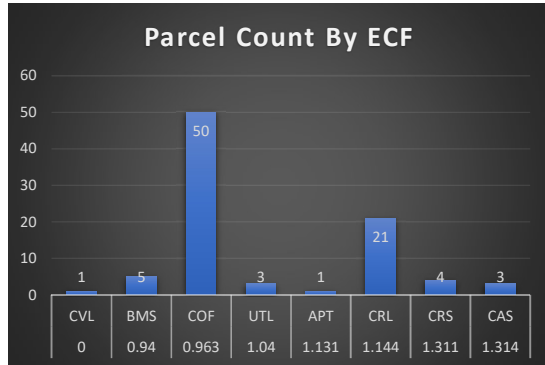


VLG OF BINGHAM FARMS / VLG OF FRANKLIN / VLG OF BEVERLY HILLS

COM LAND

| BSA DATABASE | | SALES DATA | |
|-----------------|--|---------------------------------------|--------|
| Parcel Count | 88 | # of Sales | 30 |
| ECF Nbhd | COF, CVL, BMS, CRL, CRS, UTL, CAS, APT | Sales Ratio | 44.73% |
| Min ECF | 0.940 | (Land Resid.-Est. Land Value)/Est. LV | 34.74% |
| Max ECF | 1.314 | % Change | 5.00% |
| Land Table LtoB | 14.97% | Projected Land Table LtoB | 15.71% |
| CVT LtoB | 14.97% | Sale Sample Size | 34.09% |



| RATE | OLD RATE | CALC'D RATE | USED RATE |
|---------|----------|-------------|-----------|
| AVERAGE | \$5.38 | \$7.24 | \$5.65 |
| MEDIAN | \$5.60 | \$7.55 | \$5.88 |
| MINIMUM | \$0.54 | \$0.73 | \$0.57 |
| MAXIMUM | \$12.15 | \$16.37 | \$12.76 |

| 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 |
|-----|------------------|---------------------|------------|-------------|----------------|-------------|-------------|-------------|-------------|---------|-----------------------|----------------|--------|
| TH | TH-24-02-427-012 | 31471 SOUTHFIELD RD | 10/7/2022 | \$800,000 | \$442,604 | \$510,825 | \$139,853 | 0.458 | \$1,115,338 | \$25.60 | | COM | 31.60% |
| TH | TH-24-01-477-014 | 15590 W 13 MILE RD | 5/20/2022 | \$825,000 | \$459,524 | \$501,052 | \$116,993 | 0.641 | \$781,672 | \$17.94 | | COM | 25.46% |
| TH | TH-24-02-427-007 | 31645 SOUTHFIELD RD | 6/20/2021 | \$750,000 | \$421,697 | \$422,038 | \$89,359 | 0.26 | \$1,623,223 | \$37.26 | | COM | 21.19% |
| TH | TH-24-01-477-011 | 31119 GREENFIELD RD | 1/23/2020 | \$900,000 | \$558,435 | \$519,124 | \$153,437 | 1.186 | \$437,710 | \$10.05 | | COM | 27.48% |
| TH | TH-24-01-477-026 | 31005 GREENFIELD RD | 5/20/2021 | \$602,268 | \$381,082 | \$417,625 | \$183,639 | 0.422 | \$989,633 | \$22.72 | | COM | 48.19% |
| TF | TF-24-06-276-003 | 32406 FRANKLIN RD | 10/17/2022 | \$436,500 | \$277,133 | \$266,737 | \$101,236 | 0.265 | \$1,006,555 | \$23.11 | | COM | 36.53% |
| TH | TH-24-02-427-006 | 31655 SOUTHFIELD RD | 5/6/2022 | \$1,125,000 | \$725,008 | \$771,123 | \$371,131 | 1.42 | \$543,044 | \$12.47 | | COM | 51.19% |
| TB | TB-24-05-226-039 | 32600 TELEGRAPH RD | 6/1/2022 | \$2,500,000 | \$1,936,181 | \$855,199 | \$280,740 | 0.77 | \$1,110,648 | \$25.50 | | COM | 14.50% |
| TF | TF-24-06-226-039 | 32800 FRANKLIN RD | 2/2/2022 | \$600,000 | \$520,528 | \$227,576 | \$139,723 | 0.66 | \$344,812 | \$7.92 | | COM | 26.84% |
| 40 | 40-24-13-153-002 | 28200 SOUTHFIELD RD | 7/1/2022 | \$460,000 | \$484,563 | \$74,150 | \$98,713 | 0.36 | \$274,203 | \$6.29 | | Land Table COM | 20.37% |
| 40 | 40-24-14-226-048 | 18411 W 12 MILE RD | 10/25/2021 | \$450,000 | \$481,962 | \$92,792 | \$124,754 | 0.51 | \$244,616 | \$5.62 | | Land Table COM | 25.88% |
| 40 | 40-24-14-481-033 | 27435 SOUTHFIELD RD | 4/2/2021 | \$200,000 | \$178,031 | \$64,409 | \$42,440 | 0.14 | \$303,143 | \$6.96 | | Land Table COM | 23.84% |
| 40 | 40-24-23-280-059 | 26041 SOUTHFIELD RD | 6/3/2021 | \$478,800 | \$499,395 | \$91,585 | \$112,180 | 0.46 | \$243,870 | \$5.60 | | Land Table COM | 22.46% |
| 40 | 40-24-24-151-007 | 26400 SOUTHFIELD RD | 12/29/2022 | \$396,000 | \$411,559 | \$71,781 | \$87,340 | 0.28 | \$311,929 | \$7.16 | | Land Table COM | 21.22% |
| 12 | 12-19-14-155-012 | 180 HIGH OAK RD | 8/10/2021 | \$2,225,000 | \$2,225,498 | \$1,227,954 | \$1,211,878 | 1.38 | \$889,822 | \$20.43 | | COM | 54.45% |
| 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 | 04-25-07-477-031 | 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% |

VLG OF BINGHAM FARMS / VLG OF FRANKLIN / VLG OF BEVERLY HILLS

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 |
|-----|------------------|------------------------|------------|-------------|----------------|-----------|------------|-------------|-------------|----------|-----------------------|------------|--------|
| 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 | 04-25-18-377-032 | 3650 11 MILE RD | 6/29/2022 | \$209,000 | \$199,006 | \$41,568 | \$28,249 | 0.091 | \$456,791 | \$10.49 | | IND | 14.20% |
| C | C -19-05-159-027 | 1943 S TELEGRAPH RD | 10/29/2020 | \$1,800,000 | \$2,066,490 | \$486,845 | \$753,335 | 1.211 | \$402,019 | \$9.23 | | COM30 | 36.45% |
| 08 | 08-20-31-357-055 | 33263 WOODWARD AVE | 1/13/2022 | \$349,000 | \$373,383 | \$289,102 | \$313,152 | 0.055 | \$5,256,400 | \$120.67 | | COM | 83.87% |
| 08 | 08-20-31-354-008 | 33366 WOODWARD AVE | 4/18/2022 | \$595,000 | \$625,535 | \$394,833 | \$424,712 | 0.075 | \$5,264,440 | \$120.85 | | COM | 67.90% |
| 08 | 08-19-36-253-025 | 750 S OLD WOODWARD AVE | 6/24/2021 | \$1,000,000 | \$1,024,461 | \$804,332 | \$826,735 | 0.132 | \$6,093,424 | \$139.89 | | COM | 80.70% |
| 08 | 08-19-36-203-023 | 259 E FRANK ST | 11/30/2021 | \$750,000 | \$716,550 | \$505,135 | \$471,685 | 0.083 | \$6,085,964 | \$139.71 | | COM | 65.83% |
| 08 | 08-20-31-306-002 | 33668 WOODWARD AVE | 3/24/2022 | \$450,000 | \$414,552 | \$296,799 | \$261,351 | 0.046 | \$6,452,152 | \$148.12 | | COM | 63.04% |

VLG OF BINGHAM FARMS / VLG OF FRANKLIN / VLG OF BEVERLY HILLS

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 |
|-----|---------------|----------------|-----------|------------|----------------|-----------|------------|-------------|---------|-------|-----------------------|------------|------|
|-----|---------------|----------------|-----------|------------|----------------|-----------|------------|-------------|---------|-------|-----------------------|------------|------|