

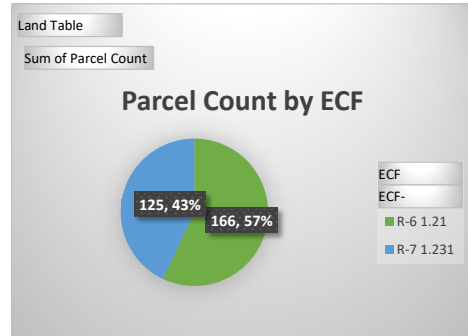
City of Lathrup Village

Land Table G-1

BSA DATABASE		SALES DATA	
Parcel Count	291	# of Sales	25
ECF Nbhd	R-6, R-7	Sales Ratio	44.84%
Min ECF	1.210	(Land Resid.-Est. Land Value)/Est. LV	57.01%
Max ECF	1.231	% Change	20.00%
Land Table LtoB	19.81%	Projected Land Table LtoB	23.77%
CVT LtoB	16.91%	Sales Sample Size	8.59%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$53,762	\$84,410	\$64,514
MINIMUM	\$44,400	\$69,711	\$53,280
MAXIMUM	\$65,575	\$102,957	\$78,690

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
40-24-13-101-018	17570 ROSELAND BLVD	11/04/22	\$365,000	\$263,551	\$155,211	\$53,762	0.24	\$646,713		Land Table G-1 (R-6,R-7,R65)	20.40%
40-24-13-305-005	27768 LATHRUP BLVD	08/23/22	\$330,000	\$239,162	\$144,600	\$53,762	0.26	\$556,154		Land Table G-1 (R-6,R-7,R65)	22.48%
40-24-13-304-025	27775 LATHRUP BLVD	10/18/22	\$339,000	\$259,463	\$139,004	\$59,467	0.43	\$323,265		Land Table G-1 (R-6,R-7,R65)	22.92%
40-24-13-306-004	27640 CALIFORNIA DR SE	06/17/22	\$309,900	\$238,626	\$125,036	\$53,762	0.26	\$480,908		Land Table G-1 (R-6,R-7,R65)	22.53%
40-24-13-152-005	17417 WILTSHIRE BLVD	10/05/22	\$359,900	\$289,939	\$129,428	\$59,467	0.44	\$294,155		Land Table G-1 (R-6,R-7,R65)	20.51%
40-24-13-152-006	17395 WILTSHIRE BLVD	04/28/22	\$325,000	\$263,013	\$121,454	\$59,467	0.36	\$337,372		Land Table G-1 (R-6,R-7,R65)	22.61%
40-24-13-304-022	27774 CALIFORNIA DR NE	06/23/21	\$322,500	\$261,021	\$120,946	\$59,467	0.34	\$355,724		Land Table G-1 (R-6,R-7,R65)	22.78%
40-24-13-103-020	28811 LATHRUP BLVD	01/18/22	\$309,000	\$258,454	\$97,052	\$46,506	0.17	\$570,894		Land Table G-1 (R-6,R-7,R65)	17.99%
40-24-13-108-003	28538 LATHRUP BLVD	09/28/21	\$305,000	\$255,577	\$103,185	\$53,762	0.22	\$469,023		Land Table G-1 (R-6,R-7,R65)	21.04%
40-24-13-353-013	27341 LATHRUP BLVD	12/21/21	\$307,089	\$258,145	\$102,706	\$53,762	0.24	\$427,942		Land Table G-1 (R-6,R-7,R65)	20.83%
40-24-13-355-004	27640 LATHRUP BLVD	07/07/21	\$278,000	\$235,382	\$89,124	\$46,506	0.18	\$495,133		Land Table G-1 (R-6,R-7,R65)	19.76%
40-24-13-353-009	17606 CAMBRIDGE BLVD	06/30/21	\$305,000	\$264,049	\$98,389	\$57,438	0.34	\$289,379		Land Table G-1 (R-6,R-7,R65)	21.75%
40-24-13-152-009	17436 REDWOOD AVE	07/30/21	\$362,000	\$315,120	\$100,642	\$53,762	0.24	\$419,342		Land Table G-1 (R-6,R-7,R65)	17.06%
40-24-13-155-008	28145 LATHRUP BLVD	04/27/21	\$396,250	\$351,937	\$101,751	\$57,438	0.28	\$363,396		Land Table G-1 (R-6,R-7,R65)	16.32%
40-24-13-304-012	27861 LATHRUP BLVD	05/21/21	\$260,000	\$244,554	\$72,884	\$57,438	0.34	\$214,365		Land Table G-1 (R-6,R-7,R65)	23.49%
40-24-13-359-011	17565 SUNNYBROOK AVE	08/08/22	\$316,000	\$299,986	\$69,776	\$53,762	0.20	\$348,880		Land Table G-1 (R-6,R-7,R65)	17.92%
40-24-13-106-001	17411 SAN ROSA BLVD	10/17/22	\$238,000	\$228,329	\$63,433	\$53,762	0.26	\$243,973		Land Table G-1 (R-6,R-7,R65)	23.55%
40-24-13-355-017	27310 SUNSET BLVD E	12/17/21	\$265,000	\$254,579	\$64,183	\$53,762	0.22	\$291,741		Land Table G-1 (R-6,R-7,R65)	21.12%
40-24-13-353-014	27315 LATHRUP BLVD	06/16/21	\$300,000	\$294,631	\$70,944	\$65,575	0.53	\$133,857		Land Table G-1 (R-6,R-7,R65)	22.26%
40-24-13-103-018	28837 LATHRUP BLVD	03/19/21	\$330,000	\$324,776	\$62,662	\$57,438	0.28	\$223,793		Land Table G-1 (R-6,R-7,R65)	17.69%
40-24-13-108-009	17390 WILTSHIRE BLVD	05/10/21	\$277,000	\$273,751	\$62,716	\$59,467	0.34	\$184,459		Land Table G-1 (R-6,R-7,R65)	21.72%
40-24-13-106-007	17371 SAN ROSA BLVD	07/30/21	\$270,000	\$271,825	\$51,937	\$53,762	0.23	\$225,813		Land Table G-1 (R-6,R-7,R65)	19.78%
40-24-13-103-006	17575 ROSELAND BLVD	01/11/21	\$257,000	\$286,051	\$24,711	\$53,762	0.24	\$102,963		Land Table G-1 (R-6,R-7,R65)	18.79%
40-24-13-304-018	27745 LATHRUP BLVD	03/26/21	\$295,000	\$334,257	\$18,181	\$57,438	0.34	\$53,474		Land Table G-1 (R-6,R-7,R65)	17.18%
40-24-13-153-003	17655 REDWOOD AVE	08/24/22	\$272,000	\$332,808	(\$1,341)	\$59,467	0.36	(\$3,725)		Land Table G-1 (R-6,R-7,R65)	17.87%

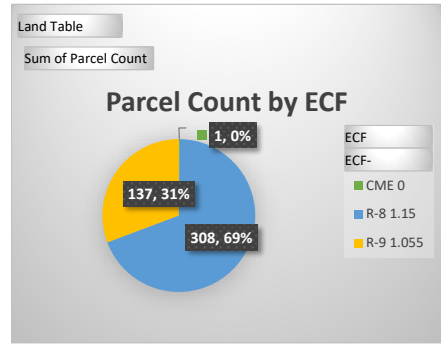
City of Lathrup Village

Land Table G-2

BSA DATABASE		SALES DATA	
Parcel Count	446	# of Sales	32
ECF Nbhd	R-9, R-8, CME	Sales Ratio	44.72%
Min ECF	1.055	(Land Resid.-Est. Land Value)/Est. LV	64.66%
Max ECF	1.150	% Change	10.00%
Land Table LtoB	17.93%	Projected Land Table LtoB	19.72%
CVT LtoB	16.91%	Sales Sample Size	7.17%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$51,667	\$85,076	\$56,834
MINIMUM	\$39,112	\$64,403	\$43,023
MAXIMUM	\$66,067	\$108,787	\$72,674

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
40-24-24-151-011	26431 MEADOWOOD CT S	05/19/22	\$380,000	\$249,988	\$169,124	\$39,112	0.17	\$994,847		Land G-2 for R-8,R-9, R95	15.65%
40-24-23-208-003	18648 MIDDLESEX AVE	05/13/22	\$392,000	\$295,649	\$152,460	\$56,109	0.38	\$401,211		Land G-2 for R-8,R-9, R95	18.98%
40-24-24-153-024	17616 RAINBOW DR	03/25/22	\$345,000	\$266,761	\$127,324	\$49,085	0.24	\$530,517		Land G-2 for R-8,R-9, R95	18.40%
40-24-23-277-041	18241 MEADOWOOD AVE	03/10/22	\$378,000	\$293,090	\$133,995	\$49,085	0.25	\$535,980		Land G-2 for R-8,R-9, R95	16.75%
40-24-23-252-008	18850 SUNBRIGHT AVE	03/21/22	\$430,000	\$337,822	\$143,845	\$51,667	0.28	\$513,732		Land G-2 for R-8,R-9, R95	15.29%
40-24-24-104-024	26520 MEADOWOOD CT N	03/15/22	\$265,000	\$208,801	\$101,581	\$45,382	0.23	\$441,657		Land G-2 for R-8,R-9, R95	21.73%
40-24-23-278-001	18280 RAINBOW DR	08/10/21	\$379,000	\$300,474	\$127,611	\$49,085	0.24	\$531,713		Land G-2 for R-8,R-9, R95	16.34%
40-24-24-104-025	17596 MEADOWOOD AVE	12/20/21	\$315,000	\$255,251	\$125,816	\$66,067	0.57	\$220,730		Land G-2 for R-8,R-9, R95	25.88%
40-24-23-230-010	18151 RAMSGATE DR	07/28/21	\$400,000	\$333,964	\$115,121	\$49,085	0.25	\$460,484		Land G-2 for R-8,R-9, R95	14.70%
40-24-23-277-001	18350 RAINBOW DR	06/18/21	\$360,000	\$302,540	\$123,527	\$66,067	0.57	\$216,714		Land G-2 for R-8,R-9, R95	21.84%
40-24-23-226-035	18434 CORAL GABLES AVE	07/17/21	\$305,000	\$256,705	\$99,962	\$51,667	0.29	\$344,697		Land G-2 for R-8,R-9, R95	20.13%
40-24-23-227-023	18240 CORAL GABLES AVE	05/13/22	\$302,000	\$260,961	\$92,706	\$51,667	0.30	\$309,020		Land G-2 for R-8,R-9, R95	19.80%
40-24-24-154-040	26061 LATHRUP BLVD	03/24/22	\$330,000	\$291,759	\$94,350	\$56,109	0.38	\$248,289		Land G-2 for R-8,R-9, R95	19.23%
40-24-23-227-027	18100 CORAL GABLES AVE	07/21/22	\$215,000	\$190,236	\$80,873	\$56,109	0.37	\$218,576		Land G-2 for R-8,R-9, R95	29.49%
40-24-24-154-037	17591 RAINBOW DR	06/11/21	\$270,000	\$242,636	\$76,449	\$49,085	0.26	\$294,035		Land G-2 for R-8,R-9, R95	20.23%
40-24-23-277-024	18130 KILBIRNIE AVE	03/15/22	\$280,000	\$252,277	\$76,808	\$49,085	0.25	\$307,232		Land G-2 for R-8,R-9, R95	19.46%
40-24-23-252-010	18867 HAMPSHIRE ST	12/22/21	\$405,000	\$368,163	\$99,585	\$65,748	0.44	\$226,330		Land G-2 for R-8,R-9, R95	17.04%
40-24-23-205-006	18866 MIDDLESEX AVE	10/25/22	\$285,000	\$262,612	\$74,055	\$51,667	0.34	\$217,809		Land G-2 for R-8,R-9, R95	19.67%
40-24-23-255-001	26350 MEADOWBROOK WAY	08/26/22	\$370,000	\$342,261	\$83,848	\$56,109	0.37	\$226,616		Land G-2 for R-8,R-9, R95	16.39%
40-24-23-279-002	18131 MARGATE AVE	06/15/22	\$290,000	\$268,944	\$66,438	\$45,382	0.23	\$288,861		Land G-2 for R-8,R-9, R95	16.87%
40-24-23-277-019	18200 KILBIRNIE AVE	12/27/22	\$332,000	\$307,995	\$73,090	\$49,085	0.25	\$292,360		Land G-2 for R-8,R-9, R95	15.94%
40-24-23-276-021	18195 RAINBOW DR	07/12/22	\$322,000	\$302,292	\$68,793	\$49,085	0.26	\$264,588		Land G-2 for R-8,R-9, R95	16.24%
40-24-23-230-018	18166 MEADOWOOD AVE	04/29/22	\$300,000	\$283,831	\$65,254	\$49,085	0.26	\$250,977		Land G-2 for R-8,R-9, R95	17.29%
40-24-23-230-017	18180 MEADOWOOD AVE	07/12/21	\$294,900	\$281,506	\$62,479	\$49,085	0.24	\$260,329		Land G-2 for R-8,R-9, R95	17.44%
40-24-24-152-019	17620 MARGATE AVE	01/13/22	\$210,000	\$206,542	\$59,567	\$56,109	0.37	\$160,992		Land G-2 for R-8,R-9, R95	27.17%
40-24-23-207-003	18654 RAINBOW DR	07/30/21	\$310,000	\$309,808	\$62,940	\$62,748	0.51	\$123,412		Land G-2 for R-8,R-9, R95	20.25%

City of Lathrup Village

Land Table G-2

40-24-23-257-056	18411 SANTA ANN AVE	08/18/21	\$300,000	\$300,226	\$51,441	\$51,667	0.35	\$146,974	Land G-2 for R-8,R-9, R95	17.21%
40-24-23-280-047	18251 SANTA ANN AVE	02/28/22	\$315,000	\$316,415	\$54,694	\$56,109	0.38	\$143,932	Land G-2 for R-8,R-9, R95	17.73%
40-24-23-278-009	18151 KILBIRNIE AVE	06/30/22	\$297,000	\$299,544	\$46,541	\$49,085	0.25	\$186,164	Land G-2 for R-8,R-9, R95	16.39%
40-24-23-208-009	18609 RAINBOW DR	07/26/21	\$405,000	\$429,959	\$31,150	\$56,109	0.39	\$79,872	Land G-2 for R-8,R-9, R95	13.05%
40-24-23-276-010	18400 MIDDLESEX AVE	10/14/22	\$350,000	\$374,066	\$42,001	\$66,067	0.55	\$76,365	Land G-2 for R-8,R-9, R95	17.66%
40-24-24-157-021	17342 LINCOLN DR	12/27/22	\$255,000	\$296,981	\$9,686	\$51,667	0.27	\$35,874	Land G-2 for R-8,R-9, R95	17.40%

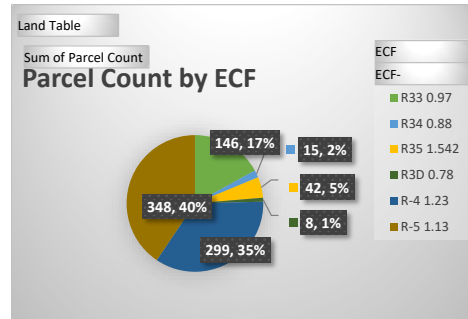
City of Lathrup Village

Land Table G-3

BSA DATABASE		SALES DATA	
Parcel Count	858	# of Sales	62
ECF Nbhd	R34, R35, R-5, R33, R-4, R3D	Sales Ratio	42.95%
Min ECF	0.780	(Land Resid.-Est. Land Value)/Est. LV	98.69%
Max ECF	1.542	% Change	20.00%
Land Table LtoB	15.69%	Projected Land Table LtoB	18.82%
CVT LtoB	16.91%	Sales Sample Size	7.23%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$46,605	\$92,599	\$55,926
MINIMUM	\$7,380	\$14,663	\$8,856
MAXIMUM	\$87,387	\$173,629	\$104,864

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
40-24-14-405-012	18586 SAN DIEGO BLVD	06/16/22	\$379,000	\$209,177	\$213,837	\$44,014	0.21	\$1,018,271		Land G-3 (R3,4,5,33,34,35,36,3D,45)	21.04%
40-24-14-310-011	19600 FOREST DR	10/24/22	\$155,000				1.94	\$79,897		Land G-3 (R3,4,5,33,34,35,36,3D,45)	#DIV/0!
40-24-14-451-011	27451 BLOOMFIELD DR	05/16/22	\$303,999	\$196,000	\$152,013	\$44,014	0.24	\$633,388		Land G-3 (R3,4,5,33,34,35,36,3D,45)	22.46%
40-24-14-330-007	27577 RACKHAM DR	10/07/22	\$301,000	\$199,482	\$144,843	\$43,325	0.45	\$321,873		Land G-3 (R3,4,5,33,34,35,36,3D,45)	21.72%
40-24-14-483-012	18144 SUNNYBROOK AVE	04/13/22	\$270,000	\$180,220	\$119,875	\$30,095	0.17	\$705,147		Land G-3 (R3,4,5,33,34,35,36,3D,45)	16.70%
40-24-14-483-011	18152 SUNNYBROOK AVE	02/25/22	\$235,000	\$158,808	\$106,287	\$30,095	0.17	\$625,218		Land G-3 (R3,4,5,33,34,35,36,3D,45)	18.95%
40-24-14-452-001	18911 BUNGALOW DR	08/04/22	\$330,000	\$227,690	\$146,324	\$44,014	0.37	\$395,470		Land G-3 (R3,4,5,33,34,35,36,3D,45)	19.33%
40-24-14-451-012	18910 BUNGALOW DR	08/17/22	\$376,000	\$261,118	\$158,896	\$44,014	0.37	\$429,449		Land G-3 (R3,4,5,33,34,35,36,3D,45)	16.86%
40-24-14-256-018	28077 SUNSET BLVD W	06/27/22	\$250,000	\$179,021	\$114,993	\$44,014	0.26	\$442,281		Land G-3 (R3,4,5,33,34,35,36,3D,45)	24.59%
40-24-14-228-021	28715 SOMERSET PL	08/23/21	\$276,000	\$197,885	\$122,129	\$44,014	0.36	\$339,247		Land G-3 (R3,4,5,33,34,35,36,3D,45)	22.24%
40-24-14-255-004	18509 DOLORES AVE	08/18/22	\$353,000	\$253,984	\$129,111	\$30,095	0.17	\$759,476		Land G-3 (R3,4,5,33,34,35,36,3D,45)	11.85%
40-24-14-254-002	18545 WILTSHIRE BLVD	09/22/22	\$338,700	\$246,068	\$136,646	\$44,014	0.28	\$488,021		Land G-3 (R3,4,5,33,34,35,36,3D,45)	17.89%
40-24-14-453-011	18790 SUNNYBROOK AVE	07/18/22	\$355,000	\$258,640	\$140,374	\$44,014	0.27	\$519,904		Land G-3 (R3,4,5,33,34,35,36,3D,45)	17.02%
40-24-14-206-007	28591 SUNSET BLVD W	10/28/22	\$365,000	\$267,123	\$141,891	\$44,014	0.43	\$329,979		Land G-3 (R3,4,5,33,34,35,36,3D,45)	16.48%
40-24-14-255-001	18559 DOLORES AVE	07/20/22	\$380,000	\$279,763	\$144,251	\$44,014	0.26	\$554,812		Land G-3 (R3,4,5,33,34,35,36,3D,45)	15.73%
40-24-14-333-001	27634 RACKHAM DR	04/20/21	\$370,000	\$273,258	\$155,000	\$58,258	0.78	\$198,718		Land G-3 (R3,4,5,33,34,35,36,3D,45)	21.32%
40-24-14-333-003	19019 SAN QUENTIN DR	12/08/21	\$374,000	\$276,272	\$153,079	\$55,351	0.66	\$231,938		Land G-3 (R3,4,5,33,34,35,36,3D,45)	20.03%
40-24-14-180-003	19061 WILTSHIRE BLVD	08/02/21	\$412,500	\$318,011	\$137,814	\$43,325	0.46	\$299,596		Land G-3 (R3,4,5,33,34,35,36,3D,45)	13.62%
40-24-14-277-003	28420 ELDORADO PL	10/13/21	\$288,500	\$222,900	\$109,614	\$44,014	0.26	\$421,592		Land G-3 (R3,4,5,33,34,35,36,3D,45)	19.75%
40-24-14-451-008	18753 SAN DIEGO BLVD	11/28/22	\$329,000	\$255,434	\$117,580	\$44,014	0.26	\$452,231		Land G-3 (R3,4,5,33,34,35,36,3D,45)	17.23%
40-24-14-453-002	18805 CAMBRIDGE BLVD	04/28/22	\$315,000	\$251,001	\$108,013	\$44,014	0.36	\$300,036		Land G-3 (R3,4,5,33,34,35,36,3D,45)	17.54%
40-24-14-377-005	27424 RAINBOW CIR	05/14/21	\$295,000	\$240,308	\$98,017	\$43,325	0.46	\$213,080		Land G-3 (R3,4,5,33,34,35,36,3D,45)	18.03%
40-24-14-483-007	27204 MEADOWBROOK WAY	08/29/22	\$288,500	\$236,152	\$96,362	\$44,014	0.21	\$458,867		Land G-3 (R3,4,5,33,34,35,36,3D,45)	18.64%
40-24-14-276-015	28275 ELDORADO PL	05/09/22	\$357,000	\$294,688	\$106,326	\$44,014	0.29	\$366,641		Land G-3 (R3,4,5,33,34,35,36,3D,45)	14.94%
40-24-14-404-009	18701 SAN QUENTIN DR	07/13/22	\$370,000	\$305,817	\$108,197	\$44,014	0.21	\$515,224		Land G-3 (R3,4,5,33,34,35,36,3D,45)	14.39%
40-24-14-206-002	28560 BLOOMFIELD DR	11/07/22	\$290,000	\$240,815	\$93,199	\$44,014	0.28	\$332,854		Land G-3 (R3,4,5,33,34,35,36,3D,45)	18.28%
40-24-14-427-007	27645 CALIFORNIA DR NW	03/04/22	\$295,000	\$244,978	\$94,036	\$44,014	0.21	\$447,790		Land G-3 (R3,4,5,33,34,35,36,3D,45)	17.97%
40-24-14-403-010	27720 BLOOMFIELD DR	03/04/22	\$335,000	\$279,192	\$108,234	\$52,426	0.53	\$204,215		Land G-3 (R3,4,5,33,34,35,36,3D,45)	18.78%

City of Lathrup Village

Land Table G-3

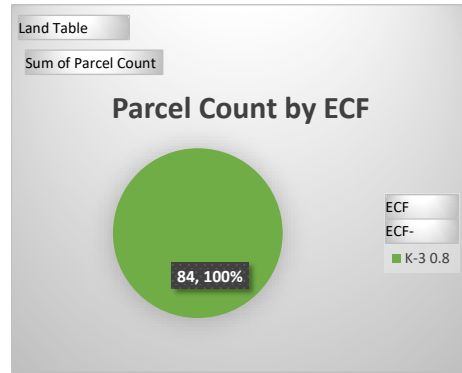
40-24-14-405-010	18610 SAN DIEGO BLVD	08/27/21	\$299,900	\$253,410	\$76,585	\$30,095	0.18	\$425,472	Land G-3 (R3,4,5,33,34,35,36,3D,45)	11.88%
40-24-14-430-002	27644 CALIFORNIA DR SW	08/15/22	\$320,000	\$271,170	\$92,844	\$44,014	0.22	\$422,018	Land G-3 (R3,4,5,33,34,35,36,3D,45)	16.23%
40-24-14-228-016	28807 SOMERSET PL	08/18/22	\$282,000	\$241,545	\$84,469	\$44,014	0.34	\$248,438	Land G-3 (R3,4,5,33,34,35,36,3D,45)	18.22%
40-24-14-404-003	18859 SAN QUENTIN DR	01/20/21	\$250,000	\$215,901	\$64,194	\$30,095	0.18	\$356,633	Land G-3 (R3,4,5,33,34,35,36,3D,45)	13.94%
40-24-14-476-020	18536 BUNGALOW DR	07/16/21	\$302,500	\$262,819	\$92,107	\$52,426	0.56	\$164,477	Land G-3 (R3,4,5,33,34,35,36,3D,45)	19.95%
40-24-14-205-008	18784 WILTSHIRE BLVD	09/02/22	\$249,000	\$216,751	\$76,263	\$44,014	0.34	\$224,303	Land G-3 (R3,4,5,33,34,35,36,3D,45)	20.31%
40-24-14-451-018	18810 BUNGALOW DR	08/26/22	\$335,000	\$292,089	\$86,925	\$44,014	0.36	\$241,458	Land G-3 (R3,4,5,33,34,35,36,3D,45)	15.07%
40-24-14-256-004	18511 W GLENWOOD BLVD	11/01/22	\$301,400	\$263,765	\$81,649	\$44,014	0.26	\$314,035	Land G-3 (R3,4,5,33,34,35,36,3D,45)	16.69%
40-24-14-454-007	18749 SUNNYBROOK AVE	11/30/21	\$206,750	\$182,943	\$53,902	\$30,095	0.19	\$283,695	Land G-3 (R3,4,5,33,34,35,36,3D,45)	16.45%
40-24-14-279-012	28025 ELDORADO PL	09/30/21	\$301,000	\$266,685	\$78,329	\$44,014	0.26	\$301,265	Land G-3 (R3,4,5,33,34,35,36,3D,45)	16.50%
40-24-14-228-017	28785 SOMERSET PL	08/19/22	\$290,000	\$260,924	\$73,090	\$44,014	0.35	\$208,829	Land G-3 (R3,4,5,33,34,35,36,3D,45)	16.87%
40-24-14-452-015	18716 CAMBRIDGE BLVD	11/04/22	\$267,500	\$241,364	\$70,150	\$44,014	0.20	\$350,750	Land G-3 (R3,4,5,33,34,35,36,3D,45)	18.24%
40-24-14-353-013	27415 MORNINGSIDE PLZ	08/13/21	\$271,500	\$252,927	\$67,768	\$49,195	0.52	\$130,323	Land G-3 (R3,4,5,33,34,35,36,3D,45)	19.45%
40-24-14-127-013	19040 LACROSSE AVE	09/17/21	\$410,000	\$384,338	\$69,676	\$44,014	0.39	\$178,656	Land G-3 (R3,4,5,33,34,35,36,3D,45)	11.45%
40-24-14-427-003	27650 STANFORD CT	07/08/22	\$325,000	\$304,715	\$64,299	\$44,014	0.25	\$257,196	Land G-3 (R3,4,5,33,34,35,36,3D,45)	14.44%
40-24-14-277-015	18154 REDWOOD AVE	09/08/21	\$295,000	\$278,168	\$60,846	\$44,014	0.32	\$190,144	Land G-3 (R3,4,5,33,34,35,36,3D,45)	15.82%
40-24-14-252-007	18804 W GLENWOOD BLVD	02/25/21	\$270,000	\$257,085	\$56,929	\$44,014	0.26	\$218,958	Land G-3 (R3,4,5,33,34,35,36,3D,45)	17.12%
40-24-14-255-015	28277 SUNSET BLVD W	02/09/21	\$248,500	\$237,023	\$55,491	\$44,014	0.34	\$163,209	Land G-3 (R3,4,5,33,34,35,36,3D,45)	18.57%
40-24-14-205-011	18730 WILTSHIRE BLVD	10/14/22	\$355,000	\$340,421	\$58,593	\$44,014	0.40	\$146,483	Land G-3 (R3,4,5,33,34,35,36,3D,45)	12.93%
40-24-14-483-005	18151 CAMBRIDGE BLVD	08/06/21	\$255,000	\$245,010	\$54,004	\$44,014	0.27	\$200,015	Land G-3 (R3,4,5,33,34,35,36,3D,45)	17.96%
40-24-14-331-010	27821 SANTA BARBARA DR	09/23/22	\$405,000	\$391,150	\$66,276	\$52,426	0.54	\$122,733	Land G-3 (R3,4,5,33,34,35,36,3D,45)	13.40%
40-24-14-228-004	28700 ELDORADO PL	09/30/21	\$318,000	\$307,756	\$54,258	\$44,014	0.34	\$159,582	Land G-3 (R3,4,5,33,34,35,36,3D,45)	14.30%
40-24-14-181-001	28280 WOODWORTH WAY	10/08/21	\$290,000	\$281,018	\$64,333	\$55,351	0.67	\$96,019	Land G-3 (R3,4,5,33,34,35,36,3D,45)	19.70%
40-24-14-279-006	27920 SUNSET BLVD W	08/17/22	\$260,000	\$252,125	\$51,889	\$44,014	0.22	\$235,859	Land G-3 (R3,4,5,33,34,35,36,3D,45)	17.46%
40-24-14-232-011	28666 BLACKSTONE DR	11/29/21	\$205,000	\$201,073	\$47,941	\$44,014	0.23	\$208,439	Land G-3 (R3,4,5,33,34,35,36,3D,45)	21.89%
40-24-14-251-008	18790 DOLORES AVE	03/01/21	\$324,750	\$319,890	\$48,874	\$44,014	0.33	\$148,103	Land G-3 (R3,4,5,33,34,35,36,3D,45)	13.76%
40-24-14-456-010	27230 BLOOMFIELD DR	05/12/21	\$275,000	\$282,954	\$36,060	\$44,014	0.36	\$100,167	Land G-3 (R3,4,5,33,34,35,36,3D,45)	15.56%
40-24-14-456-009	27252 BLOOMFIELD DR	01/07/22	\$311,000	\$325,913	\$29,101	\$44,014	0.26	\$111,927	Land G-3 (R3,4,5,33,34,35,36,3D,45)	13.50%
40-24-14-454-008	18735 SUNNYBROOK AVE	04/29/22	\$185,000	\$195,554	\$33,460	\$44,014	0.27	\$123,926	Land G-3 (R3,4,5,33,34,35,36,3D,45)	22.51%
40-24-14-230-016	18130 SAN ROSA BLVD	12/10/21	\$265,000	\$283,440	\$25,574	\$44,014	0.37	\$69,119	Land G-3 (R3,4,5,33,34,35,36,3D,45)	15.53%
40-24-14-452-008	27375 BLOOMFIELD DR	06/11/21	\$325,000	\$352,560	\$16,454	\$44,014	0.31	\$53,077	Land G-3 (R3,4,5,33,34,35,36,3D,45)	12.48%
40-24-14-377-010	19376 SUNNYBROOK AVE	02/22/21	\$305,000	\$342,034	\$6,291	\$43,325	0.45	\$13,980	Land G-3 (R3,4,5,33,34,35,36,3D,45)	12.67%
40-24-14-307-010	27605 MORNINGSIDE PLZ	12/22/22	\$245,000	\$290,256	\$7,170	\$52,426	0.58	\$12,362	Land G-3 (R3,4,5,33,34,35,36,3D,45)	18.06%
40-24-14-178-003	19348 SARATOGA BLVD	10/29/21	\$391,000	\$475,817	(\$32,391)	\$52,426	0.61	(\$53,100)	Land G-3 (R3,4,5,33,34,35,36,3D,45)	11.02%

City of Lathrup Village

Land Table K-3

BSA DATABASE		SALES DATA	
Parcel Count	84	# of Sales	19
ECF Nbhd	K-3	Sales Ratio	47.61%
Min ECF	0.800	(Land Resid.-Est. Land Value)/Est. LV	29.98%
Max ECF	0.800	% Change	10.00%
Land Table LtoB	17.23%	Projected Land Table LtoB	18.96%
CVT LtoB	16.91%	Sales Sample Size	22.62%

Color Key
Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$23,100	\$30,025	\$25,410
MINIMUM	\$23,100	\$30,025	\$25,410
MAXIMUM	\$23,100	\$30,025	\$25,410

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
40-24-14-306-066	27384 EVERGREEN RD	10/19/21	\$150,000	\$116,836	\$56,264	\$23,100	1.00	\$56,264		Land Table K-3	19.77%
40-24-14-306-036	27214 EVERGREEN RD	03/04/22	\$140,000	\$118,148	\$44,952	\$23,100	1.00	\$44,952		Land Table K-3	19.55%
40-24-14-306-063	27370 EVERGREEN RD	09/12/22	\$140,000	\$121,447	\$121,447	\$23,100	1.00	\$41,653		Land Table K-3	19.02%
40-24-14-306-023	27730 EVERGREEN RD	11/17/22	\$173,000	\$153,469	\$42,631	\$23,100	1.00	\$42,631		Land Table K-3	15.05%
40-24-14-378-047	19510 W 11 MILE RD	02/22/22	\$170,000	\$152,327	\$40,773	\$23,100	1.00	\$40,773		Land Table K-3	15.16%
40-24-14-378-058	19400 W 11 MILE RD	07/18/22	\$172,500	\$155,286	\$40,314	\$23,100	1.00	\$40,314		Land Table K-3	14.88%
40-24-14-378-056	19420 W 11 MILE RD	04/20/22	\$170,000	\$155,286	\$37,814	\$23,100	1.00	\$37,814		Land Table K-3	14.88%
40-24-14-306-061	27360 EVERGREEN RD	09/03/21	\$128,000	\$119,038	\$32,062	\$23,100	1.00	\$32,062		Land Table K-3	19.41%
40-24-14-306-056	27334 EVERGREEN RD	09/30/21	\$122,000	\$114,523	\$30,577	\$23,100	1.00	\$30,577		Land Table K-3	20.17%
40-24-14-306-019	27590 EVERGREEN RD	05/27/21	\$169,900	\$159,820	\$33,180	\$23,100	1.00	\$33,180		Land Table K-3	14.45%
40-24-14-306-064	27374 EVERGREEN RD	03/04/22	\$122,000	\$116,836	\$28,264	\$23,100	1.00	\$28,264		Land Table K-3	19.77%
40-24-14-306-034	27880 EVERGREEN RD	12/06/22	\$155,000	\$150,774	\$27,326	\$23,100	1.00	\$27,326		Land Table K-3	15.32%
40-24-14-378-059	19350 W 11 MILE RD	06/14/21	\$163,000	\$159,325	\$26,775	\$23,100	1.00	\$26,775		Land Table K-3	14.50%
40-24-14-306-069	27420 EVERGREEN RD	07/29/21	\$119,000	\$121,091	\$21,009	\$23,100	1.00	\$21,009		Land Table K-3	19.08%
40-24-14-306-027	27790 EVERGREEN RD	05/24/21	\$150,000	\$156,110	\$16,990	\$23,100	1.00	\$16,990		Land Table K-3	14.80%
40-24-14-306-072	27434 EVERGREEN RD	11/08/21	\$112,000	\$116,836	\$18,264	\$23,100	1.00	\$18,264		Land Table K-3	19.77%
40-24-14-306-028	27800 EVERGREEN RD	05/12/21	\$149,000	\$157,251	\$14,849	\$23,100	1.00	\$14,849		Land Table K-3	14.69%
40-24-14-306-059	27350 EVERGREEN RD	05/17/21	\$115,000	\$121,447	\$16,653	\$23,100	1.00	\$16,653		Land Table K-3	19.02%
40-24-14-378-060	19360 W 11 MILE RD	12/14/21	\$130,000	\$152,979	\$121	\$23,100	1.00	\$121		Land Table K-3	15.10%

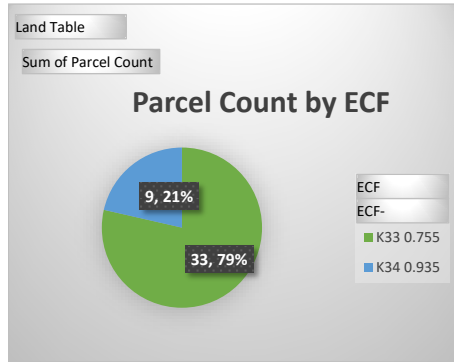
City of Lathrup Village

Land Table K33

BSA DATABASE		SALES DATA	
Parcel Count	42	# of Sales	2
ECF Nbhd	K34, K33	Sales Ratio	41.82%
Min ECF	0.755	(Land Resid.-Est. Land Value)/Est. LV	164.44%
Max ECF	0.935	% Change	20.00%
Land Table LtoB	11.05%	Projected Land Table LtoB	13.26%
CVT LtoB	16.91%	Sales Sample Size	4.76%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$25,355	\$67,050	\$30,426
MINIMUM	\$20,284	\$53,640	\$24,341
MAXIMUM	\$45,628	\$120,661	\$54,754

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
40-24-14-478-031	18280 W 11 MILE RD	07/11/22	\$243,500	\$181,312	\$82,472	\$20,284	1.00	\$82,472		Land Table K33	11.19%
40-24-14-385-007	19244 W 11 MILE RD	04/29/21	\$215,000	\$202,137	\$38,218	\$25,355	1.00	\$38,218		Land Table K33	12.54%

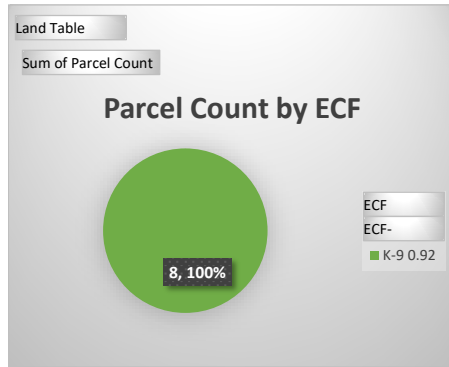
City of Lathrup Village

Land Table K-9

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	1
ECF Nbhd	K-9	Sales Ratio	42.84%
Min ECF	0.920	(Land Resid.-Est. Land Value)/Est. LV	182.36%
Max ECF	0.920	% Change	80.00%
Land Table LtoB	8.54%	Projected Land Table LtoB	15.36%
CVT LtoB	16.91%	Sales Sample Size	12.50%

Color Key

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$20,000	\$56,471	\$36,000
MINIMUM	\$20,000	\$56,471	\$36,000
MAXIMUM	\$20,000	\$56,471	\$36,000

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
40-24-23-201-024	18951 RAINBOW CT	11/15/21	\$254,900	\$218,429	\$56,471	\$20,000	1.00	\$56,471		Land Table K-9	9.16%