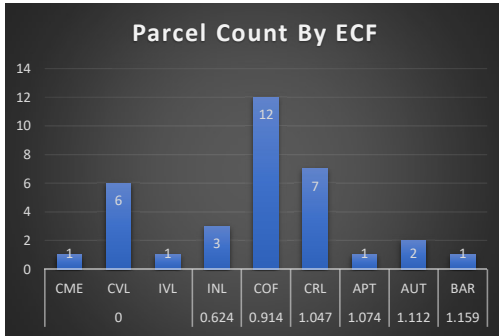


**CITY OF PLEASANT RIDGE**  
**LAND FOR 2024: COM LAND**

BSA DATABASE		SALES DATA	
Parcel Count	34	# of Sales	77
ECF Nbhd	CVL, COF, CRL, INL, IVL, AUT, BAR, CME, APT	Sales Ratio	46.52%
Min ECF	0.624	(Land Resid.-Est. Land Value)/Est. LV	30.51%
Max ECF	1.159	% Change	5.00%
Land Table LtoB	27.34%	Projected Land Table LtoB	28.71%
CVT LtoB	27.34%	Sale Sample Size	226.47%



RATE	OLD RATE	CALC'D RATE	USED RATE
AVERAGE	\$13.11	\$17.11	\$13.77
MEDIAN	\$15.99	\$20.87	\$16.79
MINIMUM	\$4.00	\$5.22	\$4.20
MAXIMUM	\$18.78	\$24.51	\$19.72

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
04	04-25-07-454-041	3116 12 MILE RD	11/20/2020	\$850,000	\$860,620	\$157,519	\$153,375	0.35	\$450,054	\$10.33		COM	17.82%
04	04-25-07-454-043	3052 12 MILE RD	7/22/2021	\$1,250,000	\$1,365,959	\$69,599	\$179,668	0.41	\$169,754	\$3.90		COM	13.15%
04	04-25-07-477-030	2734 12 MILE RD	10/26/2022	\$118,000	\$87,528	\$71,872	\$40,897	0.046	\$1,562,435	\$35.87		COM	46.72%
04	04-25-07-477-031	2710 12 MILE RD	8/19/2020	\$400,000	\$349,827	\$136,339	\$82,219	0.147	\$927,476	\$21.29		COM	23.50%
04	04-25-17-103-024	3270 COOLIDGE HWY	6/13/2022	\$420,000	\$530,429	\$9,020	\$116,337	0.104	\$86,731	\$1.99	04-25-17-103-023	COM	21.93%
04	04-25-17-155-001	2790 COOLIDGE HWY	2/25/2022	\$135,000	\$141,246	\$56,397	\$62,643	0.056	\$1,007,089	\$23.12		COM	44.35%
04	04-25-17-382-041	1850 11 MILE RD	11/4/2020	\$295,000	\$261,299	\$92,668	\$56,091	0.128	\$723,969	\$16.62		COM	21.47%
04	04-25-17-382-050	1904 11 MILE RD	2/23/2022	\$130,000	\$143,758	\$46,379	\$50,833	0.116	\$399,819	\$9.18		COM	35.36%
04	04-25-18-205-028	2985 12 MILE RD	5/26/2022	\$500,000	\$499,302	\$70,052	\$69,354	0.124	\$564,935	\$12.97		COM	13.89%
04	04-25-18-205-040	2959 12 MILE RD	12/5/2022	\$484,000	\$377,556	\$181,575	\$72,710	0.13	\$1,396,731	\$32.06		COM	19.26%
04	04-25-18-227-003	2733 12 MILE RD	10/12/2021	\$600,000	\$514,128	\$242,539	\$152,132	0.272	\$891,688	\$20.47		COM	29.59%
04	04-25-18-279-028	2717 COOLIDGE HWY	3/8/2021	\$320,000	\$280,890	\$103,872	\$63,186	0.096	\$1,082,000	\$24.84		COM	22.49%
04	04-25-18-377-032	3650 11 MILE RD	6/29/2022	\$209,000	\$199,006	\$41,568	\$28,249	0.091	\$456,791	\$10.49		IND	14.20%
04	04-25-18-478-010	2998 11 MILE RD	12/16/2020	\$270,000	\$223,106	\$86,871	\$35,732	0.13	\$668,238	\$15.34		COM	16.02%
24	24-25-26-354-002	1930 HILTON RD	12/13/2021	\$742,050	\$494,246	\$355,540	\$103,279	0.206	\$1,725,922	\$39.62		IND	20.90%
24	24-25-26-384-025	1603 E 9 MILE RD	9/7/2021	\$750,000	\$866,096	\$291,367	\$399,844	0.423	\$688,811	\$15.81		COM	46.17%
24	24-25-26-457-028	1915 E 9 MILE RD	4/27/2021	\$190,000	\$257,580	\$93,288	\$152,880	0.176	\$530,045	\$12.17		COM	59.35%
24	24-25-27-228-036	3321 HILTON RD	6/29/2020	\$85,000	\$105,176	\$6,632	\$26,808	0.041	\$161,756	\$3.71		COM	25.49%
24	24-25-27-228-047	3251 HILTON RD	6/14/2021	\$220,000	\$182,576	\$106,814	\$68,096	0.117	\$912,940	\$20.96		COM	37.30%
24	24-25-27-228-052	3161 HILTON RD	2/12/2021	\$875,000	\$1,196,343	\$79,621	\$394,739	0.908	\$87,688	\$2.01	24-25-27-228-053, 24-25-27-228-054	COM	33.00%
24	24-25-27-302-043	23421 WOODWARD AVE	10/23/2020	\$600,000	\$599,051	\$253,730	\$249,766	0.191	\$1,328,429	\$30.50		COM	41.69%
24	24-25-27-303-047	23365 WOODWARD AVE	6/3/2021	\$710,000	\$664,343	\$415,959	\$364,833	0.279	\$1,490,892	\$34.23	24-25-27-303-048	COM	54.92%
24	24-25-27-327-005	23426 WOODWARD AVE	4/25/2022	\$205,000	\$171,698	\$111,914	\$78,612	0.057	\$1,963,404	\$45.07		COM	45.79%
24	24-25-27-328-003	23344 WOODWARD AVE	2/1/2022	\$120,000	\$168,651	\$37,955	\$85,514	0.062	\$612,177	\$14.05		COM	50.70%
24	24-25-27-377-033	22917 WOODWARD AVE	5/27/2021	\$403,800	\$262,555	\$206,902	\$65,268	0.045	\$4,597,822	\$105.55		COM	24.86%

**CITY OF PLEASANT RIDGE**  
**LAND FOR 2024: COM LAND**

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
24	24-25-27-378-028	344 W 9 MILE RD	1/11/2022	\$1,700,000	\$1,202,765	\$678,363	\$178,529	0.164	\$4,136,360	\$94.96		COM	14.84%
24	24-25-27-381-004	22940 WOODWARD AVE	12/2/2021	\$565,000	\$467,251	\$260,521	\$160,847	0.123	\$2,118,057	\$48.62		COM	34.42%
24	24-25-27-381-024	161 VESTER ST	7/30/2021	\$800,000	\$312,859	\$603,780	\$115,364	0.161	\$3,750,186	\$86.09		IND	36.87%
24	24-25-27-382-003	22840 WOODWARD AVE	12/5/2022	\$3,250,000	\$2,344,326	\$1,583,546	\$650,444	0.852	\$1,858,622	\$42.67	24-25-27-381-028	COM	27.75%
24	24-25-27-382-012	150 VESTER ST	6/15/2020	\$750,000	\$932,157	-\$63,877	\$116,766	0.161	-\$396,752	-\$9.11		COM	12.53%
24	24-25-27-437-007	2525 HILTON RD	9/3/2021	\$665,000	\$684,630	\$152,368	\$153,306	0.422	\$361,062	\$8.29		COM	22.39%
24	24-25-28-454-025	1200 W 9 MILE RD	6/28/2022	\$836,000	\$675,274	\$509,271	\$334,575	0.661	\$770,455	\$17.69		COM	49.55%
24	24-25-28-479-004	1040 W 9 MILE RD	8/27/2020	\$605,000	\$510,226	\$430,672	\$325,720	0.375	\$1,148,459	\$26.36		COM	63.84%
24	24-25-33-201-031	1111 W 9 MILE RD	5/25/2022	\$325,000	\$459,133	\$128,178	\$262,311	0.302	\$424,430	\$9.74		COM	57.13%
24	24-25-33-229-005	733 W 9 MILE RD	6/22/2020	\$300,000	\$458,061	-\$72,754	\$81,654	0.094	-\$773,979	-\$17.77		COM	17.83%
24	24-25-33-229-040	747 W 9 MILE RD	10/2/2020	\$363,000	\$448,825	\$94,821	\$174,595	0.201	\$471,746	\$10.83		COM	38.90%
24	24-25-33-435-036	561 LIVERNOIS ST	2/28/2020	\$390,000	\$364,699	\$142,000	\$116,272	0.399	\$355,890	\$8.17		COM	31.88%
24	24-25-34-126-003	251 W 9 MILE RD	1/30/2020	\$400,000	\$459,665	\$59,218	\$116,960	0.115	\$514,939	\$11.82		COM	25.44%
24	24-25-34-126-005	231 W 9 MILE RD	1/26/2021	\$1,095,659	\$1,367,956	-\$36,903	\$233,944	0.23	-\$160,448	-\$3.68		COM	17.10%
24	24-25-34-127-004	22736 WOODWARD AVE	3/14/2022	\$830,000	\$644,157	\$309,147	\$123,304	0.081	\$3,816,630	\$87.62		COM	19.14%
24	24-25-34-127-005	22730 WOODWARD AVE	6/4/2021	\$210,000	\$141,491	\$107,670	\$39,161	0.027	\$3,987,778	\$91.55		COM	27.68%
24	24-25-34-127-013	22726 WOODWARD AVE	5/2/2022	\$350,000	\$347,734	\$108,829	\$106,563	0.07	\$1,554,700	\$35.69		COM	30.64%
24	24-25-34-131-052	22451 WOODWARD AVE	9/16/2021	\$700,000	\$1,116,458	\$248,882	\$658,220	0.544	\$457,504	\$10.50	24-25-34-131-055	COM	58.96%
24	24-25-34-155-002	940 LIVERNOIS ST	10/14/2021	\$235,000	\$176,873	\$150,586	\$85,010	0.234	\$643,530	\$14.77		COM	48.06%
24	24-25-34-255-006	22020 WOODWARD AVE	7/22/2021	\$170,000	\$160,149	\$70,490	\$58,612	0.062	\$1,136,935	\$26.10		COM	36.60%
24	24-25-34-255-007	22016 WOODWARD AVE	8/1/2021	\$250,000	\$182,270	\$127,340	\$58,612	0.062	\$2,053,871	\$47.15		COM	32.16%
24	24-25-34-301-010	800 LIVERNOIS ST	12/30/2021	\$600,000	\$483,859	\$255,838	\$135,867	0.374	\$684,059	\$15.70		COM	28.08%
24	24-25-34-351-039	150 LIVERNOIS ST	8/17/2020	\$170,000	\$185,081	\$84,684	\$96,167	0.33	\$256,618	\$5.89	24-25-34-351-038	COM	51.96%
24	24-25-35-105-001	1100 E SARATOGA AVE	12/12/2022	\$3,073,765	\$2,895,193	\$1,353,527	\$1,109,529	4.989	\$271,302	\$6.23	24-25-35-105-002, 24-25-35-105-008, 24-25-35-105-009	IND	38.32%
28	28-25-25-105-001	24524 JOHN R RD	9/2/2021	\$800,000	\$539,212	\$369,026	\$79,779	0.434	\$850,290	\$19.52		CMN	14.80%
28	28-25-25-105-002	24500 JOHN R RD	4/24/2020	\$175,000	\$173,986	\$18,262	\$17,248	0.067	\$272,567	\$6.26		CMN	9.91%
28	28-25-25-152-001	24362 JOHN R RD	11/23/2021	\$176,000	\$109,128	\$88,864	\$20,228	0.069	\$1,287,884	\$29.57		CMN	18.54%
28	28-25-25-301-052	23900 JOHN R RD	6/18/2021	\$260,000	\$230,720	\$116,653	\$68,015	0.37	\$315,278	\$7.24		CMN	29.48%
28	28-25-25-301-053	23830 JOHN R RD	6/18/2021	\$115,000	\$144,696	\$20,139	\$41,190	0.16	\$125,869	\$2.89		CMN	28.47%
28	28-25-25-379-034	1003 E 9 MILE RD	7/20/2020	\$135,000	\$131,703	\$39,635	\$32,117	0.146	\$271,473	\$6.23		CMN	24.39%
28	28-25-26-229-026	24520 N CHRYSLER DR	12/23/2022	\$1,000,000	\$1,512,926	-\$61,365	\$451,561	5.89	-\$10,419	-\$0.24	28-25-26-230-020	CMN	29.85%
28	28-25-26-432-022	23831 JOHN R RD	6/18/2021	\$296,000	\$279,755	\$41,559	\$23,684	0.092	\$451,728	\$10.37		CMN	8.47%
28	28-25-26-458-030	638 W NINE MILE	1/10/2020	\$395,000	\$409,786	\$101,797	\$90,359	0.422	\$241,225	\$5.54	28-25-26-458-031, 28-25-26-458-032	CMN	22.05%
28	28-25-26-460-033	410 W 9 MILE RD	1/7/2022	\$170,000	\$188,646	\$9,731	\$28,377	0.166	\$58,620	\$1.35		CMN	15.04%
28	28-25-26-477-022	23053 S CHRYSLER DR	9/24/2020	\$255,000	\$192,923	\$132,446	\$62,453	0.224	\$591,277	\$13.57	28-25-26-477-023, 28-25-26-477-025	CMN	32.37%
28	28-25-35-230-033	22655 S CHRYSLER DR	8/2/2022	\$231,439	\$182,692	\$86,101	\$35,623	0.235	\$366,387	\$8.41		CMS	19.50%
28	28-25-35-426-032	21611 JOHN R RD	4/1/2021	\$300,000	\$379,620	-\$33,644	\$35,623	0.235	-\$143,166	-\$3.29		CMS	9.38%
28	28-25-35-427-042	21505 JOHN R RD	10/15/2021	\$130,000	\$140,111	\$16,708	\$26,819	0.148	\$112,892	\$2.59		CMS	19.14%
28	28-25-35-428-050	21403 JOHN R RD	6/4/2021	\$400,000	\$501,030	-\$14,577	\$74,885	0.988	-\$14,754	-\$0.34		CMS	14.95%
28	28-25-35-480-020	222 W 8 MILE RD	4/15/2021	\$375,000	\$409,146	\$39,362	\$66,749	0.425	\$92,616	\$2.13	28-25-35-480-003	CMS	16.31%
28	28-25-36-126-009	704 E NINE MILE	8/3/2021	\$250,000	\$238,857	\$48,916	\$31,379	0.207	\$236,309	\$5.42		CMS	13.14%
28	28-25-36-127-005	940 E 9 MILE RD	12/20/2021	\$132,000	\$85,753	\$73,796	\$21,805	0.103	\$716,466	\$16.45		CMS	25.43%
28	28-25-36-151-038	22018 JOHN R RD	4/30/2020	\$465,000	\$485,308	\$39,373	\$53,363	0.279	\$141,122	\$3.24	28-25-36-151-003	CMS	11.00%
28	28-25-36-201-003	1212 E 9 MILE RD	3/26/2021	\$200,000	\$308,629	-\$67,035	\$39,110	0.258	-\$259,826	-\$5.96		CMS	12.67%
28	28-25-36-226-038	1440 E 9 MILE RD	12/22/2021	\$200,000	\$294,588	-\$25,117	\$58,665	0.387	-\$64,902	-\$1.49		CMS	19.91%
28	28-25-36-283-032	21721 DEQUINDRE RD	12/28/2021	\$78,750	\$77,419	\$20,141	\$16,169	0.067	\$300,612	\$6.90		CMS	20.89%
28	28-25-36-305-052	21412 JOHN R RD	6/28/2022	\$169,500	\$117,297	\$97,737	\$34,865	0.23	\$424,943	\$9.76		CMS	29.72%
28	28-25-36-480-031	21039 DEQUINDRE RD	1/4/2022	\$210,000	\$128,303	\$100,538	\$18,841	0.089	\$1,129,640	\$25.93		CMS	14.68%
32	32-25-21-178-014	26311 WOODWARD AVE	12/15/2021	\$600,000	\$435,251	\$335,382	\$167,793	0.225	\$1,490,587	\$34.22		COM	38.55%
32	32-25-21-182-017	26125 WOODWARD AVE	7/14/2021	\$851,700	\$630,709	\$450,576	\$224,229	0.34	\$1,325,224	\$30.42		COM	35.55%
60	60-25-27-153-018	23733 WOODWARD AVE	11/8/2022	\$1,000,000	\$391,868	\$841,887	\$224,281	0.322	\$2,614,556	\$60.02		COM	57.23%
60	60-25-27-156-001	23880 WOODWARD AVE	12/14/2022	\$1,500,000	\$1,029,949	\$800,982	\$266,769	0.482	\$1,661,788	\$38.15	60-25-27-156-003	COM	25.90%

# CITY OF PLEASANT RIDGE

## LAND FOR 2024: AREA LAND SALES

### COLOR CODING KEY

VACANT LAND SALE

DEMO AFTER SALE OR

VACANT SALE -> NEW BUILDING

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Res.	Land Value	Total Acres	\$/ACRE	\$/SF	Other Parcels in Sale	Land Table	LtoB
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