

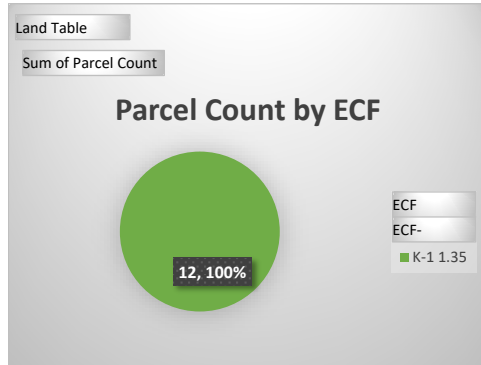
# City of Pleasant Ridge

Land Table K-1

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	5
ECF Nbhd	K-1	Sales Ratio	49.25%
Min ECF	1.350	(Land Resid.-Est. Land Value)/Est. LV	8.74%
Max ECF	1.350	% Change	10.00%
Land Table LtoB	18.06%	Projected Land Table LtoB	19.86%
CVT LtoB	41.83%	Sales Sample Size	41.67%

**Color Key**

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$56,238	\$61,154	\$61,862
<b>MINIMUM</b>	\$56,238	\$61,154	\$61,862
<b>MAXIMUM</b>	\$56,238	\$61,154	\$61,862

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
60-25-27-155-029	23972 WOODWARD AVE	03/08/21	\$305,000	\$251,625	\$109,613	\$56,238	0.03	\$4,215,885		Land table K-1	22.35%
60-25-27-155-033	23952 WOODWARD AVE	03/02/21	\$269,000	\$251,625	\$73,613	\$56,238	0.03	\$2,831,269		Land table K-1	22.35%
60-25-27-155-030	23970 WOODWARD AVE	06/08/21	\$380,000	\$372,434	\$63,804	\$56,238	0.03	\$2,454,000		Land table K-1	15.10%
60-25-27-155-032	23962 WOODWARD AVE	10/14/22	\$370,000	\$375,595	\$50,643	\$56,238	0.03	\$1,947,808		Land table K-1	14.97%
60-25-27-155-028	23982 WOODWARD AVE	01/27/21	\$320,000	\$368,139	\$8,099	\$56,238	0.03	\$311,500		Land table K-1	15.28%

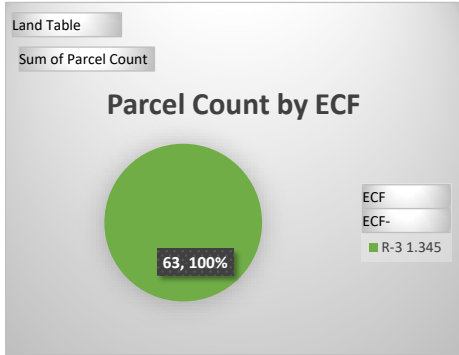
# City of Pleasant Ridge

Land Table R-3

BSA DATABASE		SALES DATA	
Parcel Count	63	# of Sales	5
ECF Nbhd	R-3	Sales Ratio	43.60%
Min ECF	1.345	(Land Resid.-Est. Land Value)/Est. LV	37.54%
Max ECF	1.345	% Change	20.00%
Land Table LtoB	42.25%	Projected Land Table LtoB	50.70%
CVT LtoB	41.83%	Sales Sample Size	7.94%

**Color Key**

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	<b>\$143,651</b>	<b>\$197,575</b>	<b>\$172,382</b>
<b>MINIMUM</b>	<b>\$81,791</b>	<b>\$112,494</b>	<b>\$98,149</b>
<b>MAXIMUM</b>	<b>\$197,937</b>	<b>\$272,238</b>	<b>\$237,524</b>

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
60-25-28-180-081	108 MAPLEFIELD RD	04/15/22	\$435,000	\$301,617	\$256,278	\$122,895	0.12	\$2,135,650		Land Table R-3	40.75%
60-25-28-180-079	102 MAPLEFIELD RD	06/09/22	\$447,000	\$381,070	\$188,825	\$122,895	0.12	\$1,573,542		Land Table R-3	32.25%
60-25-28-180-086	126 MAPLEFIELD RD	06/11/21	\$440,000	\$408,932	\$167,866	\$136,798	0.13	\$1,262,150		Land Table R-3	33.45%
60-25-28-180-094	158 MAPLEFIELD RD	06/11/21	\$365,000	\$346,112	\$155,686	\$136,798	0.13	\$1,170,571		Land Table R-3	39.52%
60-25-28-181-016	99 MAPLEFIELD RD	03/31/21	\$374,000	\$359,416	\$198,096	\$183,512	0.17	\$1,165,271		Land Table R-3	51.06%

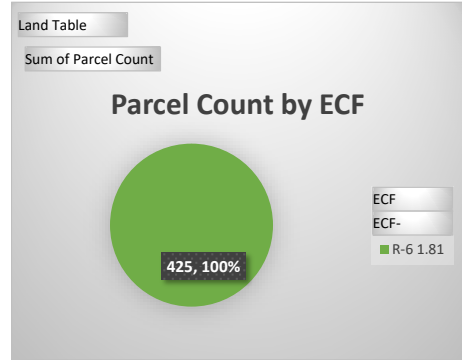
# City of Pleasant Ridge

Land Table R-6

BSA DATABASE		SALES DATA	
Parcel Count	425	# of Sales	55
ECF Nbhd	R-6	Sales Ratio	48.66%
Min ECF	1.810	(Land Resid.-Est. Land Value)/Est. LV	7.03%
Max ECF	1.810	% Change	10.00%
Land Table LtoB	40.28%	Projected Land Table LtoB	44.31%
CVT LtoB	41.83%	Sales Sample Size	12.94%

**Color Key**

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$157,663	\$168,746	\$173,429
<b>MINIMUM</b>	\$109,683	\$117,393	\$120,651
<b>MAXIMUM</b>	\$256,338	\$274,357	\$281,972

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
60-25-27-104-033	21 AMHERST RD	06/16/22	\$565,000	\$381,051	\$304,727	\$120,778	0.10	\$3,017,099		Land Table R-6	31.70%
60-25-27-176-003	28 MAYWOOD AVE	07/16/21	\$450,000	\$325,423	\$264,138	\$139,561	0.13	\$2,063,578		Land Table R-6	42.89%
60-25-27-104-020	38 WELLESLEY DR	07/19/22	\$399,900	\$305,503	\$215,175	\$120,778	0.10	\$2,109,559		Land Table R-6	39.53%
60-25-27-130-044	77 AMHERST RD	11/09/21	\$386,000	\$302,472	\$204,306	\$120,778	0.11	\$1,927,415		Land Table R-6	39.93%
60-25-27-156-017	13 FAIRWOOD BLVD	03/28/22	\$606,000	\$487,134	\$286,369	\$167,503	0.15	\$1,961,432		Land Table R-6	34.39%
60-25-27-104-034	23 AMHERST RD	07/08/21	\$427,000	\$350,445	\$197,333	\$120,778	0.10	\$1,953,792		Land Table R-6	34.46%
60-25-27-176-029	25 SYLVAN AVE	08/06/21	\$376,000	\$309,406	\$206,155	\$139,561	0.13	\$1,598,101		Land Table R-6	45.11%
60-25-27-178-004	58 SYLVAN AVE	09/03/21	\$351,000	\$289,806	\$209,017	\$147,823	0.14	\$1,536,890		Land Table R-6	51.01%
60-25-27-105-007	12 AMHERST RD	10/18/21	\$550,000	\$456,348	\$261,155	\$167,503	0.15	\$1,776,565		Land Table R-6	36.71%
60-25-27-177-022	27 FAIRWOOD BLVD	10/04/21	\$450,000	\$377,016	\$220,807	\$147,823	0.13	\$1,698,515		Land Table R-6	39.21%
60-25-27-130-007	56 WELLESLEY DR	10/03/22	\$400,000	\$336,949	\$183,829	\$120,778	0.10	\$1,767,587		Land Table R-6	35.84%
60-25-27-103-031	25 WELLESLEY DR	09/23/21	\$365,000	\$310,341	\$164,342	\$109,683	0.10	\$1,676,959		Land Table R-6	35.34%
60-25-27-178-029	70 SYLVAN AVE	09/14/21	\$381,000	\$332,103	\$196,720	\$147,823	0.14	\$1,415,252		Land Table R-6	44.51%
60-25-27-104-017	32 WELLESLEY DR	09/10/21	\$373,500	\$327,914	\$166,364	\$120,778	0.10	\$1,647,168		Land Table R-6	36.83%
60-25-27-102-039	13 DEVONSHIRE RD	04/09/21	\$505,000	\$443,881	\$255,681	\$194,562	0.19	\$1,382,059		Land Table R-6	43.83%
60-25-27-176-039	45 SYLVAN AVE	03/03/22	\$360,000	\$319,907	\$187,916	\$147,823	0.13	\$1,412,902		Land Table R-6	46.21%
60-25-27-102-040	15 DEVONSHIRE RD	06/30/22	\$510,000	\$457,504	\$247,058	\$194,562	0.19	\$1,335,449		Land Table R-6	42.53%
60-25-27-156-012	3 FAIRWOOD BLVD	10/27/22	\$440,000	\$394,948	\$212,555	\$167,503	0.15	\$1,436,182		Land Table R-6	42.41%
60-25-27-130-042	73 AMHERST RD	04/30/21	\$315,000	\$283,540	\$152,238	\$120,778	0.11	\$1,436,208		Land Table R-6	42.60%
60-25-27-176-004	30 MAYWOOD AVE	12/28/21	\$400,000	\$360,984	\$178,577	\$139,561	0.13	\$1,384,318		Land Table R-6	38.66%
60-25-27-155-017	11 SYLVAN AVE	10/19/21	\$568,000	\$512,714	\$222,789	\$167,503	0.15	\$1,475,424		Land Table R-6	32.67%
60-25-27-178-005	60 SYLVAN AVE	03/16/22	\$280,000	\$257,285	\$170,538	\$147,823	0.14	\$1,253,956		Land Table R-6	57.45%
60-25-27-179-014	42 FAIRWOOD BLVD	07/06/22	\$420,000	\$392,649	\$175,174	\$147,823	0.13	\$1,317,098		Land Table R-6	37.65%

**City of Pleasant Ridge**

Land Table R-6

60-25-27-155-015	7 SYLVAN AVE	10/29/21	\$400,000	\$378,361	\$189,142	\$167,503	0.15	\$1,269,409	Land Table R-6	44.27%
60-25-27-176-040	47 SYLVAN AVE	01/14/21	\$325,000	\$310,252	\$162,571	\$147,823	0.13	\$1,222,338	Land Table R-6	47.65%
60-25-27-155-016	9 SYLVAN AVE	09/07/21	\$434,900	\$415,308	\$187,095	\$167,503	0.15	\$1,247,300	Land Table R-6	40.33%
60-25-27-179-003	20 FAIRWOOD BLVD	02/04/22	\$470,000	\$451,846	\$157,715	\$139,561	0.13	\$1,232,148	Land Table R-6	30.89%
60-25-27-132-022	90 AMHERST RD	12/10/21	\$420,000	\$404,222	\$183,281	\$167,503	0.15	\$1,230,074	Land Table R-6	41.44%
60-25-27-129-004	44 DEVONSHIRE RD	04/12/21	\$325,000	\$313,703	\$178,800	\$167,503	0.15	\$1,168,627	Land Table R-6	53.40%
60-25-27-105-009	16 AMHERST RD	09/10/21	\$387,000	\$380,072	\$174,431	\$167,503	0.15	\$1,178,588	Land Table R-6	44.07%
60-25-27-176-048	65 SYLVAN AVE	07/29/21	\$740,000	\$728,919	\$158,904	\$147,823	0.14	\$1,159,883	Land Table R-6	20.28%
60-25-27-105-005	8 AMHERST RD	08/06/21	\$300,000	\$296,994	\$112,689	\$109,683	0.10	\$1,186,200	Land Table R-6	36.93%
60-25-27-130-029	47 AMHERST RD	08/20/21	\$335,000	\$345,692	\$110,086	\$120,778	0.10	\$1,068,796	Land Table R-6	34.94%
60-25-27-176-022	66 MAYWOOD AVE	04/08/22	\$311,000	\$321,256	\$137,567	\$147,823	0.14	\$996,862	Land Table R-6	46.01%
60-25-27-128-034	67 DEVONSHIRE RD	01/06/22	\$487,500	\$505,826	\$149,177	\$167,503	0.15	\$968,682	Land Table R-6	33.11%
60-25-27-129-023	47 WELLESLEY DR	03/19/21	\$285,000	\$298,791	\$106,987	\$120,778	0.11	\$990,620	Land Table R-6	40.42%
60-25-27-132-031	39 MAYWOOD AVE	04/08/21	\$250,000	\$268,796	\$129,027	\$147,823	0.13	\$977,477	Land Table R-6	54.99%
60-25-27-102-055	7 DEVONSHIRE RD	08/12/21	\$300,000	\$323,902	\$143,601	\$167,503	0.15	\$932,474	Land Table R-6	51.71%
60-25-27-176-015	52 MAYWOOD AVE	09/19/22	\$230,000	\$248,940	\$128,883	\$147,823	0.13	\$961,813	Land Table R-6	59.38%
60-25-27-178-015	47 FAIRWOOD BLVD	06/14/21	\$320,000	\$346,530	\$121,293	\$147,823	0.14	\$898,467	Land Table R-6	42.66%
60-25-27-177-023	29 FAIRWOOD BLVD	09/27/22	\$360,000	\$392,054	\$115,769	\$147,823	0.13	\$890,531	Land Table R-6	37.70%
60-25-27-156-010	18 SYLVAN AVE	11/15/22	\$590,000	\$646,672	\$110,831	\$167,503	0.16	\$705,930	Land Table R-6	25.90%
60-25-27-102-057	11 DEVONSHIRE RD	03/29/22	\$785,000	\$868,264	\$84,239	\$167,503	0.15	\$547,006	Land Table R-6	19.29%
60-25-27-180-009	62 FAIRWOOD BLVD	11/10/21	\$295,000	\$327,268	\$115,555	\$147,823	0.14	\$837,355	Land Table R-6	45.17%
60-25-27-102-054	7 DEVONSHIRE RD	12/22/22	\$500,000	\$556,143	\$111,360	\$167,503	0.15	\$723,117	Land Table R-6	30.12%
60-25-27-176-011	44 MAYWOOD AVE	04/02/21	\$215,000	\$240,578	\$122,245	\$147,823	0.13	\$926,098	Land Table R-6	61.44%
60-25-27-129-009	56 DEVONSHIRE RD	09/29/22	\$307,500	\$346,983	\$128,020	\$167,503	0.15	\$836,732	Land Table R-6	48.27%
60-25-27-130-002	46 WELLESLEY DR	04/12/21	\$450,000	\$516,410	\$54,368	\$120,778	0.10	\$527,845	Land Table R-6	23.39%
60-25-27-130-048	85 AMHERST RD	04/19/22	\$385,000	\$446,882	\$194,456	\$256,338	0.27	\$712,293	Land Table R-6	57.36%
60-25-27-156-014	7 FAIRWOOD BLVD	11/12/21	\$539,000	\$631,085	\$75,418	\$167,503	0.15	\$502,787	Land Table R-6	26.54%
60-25-27-176-010	42 MAYWOOD AVE	04/12/21	\$285,000	\$341,972	\$90,851	\$147,823	0.13	\$688,265	Land Table R-6	43.23%
60-25-27-102-043	21 DEVONSHIRE RD	02/11/21	\$245,000	\$303,720	\$108,783	\$167,503	0.15	\$706,383	Land Table R-6	55.15%
60-25-27-128-033	65 DEVONSHIRE RD	06/18/21	\$240,000	\$319,561	\$87,942	\$167,503	0.15	\$571,052	Land Table R-6	52.42%
60-25-27-129-010	58 DEVONSHIRE RD	09/29/21	\$355,000	\$491,790	\$30,713	\$167,503	0.15	\$202,059	Land Table R-6	34.06%
60-25-27-178-006	62 SYLVAN AVE	03/23/22	\$165,000	\$245,892	\$66,931	\$147,823	0.14	\$488,547	Land Table R-6	60.12%

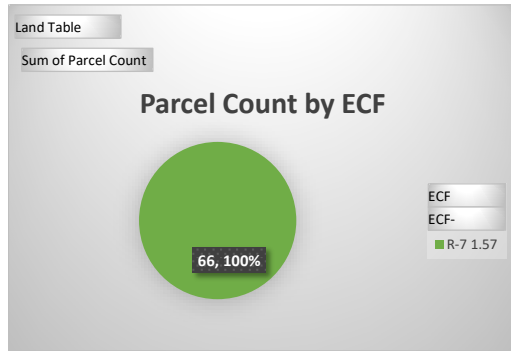
# City of Pleasant Ridge

Land Table R-7

BSA DATABASE		SALES DATA	
Parcel Count	66	# of Sales	3
ECF Nbhd	R-7	Sales Ratio	50.31%
Min ECF	1.570	(Land Resid.-Est. Land Value)/Est. LV	-1.64%
Max ECF	1.570	% Change	10.00%
Land Table LtoB	40.14%	Projected Land Table LtoB	44.15%
CVT LtoB	41.83%	Sales Sample Size	4.55%

**Color Key**

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$139,992	\$137,693	\$153,991
MINIMUM	\$110,827	\$109,007	\$121,910
MAXIMUM	\$163,324	\$160,642	\$179,656

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
60-25-27-180-026	79 WOODWARD HEIGHTS BLVD	07/26/21	\$325,000	\$297,991	\$137,836	\$110,827	0.14	\$998,812		Land Table R-7	37.19%
60-25-27-181-042	80 WOODWARD HEIGHTS BLVD	09/24/21	\$300,000	\$305,893	\$104,934	\$110,827	0.12	\$853,122		Land Table R-7	36.23%
60-25-27-181-009	12 WOODWARD HEIGHTS BLVD	11/05/21	\$250,000	\$276,575	\$84,252	\$110,827	0.17	\$501,500		Land Table R-7	40.07%

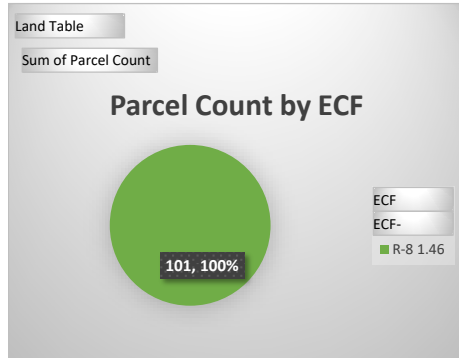
# City of Pleasant Ridge

Land Table R-8

BSA DATABASE		SALES DATA	
Parcel Count	101	# of Sales	4
ECF Nbhd	R-8	Sales Ratio	46.08%
Min ECF	1.460	(Land Resid.-Est. Land Value)/Est. LV	23.21%
Max ECF	1.460	% Change	10.00%
Land Table LtoB	36.54%	Projected Land Table LtoB	40.20%
CVT LtoB	41.83%	Sales Sample Size	3.96%

**Color Key**

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$269,465	\$332,003	\$296,412
<b>MINIMUM</b>	\$101,720	\$125,327	\$111,892
<b>MAXIMUM</b>	\$407,030	\$501,494	\$447,733

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
60-25-27-154-006	11 CAMBRIDGE BLVD	03/28/22	\$867,500	\$719,778	\$391,292	\$243,570	0.19	\$2,081,340		Land Table R-8	33.84%
60-25-27-153-013	10 CAMBRIDGE BLVD	10/20/22	\$750,000	\$651,354	\$368,111	\$269,465	0.22	\$1,704,218		Land Table R-8	41.37%
60-25-27-152-006	14 OXFORD BLVD	02/21/22	\$900,000	\$836,724	\$328,588	\$265,312	0.21	\$1,587,382		Land Table R-8	31.71%
60-25-28-279-011	41 CAMBRIDGE BLVD	07/14/22	\$505,000	\$577,476	\$171,094	\$243,570	0.19	\$910,074		Land Table R-8	42.18%

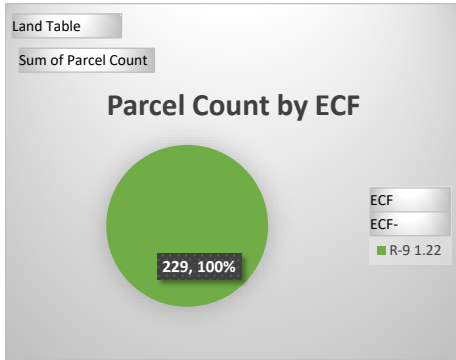
# City of Pleasant Ridge

Land Table R-9

BSA DATABASE		SALES DATA	
Parcel Count	229	# of Sales	11
ECF Nbhd	R-9	Sales Ratio	42.64%
Min ECF	1.220	(Land Resid.-Est. Land Value)/Est. LV	38.37%
Max ECF	1.220	% Change	10.00%
Land Table LtoB	49.21%	Projected Land Table LtoB	54.13%
CVT LtoB	41.83%	Sales Sample Size	4.80%

**Color Key**

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	<b>\$242,018</b>	<b>\$334,884</b>	<b>\$266,220</b>
<b>MINIMUM</b>	<b>\$19,752</b>	<b>\$27,331</b>	<b>\$21,727</b>
<b>MAXIMUM</b>	<b>\$326,061</b>	<b>\$451,176</b>	<b>\$358,667</b>

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
60-25-28-252-048	1 A NORWICH RD	07/21/22	\$230,000				0.20	\$1,144,279		Land Table R-9	100.00%
60-25-28-253-033	124 CAMBRIDGE BLVD	06/28/22	\$531,000	\$406,154	\$361,423	\$236,577	0.21	\$1,721,062		Land Table R-9	58.25%
60-25-28-203-022	128 ELM PARK AVE	09/13/22	\$650,000	\$521,315	\$326,999	\$198,314	0.16	\$2,043,744		Land Table R-9	38.04%
60-25-28-253-038	114 CAMBRIDGE BLVD	06/30/22	\$531,000	\$426,838	\$340,739	\$236,577	0.20	\$1,686,827		Land Table R-9	55.43%
60-25-28-252-017	13 NORWICH RD	04/20/21	\$600,000	\$488,159	\$348,418	\$236,577	0.20	\$1,733,423		Land Table R-9	48.46%
60-25-28-253-025	5 HANOVER RD	11/05/21	\$495,000	\$411,823	\$308,187	\$225,010	0.19	\$1,630,619		Land Table R-9	54.64%
60-25-28-253-008	39 HANOVER RD	06/11/21	\$250,111				0.17	\$1,454,134		Land Table R-9	95.20%
60-25-28-251-017	105 ELM PARK AVE	08/18/21	\$709,000	\$598,834	\$357,624	\$247,458	0.23	\$1,534,867		Land Table R-9	41.32%
60-25-28-251-022	32 NORWICH RD	03/22/21	\$595,000	\$535,409	\$257,905	\$198,314	0.14	\$1,803,531		Land Table R-9	37.04%
60-25-28-251-015	111 ELM PARK AVE	07/13/21	\$700,000	\$634,600	\$335,838	\$270,438	0.27	\$1,257,820		Land Table R-9	42.62%
60-25-28-253-031	128 CAMBRIDGE BLVD	08/26/21	\$626,000	\$613,494	\$249,083	\$236,577	0.21	\$1,169,404		Land Table R-9	38.56%

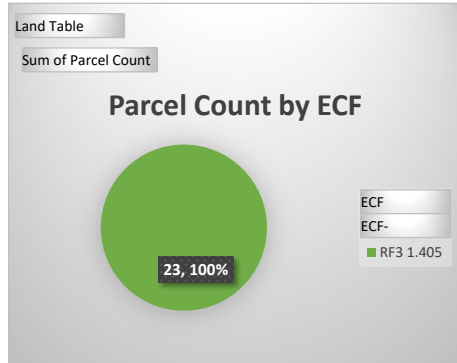
# City of Pleasant Ridge

Land Table RF3

BSA DATABASE		SALES DATA	
Parcel Count	23	# of Sales	1
ECF Nbhd	RF3	Sales Ratio	30.07%
Min ECF	1.405	(Land Resid.-Est. Land Value)/Est. LV	188.24%
Max ECF	1.405	% Change	10.00%
Land Table LtoB	37.05%	Projected Land Table LtoB	40.75%
CVT LtoB	41.83%	Sales Sample Size	4.35%

**Color Key**

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$287,953	\$830,006	\$316,748
<b>MINIMUM</b>	\$43,444	\$125,225	\$47,788
<b>MAXIMUM</b>	\$502,071	\$1,447,187	\$552,278

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
60-25-28-202-036	18 RIDGE RD	03/07/22	\$1,360,000	\$817,947	\$830,006	\$287,953	0.60	\$1,390,295		Land Table RF3	35.20%



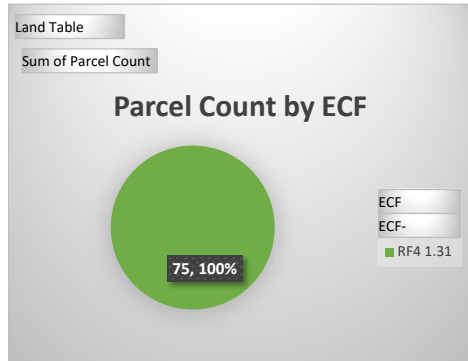
# City of Pleasant Ridge

Land Table RF4

BSA DATABASE		SALES DATA	
Parcel Count	75	# of Sales	4
ECF Nbhd	RF4	Sales Ratio	53.09%
Min ECF	1.310	(Land Resid.-Est. Land Value)/Est. LV	-14.36%
Max ECF	1.310	% Change	5.00%
Land Table LtoB	39.76%	Projected Land Table LtoB	41.75%
CVT LtoB	41.83%	Sales Sample Size	5.33%

**Color Key**

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$286,552	\$245,403	\$300,880
<b>MINIMUM</b>	\$198,244	\$169,776	\$208,156
<b>MAXIMUM</b>	\$435,739	\$373,167	\$457,526

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
60-25-28-276-013	7 ELM PARK BLVD	05/17/22	\$660,000	\$660,629	\$290,284	\$290,913	0.46	\$632,427		Land Table RF4	44.04%
60-25-28-276-017	30 OAKLAND PARK BLVD	08/30/22	\$560,000	\$575,659	\$275,254	\$290,913	0.46	\$599,682		Land Table RF4	50.54%
60-25-28-229-027	3 POPLAR PARK BLVD	05/12/21	\$950,000	\$1,001,383	\$230,807	\$282,190	0.41	\$560,211		Land Table RF4	28.18%
60-25-28-276-004	25 ELM PARK BLVD	03/02/21	\$517,500	\$615,676	\$192,737	\$290,913	0.46	\$419,906		Land Table RF4	47.25%

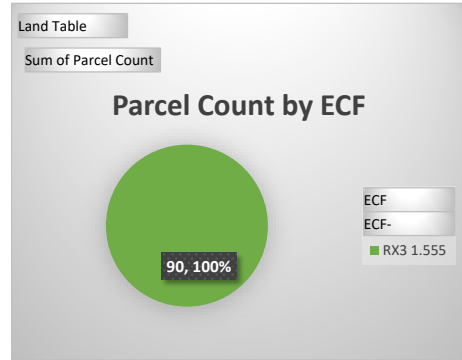
# City of Pleasant Ridge

Land Table RX3

BSA DATABASE		SALES DATA	
Parcel Count	90	# of Sales	15
ECF Nbhd	RX3	Sales Ratio	49.50%
Min ECF	1.555	(Land Resid.-Est. Land Value)/Est. LV	2.15%
Max ECF	1.555	% Change	10.00%
Land Table LtoB	42.78%	Projected Land Table LtoB	47.06%
CVT LtoB	41.83%	Sales Sample Size	16.67%

**Color Key**

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	<b>\$125,416</b>	<b>\$128,113</b>	<b>\$137,957</b>
<b>MINIMUM</b>	<b>\$85,004</b>	<b>\$86,832</b>	<b>\$93,504</b>
<b>MAXIMUM</b>	<b>\$178,393</b>	<b>\$182,230</b>	<b>\$196,232</b>

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
60-25-27-126-036	95 KENSINGTON BLVD	12/22/21	\$270,000	\$230,510	\$124,494	\$85,004	0.08	\$1,499,928		Land Table RX3	36.88%
60-25-27-102-014	18 KENSINGTON BLVD	06/17/22	\$425,000	\$366,987	\$208,460	\$150,447	0.15	\$1,408,514		Land Table RX3	41.00%
60-25-27-128-001	56 KENSINGTON BLVD	07/06/21	\$270,000	\$233,600	\$156,500	\$120,100	0.12	\$1,326,271		Land Table RX3	51.41%
60-25-27-102-023	36 KENSINGTON BLVD	03/01/21	\$245,000	\$215,099	\$150,001	\$120,100	0.12	\$1,271,195		Land Table RX3	55.83%
60-25-27-128-018	102 KENSINGTON BLVD	06/18/21	\$185,000	\$165,152	\$104,852	\$85,004	0.09	\$1,178,112		Land Table RX3	51.47%
60-25-27-102-021	32 KENSINGTON BLVD	04/20/21	\$225,000	\$207,323	\$137,777	\$120,100	0.12	\$1,167,602		Land Table RX3	57.93%
60-25-27-126-025	67 KENSINGTON BLVD	04/09/21	\$252,500	\$243,334	\$94,170	\$85,004	0.08	\$1,134,578		Land Table RX3	34.93%
60-25-27-102-024	38 KENSINGTON BLVD	03/19/21	\$335,000	\$326,279	\$128,821	\$120,100	0.12	\$1,091,703		Land Table RX3	36.81%
60-25-27-102-007	4 KENSINGTON BLVD	02/09/22	\$335,000	\$337,052	\$148,395	\$150,447	0.15	\$1,002,669		Land Table RX3	44.64%
60-25-27-102-017	24 KENSINGTON BLVD	03/09/22	\$270,000	\$277,173	\$112,927	\$120,100	0.12	\$957,008		Land Table RX3	43.33%
60-25-27-102-008	6 KENSINGTON BLVD	04/16/21	\$240,000	\$259,295	\$131,152	\$150,447	0.15	\$886,162		Land Table RX3	58.02%
60-25-27-128-009	76 KENSINGTON BLVD	03/09/21	\$225,000	\$264,303	\$91,428	\$130,731	0.13	\$687,429		Land Table RX3	49.46%
60-25-27-102-013	16 KENSINGTON BLVD	11/07/22	\$267,500	\$330,717	\$87,230	\$150,447	0.15	\$589,392		Land Table RX3	45.49%
60-25-27-128-016	98 KENSINGTON BLVD	02/10/22	\$185,000	\$236,207	\$79,524	\$130,731	0.13	\$597,925		Land Table RX3	55.35%
60-25-27-102-029	48 KENSINGTON BLVD	04/07/21	\$145,000				0.12			Land Table RX3	12.11%

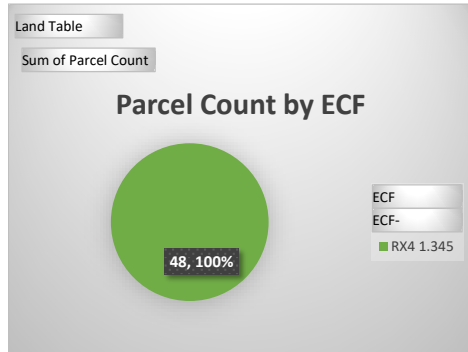
# City of Pleasant Ridge

Land Table RX4

BSA DATABASE		SALES DATA	
Parcel Count	48	# of Sales	6
ECF Nbhd	RX4	Sales Ratio	43.52%
Min ECF	1.345	(Land Resid.-Est. Land Value)/Est. LV	32.18%
Max ECF	1.345	% Change	10.00%
Land Table LtoB	46.99%	Projected Land Table LtoB	51.69%
CVT LtoB	41.83%	Sales Sample Size	12.50%

**Color Key**

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	<b>\$183,904</b>	<b>\$243,091</b>	<b>\$202,294</b>
<b>MINIMUM</b>	<b>\$143,971</b>	<b>\$190,306</b>	<b>\$158,368</b>
<b>MAXIMUM</b>	<b>\$300,787</b>	<b>\$397,591</b>	<b>\$330,866</b>

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
60-25-28-202-012	23 WOODSIDE PARK BLVD	08/08/22	\$414,000	\$327,605	\$251,971	\$165,576	0.17	\$1,527,097		Land Table RX4	50.54%
60-25-28-201-051	14 WOODSIDE PARK BLVD	07/27/22	\$625,000	\$513,839	\$312,415	\$201,254	0.28	\$1,119,767		Land Table RX4	39.17%
60-25-28-201-055	6 WOODSIDE PARK BLVD	10/26/22	\$540,000	\$445,297	\$278,607	\$183,904	0.21	\$1,345,928		Land Table RX4	41.30%
60-25-28-202-013	21 WOODSIDE PARK BLVD	06/29/21	\$394,000	\$340,927	\$226,315	\$173,242	0.17	\$1,315,785		Land Table RX4	50.81%
60-25-28-202-002	23 OAKDALE BLVD	02/22/21	\$360,000	\$338,255	\$205,649	\$183,904	0.20	\$1,023,129		Land Table RX4	54.37%
60-25-28-201-057	2 WOODSIDE PARK BLVD	07/15/22	\$350,000	\$369,133	\$154,109	\$173,242	0.19	\$824,112		Land Table RX4	46.93%

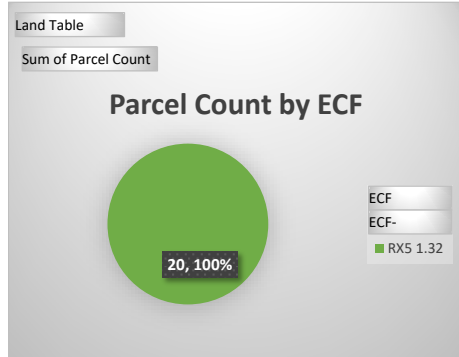
# City of Pleasant Ridge

Land Table RX5

BSA DATABASE		SALES DATA	
Parcel Count	20	# of Sales	2
ECF Nbhd	RX5	Sales Ratio	47.56%
Min ECF	1.320	(Land Resid.-Est. Land Value)/Est. LV	13.98%
Max ECF	1.320	% Change	5.00%
Land Table LtoB	37.89%	Projected Land Table LtoB	39.78%
CVT LtoB	41.83%	Sales Sample Size	10.00%

**Color Key**

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$175,199	\$199,699	\$183,959
<b>MINIMUM</b>	\$147,719	\$168,376	\$155,105
<b>MAXIMUM</b>	\$224,709	\$256,132	\$235,944

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
60-25-28-227-008	9 MILLINGTON RD	05/17/21	\$489,000	\$439,480	\$197,239	\$147,719	0.17	\$1,146,738		Land Table RX5	33.61%
60-25-28-226-014	12 MILLINGTON RD	04/18/22	\$399,000	\$405,233	\$155,593	\$161,826	0.22	\$707,241		Land Table RX5	39.93%

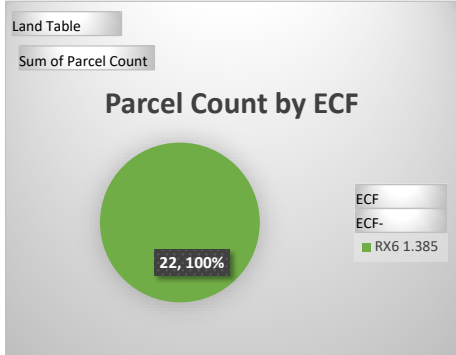
# City of Pleasant Ridge

Land Table RX6

BSA DATABASE		SALES DATA	
Parcel Count	22	# of Sales	5
ECF Nbhd	RX6	Sales Ratio	46.58%
Min ECF	1.385	(Land Resid.-Est. Land Value)/Est. LV	15.98%
Max ECF	1.385	% Change	15.00%
Land Table LtoB	46.83%	Projected Land Table LtoB	53.86%
CVT LtoB	41.83%	Sales Sample Size	22.73%

**Color Key**

Vacant Sales
Demo Sales or
New Build After Sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	<b>\$144,642</b>	<b>\$167,758</b>	<b>\$166,338</b>
<b>MINIMUM</b>	<b>\$13,465</b>	<b>\$15,617</b>	<b>\$15,485</b>
<b>MAXIMUM</b>	<b>\$196,992</b>	<b>\$228,475</b>	<b>\$226,541</b>

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
60-25-28-129-009	23 MAPLEFIELD RD	06/14/22	\$420,000	\$337,287	\$227,355	\$144,642	0.12	\$1,910,546		Land Table RX6	42.88%
60-25-28-180-064	40 MAPLEFIELD RD	03/01/21	\$435,000	\$388,553	\$213,111	\$166,664	0.13	\$1,602,338		Land Table RX6	42.89%
60-25-28-180-059	24 MAPLEFIELD RD	05/20/22	\$289,000	\$263,282	\$170,360	\$144,642	0.12	\$1,419,667		Land Table RX6	54.94%
60-25-28-180-060	28 MAPLEFIELD RD	05/11/22	\$350,000	\$336,435	\$180,229	\$166,664	0.13	\$1,355,105		Land Table RX6	49.54%
60-25-28-129-008	19 MAPLEFIELD RD	11/15/21	\$299,900	\$345,722	\$98,820	\$144,642	0.12	\$830,420		Land Table RX6	41.84%