$989,485		Land Table 35C	28.97%
24-25-35-407-018	1726 SILMAN ST	07/20/21	\$181,000	\$133,811	\$90,815	\$43,626	0.10	\$917,323		Land Table 35C	32.60%
24-25-35-451-028	1521 E WEBSTER AVE	04/12/22	\$247,000	\$185,774	\$111,502	\$50,276	0.12	\$936,992		Land Table 35C	27.06%
24-25-35-251-025	1701 JARVIS ST	02/18/22	\$184,000	\$138,952	\$83,731	\$38,683	0.09	\$930,344		Land Table 35C	27.84%
24-25-35-403-022	1687 CHANNING ST	05/19/22	\$190,000	\$144,282	\$78,454	\$32,736	0.07	\$1,060,189		Land Table 35C	22.69%
24-25-35-207-024	1787 ACADEMY AVE	10/13/21	\$227,000	\$173,519	\$92,285	\$38,804	0.09	\$1,025,389		Land Table 35C	22.36%
24-25-35-205-004	1852 E SARATOGA AVE	03/02/22	\$233,000	\$178,724	\$98,623	\$44,347	0.10	\$957,505		Land Table 35C	24.81%
24-25-35-403-030	1803 CHANNING ST	11/22/22	\$180,000	\$140,932	\$70,985	\$31,917	0.07	\$1,028,768		Land Table 35C	22.65%
24-25-35-407-017	1710 SILMAN ST	04/07/22	\$167,000	\$132,216	\$78,431	\$43,647	0.10	\$792,232		Land Table 35C	33.01%
24-25-35-203-013	1960 E TROY AVE	02/10/22	\$165,000	\$131,985	\$71,819	\$38,804	0.09	\$797,989		Land Table 35C	29.40%
24-25-35-209-030	1841 COLLEGE ST	03/12/21	\$222,500	\$178,414	\$88,295	\$44,209	0.10	\$865,637		Land Table 35C	24.78%
24-25-35-256-020	1783 E MARSHALL ST	01/20/22	\$155,000	\$125,242	\$77,703	\$47,945	0.11	\$700,027		Land Table 35C	38.28%
24-25-35-255-009	1704 UNIVERSITY ST	05/07/21	\$185,000	\$150,390	\$67,767	\$33,157	0.08	\$880,091		Land Table 35C	22.05%
24-25-35-407-001	1448 SILMAN ST	06/03/21	\$160,000	\$130,520	\$68,446	\$38,966	0.09	\$777,795		Land Table 35C	29.85%
24-25-35-251-022	1669 JARVIS ST	12/06/22	\$154,900	\$126,791	\$72,318	\$44,209	0.10	\$709,000		Land Table 35C	34.87%
24-25-35-256-028	1770 E MARSHALL ST	08/06/21	\$165,000	\$135,334	\$67,284	\$37,618	0.08	\$810,651		Land Table 35C	27.80%
24-25-35-451-017	1630 SPENCER ST	09/13/22	\$186,667	\$153,894	\$101,619	\$68,846	0.15	\$682,007		Land Table 35C	44.74%
24-25-35-409-009	1510 JEWELL ST	08/27/21	\$175,000	\$144,570	\$72,986	\$42,556	0.09	\$793,326		Land Table 35C	29.44%

City fo Ferndale

Land Table 35C

24-25-35-409-007	1488 JEWELL ST	04/08/21	\$195,000	\$163,022	\$79,854	\$47,876	0.10	\$775,282	Land Table 35C	29.37%	
24-25-35-409-019	1381 SPENCER ST	01/04/22	\$180,000	\$152,569	\$59,348	\$31,917	0.07	\$860,116	Land Table 35C	20.92%	
24-25-35-409-015	1630 JEWELL ST	06/24/22	\$177,200	\$150,288	\$74,788	\$47,876	0.10	\$726,097	Land Table 35C	31.86%	
24-25-35-409-023	1457 SPENCER ST	10/03/22	\$200,000	\$170,235	\$82,961	\$53,196	0.12	\$721,400	Land Table 35C	31.25%	
24-25-35-253-027	1695 UNIVERSITY ST	08/16/21	\$140,000	\$119,613	\$59,550	\$39,163	0.09	\$640,323	Land Table 35C	32.74%	
24-25-35-205-017	1791 ARDMORE DR	07/15/21	\$184,000	\$157,701	\$70,646	\$44,347	0.10	\$685,883	Land Table 35C	28.12%	
24-25-35-255-004	1624 UNIVERSITY ST	07/22/22	\$145,000	\$125,105	\$64,104	\$44,209	0.10	\$628,471	Land Table 35C	35.34%	
24-25-35-251-027	1741 JARVIS ST	04/19/22	\$181,500	\$157,122	\$63,061	\$38,683	0.09	\$700,678	Land Table 35C	24.62%	
24-25-35-451-016	1614 SPENCER ST	01/11/21	\$175,289	\$152,151	\$86,973	\$63,835	0.14	\$630,239	Land Table 35C	41.96%	
24-25-35-205-018	1803 ARDMORE DR	07/23/21	\$220,500	\$193,883	\$70,964	\$44,347	0.10	\$688,971	Land Table 35C	22.87%	
24-25-35-251-035	1621 JARVIS ST	05/05/22	\$149,999	\$132,507	\$61,701	\$44,209	0.10	\$604,912	Land Table 35C	33.36%	
24-25-35-407-015	1670 SILMAN ST	03/04/22	\$217,000	\$192,266	\$73,837	\$49,103	0.11	\$665,198	Land Table 35C	25.54%	
24-25-35-409-032	1641 SPENCER ST	02/22/22	\$137,000	\$121,827	\$52,389	\$37,216	0.08	\$654,863	Land Table 35C	30.55%	
24-25-35-403-029	1793 CHANNING ST	10/19/21	\$128,000	\$115,083	\$44,834	\$31,917	0.07	\$649,768	Land Table 35C	27.73%	
24-25-35-256-016	1731 E MARSHALL ST	08/26/22	\$150,000	\$137,670	\$51,013	\$38,683	0.09	\$566,811	Land Table 35C	28.10%	
24-25-35-209-003	1690 ACADEMY AVE	09/22/21	\$138,000	\$128,109	\$54,100	\$44,209	0.10	\$530,392	Land Table 35C	34.51%	
24-25-35-203-012	1942 E TROY AVE	04/04/22	\$190,000	\$179,656	\$49,148	\$38,804	0.09	\$546,089	Land Table 35C	21.60%	
24-25-35-207-037	1858 ARDMORE DR	06/14/21	\$260,000	\$249,156	\$55,191	\$44,347	0.10	\$535,835	Land Table 35C	17.80%	
24-25-35-255-003	1604 UNIVERSITY ST	05/17/21	\$153,000	\$146,968	\$50,241	\$44,209	0.10	\$492,559	Land Table 35C	30.08%	
24-25-35-407-025	1449 JEWELL ST	02/07/22	\$114,900	\$111,027	\$36,609	\$32,736	0.07	\$494,716	Land Table 35C	29.48%	
24-25-35-407-011	1600 SILMAN ST	05/14/21	\$148,900	\$144,045	\$53,958	\$49,103	0.11	\$486,108	Land Table 35C	34.09%	
24-25-35-209-028	1813 COLLEGE ST	04/08/22	\$402,000	\$390,544	\$50,139	\$38,683	0.09	\$557,100	Land Table 35C	9.90%	
24-25-35-256-025	1724 E MARSHALL ST	04/29/22	\$157,000	\$154,255	\$52,909	\$50,164	0.11	\$485,404	Land Table 35C	32.52%	
24-25-35-255-018	1824 UNIVERSITY ST	10/01/21	\$162,500	\$162,643	\$44,547	\$44,690	0.11	\$420,255	Land Table 35C	27.48%	
24-25-35-379-001	422 WANDA AVE	12/15/22	\$185,000	\$186,250	\$42,332	\$43,582	0.06	\$311,265	24-25-35-379-002	Land Table 35C	23.40%
24-25-35-203-010	1916 E TROY AVE	07/30/21	\$150,000	\$152,116	\$36,688	\$38,804	0.09	\$407,644	Land Table 35C	25.51%	
24-25-35-201-032	2021 E TROY AVE	06/04/21	\$203,200	\$206,335	\$55,071	\$58,206	0.14	\$404,934	Land Table 35C	28.21%	
24-25-35-207-031	1899 ACADEMY AVE	06/02/22	\$159,000	\$163,196	\$40,151	\$44,347	0.10	\$389,816	Land Table 35C	27.17%	
24-25-35-203-022	1897 E SARATOGA AVE	08/16/21	\$174,000	\$180,370	\$71,238	\$77,608	0.18	\$393,580	Land Table 35C	43.03%	
24-25-35-256-012	1824 E HAZELHURST ST	02/12/21	\$140,000	\$148,310	\$35,899	\$44,209	0.10	\$351,951	Land Table 35C	29.81%	
24-25-35-403-020	1661 CHANNING ST	07/23/21	\$110,000	\$117,097	\$36,550	\$43,647	0.10	\$369,192	Land Table 35C	37.27%	
24-25-35-209-034	1921 COLLEGE ST	10/19/21	\$190,000	\$202,536	\$53,778	\$66,314	0.15	\$349,208	Land Table 35C	32.74%	
24-25-35-253-019	1565 UNIVERSITY ST	02/04/22	\$175,000	\$187,296	\$45,415	\$57,711	0.17	\$271,946	Land Table 35C	30.81%	
24-25-35-255-038	1821 E HAZELHURST ST	06/11/22	\$120,000	\$128,498	\$41,237	\$49,735	0.12	\$358,583	Land Table 35C	38.70%	
24-25-35-405-008	1668 CHANNING ST	08/15/22	\$166,000	\$180,276	\$51,195	\$65,471	0.15	\$345,912	Land Table 35C	36.32%	
24-25-35-203-008	1894 E TROY AVE	01/15/21	\$289,900	\$315,485	\$52,023	\$77,608	0.18	\$287,420	Land Table 35C	24.60%	
24-25-35-407-014	1652 SILMAN ST	05/19/22	\$150,000	\$171,739	\$43,732	\$65,471	0.15	\$295,486	Land Table 35C	38.12%	
24-25-35-407-009	1576 SILMAN ST	12/16/22	\$125,000	\$152,339	\$27,220	\$54,559	0.12	\$221,301	Land Table 35C	35.81%	
24-25-35-403-033	1794 WORDSWORTH ST	11/15/22	\$230,000	\$281,579	\$11,120	\$62,699	0.13	\$84,885	Land Table 35C	22.27%	
24-25-35-409-022	1421 SPENCER ST	03/22/22	\$142,469	\$174,722	\$31,582	\$63,835	0.14	\$228,855	Land Table 35C	36.54%	
24-25-35-205-034	1830 E SARATOGA AVE	02/05/21	\$350,000	\$436,845	(\$42,999)	\$43,846	0.10	(\$429,990)	Land Table 35C	10.04%	
24-25-35-207-025	1799 ACADEMY AVE	09/21/22	\$120,000	\$151,356	\$7,448	\$38,804	0.09	\$82,756	Land Table 35C	25.64%	
24-25-35-407-038	1629 JEWELL ST	04/28/22	\$217,000	\$275,064	\$78,312	\$136,376	0.31	\$254,260	Land Table 35C	49.58%	
24-25-35-403-036	1644 WORDSWORTH ST	08/31/21	\$310,000	\$397,915	(\$39,623)	\$48,292	0.11	(\$373,802)	Land Table 35C	12.14%	
24-25-35-403-007	1710 WORDSWORTH ST	01/21/22	\$125,000	\$164,846	\$13,811	\$53,657	0.12	\$117,042	Land Table 35C	32.55%	
24-25-35-407-041	1469 JEWELL ST	09/13/21	\$294,000	\$390,058	(\$46,955)	\$49,103	0.11	(\$423,018)	Land Table 35C	12.59%	
24-25-35-207-028	1845 ACADEMY AVE	09/09/21	\$90,000				0.09	(\$5,400)	Land Table 35C	30.01%	
24-25-35-405-011	1712 CHANNING ST	03/23/22	\$50,000				0.10		Land Table 35C	17.13%	

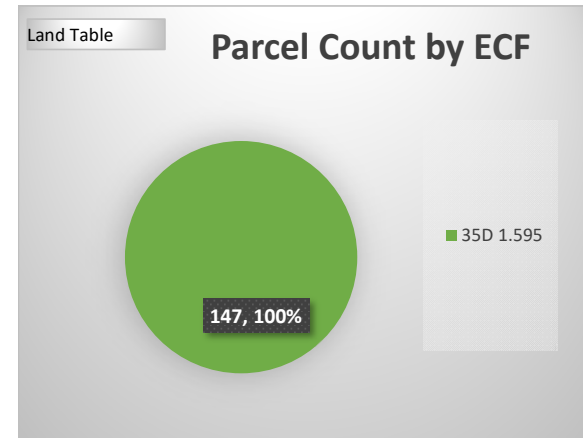
City fo Ferndale

LAND TABLE 35D

BSA DATABASE		SALES DATA	
Parcel Count	147	# of Sales	16
ECF Nbhd	35D	Sales Ratio	43.21%
Min ECF	1.595	(Land Resid.-Est. Land Value)/Est. LV	19.66%
Max ECF	1.595	% Change	0.00%
Land Table LtoB	31.86%	Projected Land Table LtoB	31.86%
CVT LtoB	32.54%	Sales Sample Size	10.88%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,323	\$1,583	\$1,323
MINIMUM	\$1,323	\$1,583	\$1,323
MAXIMUM	\$1,323	\$1,583	\$1,323

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
24-25-35-352-056	733 CAMDEN AVE	05/26/21	\$215,000	\$146,531	\$114,885	\$46,416	0.09	\$1,290,843		LAND TABLE 35D	31.68%
24-25-35-352-055	721 CAMDEN AVE	02/25/22	\$221,000	\$160,423	\$106,993	\$46,416	0.09	\$1,202,169		LAND TABLE 35D	28.93%
24-25-35-352-057	749 CAMDEN AVE	12/02/22	\$255,000	\$185,293	\$116,123	\$46,416	0.09	\$1,304,753		LAND TABLE 35D	25.05%
24-25-35-352-039	443 CAMDEN AVE	07/19/22	\$242,000	\$194,563	\$93,853	\$46,416	0.09	\$1,054,528		LAND TABLE 35D	23.86%
24-25-35-354-009	484 E CHESTERFIELD AVE	05/14/21	\$177,500	\$143,820	\$98,309	\$64,629	0.12	\$812,471		LAND TABLE 35D	44.94%
24-25-35-352-005	426 E WEBSTER AVE	04/30/21	\$150,000	\$140,892	\$68,786	\$59,678	0.11	\$603,386		LAND TABLE 35D	42.36%
24-25-35-354-033	581 E BENNETT AVE	01/05/21	\$174,900	\$167,591	\$71,938	\$64,629	0.12	\$594,529		LAND TABLE 35D	38.56%
24-25-35-353-043	485 E CHESTERFIELD AVE	12/02/22	\$180,000	\$173,638	\$70,618	\$64,256	0.12	\$593,429		LAND TABLE 35D	37.01%
24-25-35-353-010	550 CAMDEN AVE	04/09/21	\$146,900	\$142,347	\$49,940	\$45,387	0.09	\$587,529		LAND TABLE 35D	31.88%
24-25-35-354-004	344 E CHESTERFIELD AVE	03/29/21	\$170,000	\$165,633	\$68,996	\$64,629	0.12	\$570,215		LAND TABLE 35D	39.02%
24-25-35-354-030	521 E BENNETT AVE	08/02/22	\$155,000	\$164,122	\$55,507	\$64,629	0.12	\$458,736		LAND TABLE 35D	39.38%
24-25-35-354-032	561 E BENNETT AVE	08/23/22	\$140,000	\$166,355	\$38,274	\$64,629	0.12	\$316,314		LAND TABLE 35D	38.85%
24-25-35-353-044	505 E CHESTERFIELD AVE	05/19/22	\$175,000	\$208,792	\$30,426	\$64,218	0.12	\$255,681		LAND TABLE 35D	30.76%
24-25-35-352-033	820 E WEBSTER AVE	08/24/21	\$395,600	\$482,800	(\$40,784)	\$46,416	0.09	(\$458,247)		LAND TABLE 35D	9.61%
24-25-35-352-031	800 E WEBSTER AVE	10/15/21	\$130,000				0.09	(\$122,730)		LAND TABLE 35D	24.78%
24-25-35-353-055	713 E CHESTERFIELD AVE	05/31/22	\$130,000				0.12	\$4,924		LAND TABLE 35D	33.03%

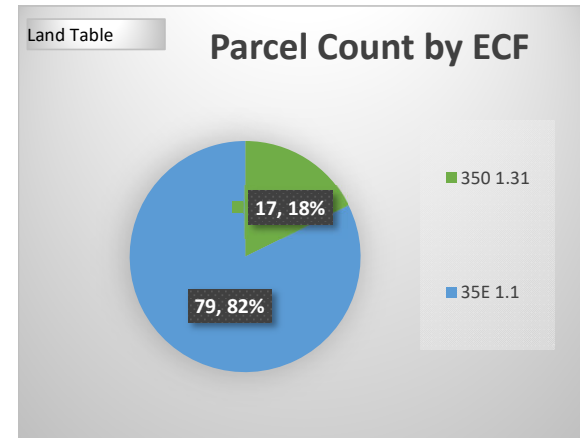
City fo Ferndale

LAND TABLE 35E

BSA DATABASE		SALES DATA	
Parcel Count	96	# of Sales	14
ECF Nbhd	350, 35E	Sales Ratio	36.71%
Min ECF	1.100	(Land Resid.-Est. Land Value)/Est. LV	91.71%
Max ECF	1.310	% Change	3.30%
Land Table LtoB	36.10%	Projected Land Table LtoB	37.29%
CVT LtoB	32.54%	Sales Sample Size	14.58%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,171	\$2,245	\$1,210
MINIMUM	\$1,171	\$2,245	\$1,210
MAXIMUM	\$1,171	\$2,245	\$1,210

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
24-25-35-453-004	1400 E WEBSTER AVE	09/08/21	\$240,000	\$138,494	\$147,811	\$46,305	0.10	\$1,493,040		LAND TABLE 35E	33.43%
24-25-35-457-004	1304 E CHESTERFIELD AVE	06/16/22	\$210,000	\$124,493	\$137,600	\$52,093	0.11	\$1,239,640		LAND TABLE 35E	41.84%
24-25-35-453-034	1448 E WEBSTER AVE	09/26/22	\$189,900	\$115,206	\$115,211	\$40,517	0.09	\$1,339,663		LAND TABLE 35E	35.17%
24-25-35-457-011	1430 E CHESTERFIELD AVE	04/15/22	\$230,000	\$145,372	\$130,933	\$46,305	0.10	\$1,322,556		LAND TABLE 35E	31.85%
24-25-35-455-025	1441 E CHESTERFIELD AVE	06/28/21	\$202,400	\$134,245	\$126,036	\$57,881	0.12	\$1,024,683		LAND TABLE 35E	43.12%
24-25-35-453-013	1558 E WEBSTER AVE	07/23/21	\$270,000	\$192,220	\$147,237	\$69,457	0.15	\$994,845		LAND TABLE 35E	36.13%
24-25-35-453-021	1371 CAMDEN AVE	06/22/22	\$190,000	\$143,680	\$98,413	\$52,093	0.11	\$886,604		LAND TABLE 35E	36.26%
24-25-35-457-050	1521 E BENNETT AVE	03/18/21	\$204,000	\$161,947	\$111,510	\$69,457	0.15	\$753,446		LAND TABLE 35E	42.89%
24-25-35-455-028	1501 E CHESTERFIELD AVE	09/26/22	\$215,000	\$172,083	\$100,798	\$57,881	0.12	\$819,496		LAND TABLE 35E	33.64%
24-25-35-453-019	1642 E WEBSTER AVE	06/02/22	\$185,000	\$157,375	\$73,930	\$46,305	0.10	\$746,768		LAND TABLE 35E	29.42%
24-25-35-457-005	1330 E CHESTERFIELD AVE	09/14/21	\$280,000	\$238,647	\$145,539	\$104,186	0.22	\$655,581		LAND TABLE 35E	43.66%
24-25-35-455-037	1360 CAMDEN AVE	08/10/22	\$342,000	\$337,241	\$58,878	\$54,119	0.12	\$511,983		LAND TABLE 35E	16.05%
24-25-35-457-039	1331 E BENNETT AVE	08/13/21	\$115,000	\$125,699	\$41,394	\$52,093	0.11	\$372,919		LAND TABLE 35E	41.44%
24-25-35-455-024	1421 E CHESTERFIELD AVE	01/12/21	\$105,000				0.15	\$132,791		LAND TABLE 35E	44.87%

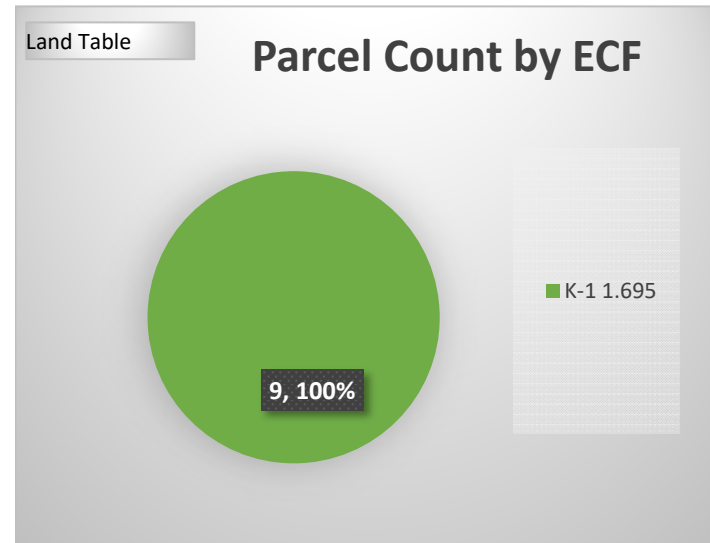
City fo Ferndale

Land Table BRK

BSA DATABASE		SALES DATA	
Parcel Count	9	# of Sales	0
ECF Nbhd	K-1	Sales Ratio	#DIV/0!
Min ECF	1.695	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.695	% Change	0.00%
Land Table LtoB	26.41%	Projected Land Table LtoB	26.41%
CVT LtoB	32.54%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$72,000	#DIV/0!	\$72,000
MINIMUM	\$48,000	#DIV/0!	\$48,000
MAXIMUM	\$96,000	#DIV/0!	\$96,000

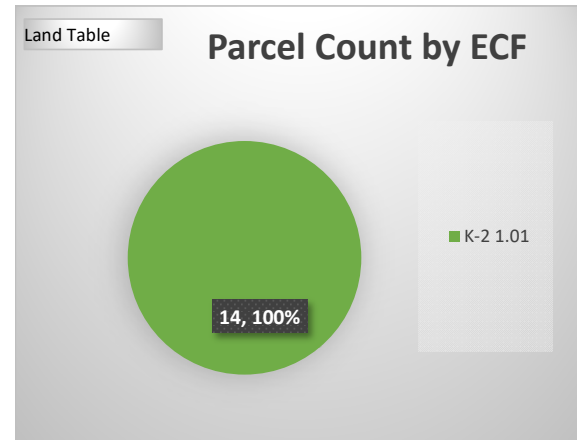
City fo Ferndale

Land Table HLN

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	0
ECF Nbhd	K-2	Sales Ratio	#DIV/0!
Min ECF	1.010	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.010	% Change	0.00%
Land Table LtoB	24.58%	Projected Land Table LtoB	24.58%
CVT LtoB	32.54%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$53,159	#DIV/0!	\$53,159
MINIMUM	\$53,159	#DIV/0!	\$53,159
MAXIMUM	\$53,159	#DIV/0!	\$53,159

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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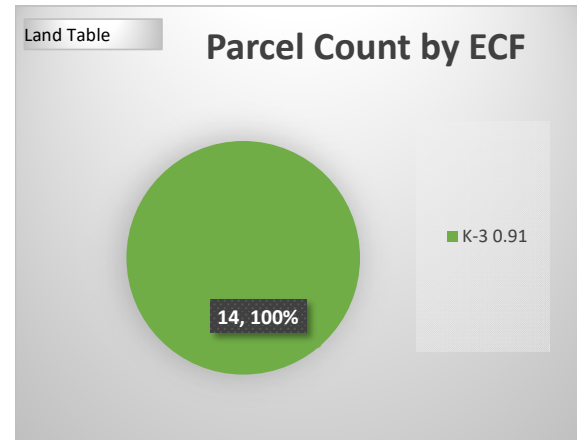
City fo Ferndale

Land Table HLS

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	5
ECF Nbhd	K-3	Sales Ratio	47.40%
Min ECF	0.910	(Land Resid.-Est. Land Value)/Est. LV	38.52%
Max ECF	0.910	% Change	4.56%
Land Table LtoB	11.56%	Projected Land Table LtoB	12.09%
CVT LtoB	32.54%	Sales Sample Size	35.71%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$23,910	\$33,119	\$25,000
MINIMUM	\$23,910	\$33,119	\$25,000
MAXIMUM	\$23,910	\$33,119	\$25,000

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
24-25-35-356-001	394 HILTON RD	06/17/22	\$217,500	\$216,887	\$24,523	\$23,910	1.00	\$24,523		Land Table HLS	11.02%
24-25-35-356-004	404 HILTON RD	07/23/21	\$220,000	\$202,520	\$41,390	\$23,910	1.00	\$41,390		Land Table HLS	11.81%
24-25-35-356-007	420 HILTON RD	07/22/22	\$215,000	\$205,141	\$33,769	\$23,910	1.00	\$33,769		Land Table HLS	11.66%
24-25-35-356-012	444 HILTON RD	09/02/21	\$220,000	\$202,520	\$41,390	\$23,910	1.00	\$41,390		Land Table HLS	11.81%
24-25-35-356-013	454 HILTON RD	04/22/22	\$217,500	\$216,887	\$24,523	\$23,910	1.00	\$24,523		Land Table HLS	11.02%

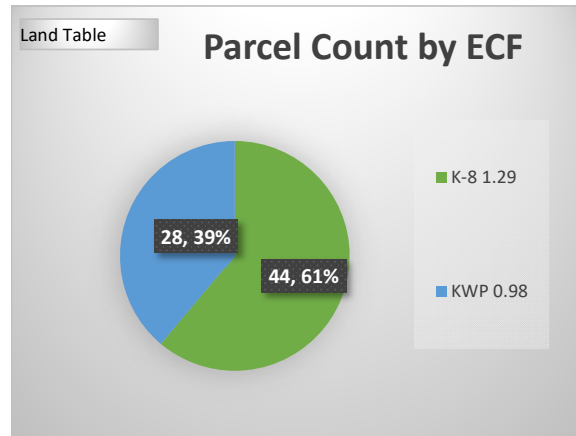
City fo Ferndale

Land Table K-8

BSA DATABASE		SALES DATA	
Parcel Count	72	# of Sales	16
ECF Nbhd	K-8, KWP	Sales Ratio	42.96%
Min ECF	0.980	(Land Resid.-Est. Land Value)/Est. LV	39.87%
Max ECF	1.290	% Change	5.00%
Land Table LtoB	20.78%	Projected Land Table LtoB	21.82%
CVT LtoB	32.54%	Sales Sample Size	22.22%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$39,680	\$55,499	\$39,683
MINIMUM	\$70	\$98	\$77
MAXIMUM	\$79,289	\$110,899	\$79,289

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
24-25-27-459-036	211 E 9 MILE RD	08/31/21	\$210,000	\$152,920	\$94,250	\$37,170	0.01	\$7,854,167		Land Table K-8	24.31%
24-25-27-459-014	211 E 9 MILE RD	04/18/22	\$289,900	\$231,910	\$114,620	\$56,630	0.02	\$6,032,632		Land Table K-8	24.42%
24-25-27-459-037	211 E 9 MILE RD	07/05/22	\$190,000	\$154,159	\$73,501	\$37,660	0.01	\$6,125,083		Land Table K-8	24.43%
24-25-27-459-015	211 E 9 MILE RD	04/08/22	\$270,000	\$222,362	\$101,748	\$54,110	0.02	\$5,652,667		Land Table K-8	24.33%
24-25-34-280-016	414 COLLEGE ST	08/31/22	\$535,000	\$456,373	\$157,916	\$79,289	0.12	\$1,283,870		Land Table K-8	17.37%
24-25-27-459-032	211 E 9 MILE RD	05/10/21	\$550,000	\$484,673	\$190,767	\$125,440	0.04	\$4,652,854		Land Table K-8	25.88%
24-25-27-459-035	211 E 9 MILE RD	09/01/21	\$142,500	\$130,378	\$42,992	\$30,870	0.01	\$4,299,200		Land Table K-8	23.68%
24-25-34-280-009	491 WILSON ST	08/01/22	\$500,000	\$463,659	\$115,630	\$79,289	0.11	\$1,014,298		Land Table K-8	17.10%
24-25-27-459-027	211 E 9 MILE RD	08/10/21	\$437,000	\$407,587	\$133,573	\$104,160	0.03	\$3,928,618		Land Table K-8	25.56%
24-25-27-459-021	211 E 9 MILE RD	05/03/22	\$425,100	\$404,511	\$124,749	\$104,160	0.03	\$3,669,088		Land Table K-8	25.75%
24-25-27-459-031	211 E 9 MILE RD	07/08/21	\$399,900	\$383,793	\$114,387	\$98,280	0.03	\$3,574,594		Land Table K-8	25.61%
24-25-27-459-041	211 E 9 MILE RD	11/11/22	\$280,000	\$274,411	\$73,979	\$68,390	0.02	\$3,362,682		Land Table K-8	24.92%
24-25-27-459-018	211 E 9 MILE RD	12/16/22	\$410,000	\$404,511	\$109,649	\$104,160	0.03	\$3,224,971		Land Table K-8	25.75%
24-25-33-232-004	1741 LIVERNOIS ST	09/17/21	\$425,000	\$422,767	\$81,522	\$79,289	1.00	\$81,522		Land Table K-8	18.75%
24-25-27-459-023	211 E 9 MILE RD	11/22/21	\$395,000	\$401,706	\$97,454	\$104,160	0.03	\$2,866,294		Land Table K-8	25.93%
24-25-27-459-028	211 E 9 MILE RD	10/03/22	\$355,000				0.03	\$1,516,853		Land Table K-8	25.56%

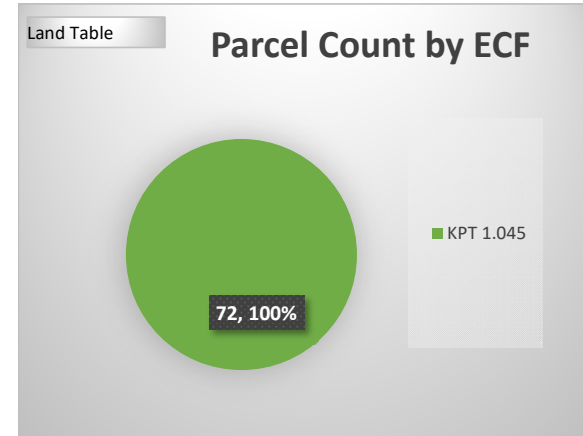
City fo Ferndale

Land Table KPT

BSA DATABASE		SALES DATA	
Parcel Count	72	# of Sales	29
ECF Nbhd	KPT	Sales Ratio	47.34%
Min ECF	1.045	(Land Resid.-Est. Land Value)/Est. LV	20.28%
Max ECF	1.045	% Change	9.56%
Land Table LtoB	27.87%	Projected Land Table LtoB	30.54%
CVT LtoB	32.54%	Sales Sample Size	40.28%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$79,860	\$96,057	\$87,495
MINIMUM	\$79,860	\$96,057	\$87,495
MAXIMUM	\$79,860	\$96,057	\$87,495

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
24-25-34-355-010	375 GLENDALE LN	06/10/22	\$345,000	\$284,606	\$140,254	\$79,860	1.00	\$140,254		Land Table KPT	28.06%
24-25-34-355-008	395 GLENDALE LN	11/18/22	\$341,500	\$289,195	\$132,165	\$79,860	1.00	\$132,165		Land Table KPT	27.61%
24-25-34-355-056	521 PARKSIDE WAY	07/29/22	\$340,000	\$292,928	\$126,932	\$79,860	1.00	\$126,932		Land Table KPT	27.26%
24-25-34-355-067	414 HEATHERDALE LN	06/15/22	\$343,000	\$299,520	\$123,340	\$79,860	1.00	\$123,340		Land Table KPT	26.66%
24-25-34-355-019	581 PARKSIDE WAY	03/31/22	\$340,000	\$301,057	\$118,803	\$79,860	1.00	\$118,803		Land Table KPT	26.53%
24-25-34-355-070	520 PARKDALE LN	07/26/22	\$315,000	\$281,279	\$113,581	\$79,860	1.00	\$113,581		Land Table KPT	28.39%
24-25-34-355-043	340 DALE CT	08/18/21	\$305,000	\$277,453	\$107,407	\$79,860	1.00	\$107,407		Land Table KPT	28.78%
24-25-34-355-039	555 PARKSIDE WAY	07/07/22	\$320,000	\$291,143	\$108,717	\$79,860	1.00	\$108,717		Land Table KPT	27.43%
24-25-34-355-072	540 PARKDALE LN	06/21/21	\$281,940	\$259,707	\$102,093	\$79,860	1.00	\$102,093		Land Table KPT	30.75%
24-25-34-355-058	505 PARKSIDE WAY	05/14/21	\$323,724	\$300,406	\$103,178	\$79,860	1.00	\$103,178		Land Table KPT	26.58%
24-25-34-355-053	331 HEATHERDALE LN	07/01/22	\$299,900	\$279,509	\$100,251	\$79,860	1.00	\$100,251		Land Table KPT	28.57%
24-25-34-355-065	394 HEATHERDALE LN	02/26/21	\$321,077	\$299,520	\$101,417	\$79,860	1.00	\$101,417		Land Table KPT	26.66%
24-25-34-355-018	587 PARKSIDE WAY	10/12/21	\$315,000	\$295,734	\$99,126	\$79,860	1.00	\$99,126		Land Table KPT	27.00%
24-25-34-355-069	510 PARKDALE LN	06/04/21	\$299,025	\$281,298	\$97,587	\$79,860	1.00	\$97,587		Land Table KPT	28.39%
24-25-34-355-068	500 PARKDALE LN	06/03/21	\$291,562	\$282,070	\$89,352	\$79,860	1.00	\$89,352		Land Table KPT	28.31%
24-25-34-355-049	371 HEATHERDALE LN	01/21/21	\$288,214	\$279,761	\$88,313	\$79,860	1.00	\$88,313		Land Table KPT	28.55%
24-25-34-355-071	530 PARKDALE LN	06/18/21	\$278,377	\$270,587	\$87,650	\$79,860	1.00	\$87,650		Land Table KPT	29.51%
24-25-34-355-003	570 PARKDALE LN	10/04/21	\$302,000	\$296,850	\$85,010	\$79,860	1.00	\$85,010		Land Table KPT	26.90%
24-25-34-355-064	384 HEATHERDALE LN	04/29/21	\$302,930	\$298,460	\$84,330	\$79,860	1.00	\$84,330		Land Table KPT	26.76%
24-25-34-355-047	391 HEATHERDALE LN	03/08/21	\$283,499	\$279,761	\$83,598	\$79,860	1.00	\$83,598		Land Table KPT	28.55%
24-25-34-355-023	368 GLENDALE LN	01/06/22	\$275,000	\$272,129	\$82,731	\$79,860	1.00	\$82,731		Land Table KPT	29.35%
24-25-34-355-001	550 PARKDALE LN	12/05/22	\$290,000	\$287,263	\$82,597	\$79,860	1.00	\$82,597		Land Table KPT	27.80%
24-25-34-355-062	364 HEATHERDALE LN	04/16/21	\$300,111	\$297,594	\$82,377	\$79,860	1.00	\$82,377		Land Table KPT	26.84%
24-25-34-355-063	374 HEATHERDALE LN	03/30/21	\$297,219	\$297,073	\$80,006	\$79,860	1.00	\$80,006		Land Table KPT	26.88%
24-25-34-355-066	404 HEATHERDALE LN	02/23/21	\$294,693	\$297,073	\$77,480	\$79,860	1.00	\$77,480		Land Table KPT	26.88%
24-25-34-355-060	344 HEATHERDALE LN	02/03/21	\$290,628	\$293,344	\$77,144	\$79,860	1.00	\$77,144		Land Table KPT	27.22%
24-25-34-355-057	515 PARKSIDE WAY	05/11/21	\$294,601	\$297,902	\$76,559	\$79,860	1.00	\$76,559		Land Table KPT	26.81%

City fo Ferndale

Land Table KPT

24-25-34-355-022	358 GLENDALE LN	05/14/21	\$268,000	\$272,129	\$75,731	\$79,860	1.00	\$75,731	Land Table KPT	29.35%
24-25-34-355-005	590 PARKDALE LN	04/29/21	\$274,900	\$296,850	\$57,910	\$79,860	1.00	\$57,910	Land Table KPT	26.90%

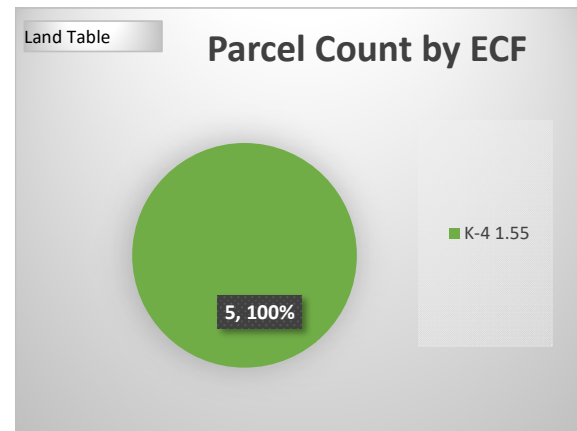
City fo Ferndale

Land Table LLK

BSA DATABASE		SALES DATA	
Parcel Count	5	# of Sales	1
ECF Nbhd	K-4	Sales Ratio	#DIV/0!
Min ECF	1.550	(Land Resid.-Est. Land Value)/Est. LV	36.51%
Max ECF	1.550	% Change	15.00%
Land Table LtoB	22.79%	Projected Land Table LtoB	26.21%
CVT LtoB	32.54%	Sales Sample Size	20.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$35,000	\$47,777	\$40,250
MINIMUM	\$35,000	\$47,777	\$40,250
MAXIMUM	\$35,000	\$47,777	\$40,250

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
24-25-27-452-041	2013 LELAND ST	11/03/21	\$165,000	\$152,223	\$47,777	\$35,000	1.00	\$47,777		Land Table LLK	22.99%

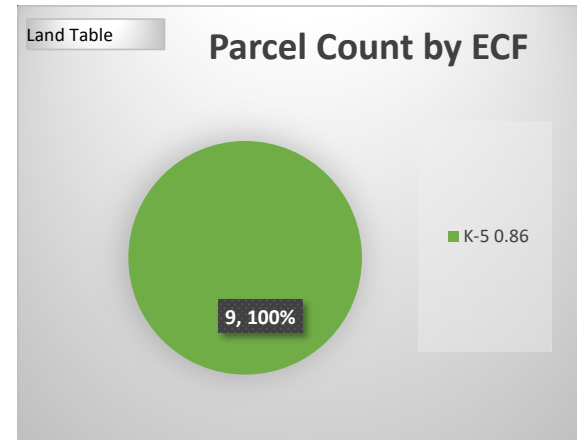
City fo Ferndale

Land Table LOK

BSA DATABASE		SALES DATA	
Parcel Count	9	# of Sales	2
ECF Nbhd	K-5	Sales Ratio	53.24%
Min ECF	0.860	(Land Resid.-Est. Land Value)/Est. LV	-26.33%
Max ECF	0.860	% Change	0.00%
Land Table LtoB	23.37%	Projected Land Table LtoB	23.37%
CVT LtoB	32.54%	Sales Sample Size	22.22%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$35,000	\$25,785	\$35,000
MINIMUM	\$35,000	\$25,785	\$35,000
MAXIMUM	\$35,000	\$25,785	\$35,000

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
24-25-34-351-031	440 LIVERNOIS ST	01/25/21	\$140,000	\$149,369	\$25,631	\$35,000	0.07	\$366,157		Land Table LOK	23.43%
24-25-34-351-033	420 LIVERNOIS ST	09/30/22	\$140,000	\$149,061	\$25,939	\$35,000	0.07	\$370,557		Land Table LOK	23.48%

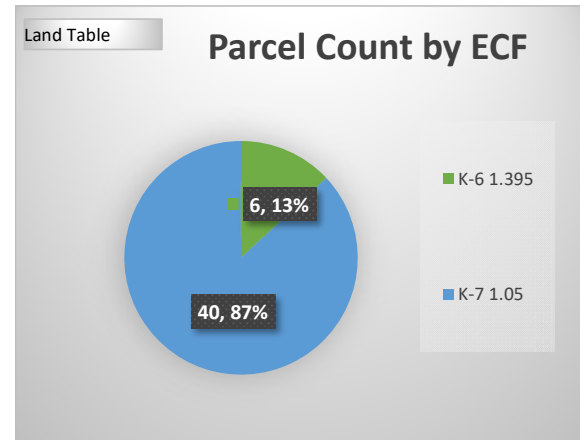
City fo Ferndale

Land Table MCK

BSA DATABASE		SALES DATA	
Parcel Count	46	# of Sales	3
ECF Nbhd	K-6, K-7	Sales Ratio	48.83%
Min ECF	1.050	(Land Resid.-Est. Land Value)/Est. LV	13.69%
Max ECF	1.395	% Change	5.00%
Land Table LtoB	18.27%	Projected Land Table LtoB	19.19%
CVT LtoB	32.54%	Sales Sample Size	6.52%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$30,938	\$35,174	\$32,485
MINIMUM	\$17,600	\$20,010	\$18,480
MAXIMUM	\$44,275	\$50,338	\$46,489

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
24-25-34-157-025	537 W MARSHALL ST	07/08/21	\$215,000	\$223,965	\$35,310	\$44,275	1.00	\$35,310		Land Table MCK	19.77%
24-25-34-157-027	533 W MARSHALL ST	10/18/21	\$306,000	\$288,005	\$62,270	\$44,275	1.00	\$62,270		Land Table MCK	15.37%
24-25-34-179-009	455 W MARSHALL ST	02/02/21	\$100,000	\$94,495	\$23,105	\$17,600	0.04	\$624,459		Land Table MCK	18.63%

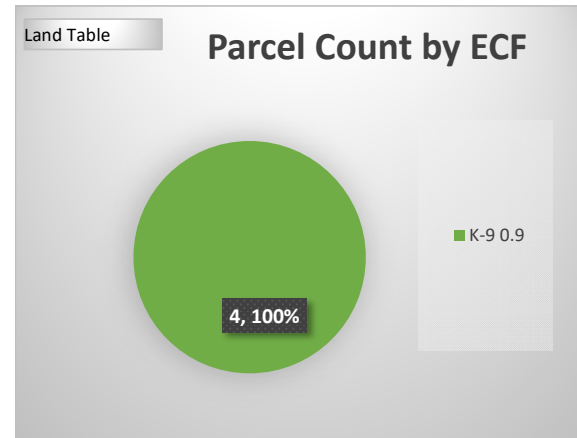
City fo Ferndale

Land Table PBK

BSA DATABASE		SALES DATA	
Parcel Count	4	# of Sales	3
ECF Nbhd	K-9	Sales Ratio	40.29%
Min ECF	0.900	(Land Resid.-Est. Land Value)/Est. LV	106.23%
Max ECF	0.900	% Change	10.00%
Land Table LtoB	26.87%	Projected Land Table LtoB	29.56%
CVT LtoB	32.54%	Sales Sample Size	75.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$50,313	\$103,762	\$55,344
MINIMUM	\$50,313	\$103,762	\$55,344
MAXIMUM	\$50,313	\$103,762	\$55,344

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
24-25-27-481-021	519 E BRECKENRIDGE ST	09/15/21	\$255,000	\$185,577	\$119,736	\$50,313	1.00	\$119,736		Land Table PBK	27.11%
24-25-27-481-022	523 E BRECKENRIDGE ST	03/04/22	\$233,000	\$185,614	\$97,699	\$50,313	1.00	\$97,699		Land Table PBK	27.11%
24-25-27-481-020	513 E BRECKENRIDGE ST	11/11/22	\$235,000	\$191,463	\$93,850	\$50,313	1.00	\$93,850		Land Table PBK	26.28%

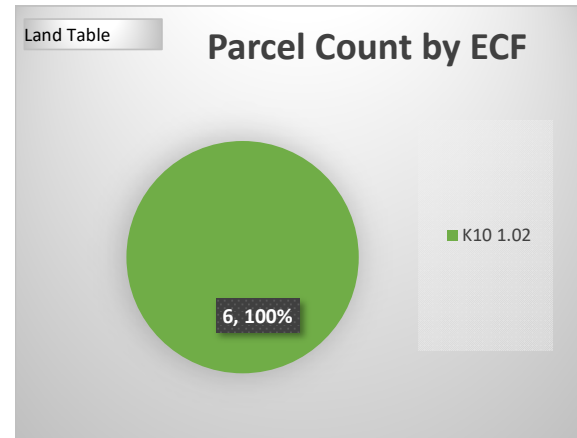
City fo Ferndale

Land Table VSK

BSA DATABASE		SALES DATA	
Parcel Count	6	# of Sales	0
ECF Nbhd	K10	Sales Ratio	#DIV/0!
Min ECF	1.020	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.020	% Change	0.00%
Land Table LtoB	8.36%	Projected Land Table LtoB	8.36%
CVT LtoB	32.54%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$20,625	#DIV/0!	\$20,625
MINIMUM	\$20,625	#DIV/0!	\$20,625
MAXIMUM	\$20,625	#DIV/0!	\$20,625

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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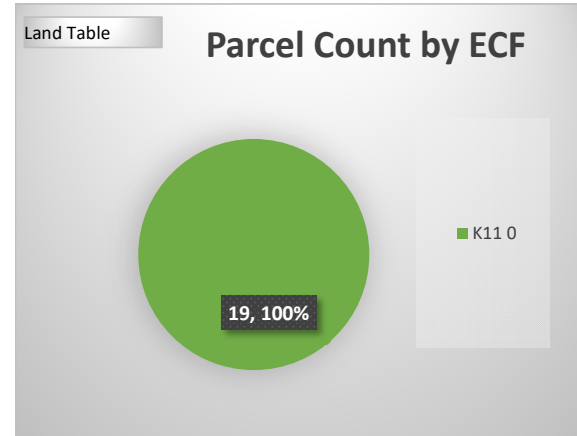
City fo Ferndale

Land Table WAK

BSA DATABASE		SALES DATA	
Parcel Count	19	# of Sales	0
ECF Nbhd	K11	Sales Ratio	#DIV/0!
Min ECF	0.000	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.000	% Change	0.00%
Land Table LtoB	100.00%	Projected Land Table LtoB	100.00%
CVT LtoB	32.54%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$20,615	#DIV/0!	\$20,615
MINIMUM	\$20,615	#DIV/0!	\$20,615
MAXIMUM	\$20,615	#DIV/0!	\$20,615

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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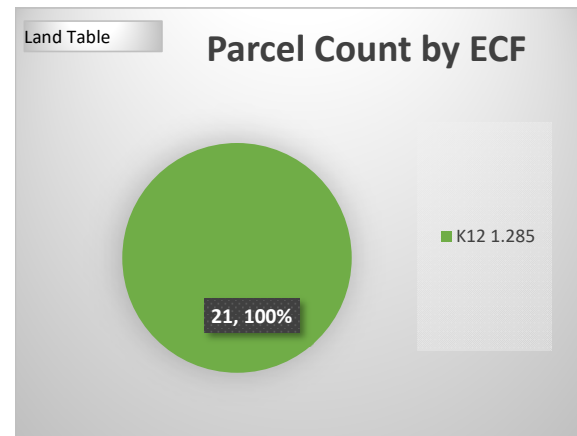
City fo Ferndale

Land Table WHK

BSA DATABASE		SALES DATA	
Parcel Count	21	# of Sales	2
ECF Nbhd	K12	Sales Ratio	42.94%
Min ECF	1.285	(Land Resid.-Est. Land Value)/Est. LV	81.45%
Max ECF	1.285	% Change	40.00%
Land Table LtoB	20.12%	Projected Land Table LtoB	28.17%
CVT LtoB	32.54%	Sales Sample Size	9.52%

Color Key

Vacant Sales
Demo Sales Or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$43,750	\$79,387	\$61,250
MINIMUM	\$43,750	\$79,387	\$61,250
MAXIMUM	\$43,750	\$79,387	\$61,250

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
24-25-27-282-025	1041 WOODWARD HTS	03/26/21	\$260,000	\$215,303	\$88,447	\$43,750	1.00	\$88,447		Land Table WHK	20.32%
24-25-27-282-026	1045 WOODWARD HTS	07/15/21	\$245,000	\$218,424	\$70,326	\$43,750	1.00	\$70,326		Land Table WHK	20.03%