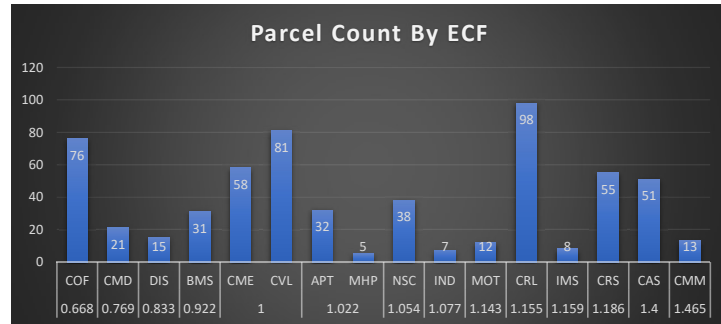


**CITY OF MADISON HEIGHTS**

**LAND FOR 2024: 200 LAND**

BSA DATABASE		SALES DATA	
Parcel Count	601	# of Sales	39
ECF Nbhd	CAS, CRL, CRS, DIS, NSC, BMS, IMS, CMM, APT, CVL, CME, IND, MOT, COF, CMD, MHP	Sales Ratio	47.39%
Min ECF	0.668	(Land Resid.-Est. Land Value)/Est. LV	25.12%
Max ECF	1.465	% Change	10.00%
Land Table LtoB	29.09%	Projected Land Table LtoB	32.00%
CVT LtoB	26.46%	Sale Sample Size	6.49%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$6.92	\$8.66	\$7.61
MEDIAN	\$6.88	\$8.61	\$7.57
MINIMUM	\$1.90	\$2.38	\$2.09
MAXIMUM	\$14.59	\$18.26	\$16.05

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
44	44-25-01-301-002	31660 JOHN R RD	9/7/2022	\$750,000	\$730,943	\$364,570	\$335,280	1.01	\$360,960	\$8.29		200	45.87%
44	44-25-01-476-010	31319 DEQUINDRE RD # 31323	3/31/2021	\$275,000	\$288,115	\$89,123	\$90,488	0.273	\$326,458	\$7.49		200	31.41%
44	44-25-02-101-065	1331 W 14 MILE RD	10/26/2021	\$2,200,000	\$2,159,562	\$522,981	\$452,873	1.702	\$307,274	\$7.05		200	20.97%
44	44-25-02-102-002	1433 W 14 MILE RD	12/15/2022	\$570,000	\$828,680	-\$103,428	\$155,252	0.244	-\$423,885	-\$9.73		200	18.73%
44	44-25-02-201-026	32751 CONCORD DR	1/20/2022	\$500,000	\$484,476	\$335,913	\$289,977	0.968	\$347,018	\$7.97		200	59.85%
44	44-25-02-377-005	31015 STEPHENSON HWY	10/6/2021	\$530,000	\$594,567	\$246,095	\$292,734	0.461	\$533,829	\$12.26		200	49.23%
44	44-25-11-228-001	255 W 13 MILE RD	6/6/2022	\$1,275,000	\$700,638	\$773,189	\$133,731	0.403	\$1,918,583	\$44.04	44-25-11-228-028	200	19.09%
44	44-25-11-280-032	30207 JOHN R RD	10/16/2020	\$245,000	\$287,440	\$86,797	\$117,348	0.354	\$245,189	\$5.63	44-25-11-280-018	200	40.83%
44	44-25-12-102-001	30600 JOHN R RD	4/15/2022	\$350,000	\$265,184	\$139,905	\$50,292	0.152	\$920,428	\$21.13		200	18.96%
44	44-25-12-151-008	30120 JOHN R RD	1/3/2022	\$425,000	\$298,291	\$260,392	\$121,779	0.421	\$618,508	\$14.20	44-25-12-151-015	200	40.83%
44	44-25-12-152-005	29990 JOHN R RD	11/6/2020	\$250,000	\$283,743	\$80,097	\$107,633	0.324	\$247,213	\$5.68		200	37.93%
44	44-25-12-227-018	30351 DEQUINDRE RD	12/10/2021	\$1,100,000	\$1,290,651	\$331,658	\$488,061	1.47	\$225,618	\$5.18		200	37.82%
44	44-25-12-376-017	639 E 12 MILE RD	4/9/2021	\$110,000	\$102,730	\$43,663	\$32,004	0.096	\$454,823	\$10.44		200	31.15%
44	44-25-12-376-018	649 E 12 MILE RD	2/15/2021	\$175,000	\$161,159	\$87,517	\$67,056	0.202	\$433,252	\$9.95	44-25-12-376-019	200	41.61%
44	44-25-12-378-024	819 E 12 MILE RD	10/29/2020	\$185,000	\$154,601	\$100,802	\$62,789	0.189	\$533,344	\$12.24		200	40.61%
44	44-25-12-478-038	29245 DEQUINDRE RD	7/1/2021	\$400,000	\$273,758	\$247,264	\$117,958	0.355	\$696,518	\$15.99		200	43.09%
44	44-25-13-103-033	300 E 12 MILE RD # 410	9/30/2020	\$1,250,000	\$949,433	\$506,787	\$201,168	0.606	\$836,282	\$19.20		200	21.19%
44	44-25-13-104-008	520 E 12 MILE RD	11/1/2021	\$600,000	\$675,336	\$126,711	\$188,595	0.568	\$223,083	\$5.12		200	27.93%
44	44-25-13-105-002	630 E 12 MILE RD	12/21/2021	\$115,000	\$126,254	\$48,946	\$57,836	0.174	\$281,299	\$6.46		200	45.81%
44	44-25-13-106-004	28244 JOHN R RD	3/1/2021	\$225,000	\$286,309	\$23,608	\$79,248	0.239	\$98,778	\$2.27		200	27.68%
44	44-25-13-210-001	1190 E 12 MILE RD STE 1	11/2/2020	\$170,000	\$136,266	\$94,888	\$58,674	0.177	\$536,090	\$12.31		200	43.06%
44	44-25-13-210-002	1190 E 12 MILE RD STE 2	11/2/2020	\$295,000	\$256,809	\$163,475	\$117,348	0.354	\$461,794	\$10.60	44-25-13-210-003	200	45.69%
44	44-25-13-226-004	1454 E 12 MILE RD # 1460	4/8/2022	\$486,000	\$404,002	\$206,656	\$112,654	0.339	\$609,605	\$13.99		200	27.88%
44	44-25-13-226-048	28755 DEQUINDRE RD	10/29/2021	\$130,000	\$170,308	\$15,365	\$53,721	0.162	\$94,846	\$2.18		200	31.54%
44	44-25-13-277-018	28277 DEQUINDRE RD	4/12/2021	\$425,000	\$601,821	\$22,424	\$191,110	0.576	\$38,931	\$0.89		200	31.76%
44	44-25-13-279-044	28037 DEQUINDRE RD	11/30/2020	\$500,000	\$490,011	\$169,094	\$156,225	0.471	\$359,011	\$8.24		200	31.88%

**CITY OF MADISON HEIGHTS**

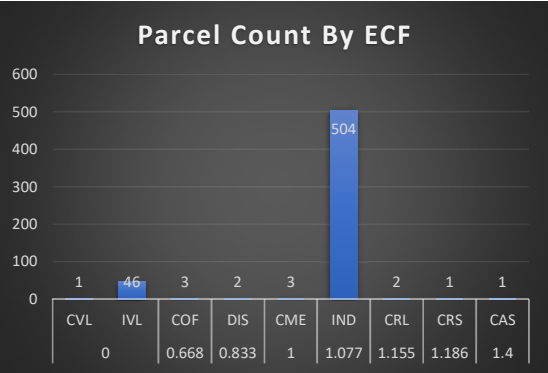
**LAND FOR 2024: 200 LAND**

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
44	44-25-13-301-025	27822 JOHN R RD # 27912	8/31/2021	\$950,000	\$856,356	\$386,529	\$269,062	0.811	\$476,608	\$10.94		200	31.42%
44	44-25-13-351-036	27366 JOHN R RD	2/10/2022	\$290,000	\$368,811	\$18,231	\$83,820	0.253	\$72,059	\$1.65		200	22.73%
44	44-25-13-426-006	27771 DEQUINDRE RD	7/30/2021	\$395,000	\$390,781	\$133,296	\$123,063	0.371	\$359,288	\$8.25		200	31.49%
44	44-25-14-127-053	1035 W 12 MILE RD # 1039	2/28/2022	\$600,000	\$628,659	\$290,435	\$311,589	0.939	\$309,302	\$7.10		200	49.56%
44	44-25-14-389-011	906 W 11 MILE RD	11/3/2020	\$575,000	\$361,865	\$265,322	\$45,720	0.138	\$1,922,623	\$44.14		200	12.63%
44	44-25-14-454-031	832 W 11 MILE RD	12/10/2021	\$215,000	\$192,599	\$105,887	\$77,724	0.234	\$452,509	\$10.39		200	40.36%
44	44-25-14-483-036	27117 JOHN R RD # 27137	3/29/2021	\$1,275,000	\$1,101,780	\$617,769	\$369,601	1.181	\$523,090	\$12.01	44-25-14-483-035	200	33.55%
44	44-25-23-229-001	41 W 11 MILE RD	5/17/2022	\$475,000	\$381,167	\$236,138	\$136,817	0.412	\$573,150	\$13.16		200	35.89%
44	44-25-23-278-017	26385 JOHN R RD	11/3/2021	\$174,600	\$180,570	\$39,056	\$41,834	0.126	\$309,968	\$7.12		200	23.17%
44	44-25-23-433-026	25713 JOHN R RD	6/2/2022	\$575,000	\$477,207	\$437,195	\$305,105	0.919	\$475,729	\$10.92	44-25-24-304-037	200	63.94%
44	44-25-24-106-008	26312 JOHN R RD	8/3/2022	\$200,000	\$256,355	\$44,563	\$95,250	0.287	\$155,272	\$3.56		200	37.16%
44	44-25-24-229-020	26655 DEQUINDRE RD	5/6/2021	\$400,000	\$474,953	\$184,026	\$223,335	0.673	\$273,441	\$6.28		200	47.02%
44	44-25-24-355-018	45 E 10 MILE RD	1/31/2020	\$335,000	\$280,969	\$149,236	\$92,847	0.32	\$466,363	\$10.71	44-25-24-355-017	200	33.05%

**CITY OF MADISON HEIGHTS**

**LAND FOR 2024: 300 LAND**

BSA DATABASE		SALES DATA	
Parcel Count	563	# of Sales	41
ECF Nbhd	IND, CVL, IVL, CME, CRS, CAS, DIS, COF, CRL	Sales Ratio	47.21%
Min ECF	0.668	(Land Resid.-Est. Land Value)/Est. LV	32.50%
Max ECF	1.400	% Change	10.00%
Land Table LtoB	24.31%	Projected Land Table LtoB	26.74%
CVT LtoB	26.46%	Sale Sample Size	7.28%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$4.02	\$5.33	\$4.43
MEDIAN	\$4.08	\$5.40	\$4.49
MINIMUM	\$1.09	\$1.44	\$1.20
MAXIMUM	\$8.35	\$11.06	\$9.19

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
44	44-25-01-176-018	32332 EDWARD AVE	7/9/2020	\$560,000	\$532,594	\$188,998	\$143,100	0.689	\$274,308	\$6.30		300	26.87%
44	44-25-01-177-017	32365 HOWARD AVE	8/27/2020	\$570,000	\$552,143	\$150,183	\$124,497	0.599	\$250,723	\$5.76		300	22.55%
44	44-25-01-178-045	32300 HOWARD AVE	1/10/2022	\$615,000	\$494,391	\$307,511	\$143,100	0.689	\$446,315	\$10.25		300	28.94%
44	44-25-01-182-025	759 E WHITCOMB AVE	8/31/2022	\$534,751	\$374,462	\$280,479	\$110,855	0.534	\$525,242	\$12.06		300	29.60%
44	44-25-01-202-019	32471 INDUSTRIAL DR	2/24/2022	\$3,500,000	\$2,916,058	\$1,291,775	\$637,988	3.07	\$420,774	\$9.66		300	21.88%
44	44-25-01-202-022	32601 INDUSTRIAL DR	10/28/2020	\$1,455,000	\$1,622,608	\$420,424	\$512,298	2.466	\$170,488	\$3.91		300	31.57%
44	44-25-01-202-024	32411 INDUSTRIAL DR	2/25/2022	\$1,250,000	\$919,019	\$605,124	\$215,723	1.038	\$582,971	\$13.38		300	23.47%
44	44-25-01-202-025	32401 INDUSTRIAL DR	6/10/2021	\$1,225,000	\$1,096,238	\$527,846	\$372,322	1.792	\$294,557	\$6.76		300	33.96%
44	44-25-01-202-030	32655 INDUSTRIAL DR	9/25/2020	\$2,300,000	\$2,168,056	\$794,441	\$640,373	3.082	\$257,768	\$5.92		300	29.54%
44	44-25-01-327-017	31601 RESEARCH PARK DR	6/1/2020	\$1,725,000	\$2,065,090	\$155,190	\$463,349	2.23	\$69,592	\$1.60		300	22.44%
44	44-25-01-426-017	1201 E WHITCOMB AVE	4/29/2022	\$936,000	\$1,400,805	-\$41,766	\$407,221	1.96	-\$21,309	-\$0.49		300	29.07%
44	44-25-01-427-020	31791 SHERMAN AVE	8/31/2021	\$895,000	\$762,759	\$282,747	\$125,928	0.606	\$466,579	\$10.71		300	16.51%
44	44-25-02-101-030	32525 STEPHENSON HWY	4/9/2021	\$890,000	\$684,747	\$366,277	\$141,669	0.682	\$537,063	\$12.33		300	20.69%
44	44-25-02-101-031	32475 STEPHENSON HWY	6/26/2020	\$1,000,000	\$874,755	\$345,033	\$211,073	1.016	\$339,599	\$7.80		300	24.13%
44	44-25-02-326-008	31695 STEPHENSON HWY	8/3/2020	\$925,000	\$763,611	\$367,075	\$195,310	0.94	\$390,505	\$8.96		300	25.58%
44	44-25-02-327-003	31435 STEPHENSON HWY	5/27/2022	\$1,800,000	\$1,442,747	\$681,878	\$291,733	1.404	\$485,668	\$11.15		300	20.22%
44	44-25-02-376-004	31211 STEPHENSON HWY	5/8/2020	\$1,065,000	\$1,011,680	\$305,003	\$240,408	1.157	\$263,615	\$6.05		300	23.76%
44	44-25-02-377-002	31171 STEPHENSON HWY	10/14/2022	\$1,750,000	\$1,322,034	\$814,755	\$367,947	1.771	\$460,054	\$10.56		300	27.83%
44	44-25-02-378-023	31330 STEPHENSON HWY	11/30/2020	\$1,175,000	\$959,325	\$392,786	\$169,597	1.03	\$381,346	\$8.75		300	17.68%
44	44-25-11-126-025	30105 STEPHENSON HWY	9/8/2021	\$900,000	\$951,974	\$323,652	\$353,228	1.7	\$190,384	\$4.37		300	37.10%

**CITY OF MADISON HEIGHTS**

**LAND FOR 2024: 300 LAND**

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
44	44-25-11-281-004	375 W GIRARD AVE # 395	11/30/2021	\$555,000	\$492,541	\$208,159	\$111,114	0.535	\$389,082	\$8.93		300	22.56%
44	44-25-11-283-002	201 W GIRARD AVE	10/25/2022	\$650,000	\$526,975	\$306,926	\$180,878	0.871	\$352,383	\$8.09		300	34.32%
44	44-25-11-376-010	29215 STEPHENSON HWY	5/6/2021	\$1,225,000	\$1,142,253	\$422,315	\$307,665	1.481	\$285,155	\$6.55		300	26.93%
44	44-25-11-376-024	29401 STEPHENSON HWY	2/10/2022	\$2,000,000	\$1,991,687	\$460,158	\$392,708	1.89	\$243,470	\$5.59		300	19.72%
44	44-25-11-377-011	29800 STEPHENSON HWY	12/20/2021	\$1,000,000	\$1,338,956	\$345,949	\$675,284	3.25	\$106,446	\$2.44		300	50.43%
44	44-25-11-377-014	29370 STEPHENSON HWY	1/27/2022	\$1,765,000	\$1,243,232	\$842,277	\$313,866	1.511	\$557,430	\$12.80		300	25.25%
44	44-25-11-426-013	500 AJAX DR	3/4/2020	\$420,000	\$659,366	-\$84,392	\$125,451	0.604	-\$139,722	-\$3.21		300	19.03%
44	44-25-12-152-006	110 E GIRARD AVE	12/14/2021	\$440,000	\$320,547	\$199,655	\$73,458	0.354	\$563,997	\$12.95		300	22.92%
44	44-25-12-351-013	605 E 12 MILE RD	4/27/2021	\$1,570,000	\$2,100,973	\$97,306	\$579,708	2.79	\$34,877	\$0.80		300	27.59%
44	44-25-12-351-015	111 E 12 MILE RD	7/7/2021	\$3,150,000	\$2,747,390	\$1,583,923	\$1,086,620	5.457	\$290,255	\$6.66	44-25-12-351-016	300	39.55%
44	44-25-13-454-021	1439 E 11 MILE RD	7/15/2022	\$700,000	\$540,787	\$313,601	\$145,442	0.7	\$448,001	\$10.28	44-25-13-454-020	300	26.89%
44	44-25-13-480-019	1731 E 11 MILE RD	5/26/2021	\$525,000	\$423,754	\$198,759	\$88,150	0.424	\$468,771	\$10.76		300	20.80%
44	44-25-23-432-024	25807 JOHN R RD # 25811	12/14/2022	\$250,000	\$189,203	\$127,835	\$56,668	0.273	\$468,260	\$10.75	44-25-23-432-025	300	29.95%
44	44-25-24-201-001	1104 E 11 MILE RD	11/2/2022	\$340,000	\$247,641	\$191,752	\$92,468	0.476	\$402,840	\$9.25	44-25-24-201-006	300	37.34%
44	44-25-24-251-019	26040 PINEHURST DR	6/13/2022	\$1,000,000	\$860,387	\$367,339	\$208,688	1.004	\$365,875	\$8.40		300	24.26%
44	44-25-24-301-001	25914 JOHN R RD	7/6/2021	\$650,000	\$738,856	\$42,358	\$113,335	0.545	\$77,721	\$1.78		300	15.34%
44	44-25-24-304-005	25600 JOHN R RD # 25606	4/8/2022	\$235,500	\$177,245	\$81,584	\$22,896	0.11	\$741,673	\$17.03		300	12.92%
44	44-25-24-305-002	25524 JOHN R RD	8/18/2020	\$410,000	\$248,576	\$205,634	\$38,160	0.184	\$1,117,576	\$25.66		300	15.35%
44	44-25-24-455-038	1143 E 10 MILE RD	9/3/2020	\$150,000	\$247,734	-\$66,264	\$29,765	0.143	-\$463,385	-\$10.64		300	12.01%
44	44-25-24-476-010	1703 E 10 MILE RD	4/22/2021	\$260,000	\$319,125	\$10,577	\$57,240	0.275	\$38,462	\$0.88		300	17.94%
44	44-25-24-476-035	25615 DEQUINDRE RD	5/1/2020	\$720,000	\$1,083,372	-\$122,618	\$219,580	1.057	-\$116,006	-\$2.66	44-25-24-476-036	300	20.27%

**CITY OF MADISON HEIGHTS**

**LAND FOR 2024: AREA LAND SALES**

**COLOR CODING KEY**

- VACANT LAND SALE
- DEMO AFTER SALE OR VACANT SALE -> NEW BUILDING

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
44	44-25-01-303-014	31310 HARLO DR	6/15/2021	\$350,000	\$188,447	\$350,000	\$188,447	1.02	\$342,131	\$7.85		200	100.00%
44	44-25-11-280-017	30235 JOHN R RD	8/27/2021	\$70,000	\$42,680	\$70,000	\$33,528	0.10	\$693,069	\$15.91		200	78.56%
44	44-25-12-102-002	30574 JOHN R RD	11/9/2020	\$80,000	\$50,292	\$80,000	\$50,292	0.15	\$526,316	\$12.08		200	100.00%
44	44-25-14-202-030	611 W 12 MILE RD	8/25/2020	\$490,000	\$697,431	\$490,000	\$697,431	2.94	\$166,894	\$3.83	44-25-14-202-031	200	100.00%
44	44-25-14-483-037	27025 JOHN R RD	3/18/2022	\$1,000,000	\$530,327	\$1,000,000	\$512,164	1.54	\$648,088	\$14.88		200	96.58%