

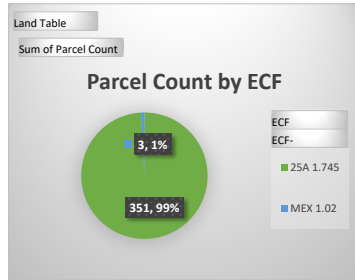
City of Birmingham

Land Table Land Table 25A

BSA DATABASE		SALES DATA	
Parcel Count	354	# of Sales	31
ECF Nbhd	25A, MEX	Sales Ratio	47.24%
Min ECF	0.770	(Land Resid.-Est. Land Value)/Est. LV	19.71%
Max ECF	1.745	% Change	10.00%
Land Table LtoB	45.67%	Projected Land Table LtoB	50.24%
CVT LtoB	46.92%	Sales Sample Size	8.76%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,418,277	\$1,697,810	\$1,560,105
MINIMUM	\$11,638	\$13,932	\$12,802
MAXIMUM	\$1,905,148	\$2,280,640	\$2,095,663

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
08-19-25-151-033	623 BLOOMFIELD CT	03/03/23	\$867,500	\$904,535	\$565,106	\$602,141	0.17	\$3,285,500		Land Table 25A	66.57%
08-19-25-303-001	850 GREENWOOD BLVD	07/25/24	\$2,550,000	\$1,988,606	\$1,078,194	\$516,800	0.16	\$6,824,013		Land Table 25A	25.99%
08-19-25-303-009	780 GREENWOOD BLVD	07/28/23	\$2,700,000	\$2,856,474	\$473,843	\$630,317	0.20	\$2,345,757		Land Table 25A	22.07%
08-19-25-304-004	855 VINEWOOD AVE	11/07/23	\$830,000	\$738,402	\$627,993	\$536,395	0.16	\$3,949,642		Land Table 25A	72.64%
08-19-25-327-006	628 WOODLAND ST	08/01/24	\$1,950,000	\$1,764,801	\$831,431	\$646,232	0.21	\$3,921,844		Land Table 25A	36.62%
08-19-25-327-016	451 VINEWOOD AVE	12/20/24	\$3,450,000	\$3,065,087	\$1,204,810	\$819,897	0.29	\$4,227,404		Land Table 25A	26.75%
08-19-25-351-001	895 HARMON AVE	11/06/23	\$1,900,000	\$1,654,680	\$904,845	\$659,525	0.20	\$4,640,231		Land Table 25A	39.86%
08-19-25-351-005	431 BALDWIN RD	05/15/24	\$1,350,000				0.28	\$4,770,318		Land Table 25A	#DIV/0!
08-19-25-351-008	375 BALDWIN RD	10/02/23	\$2,550,000	\$2,559,924	\$620,393	\$630,317	0.20	\$3,071,252		Land Table 25A	24.62%
08-19-25-352-022	839 RANDALL CT	03/06/24	\$2,250,000	\$2,279,573	\$920,666	\$950,239	0.23	\$4,002,896		Land Table 25A	41.68%
08-19-25-353-001	787 HARMON AVE	08/26/24	\$1,980,000	\$1,478,245	\$1,340,499	\$838,744	0.26	\$5,236,324		Land Table 25A	56.74%
08-19-25-353-004	727 HARMON AVE	05/13/24	\$1,690,000	\$1,737,340	\$668,184	\$715,524	0.22	\$3,079,189		Land Table 25A	41.19%
08-19-25-353-006	446 BALDWIN RD	04/03/24	\$2,500,000	\$2,363,916	\$974,607	\$838,523	0.28	\$3,518,437		Land Table 25A	35.47%
08-19-25-353-011	376 BALDWIN RD	06/15/23	\$2,599,900	\$2,767,969	\$546,619	\$714,688	0.24	\$2,316,182		Land Table 25A	25.82%
08-19-25-353-041	280 BALDWIN RD	06/17/24	\$2,405,000	\$2,018,528	\$1,160,917	\$774,445	0.23	\$5,159,631		Land Table 25A	38.37%
08-19-25-353-049	710 WILLITS ST	03/28/24	\$1,999,000	\$1,559,151	\$960,445	\$520,596	0.14	\$6,716,399		Land Table 25A	33.39%
08-19-25-354-020	660 DEWEY ST	09/04/24	\$2,975,000	\$2,257,887	\$1,521,806	\$804,693	0.29	\$5,321,000		Land Table 25A	35.64%
08-19-25-355-001	388 GREENWOOD BLVD	02/24/23	\$2,175,000	\$2,212,516	\$587,573	\$625,089	0.19	\$3,108,852		Land Table 25A	28.25%
08-19-25-355-010	641 DEWEY ST	01/31/23	\$3,700,000	\$3,509,195	\$1,901,535	\$1,710,730	0.86	\$2,200,851		Land Table 25A	48.75%
08-19-25-355-012	200 GREENWOOD BLVD	12/13/24	\$1,350,000	\$1,301,356	\$677,871	\$629,227	0.17	\$4,034,946		Land Table 25A	48.35%
08-19-25-356-001	192 BALDWIN RD	06/26/24	\$1,350,000	\$1,379,229	\$730,962	\$760,191	0.18	\$3,972,620		Land Table 25A	55.12%
08-19-25-376-026	436 BONNIE BRIER AVE	09/27/24	\$890,000	\$1,065,682	\$666,064	\$841,746	0.24	\$2,775,267		Land Table 25A	78.99%
08-19-25-376-040	488 WILLITS ST	12/13/24	\$980,000	\$908,113	\$694,782	\$622,895	0.17	\$4,210,800		Land Table 25A	68.59%
08-19-25-376-082	556 TOOTING LN	06/04/24	\$1,850,000	\$1,760,732	\$1,244,160	\$1,154,892	0.42	\$2,941,277		Land Table 25A	65.59%
08-19-26-427-004	774 LAKESIDE RD	08/23/24	\$1,600,000	\$1,502,831	\$935,987	\$838,818	0.26	\$3,572,469		Land Table 25A	55.82%
08-19-26-427-030	591 LAKEVIEW AVE	09/13/23	\$2,060,000	\$1,494,063	\$1,176,239	\$610,302	0.19	\$6,223,487		Land Table 25A	40.85%
08-19-26-427-034	549 LAKEVIEW AVE	09/16/24	\$900,000	\$842,120	\$668,182	\$610,302	0.19	\$3,535,354		Land Table 25A	72.47%
08-19-26-478-007	412 LAKESIDE RD	02/28/24	\$2,300,000	\$2,082,722	\$1,377,963	\$1,160,685	0.53	\$2,619,702		Land Table 25A	55.73%
08-19-36-102-004	110 BALDWIN RD	10/24/2023	\$730,000	\$813,611	\$533,761	\$617,372	0.18	\$2,916,727		Land Table 25A	75.88%

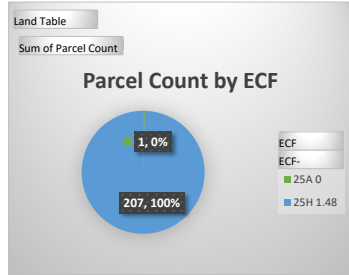
City of Birmingham

Land Table Land Table 25H

BSA DATABASE		SALES DATA	
Parcel Count	208	# of Sales	11
ECF Nbhd	25A, 25H	Sales Ratio	47.87%
Min ECF	0.800	(Land Resid.-Est. Land Value)/Est. LV	11.11%
Max ECF	1.480	% Change	7.50%
Land Table LtoB	49.06%	Projected Land Table LtoB	52.74%
CVT LtoB	46.92%	Sales Sample Size	5.29%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$529,599	\$588,420	\$569,319
MINIMUM	\$410,896	\$456,533	\$441,713
MAXIMUM	\$644,981	\$716,617	\$693,355

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
08-19-25-277-008	1033 PUTNEY DR	07/11/23	\$799,000	\$860,415	\$449,921	\$511,336	0.30	\$1,504,753		Land Table 25H	59.43%
08-19-25-282-013	1038 WIMBLETON DR	03/14/23	\$485,000	\$531,792	\$364,104	\$410,896	0.17	\$2,092,552		Land Table 25H	77.27%
08-19-25-177-025	175 WIMBLETON DR	07/28/23	\$625,000	\$614,744	\$448,544	\$438,288	0.34	\$1,311,532		Land Table 25H	71.30%
08-19-25-257-001	202 WIMBLETON DR	05/17/24	\$1,450,000	\$1,191,197	\$669,699	\$410,896	0.17	\$3,848,845		Land Table 25H	34.49%
08-19-25-253-012	463 HENLEY DR	08/13/24	\$899,900	\$764,448	\$573,740	\$438,288	0.22	\$2,643,963		Land Table 25H	57.33%
08-19-25-253-014	511 HENLEY DR	07/11/24	\$850,000	\$837,101	\$451,187	\$438,288	0.21	\$2,108,350		Land Table 25H	52.36%
08-19-25-276-023	699 ABBEY RD	10/31/23	\$1,340,000	\$1,378,322	\$399,966	\$438,288	0.21	\$1,913,713		Land Table 25H	31.80%
08-19-25-280-027	733 WIMBLETON DR	09/25/24	\$2,100,000	\$1,871,402	\$666,886	\$438,288	0.19	\$3,509,926		Land Table 25H	23.42%
08-19-25-282-002	824 WIMBLETON DR	09/16/24	\$980,000	\$1,005,277	\$385,619	\$410,896	0.19	\$2,084,427		Land Table 25H	40.87%
08-19-25-280-030	939 POPPLETON AVE	05/31/23	\$1,865,000	\$1,807,344	\$495,944	\$438,288	0.16	\$3,099,650		Land Table 25H	24.25%
08-19-25-282-025	980 WIMBLETON DR	02/02/24	\$1,090,000	\$1,090,439	\$410,457	\$410,896	0.19	\$2,218,686		Land Table 25H	37.68%

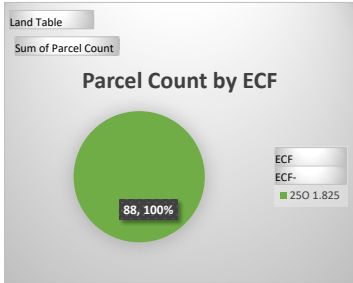
City of Birmingham

Land Table Land Table 250

BSA DATABASE		SALES DATA	
Parcel Count	88	# of Sales	7
ECF Nbhd	250	Sales Ratio	46.91%
Min ECF	0.660	(Land Resid.-Est. Land Value)/Est. LV	12.68%
Max ECF	1.825	% Change	16.44%
Land Table LtoB	45.71%	Projected Land Table LtoB	53.23%
CVT LtoB	46.92%	Sales Sample Size	7.95%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$598,031	\$673,834	\$711,806
MINIMUM	\$448,523	\$505,375	\$515,801
MAXIMUM	\$765,888	\$862,968	\$880,771

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
08-19-25-329-007	675 PARK ST	05/23/24	\$2,875,000	\$2,673,002	\$765,447	\$563,449	0.21	\$3,593,648		Land Table 250	21.08%
08-19-25-331-011	273 EUCLID AVE	11/16/23	\$4,400,000	\$4,401,963	\$706,462	\$708,425	0.23	\$3,071,574		Land Table 250	16.09%
08-19-25-379-012	359 FERNDAL AVE	06/23/23	\$1,700,000	\$1,677,303	\$478,967	\$456,270	0.14	\$3,470,775		Land Table 250	27.20%
08-19-25-451-003	528 PARK ST	09/22/23	\$1,790,000	\$1,661,186	\$577,337	\$448,523	0.13	\$4,308,485		Land Table 250	27.00%
08-19-25-451-031	484 PARK ST	03/27/24	\$1,560,000	\$1,632,542	\$375,981	\$448,523	0.16	\$2,394,783		Land Table 250	27.47%
08-19-25-452-029	380 FERNDAL AVE	04/01/24	\$1,697,000	\$1,578,989	\$624,978	\$506,967	0.14	\$4,370,476		Land Table 250	32.11%

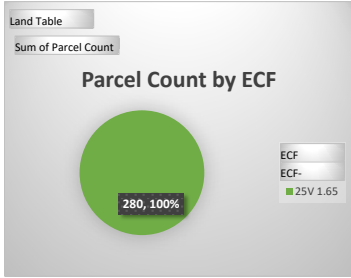
City of Birmingham

Land Table Land Table 25V

BSA DATABASE		SALES DATA	
Parcel Count	280	# of Sales	26
ECF Nbhd	25V	Sales Ratio	46.04%
Min ECF	0.780	(Land Resid.-Est. Land Value)/Est. LV	13.77%
Max ECF	1.650	% Change	10.00%
Land Table LtoB	56.13%	Projected Land Table LtoB	61.75%
CVT LtoB	46.92%	Sales Sample Size	9.29%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$552,050	\$628,041	\$607,255
MINIMUM	\$407,820	\$463,958	\$448,602
MAXIMUM	\$696,279	\$792,124	\$765,907

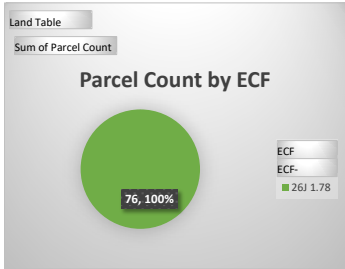
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-19-25-402-007	705 MOHEGAN AVE	11/25/24	\$580,000	\$660,143	\$427,145	\$507,288	0.23	\$1,833,240		Land Table 25V	76.85%
08-19-25-403-016	775 KENNESAW AVE	12/22/23	\$572,000				0.23	\$2,465,517		Land Table 25V	#DIV/0!
08-19-25-404-013	619 RIVENOAK AVE	08/27/24	\$853,000	\$844,724	\$640,891	\$632,615	0.34	\$1,901,754		Land Table 25V	74.89%
08-19-25-426-002	833 MOHEGAN AVE	03/22/23	\$1,325,000	\$1,247,591	\$584,697	\$507,288	0.24	\$2,416,103		Land Table 25V	40.66%
08-19-25-426-012	1063 MOHEGAN AVE	07/06/23	\$691,000	\$638,208	\$560,080	\$507,288	0.25	\$2,258,387		Land Table 25V	79.49%
08-19-25-427-002	836 MOHEGAN AVE	10/01/24	\$850,000	\$751,501	\$635,628	\$537,129	0.24	\$2,605,033		Land Table 25V	71.47%
08-19-25-428-001	812 KENNESAW AVE	09/15/23	\$1,486,000	\$1,396,510	\$722,105	\$632,615	0.34	\$2,142,745		Land Table 25V	45.30%
08-19-25-428-008	815 RIVENOAK AVE	08/11/23	\$1,375,000	\$1,250,684	\$631,604	\$507,288	0.23	\$2,807,129		Land Table 25V	40.56%
08-19-25-429-002	1060 KENNESAW AVE	05/01/24	\$690,000	\$713,543	\$543,428	\$566,971	0.27	\$1,990,579		Land Table 25V	79.46%
08-19-25-430-007	655 MADISON AVE	05/01/23	\$915,000	\$987,506	\$399,972	\$472,478	0.17	\$2,395,042		Land Table 25V	47.85%
08-19-25-431-007	855 MADISON AVE	11/07/23	\$842,000	\$815,752	\$498,726	\$472,478	0.17	\$2,866,241		Land Table 25V	57.92%
08-19-25-458-006	592 MADISON AVE	08/14/23	\$875,000	\$800,661	\$546,817	\$472,478	0.17	\$3,274,353		Land Table 25V	59.01%
08-19-25-460-001	508 OAKLAND AVE	10/15/24	\$660,000	\$530,716	\$505,520	\$376,236	0.16	\$3,261,419		Land Table 25V	70.89%
08-19-25-476-002	684 MADISON AVE	09/25/23	\$599,000				0.25	\$2,386,454		Land Table 25V	68.39%
08-19-25-477-003	848 MADISON AVE	04/05/24	\$800,000	\$633,286	\$639,192	\$472,478	0.17	\$3,827,497		Land Table 25V	74.61%
08-19-25-478-006	915 OAKLAND AVE	07/03/24	\$2,100,000	\$1,992,631	\$579,847	\$472,478	0.17	\$3,472,138		Land Table 25V	23.71%
08-19-25-480-003	708 OAKLAND AVE	05/26/23	\$825,000	\$771,574	\$496,056	\$442,630	0.16	\$3,200,361		Land Table 25V	57.37%
08-19-25-481-005	908 OAKLAND AVE	10/25/24	\$1,900,000	\$1,438,934	\$933,544	\$472,478	0.17	\$5,590,084		Land Table 25V	32.84%
08-19-25-481-007	948 OAKLAND AVE	03/08/24	\$610,000	\$596,664	\$485,814	\$472,478	0.17	\$2,909,066		Land Table 25V	79.19%
08-19-25-481-008	968 OAKLAND AVE	06/13/24	\$1,250,000	\$1,035,107	\$687,371	\$472,478	0.17	\$4,115,994		Land Table 25V	45.65%
08-19-25-481-018	987 RIDGEDALE AVE	07/25/23	\$690,000	\$675,800	\$486,678	\$472,478	0.17	\$2,914,240		Land Table 25V	69.91%
08-19-25-483-030	592 RIDGEDALE AVE	11/06/24	\$910,000	\$878,146	\$539,143	\$507,289	0.31	\$1,739,171		Land Table 25V	57.77%
08-19-25-484-003	860 RIDGEDALE AVE	03/03/23	\$685,000	\$732,375	\$425,103	\$472,478	0.17	\$2,545,527		Land Table 25V	64.51%
08-19-25-485-006	1019 KNOX AVE	10/27/23	\$635,000	\$568,240	\$491,990	\$425,230	0.14	\$3,440,490		Land Table 25V	74.83%
08-19-25-486-002	836 KNOX AVE	04/17/23	\$695,000	\$729,494	\$367,112	\$401,606	0.22	\$1,668,691		Land Table 25V	55.05%

City of Birmingham

Land Table Land Table 26I

BSA DATABASE		SALES DATA	
Parcel Count	76	# of Sales	6
ECF Nbhd	26J	Sales Ratio	47.56%
Min ECF	0.510	(Land Resid.-Est. Land Value)/Est. LV	17.43%
Max ECF	1.780	% Change	10.00%
Land Table LtoB	36.49%	Projected Land Table LtoB	40.14%
CVT LtoB	46.92%	Sales Sample Size	7.89%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$928,866	\$1,090,729	\$1,021,753
MINIMUM	\$0	\$0	\$0
MAXIMUM	\$1,764,843	\$2,072,382	\$1,941,327

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
08-19-26-203-003	1429 QUARTON RD	09/13/24	\$1,075,000	\$1,292,697	\$618,292	\$835,989	1.10	\$562,084		Land Table 26I	64.67%
08-19-26-203-012	1480 SUFFIELD AVE	09/10/24	\$4,800,000	\$4,243,849	\$1,167,059	\$610,908	0.38	\$3,095,647		Land Table 26I	14.40%
08-19-26-226-006	1155 QUARTON RD	12/13/24	\$2,800,000	\$2,446,857	\$1,541,718	\$1,188,575	2.38	\$647,781		Land Table 26I	48.58%
08-19-26-226-008	1563 LAKESIDE RD	07/02/24	\$2,350,000	\$2,502,857	\$303,281	\$456,138	0.31	\$972,054		Land Table 26I	18.22%

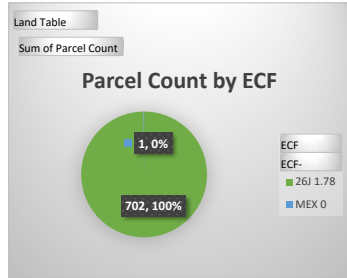
City of Birmingham

Land Table Land Table 26J

BSA DATABASE		SALES DATA	
Parcel Count	703	# of Sales	54
ECF Nbhd	26J, MEX	Sales Ratio	46.80%
Min ECF	0.510	(Land Resid.-Est. Land Value)/Est. LV	19.33%
Max ECF	1.780	% Change	12.50%
Land Table LtoB	47.39%	Projected Land Table LtoB	53.32%
CVT LtoB	46.92%	Sales Sample Size	7.68%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$9,452	\$11,278	\$10,633
MINIMUM	\$7,813	\$9,323	\$8,790
MAXIMUM	\$11,188	\$13,350	\$12,587

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
08-19-26-130-012	1215 BROOKWOOD ST	09/23/24	\$1,400,000	\$1,305,087	\$947,114	\$852,201	0.32	\$2,969,009		Land Table 26j	65.30%
08-19-26-130-013	1201 BROOKWOOD ST	05/09/24	\$2,095,000	\$2,260,395	\$867,394	\$1,032,789	0.33	\$1,931,835	08-19-26-130-014	Land Table 26j	45.69%
08-19-26-177-005	980 WESTWOOD DR	12/17/24	\$1,408,113	\$1,141,591	\$860,051	\$593,529	0.23	\$3,739,352		Land Table 26j	51.99%
08-19-26-179-041	1043 CHESTERFIELD AVE	12/19/24	\$1,050,000				0.34	\$2,538,528		Land Table 26j	79.15%
08-19-26-179-049	1895 KENWOOD CT	08/12/24	\$1,825,000	\$2,226,852	\$448,584	\$850,436	0.34	\$1,331,110		Land Table 26j	38.19%
08-19-26-204-002	1370 CHESTERFIELD AVE	05/04/23	\$1,600,000	\$1,223,446	\$1,153,512	\$776,958	0.40	\$2,912,909		Land Table 26j	63.51%
08-19-26-204-015	1221 FAIRFAX AVE	01/09/24	\$1,006,000				0.39	\$2,606,218		Land Table 26j	#DIV/0!
08-19-26-204-019	1129 FAIRFAX AVE	10/12/23	\$1,500,000	\$1,600,380	\$543,630	\$644,010	0.25	\$2,200,931		Land Table 26j	40.24%
08-19-26-205-004	1280 FAIRFAX AVE	09/04/24	\$4,900,000	\$3,847,176	\$1,828,588	\$775,764	0.34	\$5,426,077		Land Table 26j	20.16%
08-19-26-205-006	1222 FAIRFAX AVE	06/30/23	\$2,725,000	\$2,206,686	\$1,189,245	\$670,931	0.26	\$4,627,412		Land Table 26j	30.40%
08-19-26-206-004	1320 SUFFIELD AVE	07/25/23	\$2,700,000	\$2,905,385	\$453,457	\$658,842	0.25	\$1,828,456		Land Table 26j	22.68%
08-19-26-206-012	1389 PILGRIM AVE	01/09/24	\$2,650,000	\$3,075,524	\$299,099	\$724,623	0.30	\$1,007,067		Land Table 26j	23.56%
08-19-26-206-013	1363 PILGRIM AVE	10/30/23	\$1,750,000	\$1,997,821	\$446,314	\$694,135	0.27	\$1,628,883		Land Table 26j	34.74%
08-19-26-207-002	1370 PILGRIM AVE	05/04/23	\$1,860,000	\$1,947,874	\$629,382	\$717,256	0.29	\$2,140,755		Land Table 26j	36.82%
08-19-26-207-022	1365 PURITAN AVE	07/25/24	\$3,850,000	\$3,124,570	\$1,598,510	\$873,080	0.42	\$3,787,938		Land Table 26j	27.94%
08-19-26-228-021	1141 LAKE PARK DR	03/12/24	\$1,625,000	\$1,270,533	\$1,103,819	\$749,352	0.32	\$3,438,688		Land Table 26j	58.98%
08-19-26-229-010	1100 LAKE PARK DR	03/31/23	\$2,200,000	\$2,026,300	\$726,859	\$553,159	0.22	\$3,349,581		Land Table 26j	27.30%
08-19-26-229-012	1335 WILLOW LN	08/01/24	\$1,350,000	\$1,626,612	\$663,898	\$940,510	0.47	\$1,418,585		Land Table 26j	57.82%
08-19-26-229-018	1137 WILLOW LN	06/21/24	\$1,500,000	\$1,258,861	\$926,250	\$685,111	0.27	\$3,456,157		Land Table 26j	54.42%
08-19-26-230-016	1313 LAKESIDE RD	08/16/24	\$4,600,000	\$4,085,863	\$1,155,715	\$641,578	0.33	\$3,491,586		Land Table 26j	15.70%
08-19-26-230-031	1242 WILLOW LN	02/28/23	\$3,850,000	\$3,720,003	\$829,865	\$699,868	0.28	\$2,974,427		Land Table 26j	18.81%
08-19-26-230-032	1234 WILLOW LN	04/10/23	\$4,250,000	\$4,005,510	\$1,023,020	\$778,530	0.34	\$3,008,882		Land Table 26j	19.44%
08-19-26-251-008	908 CHESTERFIELD AVE	06/26/24	\$1,657,000	\$1,491,977	\$846,649	\$681,626	0.36	\$2,332,366		Land Table 26j	45.69%
08-19-26-252-005	1010 FAIRFAX AVE	07/14/23	\$1,700,000	\$1,425,816	\$1,081,368	\$807,184	0.37	\$2,962,652		Land Table 26j	56.61%
08-19-26-252-014	1075 SUFFIELD AVE	09/28/23	\$1,104,000	\$1,054,244	\$624,896	\$575,140	0.22	\$2,893,037		Land Table 26j	54.55%
08-19-26-252-030	1076 FAIRFAX AVE	01/05/24	\$2,450,000	\$1,931,372	\$1,114,806	\$596,178	0.23	\$4,805,198		Land Table 26j	30.87%
08-19-26-253-006	998 SUFFIELD AVE	09/05/23	\$1,151,520	\$1,017,129	\$727,920	\$593,529	0.23	\$3,164,870		Land Table 26j	58.35%
08-19-26-253-018	937 PILGRIM AVE	09/22/23	\$2,200,000	\$2,004,468	\$1,032,968	\$837,436	0.39	\$2,655,445		Land Table 26j	41.78%
08-19-26-254-011	1095 PURITAN AVE	11/22/24	\$3,834,800	\$3,904,711	\$686,484	\$756,395	0.33	\$2,105,779		Land Table 26j	19.37%
08-19-26-254-018	947 PURITAN AVE	05/01/24	\$1,975,000	\$1,427,280	\$1,279,744	\$732,024	0.31	\$4,182,170		Land Table 26j	51.29%
08-19-26-276-023	962 PURITAN AVE	04/18/23	\$1,625,000	\$1,645,545	\$969,292	\$989,837	0.53	\$1,828,853		Land Table 26j	60.15%
08-19-26-278-004	1097 LAKESIDE RD	06/11/24	\$1,314,000	\$1,470,484	\$431,775	\$588,259	0.23	\$1,910,509		Land Table 26j	40.00%
08-19-26-279-015	960 LAKESIDE RD	12/17/24	\$3,995,000	\$3,414,251	\$1,606,738	\$1,025,989	0.59	\$2,723,285		Land Table 26j	30.05%
08-19-26-279-026	970 OAK AVE	10/17/23	\$930,500	\$1,000,729	\$561,656	\$631,885	0.27	\$2,119,457		Land Table 26j	63.14%
08-19-26-378-054	291 CHESTERFIELD AVE	04/15/24	\$775,000	\$483,433	\$646,794	\$355,227	0.18	\$3,654,203		Land Table 26j	73.48%
08-19-26-378-055	271 CHESTERFIELD AVE	11/20/24	\$1,215,000	\$836,957	\$792,462	\$414,419	0.18	\$4,528,354		Land Table 26j	49.51%
08-19-26-378-060	235 CHESTERFIELD AVE	08/28/24	\$3,278,000	\$2,885,213	\$990,714	\$597,927	0.36	\$2,759,649		Land Table 26j	20.72%
08-19-26-401-004	766 CHESTERFIELD AVE	07/22/24	\$2,739,100	\$2,646,915	\$712,813	\$620,628	0.29	\$2,466,481		Land Table 26j	23.45%
08-19-26-401-005	720 CHESTERFIELD AVE	03/01/23	\$1,475,000	\$1,643,620	\$435,357	\$603,977	0.27	\$1,588,894		Land Table 26j	36.75%

City of Birmingham

Land Table Land Table 26J

08-19-26-401-010	594 CHESTERFIELD AVE	04/03/24	\$982,000	\$1,018,489	\$531,645	\$568,134	0.25	\$2,101,364	Land Table 26J	55.78%
08-19-26-401-019	767 FAIRFAX AVE	10/23/23	\$1,315,000	\$1,277,814	\$853,019	\$815,833	0.39	\$2,215,634	Land Table 26J	63.85%
08-19-26-401-022	685 FAIRFAX AVE	10/20/23	\$3,999,999	\$3,792,475	\$989,341	\$781,817	0.35	\$2,834,788	Land Table 26J	20.61%
08-19-26-402-007	712 FAIRFAX AVE	09/05/24	\$1,350,000	\$966,451	\$1,068,567	\$685,018	0.27	\$3,928,555	Land Table 26J	70.88%
08-19-26-402-019	763 SUFFIELD AVE	02/19/23	\$1,776,730	\$1,980,831	\$484,389	\$688,490	0.27	\$1,774,319	Land Table 26J	34.76%
08-19-26-402-027	545 SUFFIELD AVE	11/08/24	\$3,250,000	\$2,810,459	\$1,492,119	\$1,052,578	0.56	\$2,664,498	Land Table 26J	37.45%
08-19-26-403-006	746 SUFFIELD AVE	09/08/23	\$1,125,000	\$1,157,084	\$668,125	\$700,209	0.28	\$2,403,327	Land Table 26J	60.51%
08-19-26-403-017	855 PILGRIM AVE	03/15/24	\$2,350,000	\$1,660,592	\$1,399,224	\$709,816	0.24	\$5,854,494	Land Table 26J	42.74%
08-19-26-404-006	750 PILGRIM AVE	09/19/24	\$986,000				0.29	\$2,724,164	Land Table 26J	81.79%
08-19-26-404-010	632 PILGRIM AVE	03/30/23	\$1,645,000	\$1,796,468	\$552,010	\$703,478	0.24	\$2,329,156	Land Table 26J	39.16%
08-19-26-452-001	476 FAIRFAX AVE	05/25/23	\$925,000	\$1,118,829	\$514,618	\$708,447	0.29	\$1,793,094	Land Table 26J	63.32%
08-19-26-453-010	236 SUFFIELD AVE	07/30/24	\$825,000				0.29	\$2,464,051	Land Table 26J	87.42%
08-19-26-454-008	316 PILGRIM AVE	12/03/24	\$899,900	\$931,624	\$697,542	\$729,266	0.25	\$2,790,168	Land Table 26J	78.28%
08-19-26-454-028	211 PURITAN AVE	11/06/23	\$850,000				0.29	\$2,891,156	Land Table 26J	#DIV/0!
08-19-26-477-008	200 LAKE PARK DR	01/04/24	\$3,125,000	\$3,305,111	\$764,157	\$944,268	0.37	\$2,082,172	Land Table 26J	28.57%

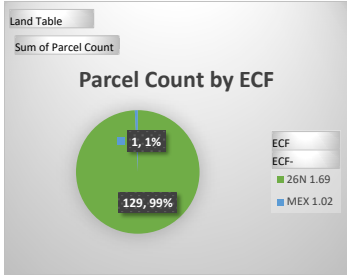
City of Birmingham

Land Table Land Table 26N

BSA DATABASE		SALES DATA	
Parcel Count	130	# of Sales	9
ECF Nbhd	26N, MEX	Sales Ratio	44.31%
Min ECF	0.645	(Land Resid.-Est. Land Value)/Est. LV	35.13%
Max ECF	1.690	% Change	10.00%
Land Table LtoB	54.69%	Projected Land Table LtoB	60.16%
CVT LtoB	46.92%	Sales Sample Size	6.92%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$671,111	\$906,869	\$738,222
MINIMUM	\$379,323	\$512,578	\$417,255
MAXIMUM	\$972,623	\$1,314,302	\$1,069,885

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
08-19-26-326-002	861 WESTWOOD DR	10/30/24	\$1,900,000	\$1,320,292	\$1,211,914	\$632,206	0.31	\$3,909,400		Land Table 26N	47.88%
08-19-26-327-007	638 WESTWOOD DR	12/04/23	\$1,125,000	\$961,935	\$684,617	\$521,552	0.22	\$3,097,814		Land Table 26N	54.22%
08-19-26-327-009	586 WESTWOOD DR	08/23/24	\$1,150,000	\$891,732	\$779,820	\$521,552	0.22	\$3,528,597		Land Table 26N	58.49%
08-19-26-328-006	634 N GLENHURST DR	07/06/23	\$2,375,000	\$2,536,096	\$360,456	\$521,552	0.23	\$1,574,044		Land Table 26N	20.57%
08-19-26-328-021	577 KIMBERLEY RD	03/08/23	\$580,000	\$674,744	\$342,938	\$437,682	0.14	\$2,521,603		Land Table 26N	64.87%
08-19-26-330-015	1854 WINTHROP LN	07/09/24	\$1,150,000	\$796,335	\$791,347	\$437,682	0.14	\$5,495,465		Land Table 26N	54.96%
08-19-26-330-025	1832 WINTHROP LN	05/26/23	\$2,100,000	\$1,781,806	\$755,876	\$437,682	0.14	\$5,249,139		Land Table 26N	24.56%
08-19-26-378-022	345 KIMBERLEY RD	10/19/23	\$485,000				0.15	\$3,149,351		Land Table 26N	79.52%
08-19-26-378-035	1900 FAIRVIEW AVE	06/30/23	\$750,000	\$780,285	\$407,397	\$437,682	0.16	\$2,562,245		Land Table 26N	56.09%

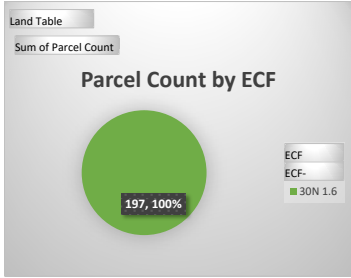
City of Birmingham

Land Table Land Table 30N

BSA DATABASE		SALES DATA	
Parcel Count	197	# of Sales	12
ECF Nbhd	30N	Sales Ratio	43.77%
Min ECF	1.230	(Land Resid.-Est. Land Value)/Est. LV	37.70%
Max ECF	1.600	% Change	10.00%
Land Table LtoB	47.32%	Projected Land Table LtoB	52.05%
CVT LtoB	46.92%	Sales Sample Size	6.09%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$466,366	\$642,168	\$513,003
MINIMUM	\$291,479	\$401,355	\$320,627
MAXIMUM	\$1,188,093	\$1,635,958	\$1,306,902

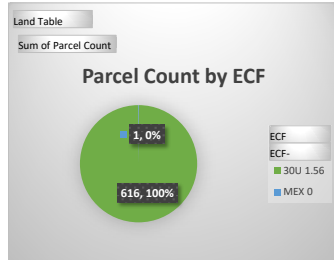
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-20-30-301-003	1151 MANCHESTER RD	08/05/24	\$1,870,000	\$1,559,787	\$678,522	\$368,309	0.25	\$2,671,346		Land Table 30N	23.61%
08-20-30-301-004	1185 MANCHESTER RD	09/06/24	\$2,300,000	\$2,064,736	\$603,573	\$368,309	0.25	\$2,376,272		Land Table 30N	17.84%
08-20-30-301-012	1245 WESTBORO DR	08/21/24	\$970,000	\$997,785	\$416,720	\$444,505	0.33	\$1,255,181		Land Table 30N	44.55%
08-20-30-301-013	1263 WESTBORO DR	12/30/24	\$934,250	\$1,010,723	\$331,598	\$408,071	0.28	\$1,197,105		Land Table 30N	40.37%
08-20-30-301-028	1585 BUCKINGHAM AVE	06/15/23	\$899,000	\$835,866	\$471,205	\$408,071	0.26	\$1,819,324		Land Table 30N	48.82%
08-20-30-302-025	1166 WESTBORO DR	05/15/24	\$1,417,000	\$1,055,662	\$769,409	\$408,071	0.26	\$2,914,428		Land Table 30N	38.66%
08-20-30-351-017	1283 DORCHESTER RD	08/15/24	\$1,150,000	\$934,918	\$623,153	\$408,071	0.26	\$2,396,742		Land Table 30N	43.65%
08-20-30-352-014	1215 YORKSHIRE RD	07/12/24	\$1,380,000	\$1,041,240	\$746,831	\$408,071	0.26	\$2,872,427		Land Table 30N	39.19%
08-20-30-353-006	1260 YORKSHIRE RD	11/13/23	\$765,000	\$725,579	\$447,492	\$408,071	0.26	\$1,721,123		Land Table 30N	56.24%
08-20-30-354-006	1582 BUCKINGHAM AVE	04/04/24	\$941,500	\$929,286	\$420,285	\$408,071	0.26	\$1,616,481		Land Table 30N	43.91%
08-20-30-355-002	1452 DORCHESTER RD	05/24/24	\$1,235,000	\$991,942	\$651,129	\$408,071	0.27	\$2,438,685		Land Table 30N	41.14%
08-20-30-376-002	1731 DORCHESTER RD	07/27/23	\$821,250	\$705,795	\$523,526	\$408,071	0.30	\$1,739,289		Land Table 30N	57.82%

City of Birmingham

Land Table Land Table 30U

BSA DATABASE		SALES DATA	
Parcel Count	617	# of Sales	59
ECF Nibhd	30U, MEX	Sales Ratio	48.34%
Min ECF	0.950	(Land Resid.-Est. Land Value)/Est. LV	9.04%
Max ECF	1.560	% Change	17.50%
Land Table LtoB	46.94%	Projected Land Table LtoB	55.15%
CVT LtoB	46.92%	Sales Sample Size	9.56%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$414,752	\$452,249	\$487,334
MINIMUM	\$257,934	\$281,254	\$303,072
MAXIMUM	\$2,343,030	\$2,554,862	\$2,753,060

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
08-20-30-101-029	811 NORWICH RD	10/06/23	\$365,000	\$439,654	\$277,885	\$352,539	0.28	\$996,004		Land Table 30U N Maple, E Adams	80.19%
08-20-30-176-014	1921 DERBY RD	12/18/24	\$442,000	\$434,001	\$325,982	\$317,983	0.27	\$1,207,341		Land Table 30U N Maple, E Adams	73.27%
08-20-30-327-012	1845 PEMBROKE RD	05/31/23	\$425,000	\$481,489	\$294,481	\$350,970	0.26	\$1,132,619		Land Table 30U N Maple, E Adams	72.89%
08-20-30-401-002	2032 DERBY RD	09/27/23	\$465,000	\$432,254	\$290,680	\$257,934	0.15	\$1,937,867		Land Table 30U N Maple, E Adams	59.67%
08-20-30-401-016	2288 DERBY RD	05/15/23	\$443,500	\$398,712	\$302,722	\$257,934	0.16	\$1,903,912		Land Table 30U N Maple, E Adams	64.69%
08-20-30-401-021	2093 PEMBROKE RD	04/15/24	\$380,000				0.16	\$2,360,248		Land Table 30U N Maple, E Adams	#DIV/0!
08-20-30-401-028	2205 PEMBROKE RD	06/26/24	\$425,830	\$407,441	\$276,323	\$257,934	0.16	\$1,716,292		Land Table 30U N Maple, E Adams	63.31%
08-20-30-403-004	2378 PEMBROKE RD	09/07/23	\$715,500	\$585,384	\$388,050	\$257,934	0.17	\$2,269,298		Land Table 30U N Maple, E Adams	44.06%
08-20-30-403-008	2440 PEMBROKE RD	10/23/24	\$1,550,000	\$1,233,360	\$574,574	\$257,934	0.17	\$3,360,082		Land Table 30U N Maple, E Adams	20.91%
08-20-30-403-009	2456 PEMBROKE RD	05/11/23	\$380,000	\$398,301	\$239,633	\$257,934	0.17	\$1,401,363		Land Table 30U N Maple, E Adams	64.76%
08-20-30-403-031	2571 MANCHESTER RD	09/12/23	\$400,000	\$428,166	\$229,768	\$257,934	0.17	\$1,343,673		Land Table 30U N Maple, E Adams	60.24%
08-20-30-404-004	2078 MANCHESTER RD	07/12/24	\$1,450,000	\$1,562,892	\$145,042	\$257,934	0.17	\$848,199		Land Table 30U N Maple, E Adams	16.50%
08-20-30-404-009	2168 MANCHESTER RD	05/15/24	\$1,347,000	\$1,305,075	\$299,859	\$257,934	0.17	\$1,753,561		Land Table 30U N Maple, E Adams	19.76%
08-20-30-404-024	2139 WINDEMERE RD	04/12/24	\$414,900	\$421,680	\$251,154	\$257,934	0.17	\$1,468,737		Land Table 30U N Maple, E Adams	61.17%
08-20-30-404-027	2193 WINDEMERE RD	07/21/23	\$735,000	\$711,941	\$280,993	\$257,934	0.17	\$1,643,234		Land Table 30U N Maple, E Adams	36.23%
08-20-30-405-001	2314 MANCHESTER RD	02/09/23	\$326,500	\$371,354	\$213,080	\$257,934	0.20	\$1,081,624		Land Table 30U N Maple, E Adams	69.46%
08-20-30-405-018	2335 WINDEMERE RD	05/15/23	\$965,000	\$952,962	\$269,972	\$257,934	0.17	\$1,578,784		Land Table 30U N Maple, E Adams	27.07%
08-20-30-405-027	2497 WINDEMERE RD	12/16/24	\$350,000	\$390,903	\$217,031	\$257,934	0.17	\$1,269,187		Land Table 30U N Maple, E Adams	65.98%
08-20-30-406-027	2471 BUCKINGHAM AVE	05/23/23	\$1,358,000	\$1,450,504	\$165,430	\$257,934	0.16	\$1,008,720		Land Table 30U N Maple, E Adams	17.78%
08-20-30-406-032	2577 BUCKINGHAM AVE	09/25/23	\$451,215	\$361,203	\$347,946	\$257,934	0.16	\$2,121,622		Land Table 30U N Maple, E Adams	71.41%
08-20-30-426-003	2350 DERBY RD	10/24/24	\$380,000	\$404,941	\$232,993	\$257,934	0.15	\$1,574,277		Land Table 30U N Maple, E Adams	63.70%
08-20-30-426-021	2662 DERBY RD	04/11/24	\$490,000	\$427,670	\$320,264	\$257,934	0.15	\$2,193,589		Land Table 30U N Maple, E Adams	60.31%
08-20-30-426-023	2706 DERBY RD	09/08/23	\$365,000	\$394,348	\$228,586	\$257,934	0.15	\$1,565,658		Land Table 30U N Maple, E Adams	65.41%
08-20-30-426-029	2802 DERBY RD	02/14/24	\$695,000	\$680,296	\$272,638	\$257,934	0.15	\$1,867,384		Land Table 30U N Maple, E Adams	37.91%
08-20-30-426-031	2313 PEMBROKE RD	08/17/23	\$502,000	\$430,627	\$329,307	\$257,934	0.19	\$1,780,038		Land Table 30U N Maple, E Adams	59.90%
08-20-30-426-039	2457 PEMBROKE RD	08/28/23	\$430,000	\$443,240	\$244,694	\$257,934	0.16	\$1,519,839		Land Table 30U N Maple, E Adams	58.19%
08-20-30-426-049	2647 PEMBROKE RD	05/06/24	\$570,000	\$488,499	\$339,435	\$257,934	0.15	\$2,233,125		Land Table 30U N Maple, E Adams	52.80%
08-20-30-427-004	2666 PEMBROKE RD	06/05/24	\$495,000	\$442,509	\$310,425	\$257,934	0.16	\$1,928,106		Land Table 30U N Maple, E Adams	58.29%
08-20-30-427-009	2762 PEMBROKE RD	08/11/23	\$580,000	\$554,760	\$283,174	\$257,934	0.16	\$1,758,845		Land Table 30U N Maple, E Adams	46.49%
08-20-30-427-012	2806 PEMBROKE RD	08/15/24	\$430,000	\$437,372	\$250,562	\$257,934	0.16	\$1,556,286		Land Table 30U N Maple, E Adams	58.97%
08-20-30-427-020	2713 MANCHESTER RD	11/14/23	\$350,000				0.16	\$2,173,913		Land Table 30U N Maple, E Adams	#DIV/0!
08-20-30-428-004	2668 MANCHESTER RD	10/19/23	\$1,120,000	\$1,258,844	\$119,090	\$257,934	0.16	\$739,689		Land Table 30U N Maple, E Adams	20.49%
08-20-30-428-010	2786 MANCHESTER RD	10/17/24	\$475,000	\$431,913	\$301,021	\$257,934	0.16	\$1,869,696		Land Table 30U N Maple, E Adams	59.72%
08-20-30-428-012	2810 MANCHESTER RD	07/31/23	\$510,000	\$496,831	\$271,103	\$257,934	0.16	\$1,683,870		Land Table 30U N Maple, E Adams	51.92%
08-20-30-428-031	657 COOLIDGE HWY	09/15/23	\$310,000	\$359,382	\$156,965	\$206,347	0.15	\$1,039,503		Land Table 30U N Maple, E Adams	57.42%
08-20-30-429-014	2850 WINDEMERE RD	10/25/24	\$420,000	\$415,457	\$262,477	\$257,934	0.15	\$1,704,396		Land Table 30U N Maple, E Adams	62.08%
08-20-30-429-016	2623 BUCKINGHAM AVE	05/10/23	\$657,000	\$590,516	\$324,418	\$257,934	0.16	\$1,978,159		Land Table 30U N Maple, E Adams	43.68%
08-20-30-429-031	497 COOLIDGE HWY	06/14/24	\$260,000	\$329,499	\$136,848	\$206,347	0.13	\$1,028,932		Land Table 30U N Maple, E Adams	62.62%
08-20-30-429-032	463 COOLIDGE HWY	12/29/23	\$370,000	\$391,524	\$184,823	\$206,347	0.16	\$1,192,406		Land Table 30U N Maple, E Adams	52.70%
08-20-30-451-010	2220 BUCKINGHAM AVE	04/25/24	\$1,745,000	\$1,476,098	\$553,681	\$284,779	0.21	\$2,689,772		Land Table 30U N Maple, E Adams	19.29%
08-20-30-451-014	2005 DORCHESTER RD	05/11/24	\$1,250,000	\$1,068,934	\$400,310	\$219,244	0.18	\$2,187,486		Land Table 30U N Maple, E Adams	20.51%
08-20-30-452-009	2460 BUCKINGHAM AVE	06/08/23	\$389,900	\$383,175	\$264,659	\$257,934	0.17	\$1,547,713		Land Table 30U N Maple, E Adams	67.31%
08-20-30-453-002	2042 DORCHESTER RD	09/08/23	\$1,285,000	\$1,273,967	\$329,016	\$317,983	0.22	\$1,502,356		Land Table 30U N Maple, E Adams	24.96%
08-20-30-453-004	2098 DORCHESTER RD	03/30/23	\$1,560,000	\$1,665,867	\$212,116	\$317,983	0.22	\$968,566		Land Table 30U N Maple, E Adams	19.09%

City of Birmingham

Land Table Land Table 30U

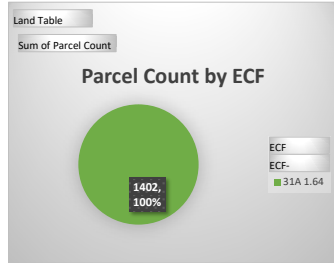
08-20-30-453-007	2160 DORCHESTER RD	10/21/24	\$450,000	\$502,294	\$265,689	\$317,983	0.22	\$1,207,677	Land Table 30U N Maple, E Adams	63.31%
08-20-30-453-008	2194 DORCHESTER RD	10/13/23	\$510,000	\$439,795	\$388,188	\$317,983	0.22	\$1,764,491	Land Table 30U N Maple, E Adams	72.30%
08-20-30-453-013	2043 YORKSHIRE RD	12/22/23	\$1,650,000	\$1,659,980	\$308,003	\$317,983	0.26	\$1,198,455	Land Table 30U N Maple, E Adams	19.16%
08-20-30-454-009	2546 DORCHESTER RD	07/19/24	\$575,000	\$480,571	\$412,412	\$317,983	0.22	\$1,841,125	Land Table 30U N Maple, E Adams	66.17%
08-20-30-454-014	2379 YORKSHIRE RD	06/30/23	\$1,580,000	\$1,343,738	\$554,245	\$317,983	0.26	\$2,156,595	Land Table 30U N Maple, E Adams	23.66%
08-20-30-455-001	2020 YORKSHIRE RD	11/03/23	\$400,000	\$408,031	\$262,255	\$270,286	0.25	\$1,057,480	Land Table 30U N Maple, E Adams	66.24%
08-20-30-456-001	2324 YORKSHIRE RD	08/10/23	\$1,710,000	\$1,546,329	\$481,654	\$317,983	0.26	\$1,874,140	Land Table 30U N Maple, E Adams	20.56%
08-20-30-456-008	2510 YORKSHIRE RD	05/17/24	\$690,000	\$637,366	\$370,617	\$317,983	0.26	\$1,442,089	Land Table 30U N Maple, E Adams	49.89%
08-20-30-476-008	2756 BUCKINGHAM AVE	07/15/24	\$400,000	\$472,074	\$185,860	\$257,934	0.16	\$1,154,410	Land Table 30U N Maple, E Adams	54.64%
08-20-30-476-022	2681 DORCHESTER RD	08/27/24	\$1,150,000	\$1,176,873	\$231,061	\$257,934	0.16	\$1,435,161	Land Table 30U N Maple, E Adams	21.92%
08-20-30-476-032	2851 DORCHESTER RD	04/26/23	\$450,000	\$483,011	\$224,923	\$257,934	0.16	\$1,423,563	Land Table 30U N Maple, E Adams	53.40%
08-20-30-477-002	2630 DORCHESTER RD	12/18/24	\$310,000	\$370,984	\$196,950	\$257,934	0.16	\$1,223,292	Land Table 30U N Maple, E Adams	69.53%
08-20-30-477-009	2760 DORCHESTER RD	10/15/24	\$1,349,000	\$1,308,844	\$298,090	\$257,934	0.16	\$1,817,622	Land Table 30U N Maple, E Adams	19.71%
08-20-30-477-015	2896 DORCHESTER RD	06/19/24	\$330,000	\$326,354	\$231,469	\$227,823	0.20	\$1,134,652	Land Table 30U N Maple, E Adams	69.81%
08-20-30-478-001	2614 YORKSHIRE RD	10/30/24	\$1,950,000	\$1,643,323	\$624,660	\$317,983	0.26	\$2,430,584	Land Table 30U N Maple, E Adams	19.35%

City of Birmingham

Land Table Land Table 31U

BSA DATABASE		SALES DATA	
Parcel Count	1402	# of Sales	152
ECF Nbhhd	31A	Sales Ratio	47.30%
Min ECF	0.935	(Land Resid.-Est. Land Value)/Est. LV	14.22%
Max ECF	1.640	% Change	20.00%
Land Table LtoB	48.31%	Projected Land Table LtoB	57.97%
CVT LtoB	46.92%	Sales Sample Size	10.84%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$306,978	\$350,625	\$368,373
MINIMUM	\$242,883	\$277,417	\$291,460
MAXIMUM	\$368,431	\$420,816	\$442,117

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
08-20-31-101-001	119 S ADAMS RD	03/12/24	\$950,000	\$925,481	\$356,107	\$331,588	0.59	\$603,571		Land Table 31U N 14 Mile, E Adams	35.83%
08-20-31-101-036	1609 YOSEMITE BLVD	08/25/23	\$2,240,000	\$1,700,783	\$842,235	\$303,018	0.27	\$3,085,110		Land Table 31U N 14 Mile, E Adams	17.82%
08-20-31-102-039	1583 VILLA RD	11/26/24	\$2,411,000	\$1,855,021	\$858,997	\$303,018	0.26	\$3,303,835		Land Table 31U N 14 Mile, E Adams	16.34%
08-20-31-103-011	1316 VILLA RD	08/15/24	\$845,000	\$626,287	\$474,798	\$256,085	0.13	\$3,569,910		Land Table 31U N 14 Mile, E Adams	40.89%
08-20-31-103-015	1408 VILLA RD	10/04/24	\$610,000	\$437,479	\$459,991	\$287,470	0.20	\$2,311,513		Land Table 31U N 14 Mile, E Adams	65.71%
08-20-31-103-021	1500 VILLA RD	07/09/24	\$350,000	\$349,512	\$256,573	\$256,085	0.13	\$1,929,120		Land Table 31U N 14 Mile, E Adams	73.27%
08-20-31-103-024	1560 VILLA RD	09/09/24	\$1,180,000	\$914,028	\$522,057	\$256,085	0.13	\$3,925,241		Land Table 31U N 14 Mile, E Adams	28.02%
08-20-31-103-026	1594 VILLA RD	03/03/23	\$400,000	\$414,103	\$273,367	\$287,470	0.19	\$1,469,715		Land Table 31U N 14 Mile, E Adams	69.42%
08-20-31-103-036	1772 VILLA RD	03/29/23	\$621,000	\$522,269	\$354,816	\$256,085	0.13	\$2,667,789		Land Table 31U N 14 Mile, E Adams	49.03%
08-20-31-103-045	1397 HAZEL AVE	12/09/24	\$360,000	\$464,025	\$198,993	\$303,018	0.34	\$592,241		Land Table 31U N 14 Mile, E Adams	65.30%
08-20-31-103-058	1673 HAZEL AVE	06/11/24	\$450,000				0.18	\$2,472,527		Land Table 31U N 14 Mile, E Adams	#DIV/0!
08-20-31-103-064	1795 HAZEL AVE	09/29/23	\$875,000	\$927,908	\$219,651	\$272,559	0.21	\$1,041,000		Land Table 31U N 14 Mile, E Adams	29.37%
08-20-31-103-067	1238 VILLA RD	07/11/24	\$1,415,000	\$1,201,063	\$470,022	\$256,085	0.13	\$3,534,000		Land Table 31U N 14 Mile, E Adams	21.32%
08-20-31-104-004	1486 HAZEL AVE	08/28/24	\$360,000	\$371,218	\$244,867	\$256,085	0.17	\$1,440,394		Land Table 31U N 14 Mile, E Adams	68.99%
08-20-31-104-020	1780 HAZEL AVE	06/11/24	\$470,000	\$412,916	\$313,169	\$256,085	0.16	\$1,909,567		Land Table 31U N 14 Mile, E Adams	62.02%
08-20-31-104-026	1461 BOWERS AVE	08/09/24	\$340,000	\$320,793	\$262,090	\$242,883	0.15	\$1,713,007		Land Table 31U N 14 Mile, E Adams	75.71%
08-20-31-104-027	1489 BOWERS AVE	12/20/23	\$1,405,000	\$1,389,768	\$271,317	\$256,085	0.17	\$1,595,982		Land Table 31U N 14 Mile, E Adams	18.43%
08-20-31-104-035	1633 BOWERS AVE	02/24/23	\$414,000	\$442,140	\$227,945	\$256,085	0.17	\$1,364,940		Land Table 31U N 14 Mile, E Adams	57.92%
08-20-31-127-016	1679 VILLA RD	08/05/24	\$442,500	\$396,143	\$302,442	\$256,085	0.15	\$1,976,745		Land Table 31U N 14 Mile, E Adams	64.64%
08-20-31-129-015	1821 HAZEL AVE	05/30/24	\$1,495,000	\$1,255,104	\$482,779	\$242,883	0.15	\$3,306,705		Land Table 31U N 14 Mile, E Adams	19.35%
08-20-31-129-019	1881 HAZEL AVE	06/06/24	\$401,000	\$356,013	\$287,870	\$242,883	0.14	\$2,013,077		Land Table 31U N 14 Mile, E Adams	68.22%
08-20-31-129-022	1929 HAZEL AVE	06/17/24	\$930,000	\$887,478	\$285,405	\$242,883	0.14	\$1,995,839		Land Table 31U N 14 Mile, E Adams	27.37%
08-20-31-130-002	1808 HAZEL AVE	04/06/23	\$1,189,000	\$1,265,387	\$166,496	\$242,883	0.16	\$1,067,282		Land Table 31U N 14 Mile, E Adams	19.19%
08-20-31-130-016	1815 BOWERS AVE	03/17/23	\$375,000	\$363,495	\$254,388	\$242,883	0.16	\$1,599,925		Land Table 31U N 14 Mile, E Adams	66.82%
08-20-31-130-020	1863 BOWERS AVE	01/19/24	\$362,000	\$368,874	\$236,009	\$242,883	0.14	\$1,650,413		Land Table 31U N 14 Mile, E Adams	65.84%
08-20-31-130-027	1971 BOWERS AVE	11/20/24	\$905,000	\$884,168	\$263,715	\$242,883	0.13	\$1,982,820		Land Table 31U N 14 Mile, E Adams	27.47%
08-20-31-151-006	1336 HAYNES AVE	12/10/24	\$425,000	\$415,841	\$281,718	\$272,559	0.27	\$1,059,090		Land Table 31U N 14 Mile, E Adams	65.54%
08-20-31-151-035	1339 HOLLAND AVE	07/31/24	\$1,125,000	\$1,050,504	\$317,379	\$242,883	0.10	\$3,081,350		Land Table 31U N 14 Mile, E Adams	23.12%
08-20-31-151-041	1445 HOLLAND AVE	11/08/24	\$610,000	\$423,098	\$429,785	\$242,883	0.10	\$4,172,670		Land Table 31U N 14 Mile, E Adams	57.41%
08-20-31-152-004	1464 BOWERS AVE	03/27/24	\$444,000	\$410,038	\$290,047	\$256,085	0.17	\$1,676,572		Land Table 31U N 14 Mile, E Adams	62.45%
08-20-31-152-026	1461 HAYNES AVE	11/15/24	\$435,000	\$374,089	\$316,996	\$256,085	0.17	\$1,886,881		Land Table 31U N 14 Mile, E Adams	68.46%
08-20-31-152-037	1647 HAYNES AVE	07/10/24	\$315,000	\$395,695	\$162,188	\$242,883	0.10	\$1,654,980		Land Table 31U N 14 Mile, E Adams	61.38%
08-20-31-153-005	1196 HOLLAND AVE	11/14/23	\$420,000	\$410,417	\$252,466	\$242,883	0.11	\$2,381,755		Land Table 31U N 14 Mile, E Adams	59.18%
08-20-31-153-009	1264 HOLLAND AVE	04/07/23	\$300,000	\$335,511	\$207,372	\$242,883	0.11	\$1,956,340		Land Table 31U N 14 Mile, E Adams	72.39%
08-20-31-153-011	1292 HOLLAND AVE	08/01/23	\$280,000	\$252,883	\$280,000	\$242,883	0.11	\$2,641,509		Land Table 31U N 14 Mile, E Adams	96.05%
08-20-31-153-019	1400 HOLLAND AVE	04/28/23	\$830,000	\$799,918	\$272,965	\$242,883	0.11	\$2,575,142		Land Table 31U N 14 Mile, E Adams	30.36%
08-20-31-153-023	1476 HOLLAND AVE	07/14/23	\$330,000	\$339,973	\$232,910	\$242,883	0.11	\$2,197,264		Land Table 31U N 14 Mile, E Adams	71.44%
08-20-31-153-027	1544 HOLLAND AVE	05/20/24	\$843,000	\$746,193	\$339,690	\$242,883	0.11	\$3,204,623		Land Table 31U N 14 Mile, E Adams	32.55%
08-20-31-153-037	1211 WEBSTER AVE	02/16/24	\$415,000	\$370,005	\$287,878	\$242,883	0.11	\$2,715,830		Land Table 31U N 14 Mile, E Adams	65.64%
08-20-31-153-041	1267 WEBSTER AVE	09/01/23	\$399,900	\$379,089	\$263,694	\$242,883	0.11	\$2,487,679		Land Table 31U N 14 Mile, E Adams	64.07%
08-20-31-153-044	1307 WEBSTER AVE	03/13/23	\$775,000	\$899,485	\$118,398	\$242,883	0.11	\$1,116,962		Land Table 31U N 14 Mile, E Adams	27.00%
08-20-31-153-067	1572 HOLLAND AVE	04/11/24	\$1,625,000	\$1,587,737	\$324,733	\$287,470	0.20	\$1,591,828		Land Table 31U N 14 Mile, E Adams	18.11%
08-20-31-154-005	1172 WEBSTER AVE	08/09/24	\$460,000	\$489,711	\$213,172	\$242,883	0.11	\$1,937,927		Land Table 31U N 14 Mile, E Adams	49.60%
08-20-31-154-006	1182 WEBSTER AVE	07/15/23	\$785,000	\$795,143	\$232,740	\$242,883	0.11	\$2,115,818		Land Table 31U N 14 Mile, E Adams	30.55%

City of Birmingham

Land Table Land Table 31U

08-20-31-154-027	1572 WEBSTER AVE	06/28/24	\$649,000	\$511,380	\$393,705	\$256,085	0.16	\$2,430,278	Land Table 31U N 14 Mile, E Adams	50.08%
08-20-31-154-040	1303 COLE AVE	03/15/23	\$830,000	\$841,085	\$231,798	\$242,883	0.11	\$2,107,255	Land Table 31U N 14 Mile, E Adams	28.88%
08-20-31-154-056	1567 COLE AVE	12/11/24	\$975,000	\$935,063	\$282,820	\$242,883	0.11	\$2,571,091	Land Table 31U N 14 Mile, E Adams	25.98%
08-20-31-155-007	1244 COLE AVE	02/02/24	\$1,594,000	\$1,546,527	\$320,032	\$272,559	0.17	\$1,939,588	Land Table 31U N 14 Mile, E Adams	17.62%
08-20-31-155-009	1292 COLE AVE	05/23/24	\$1,125,000	\$1,041,436	\$326,447	\$242,883	0.11	\$2,967,700	Land Table 31U N 14 Mile, E Adams	23.32%
08-20-31-155-011	1334 COLE AVE	11/03/23	\$860,000	\$808,459	\$294,424	\$242,883	0.11	\$2,676,582	Land Table 31U N 14 Mile, E Adams	30.04%
08-20-31-155-019	1460 COLE AVE	06/06/23	\$445,000	\$382,093	\$305,790	\$242,883	0.11	\$2,779,909	Land Table 31U N 14 Mile, E Adams	63.57%
08-20-31-155-030	1155 E LINCOLN AVE	07/11/23	\$241,000	\$249,337	\$185,969	\$194,306	0.11	\$1,690,627	Land Table 31U N 14 Mile, E Adams	77.93%
08-20-31-155-033	1211 E LINCOLN AVE	02/15/23	\$1,075,000	\$1,043,009	\$226,297	\$194,306	0.11	\$2,057,245	Land Table 31U N 14 Mile, E Adams	18.63%
08-20-31-155-043	1365 E LINCOLN AVE	01/17/24	\$356,500	\$309,152	\$241,654	\$194,306	0.11	\$2,196,855	Land Table 31U N 14 Mile, E Adams	62.85%
08-20-31-155-044	1379 E LINCOLN AVE	08/14/23	\$330,000	\$325,252	\$199,054	\$194,306	0.11	\$1,809,582	Land Table 31U N 14 Mile, E Adams	59.74%
08-20-31-155-057	1581 E LINCOLN AVE	07/12/24	\$1,299,900	\$1,343,872	\$150,334	\$194,306	0.13	\$1,193,127	Land Table 31U N 14 Mile, E Adams	14.46%
08-20-31-155-063	1222 COLE AVE	02/22/24	\$956,000	\$932,175	\$266,708	\$242,883	0.11	\$2,424,618	Land Table 31U N 14 Mile, E Adams	26.06%
08-20-31-155-065	1245 E LINCOLN AVE	03/30/23	\$695,000	\$706,262	\$183,044	\$194,306	0.11	\$1,664,036	Land Table 31U N 14 Mile, E Adams	27.51%
08-20-31-155-066	1253 E LINCOLN AVE	10/31/23	\$645,000	\$639,021	\$200,285	\$194,306	0.11	\$1,820,773	Land Table 31U N 14 Mile, E Adams	30.41%
08-20-31-176-017	1843 HAYNES AVE	05/26/23	\$325,000	\$349,983	\$217,900	\$242,883	0.14	\$1,523,776	Land Table 31U N 14 Mile, E Adams	69.40%
08-20-31-176-018	1861 HAYNES AVE	11/22/24	\$375,000	\$351,898	\$265,985	\$242,883	0.14	\$1,860,035	Land Table 31U N 14 Mile, E Adams	69.02%
08-20-31-176-022	1919 HAYNES AVE	06/20/23	\$520,000	\$521,634	\$241,249	\$242,883	0.14	\$1,687,056	Land Table 31U N 14 Mile, E Adams	46.56%
08-20-31-177-014	1822 HAYNES AVE	03/08/24	\$405,000	\$369,285	\$278,598	\$242,883	0.12	\$2,361,000	Land Table 31U N 14 Mile, E Adams	65.77%
08-20-31-177-031	1675 HOLLAND AVE	12/02/24	\$875,000	\$801,956	\$315,927	\$242,883	0.10	\$3,097,324	Land Table 31U N 14 Mile, E Adams	30.29%
08-20-31-177-038	1751 HOLLAND AVE	07/10/24	\$840,500	\$851,072	\$232,311	\$242,883	0.10	\$2,277,559	Land Table 31U N 14 Mile, E Adams	28.54%
08-20-31-177-039	1759 HOLLAND AVE	01/19/24	\$259,000	\$326,617	\$175,266	\$242,883	0.10	\$1,718,294	Land Table 31U N 14 Mile, E Adams	74.36%
08-20-31-177-052	1951 HOLLAND AVE	04/05/23	\$769,900	\$936,878	\$75,905	\$242,883	0.12	\$643,263	Land Table 31U N 14 Mile, E Adams	25.92%
08-20-31-177-054	1971 HOLLAND AVE	07/09/24	\$305,000	\$299,276	\$248,607	\$242,883	0.11	\$2,367,686	Land Table 31U N 14 Mile, E Adams	81.16%
08-20-31-178-008	1694 HOLLAND AVE	08/29/24	\$630,000	\$700,404	\$172,479	\$242,883	0.11	\$1,627,160	Land Table 31U N 14 Mile, E Adams	34.68%
08-20-31-178-020	1840 HOLLAND AVE	11/05/24	\$330,000	\$348,074	\$224,809	\$242,883	0.11	\$2,120,840	Land Table 31U N 14 Mile, E Adams	69.78%
08-20-31-178-021	1852 HOLLAND AVE	08/23/24	\$1,350,000	\$1,076,694	\$516,189	\$242,883	0.11	\$4,869,708	Land Table 31U N 14 Mile, E Adams	22.56%
08-20-31-178-026	1922 HOLLAND AVE	08/05/24	\$415,000	\$340,678	\$317,205	\$242,883	0.11	\$2,992,500	Land Table 31U N 14 Mile, E Adams	71.29%
08-20-31-178-027	1936 HOLLAND AVE	02/01/24	\$270,000	\$335,551	\$177,332	\$242,883	0.11	\$1,672,943	Land Table 31U N 14 Mile, E Adams	72.38%
08-20-31-178-036	1669 WEBSTER AVE	03/06/24	\$1,287,500	\$1,216,870	\$343,189	\$272,559	0.16	\$2,172,082	Land Table 31U N 14 Mile, E Adams	22.40%
08-20-31-178-038	1707 WEBSTER AVE	11/01/23	\$1,500,000	\$1,357,060	\$415,499	\$272,559	0.17	\$2,515,692	Land Table 31U N 14 Mile, E Adams	20.08%
08-20-31-178-066	1609 WEBSTER AVE	06/21/23	\$955,000	\$933,460	\$264,423	\$242,883	0.11	\$2,425,899	Land Table 31U N 14 Mile, E Adams	26.02%
08-20-31-179-008	1710 WEBSTER AVE	05/30/24	\$1,449,000	\$1,162,781	\$542,304	\$256,085	0.14	\$3,929,739	Land Table 31U N 14 Mile, E Adams	22.02%
08-20-31-179-018	1870 WEBSTER AVE	02/23/24	\$970,000	\$877,483	\$348,602	\$256,085	0.14	\$4,869,708	Land Table 31U N 14 Mile, E Adams	29.18%
08-20-31-179-034	1695 COLE AVE	07/08/24	\$1,030,000	\$1,107,213	\$165,670	\$242,883	0.11	\$1,506,091	Land Table 31U N 14 Mile, E Adams	21.94%
08-20-31-179-039	1759 COLE AVE	03/22/24	\$340,000	\$357,089	\$225,794	\$242,883	0.11	\$2,052,673	Land Table 31U N 14 Mile, E Adams	68.02%
08-20-31-179-043	1809 COLE AVE	03/18/24	\$740,000	\$717,258	\$270,125	\$242,883	0.12	\$2,308,761	Land Table 31U N 14 Mile, E Adams	34.08%
08-20-31-179-048	1873 COLE AVE	12/11/24	\$375,000	\$343,233	\$274,650	\$242,883	0.11	\$2,496,818	Land Table 31U N 14 Mile, E Adams	70.76%
08-20-31-179-055	1963 COLE AVE	10/30/24	\$450,000	\$342,220	\$350,663	\$242,883	0.11	\$3,187,845	Land Table 31U N 14 Mile, E Adams	70.97%
08-20-31-179-056	1975 COLE AVE	07/01/24	\$1,120,000	\$1,017,654	\$345,229	\$242,883	0.11	\$3,138,445	Land Table 31U N 14 Mile, E Adams	23.87%
08-20-31-179-059	1610 WEBSTER AVE	10/10/24	\$960,000	\$761,110	\$441,773	\$242,883	0.12	\$3,562,685	Land Table 31U N 14 Mile, E Adams	31.91%
08-20-31-179-061	1974 WEBSTER AVE	06/06/24	\$1,300,000	\$1,005,576	\$550,509	\$256,085	0.15	\$3,621,770	Land Table 31U N 14 Mile, E Adams	25.47%
08-20-31-180-001	1602 COLE AVE	10/31/24	\$427,000	\$303,311	\$366,572	\$242,883	0.17	\$2,181,976	Land Table 31U N 14 Mile, E Adams	80.08%
08-20-31-301-022	1480 E LINCOLN AVE	07/10/24	\$310,000	\$316,371	\$187,935	\$194,306	0.10	\$1,807,067	Land Table 31U N 14 Mile, E Adams	61.42%
08-20-31-301-034	1235 RUFFNER AVE	03/08/24	\$1,160,000	\$1,028,245	\$374,638	\$242,883	0.11	\$3,405,800	Land Table 31U N 14 Mile, E Adams	23.62%
08-20-31-301-044	1375 RUFFNER AVE	09/26/24	\$319,000	\$327,267	\$234,616	\$242,883	0.11	\$2,132,873	Land Table 31U N 14 Mile, E Adams	74.22%
08-20-31-301-056	1571 RUFFNER AVE	05/30/23	\$780,000	\$834,061	\$188,822	\$242,883	0.11	\$1,716,564	Land Table 31U N 14 Mile, E Adams	29.12%
08-20-31-302-017	1348 RUFFNER AVE	04/12/24	\$420,000	\$364,899	\$297,984	\$242,883	0.11	\$2,708,945	Land Table 31U N 14 Mile, E Adams	66.56%
08-20-31-302-018	1364 RUFFNER AVE	05/15/23	\$840,000	\$908,188	\$174,695	\$242,883	0.11	\$1,588,136	Land Table 31U N 14 Mile, E Adams	26.74%
08-20-31-302-023	1440 RUFFNER AVE	02/09/24	\$350,000	\$333,167	\$259,716	\$242,883	0.11	\$2,361,055	Land Table 31U N 14 Mile, E Adams	72.90%
08-20-31-302-025	1472 RUFFNER AVE	09/11/24	\$582,500	\$472,176	\$353,207	\$242,883	0.11	\$3,210,973	Land Table 31U N 14 Mile, E Adams	51.44%
08-20-31-302-036	1259 HUMPHREY AVE	07/26/24	\$300,000	\$328,857	\$214,026	\$242,883	0.11	\$1,945,691	Land Table 31U N 14 Mile, E Adams	73.86%
08-20-31-302-038	1291 HUMPHREY AVE	09/18/23	\$843,000	\$871,944	\$213,939	\$242,883	0.11	\$1,944,900	Land Table 31U N 14 Mile, E Adams	27.86%
08-20-31-302-052	1507 HUMPHREY AVE	03/20/24	\$260,000	\$306,499	\$196,384	\$242,883	0.11	\$1,785,309	Land Table 31U N 14 Mile, E Adams	79.24%
08-20-31-304-014	1376 HUMPHREY AVE	08/01/24	\$840,000	\$814,538	\$268,345	\$242,883	0.11	\$2,439,500	Land Table 31U N 14 Mile, E Adams	29.82%
08-20-31-304-025	1560 HUMPHREY AVE	07/01/24	\$693,249	\$620,655	\$315,477	\$242,883	0.11	\$2,867,973	Land Table 31U N 14 Mile, E Adams	39.13%
08-20-31-304-026	1572 HUMPHREY AVE	03/14/23	\$860,000	\$961,665	\$141,218	\$242,883	0.11	\$1,283,800	Land Table 31U N 14 Mile, E Adams	25.26%
08-20-31-304-040	1451 BENNAVILLE AVE	07/11/23	\$441,000	\$484,062	\$199,821	\$242,883	0.11	\$1,816,555	Land Table 31U N 14 Mile, E Adams	50.18%
08-20-31-304-047	1571 BENNAVILLE AVE	07/27/23	\$1,050,000	\$988,812	\$304,071	\$242,883	0.11	\$2,764,282	Land Table 31U N 14 Mile, E Adams	24.56%
08-20-31-306-014	1376 BENNAVILLE AVE	10/31/24	\$860,000	\$740,439	\$362,444	\$242,883	0.11	\$3,294,945	Land Table 31U N 14 Mile, E Adams	32.80%
08-20-31-306-016	1412 BENNAVILLE AVE	04/18/24	\$965,000	\$907,414	\$300,469	\$242,883	0.11	\$2,731,536	Land Table 31U N 14 Mile, E Adams	26.77%
08-20-31-327-001	1815 E LINCOLN AVE	05/09/23	\$375,000	\$409,787	\$249,399	\$284,186	0.16	\$1,520,726	Land Table 31U N 14 Mile, E Adams	69.35%
08-20-31-327-004	1863 E LINCOLN AVE	02/14/23	\$382,000	\$337,978	\$238,328	\$194,306	0.15	\$1,599,517	Land Table 31U N 14 Mile, E Adams	57.49%
08-20-31-327-005	1889 E LINCOLN AVE	01/26/24	\$340,000	\$306,206	\$228,100	\$194,306	0.14	\$1,595,105	Land Table 31U N 14 Mile, E Adams	63.46%
08-20-31-328-012	1982 E LINCOLN AVE	03/15/24	\$425,000	\$361,468	\$257,838	\$194,306	0.16	\$1,642,280	Land Table 31U N 14 Mile, E Adams	53.75%
08-20-31-328-019	1909 W MELTON RD	11/28/23	\$305,000				0.25	\$1,215,139	Land Table 31U N 14 Mile, E Adams	#DIV/0!
08-20-31-329-005	1854 W MELTON RD	08/22/24	\$515,000	\$488,788	\$329,230	\$303,018	0.25	\$1,338,333	Land Table 31U N 14 Mile, E Adams	61.99%
08-20-31-329-013	1845 HUMPHREY AVE	08/30/24	\$380,000	\$350,155	\$285,930	\$256,085	0.16	\$1,798,302	Land Table 31U N 14 Mile, E Adams	73.13%
08-20-31-329-019	1244 S ETON ST	03/24/23	\$310,000	\$329,836	\$197,836	\$217,672	0.13	\$1,570,127	Land Table 31U N 14 Mile, E Adams	65.99%
08-20-31-329-022	1265 TAUNTON RD	11/06/23	\$895,000	\$833,722	\$304,161	\$242,883	0.12	\$2,452,911	Land Table 31U N 14 Mile, E Adams	29.13%
08-20-31-331-001	1810 HUMPHREY AVE	04/10/24	\$1,140,000	\$1,134,384	\$261,701	\$256,085	0.17	\$1,521,517	Land Table 31U N 14 Mile, E Adams	22.57%
08-20-31-331-003	1836 HUMPHREY AVE	05/20/24	\$440,000	\$385,651	\$297,232	\$242,883	0.15	\$1,930,078	Land Table 31U N 14 Mile, E Adams	62.98%
08-20-31-331-009	1898 HUMPHREY AVE	02/08/24	\$417,500	\$407,655	\$265,930	\$256,085	0.16	\$1,693,822	Land Table 31U N 14 Mile, E Adams	62.82%

City of Birmingham

Land Table Land Table 31U

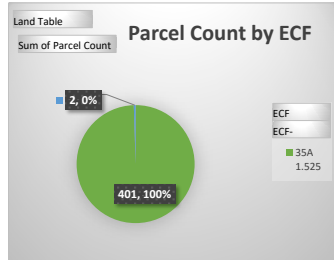
08-20-31-332-008	1748 BANBURY RD	03/27/24	\$300,000					0.15	\$1,986,755	Land Table 31U N 14 Mile, E Adams	#DIV/0!
08-20-31-352-013	1476 CHAPIN AVE	02/24/23	\$295,000	\$353,057	\$184,826	\$242,883		0.11	\$1,680,236	Land Table 31U N 14 Mile, E Adams	68.79%
08-20-31-352-014	1484 CHAPIN AVE	09/26/24	\$245,000	\$348,146	\$139,737	\$242,883		0.11	\$1,270,336	Land Table 31U N 14 Mile, E Adams	69.76%
08-20-31-354-040	1462 EMMONS AVE	04/29/24	\$410,000	\$375,746	\$277,137	\$242,883		0.14	\$1,938,021	Land Table 31U N 14 Mile, E Adams	64.64%
08-20-31-354-050	1700 TORRY ST	07/22/24	\$310,000	\$366,916	\$199,169	\$256,085		0.16	\$1,244,806	Land Table 31U N 14 Mile, E Adams	69.79%
08-20-31-376-006	1860 BANBURY RD	07/23/24	\$1,455,000	\$1,367,201	\$343,884	\$256,085		0.17	\$2,059,186	Land Table 31U N 14 Mile, E Adams	18.73%
08-20-31-376-008	1884 BANBURY RD	11/22/23	\$495,000	\$429,653	\$321,432	\$256,085		0.18	\$1,826,318	Land Table 31U N 14 Mile, E Adams	59.60%
08-20-31-376-012	1567 PENISTONE RD	07/26/24	\$405,000	\$384,430	\$276,655	\$256,085		0.17	\$1,646,756	Land Table 31U N 14 Mile, E Adams	66.61%
08-20-31-376-013	1573 PENISTONE RD	03/01/23	\$360,000	\$404,335	\$211,750	\$256,085		0.16	\$1,307,099	Land Table 31U N 14 Mile, E Adams	63.33%
08-20-31-377-001	1508 PENISTONE RD	08/04/23	\$382,000	\$418,112	\$236,447	\$272,559		0.22	\$1,099,753	Land Table 31U N 14 Mile, E Adams	65.19%
08-20-31-377-009	1635 TORRY ST	01/13/23	\$475,000	\$417,625	\$313,460	\$256,085		0.18	\$1,751,173	Land Table 31U N 14 Mile, E Adams	61.32%
08-20-31-378-002	1564 PENISTONE RD	04/30/24	\$395,000	\$417,072	\$250,487	\$272,559		0.19	\$1,297,860	Land Table 31U N 14 Mile, E Adams	65.35%
08-20-31-379-004	1631 TAUNTON RD	03/02/23	\$545,000	\$423,766	\$377,319	\$256,085		0.19	\$1,996,397	Land Table 31U N 14 Mile, E Adams	60.43%
08-20-31-379-009	1741 TORRY ST	04/12/24	\$330,000	\$352,122	\$220,761	\$242,883		0.18	\$1,219,674	Land Table 31U N 14 Mile, E Adams	68.98%
08-20-31-379-011	1787 SHEFFIELD RD	05/12/23	\$485,000	\$360,711	\$367,172	\$242,883		0.14	\$2,567,636	Land Table 31U N 14 Mile, E Adams	67.33%
08-20-31-379-014	1757 SHEFFIELD RD	11/13/24	\$300,000	\$389,943	\$182,616	\$272,559		0.20	\$936,492	Land Table 31U N 14 Mile, E Adams	69.90%
08-20-31-383-005	1594 SHEFFIELD RD	06/01/23	\$320,000	\$389,833	\$186,252	\$256,085		0.18	\$1,034,733	Land Table 31U N 14 Mile, E Adams	65.69%
08-20-31-383-009	1750 BRADFORD RD	01/18/23	\$317,000	\$409,827	\$163,258	\$256,085		0.15	\$1,118,205	Land Table 31U N 14 Mile, E Adams	62.49%
08-20-31-403-016	1327 E MELTON RD	04/24/23	\$370,000	\$386,670	\$226,213	\$242,883		0.12	\$1,824,298	Land Table 31U N 14 Mile, E Adams	62.81%
08-20-31-405-002	1515 CHELTENHAM RD	09/08/23	\$365,000	\$372,475	\$235,408	\$242,883		0.14	\$1,730,941	Land Table 31U N 14 Mile, E Adams	65.21%
08-20-31-405-006	1551 CHELTENHAM RD	10/10/23	\$332,000	\$361,186	\$213,697	\$242,883		0.14	\$1,582,941	Land Table 31U N 14 Mile, E Adams	67.25%
08-20-31-405-009	1581 CHELTENHAM RD	11/27/23	\$365,000	\$365,805	\$242,078	\$242,883		0.14	\$1,754,188	Land Table 31U N 14 Mile, E Adams	66.40%
08-20-31-452-022	1596 MANSFIELD RD	08/19/23	\$405,000	\$398,159	\$249,724	\$242,883		0.14	\$1,849,807	Land Table 31U N 14 Mile, E Adams	61.00%
08-20-31-453-002	1515 MANSFIELD RD	11/01/23	\$360,000	\$379,710	\$223,173	\$242,883		0.13	\$1,665,470	Land Table 31U N 14 Mile, E Adams	63.97%
08-20-31-453-003	1527 MANSFIELD RD	05/31/24	\$390,000	\$397,504	\$235,379	\$242,883		0.13	\$1,756,560	Land Table 31U N 14 Mile, E Adams	61.10%
08-20-31-453-012	1665 MANSFIELD RD	03/12/24	\$430,000	\$376,491	\$296,392	\$242,883		0.13	\$2,333,795	Land Table 31U N 14 Mile, E Adams	64.51%
08-20-31-453-021	1805 MANSFIELD RD	09/29/23	\$530,000	\$430,324	\$342,559	\$242,883		0.14	\$2,482,312	Land Table 31U N 14 Mile, E Adams	56.44%
08-20-31-453-036	1694 E MELTON RD	03/05/24	\$360,000	\$364,730	\$238,153	\$242,883		0.14	\$1,751,125	Land Table 31U N 14 Mile, E Adams	66.59%
08-20-31-453-041	1750 E MELTON RD	12/31/24	\$410,000	\$378,032	\$274,851	\$242,883		0.14	\$2,035,933	Land Table 31U N 14 Mile, E Adams	64.25%
08-20-31-453-046	1826 E MELTON RD	02/16/23	\$425,000	\$419,226	\$248,657	\$242,883		0.14	\$1,801,862	Land Table 31U N 14 Mile, E Adams	57.94%
08-20-31-454-004	2058 BRADFORD RD	07/21/23	\$399,000	\$384,992	\$256,891	\$242,883		0.15	\$1,712,607	Land Table 31U N 14 Mile, E Adams	63.09%
08-20-31-454-006	2090 BRADFORD RD	11/25/24	\$428,000	\$407,342	\$263,541	\$242,883		0.15	\$1,756,940	Land Table 31U N 14 Mile, E Adams	59.63%
08-20-31-455-007	1950 E MELTON RD	05/28/24	\$650,000	\$562,672	\$455,759	\$368,431		0.42	\$1,090,333	Land Table 31U N 14 Mile, E Adams	65.48%
08-20-31-456-010	1638 HANLEY CT	12/03/24	\$604,999	\$509,331	\$351,753	\$256,085		0.14	\$2,530,597	Land Table 31U N 14 Mile, E Adams	50.28%
08-20-31-456-021	1669 HANLEY CT	07/31/24	\$380,000	\$490,508	\$145,577	\$256,085		0.14	\$1,078,348	Land Table 31U N 14 Mile, E Adams	52.21%

City of Birmingham

Land Table Land Table 35A

BSA DATABASE		SALES DATA	
Parcel Count	403	# of Sales	41
ECF Nbhhd	35A, MEX	Sales Ratio	42.80%
Min ECF	0.580	(Land Resid.-Est. Land Value)/Est. LV	27.03%
Max ECF	1.525	% Change	20.00%
Land Table LtoB	48.74%	Projected Land Table LtoB	58.49%
CVT LtoB	46.92%	Sales Sample Size	10.17%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$6,092	\$7,739	\$7,311
MINIMUM	\$5,716	\$7,261	\$6,859
MAXIMUM	\$6,468	\$8,217	\$7,762

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
08-19-35-101-006	2401 RADNOR DR	07/12/24	\$775,000	\$703,378	\$605,378	\$533,756	0.29	\$2,087,510		Land Table 35A N Linc. / S Maple	75.88%
08-19-35-103-040	311 BRYN MAWR RD	10/29/24	\$953,775	\$717,108	\$601,132	\$364,465	0.17	\$3,454,782		Land Table 35A N Linc. / S Maple	50.82%
08-19-35-104-029	540 BERWYN RD	11/12/24	\$1,378,000	\$1,061,533	\$915,615	\$599,148	0.36	\$2,557,584		Land Table 35A N Linc. / S Maple	56.44%
08-19-35-105-012	130 ARGYLE BLVD	01/05/23	\$572,000	\$614,388	\$329,112	\$371,500	0.22	\$1,489,195		Land Table 35A N Linc. / S Maple	60.47%
08-19-35-107-005	293 BERWYN RD	03/23/23	\$940,000	\$875,759	\$527,053	\$462,812	0.22	\$2,395,695		Land Table 35A N Linc. / S Maple	52.85%
08-19-35-107-027	540 ARGYLE BLVD	04/02/24	\$2,030,000	\$2,019,202	\$564,305	\$553,507	0.31	\$1,838,127		Land Table 35A N Linc. / S Maple	27.41%
08-19-35-127-012	495 GOLFVIEW BLVD	07/31/23	\$1,675,000	\$1,612,014	\$455,471	\$392,485	0.20	\$2,254,807		Land Table 35A N Linc. / S Maple	24.35%
08-19-35-127-016	585 GOLFVIEW BLVD	04/26/23	\$1,115,000	\$1,023,832	\$521,947	\$430,779	0.22	\$2,394,252		Land Table 35A N Linc. / S Maple	42.08%
08-19-35-127-019	340 S GLENHURST DR	06/05/23	\$894,000	\$801,309	\$497,652	\$404,961	0.19	\$2,578,508		Land Table 35A N Linc. / S Maple	50.54%
08-19-35-127-030	596 S GLENHURST DR	06/11/24	\$771,000	\$605,173	\$608,908	\$443,081	0.23	\$2,635,965		Land Table 35A N Linc. / S Maple	73.22%
08-19-35-128-002	145 S GLENHURST DR	09/30/24	\$1,497,000	\$1,392,367	\$500,453	\$395,820	0.19	\$2,661,984		Land Table 35A N Linc. / S Maple	28.43%
08-19-35-128-003	161 S GLENHURST DR	08/15/24	\$552,000	\$573,076	\$383,885	\$404,961	0.19	\$1,989,041		Land Table 35A N Linc. / S Maple	70.66%
08-19-35-128-018	120 WESTCHESTER WAY	07/08/24	\$550,000	\$472,476	\$465,994	\$388,470	0.23	\$2,017,290		Land Table 35A N Linc. / S Maple	82.22%
08-19-35-128-025	272 WESTCHESTER WAY	05/19/23	\$1,515,000	\$1,723,621	\$383,085	\$591,706	0.28	\$1,358,457		Land Table 35A N Linc. / S Maple	34.33%
08-19-35-128-029	400 WESTCHESTER WAY	02/08/23	\$1,400,000	\$1,238,672	\$537,363	\$376,035	0.18	\$3,002,028		Land Table 35A N Linc. / S Maple	30.36%
08-19-35-128-036	574 WESTCHESTER WAY	07/26/24	\$1,955,500	\$1,683,937	\$618,672	\$347,109	0.17	\$3,749,527		Land Table 35A N Linc. / S Maple	20.61%
08-19-35-129-003	173 WESTCHESTER WAY	02/20/24	\$812,000	\$782,106	\$497,553	\$467,659	0.24	\$2,056,004		Land Table 35A N Linc. / S Maple	59.79%
08-19-35-129-007	255 WESTCHESTER WAY	04/24/24	\$1,100,000	\$851,778	\$626,223	\$378,001	0.20	\$3,195,015		Land Table 35A N Linc. / S Maple	44.38%
08-19-35-129-009	299 WESTCHESTER WAY	07/26/24	\$1,050,000	\$891,034	\$537,392	\$378,426	0.20	\$2,741,796		Land Table 35A N Linc. / S Maple	42.47%
08-19-35-129-013	389 WESTCHESTER WAY	02/06/25	\$575,000								
08-19-35-129-014	415 WESTCHESTER WAY	03/27/23	\$705,000	\$646,992	\$437,705	\$379,697	0.20	\$2,210,631		Land Table 35A N Linc. / S Maple	58.69%
08-19-35-129-015	431 WESTCHESTER WAY	02/24/23	\$710,000	\$725,762	\$364,147	\$379,909	0.20	\$1,839,126		Land Table 35A N Linc. / S Maple	52.35%
08-19-35-129-032	314 LARCHLEA DR	05/02/23	\$1,030,000	\$713,839	\$697,718	\$381,557	0.20	\$3,488,590		Land Table 35A N Linc. / S Maple	53.45%
08-19-35-152-007	2298 W LINCOLN AVE	07/26/24	\$900,000	\$831,465	\$438,785	\$370,250	0.22	\$1,994,477		Land Table 35A N Linc. / S Maple	44.53%
08-19-35-152-014	2260 CARROLLWOOD CT	11/17/23	\$585,000	\$549,494	\$393,917	\$358,411	0.22	\$1,823,690		Land Table 35A N Linc. / S Maple	65.23%
08-19-35-176-002	941 ARDEN LN	07/31/24	\$640,000	\$698,283	\$452,991	\$511,274	0.40	\$1,138,168		Land Table 35A N Linc. / S Maple	73.22%
08-19-35-176-013	2136 W LINCOLN AVE	05/03/24	\$678,500	\$598,372	\$450,378	\$370,250	0.22	\$2,047,173		Land Table 35A N Linc. / S Maple	61.88%
08-19-35-177-015	1013 WOODLEA RD	09/05/24	\$2,175,000	\$1,795,759	\$749,491	\$370,250	0.22	\$3,406,777		Land Table 35A N Linc. / S Maple	20.62%
08-19-35-177-026	998 S GLENHURST DR	04/14/23	\$2,300,000	\$2,281,531	\$481,281	\$462,812	0.22	\$2,187,641		Land Table 35A N Linc. / S Maple	20.29%
08-19-35-177-027	1010 S GLENHURST DR	04/19/24	\$960,000	\$895,980	\$526,832	\$462,812	0.22	\$2,394,691		Land Table 35A N Linc. / S Maple	51.65%
08-19-35-178-010	895 S GLENHURST DR	06/20/24	\$875,000	\$597,272	\$740,540	\$462,812	0.22	\$3,366,091		Land Table 35A N Linc. / S Maple	77.49%
08-19-35-178-011	915 S GLENHURST DR	10/03/24	\$1,600,000	\$1,383,446	\$679,366	\$462,812	0.22	\$3,088,027		Land Table 35A N Linc. / S Maple	33.45%
08-19-35-178-015	1019 S GLENHURST DR	06/28/24	\$850,000	\$622,698	\$690,114	\$462,812	0.22	\$3,136,882		Land Table 35A N Linc. / S Maple	74.32%
08-19-35-178-021	732 WESTCHESTER WAY	10/04/24	\$736,000	\$697,226	\$472,661	\$433,887	0.21	\$2,283,386		Land Table 35A N Linc. / S Maple	62.23%
08-19-35-178-021	732 WESTCHESTER WAY	10/04/24	\$736,000								
08-19-35-178-027	910 WESTCHESTER WAY	11/21/24	\$1,210,000	\$1,113,728	\$616,936	\$520,664	0.28	\$2,243,404		Land Table 35A N Linc. / S Maple	46.75%
08-19-35-179-033	950 LARCHLEA DR	04/21/23	\$921,450	\$817,445	\$644,544	\$540,539	0.30	\$2,148,480		Land Table 35A N Linc. / S Maple	66.13%
08-19-35-179-042	732 LARCHLEA DR	05/05/23	\$555,000								
08-19-35-179-044	1045 WESTCHESTER WAY	07/01/24	\$2,399,000	\$1,912,541	\$1,033,428	\$546,969	0.31	\$3,366,215		Land Table 35A N Linc. / S Maple	28.60%
08-19-35-180-008	827 LARCHLEA DR	07/19/24	\$650,000				0.30	\$2,166,667		Land Table 35A N Linc. / S Maple	#DIV/0!
08-19-35-201-042	1725 MIDVALE RD	02/02/24	\$475,000	\$416,677	\$364,342	\$306,019	0.14	\$2,602,443		Land Table 35A N Linc. / S Maple	73.44%

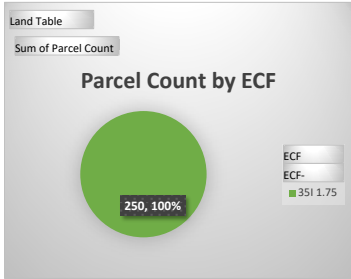
City of Birmingham

Land Table Land Table 35I

BSA DATABASE		SALES DATA	
Parcel Count	250	# of Sales	14
ECF Nbhd	351	Sales Ratio	28.47%
Min ECF	0.800	(Land Resid.-Est. Land Value)/Est. LV	65.16%
Max ECF	1.750	% Change	0.00%
Land Table LtoB	50.64%	Projected Land Table LtoB	50.64%
CVT LtoB	46.92%	Sales Sample Size	5.60%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$9,677	\$15,981	\$9,677
MINIMUM	\$7,518	\$12,416	\$7,518
MAXIMUM	\$11,982	\$19,789	\$11,982

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
08-19-35-201-012	250 PLEASANT AVE	11/26/24	\$771,000	\$706,296	\$561,602	\$496,898	0.18	\$3,190,920		Land Table 35I	70.35%
08-19-35-201-014	286 PLEASANT AVE	06/28/24	\$780,500	\$820,707	\$465,113	\$505,320	0.18	\$2,598,397		Land Table 35I	61.57%
08-19-35-201-034	480 PLEASANT AVE	05/14/24	\$1,472,000	\$1,053,749	\$1,007,791	\$589,540	0.21	\$4,821,967		Land Table 35I	55.95%
08-19-35-201-066	1020 PLEASANT AVE	10/11/24	\$2,934,000	\$2,031,407	\$1,448,694	\$546,101	0.19	\$7,506,187		Land Table 35I	26.88%
08-19-35-201-069	1700 W LINCOLN AVE	01/05/24	\$1,000,000	\$1,249,919	\$187,334	\$437,253	0.19	\$970,642		Land Table 35I	34.98%
08-19-35-202-024	999 PLEASANT AVE	12/11/23	\$1,425,000				1.01	\$1,405,325		Land Table 35I	#DIV/0!
08-19-35-227-036	663 SHIRLEY DR	09/18/24	\$2,022,000				0.71	\$2,843,882		Land Table 35I	#DIV/0!
08-19-35-229-021	270 ASPEN RD	06/28/23	\$2,500,000	\$2,529,714	\$752,787	\$782,501	0.24	\$3,085,193		Land Table 35I	30.93%
08-19-35-230-022	416 HAWTHORNE RD	11/14/24	\$3,150,000	\$2,073,606	\$2,054,581	\$978,187	0.37	\$5,598,313		Land Table 35I	47.17%
08-19-35-277-013	185 HAWTHORNE RD	12/13/24	\$1,964,000	\$1,477,471	\$1,278,207	\$791,678	0.26	\$4,897,345		Land Table 35I	53.58%

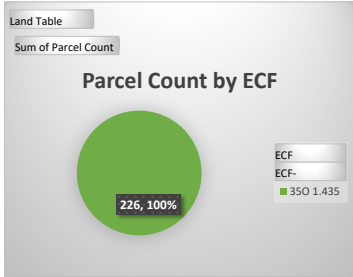
City of Birmingham

Land Table Land Table 350

BSA DATABASE		SALES DATA	
Parcel Count	226	# of Sales	21
ECF Nbhd	350	Sales Ratio	48.07%
Min ECF	0.775	(Land Resid.-Est. Land Value)/Est. LV	11.62%
Max ECF	1.435	% Change	10.00%
Land Table LtoB	49.34%	Projected Land Table LtoB	54.28%
CVT LtoB	46.92%	Sales Sample Size	9.29%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$510,863	\$570,216	\$561,949
MINIMUM	\$352,318	\$393,251	\$387,550
MAXIMUM	\$675,277	\$753,733	\$742,805

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
08-19-35-301-010	2445 POLO PL	07/25/23	\$742,200	\$734,875	\$289,179	\$281,854	0.43	\$672,509		Land Table 350	38.35%
08-19-35-302-002	2440 FAIRWAY DR	08/23/23	\$1,790,000	\$1,971,758	\$381,950	\$563,708	0.35	\$1,097,557		Land Table 350	28.59%
08-19-35-303-011	1142 GOLFWAY BLVD	09/25/24	\$2,250,000	\$2,151,935	\$556,077	\$458,012	0.45	\$1,246,809		Land Table 350	21.28%
08-19-35-305-001	2497 FAIRWAY DR	11/18/24	\$2,195,000	\$1,819,909	\$854,243	\$479,152	0.39	\$2,207,346		Land Table 350	26.33%
08-19-35-305-003	2429 FAIRWAY DR	07/20/23	\$715,000	\$770,037	\$402,975	\$458,012	0.32	\$1,263,245		Land Table 350	59.48%
08-19-35-307-011	2244 NORTHLAWN BLVD	09/08/23	\$2,790,000	\$2,527,066	\$685,716	\$422,782	0.34	\$2,016,812		Land Table 350	16.73%
08-19-35-326-032	1850 FAIRWAY DR	06/12/24	\$750,000	\$778,245	\$429,767	\$458,012	0.29	\$1,507,954		Land Table 350	58.85%
08-19-35-327-013	1990 NORTHLAWN BLVD	06/17/24	\$610,000	\$648,656	\$384,126	\$422,782	0.27	\$1,401,920		Land Table 350	65.18%
08-19-35-327-029	1700 NORTHLAWN BLVD	03/01/24	\$1,775,000	\$1,857,194	\$411,052	\$493,246	0.41	\$1,002,566		Land Table 350	26.56%
08-19-35-327-032	1663 FAIRWAY DR	07/07/23	\$1,515,000	\$1,293,808	\$643,974	\$422,782	0.26	\$2,505,735		Land Table 350	32.68%
08-19-35-327-037	1711 FAIRWAY DR	04/30/24	\$810,000	\$698,881	\$604,365	\$493,246	0.31	\$1,949,565		Land Table 350	70.58%
08-19-35-401-027	1400 FAIRWAY DR	06/24/24	\$700,000	\$662,939	\$459,843	\$422,782	0.23	\$1,990,662		Land Table 350	63.77%
08-19-35-401-028	1481 W LINCOLN AVE	11/03/23	\$585,000	\$584,351	\$367,059	\$366,410	0.29	\$1,287,926		Land Table 350	62.70%
08-19-35-402-014	1570 NORTHLAWN BLVD	06/24/24	\$675,000	\$664,398	\$433,384	\$422,782	0.26	\$1,679,783		Land Table 350	63.63%
08-19-35-402-018	1492 NORTHLAWN BLVD	07/28/23	\$1,050,000	\$1,042,943	\$429,839	\$422,782	0.37	\$1,164,875		Land Table 350	40.54%
08-19-35-402-021	1350 FAIRWAY DR	10/06/23	\$647,000	\$585,817	\$413,501	\$352,318	0.19	\$2,223,124		Land Table 350	60.14%

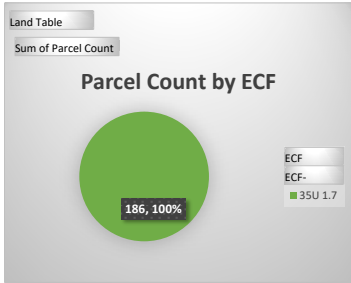
City of Birmingham

Land Table Land Table 35U

BSA DATABASE		SALES DATA	
Parcel Count	186	# of Sales	13
ECF Nbhd	35U	Sales Ratio	47.70%
Min ECF	0.950	(Land Resid.-Est. Land Value)/Est. LV	12.61%
Max ECF	1.700	% Change	10.00%
Land Table LtoB	46.01%	Projected Land Table LtoB	50.61%
CVT LtoB	46.92%	Sales Sample Size	6.99%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$4,497	\$5,064	\$4,947
MINIMUM	\$2,998	\$3,376	\$3,298
MAXIMUM	\$5,996	\$6,752	\$6,596

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
08-19-35-429-026	1371 NORTHLAWN BLVD	10/31/24	\$2,500,000	\$2,154,254	\$645,546	\$299,800	0.31	\$2,082,406		Land Table 35U	13.92%
08-19-35-430-013	1086 NORFOLK DR	02/27/24	\$660,000	\$600,910	\$497,008	\$437,918	0.38	\$1,307,916		Land Table 35U	72.88%
08-19-35-430-014	1050 NORFOLK DR	06/21/24	\$738,528	\$759,055	\$423,717	\$444,244	0.48	\$884,587		Land Table 35U	58.53%
08-19-35-477-003	1085 NORFOLK DR	01/11/24	\$629,900	\$641,714	\$330,737	\$342,551	0.16	\$2,016,689		Land Table 35U	53.38%
08-19-35-477-010	1094 WORTHINGTON AVE	12/28/23	\$411,000	\$475,744	\$249,506	\$314,250	0.15	\$1,663,373		Land Table 35U	66.05%
08-19-35-479-005	.025 W SOUTHLAWN BLVD	10/30/24	\$850,000	\$751,179	\$557,515	\$458,694	0.27	\$2,088,071		Land Table 35U	61.06%
08-19-35-479-006	999 W SOUTHLAWN BLVD	07/16/24	\$911,500	\$805,924	\$510,306	\$404,730	0.22	\$2,373,516		Land Table 35U	50.22%
08-19-35-479-011	1130 WAKEFIELD DR	12/15/23	\$539,000	\$587,727	\$374,321	\$423,048	0.23	\$1,606,528		Land Table 35U	71.98%
08-19-35-480-016	1863 NORFOLK DR	09/26/23	\$1,970,000	\$2,097,982	\$184,589	\$312,571	0.15	\$1,230,593		Land Table 35U	14.90%
08-19-35-480-017	1875 NORFOLK DR	12/22/23	\$2,011,600	\$1,821,332	\$490,068	\$299,800	0.14	\$3,451,183		Land Table 35U	16.46%
08-19-35-481-006	1067 WAKEFIELD DR	04/29/24	\$820,000	\$751,232	\$455,900	\$387,132	0.20	\$2,302,525		Land Table 35U	51.53%
08-19-35-481-007	1035 WAKEFIELD DR	08/23/24	\$600,000	\$555,209	\$429,524	\$384,733	0.20	\$2,191,449		Land Table 35U	69.30%
08-19-35-481-019	1054 SAXON DR	09/24/24	\$545,000	\$576,471	\$277,323	\$308,794	0.19	\$1,436,907		Land Table 35U	53.57%

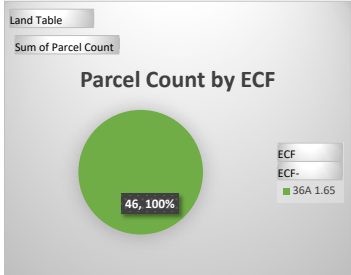
City of Birmingham

Land Table Land Table 36A

BSA DATABASE		SALES DATA	
Parcel Count	46	# of Sales	4
ECF Nbhd	36A	Sales Ratio	50.77%
Min ECF	0.790	(Land Resid.-Est. Land Value)/Est. LV	13.36%
Max ECF	1.650	% Change	10.00%
Land Table LtoB	52.15%	Projected Land Table LtoB	57.36%
CVT LtoB	46.92%	Sales Sample Size	8.70%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$752,654	\$853,227	\$827,919
MINIMUM	\$402,154	\$455,892	\$442,369
MAXIMUM	\$2,404,230	\$2,725,495	\$2,644,653

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
08-19-35-277-039	1010 W LINCOLN AVE	10/24/23	\$750,000	\$770,883	\$555,995	\$576,878	0.36	\$1,531,667		Land Table 36A	74.83%
08-19-36-103-036	684 SOUTHFIELD RD	08/09/23	\$990,000	\$873,667	\$639,684	\$523,351	0.24	\$2,643,322		Land Table 36A	59.90%
08-19-36-103-041	768 SOUTHFIELD RD	06/13/24	\$1,170,000	\$1,060,868	\$539,918	\$430,786	0.20	\$2,672,861		Land Table 36A	40.61%

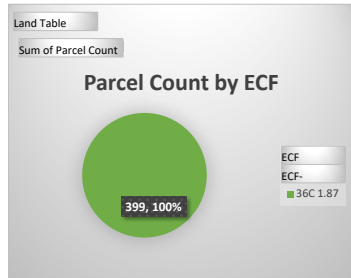
City of Birmingham

Land Table Land Table 36C

BSA DATABASE		SALES DATA	
Parcel Count	399	# of Sales	36
ECF Nbhd	36C	Sales Ratio	50.95%
Min ECF	0.420	(Land Resid.-Est. Land Value)/Est. LV	1.83%
Max ECF	1.870	% Change	5.00%
Land Table LtoB	48.16%	Projected Land Table LtoB	50.57%
CVT LtoB	46.92%	Sales Sample Size	9.02%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$696,416	\$709,174	\$731,236
MINIMUM	\$452,217	\$460,502	\$474,828
MAXIMUM	\$940,613	\$957,845	\$987,644

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
08-19-36-131-017	504 TOWNSEND ST	09/05/24	\$645,000	\$726,005	\$588,277	\$669,282	0.14	\$4,142,796		Land Table 36C	92.19%
08-19-36-151-002	547 SOUTHFIELD RD	01/16/24	\$1,825,000	\$1,919,793	\$474,097	\$568,890	0.23	\$2,061,291		Land Table 36C	29.63%
08-19-36-151-004	583 SOUTHFIELD RD	04/19/23	\$589,000								
08-19-36-151-011	644 WATKINS ST	02/08/24	\$981,000	\$1,077,684	\$464,066	\$560,750	0.23	\$2,044,344		Land Table 36C	52.03%
08-19-36-151-017	640 W FRANK ST	05/08/23	\$1,500,000	\$1,534,452	\$526,298	\$560,750	0.15	\$3,462,487		Land Table 36C	36.54%
08-19-36-152-010	631 WATKINS ST	08/14/23	\$875,000				0.27	\$3,264,925		Land Table 36C	#DIV/0!
08-19-36-152-013	588 CHERRY CT	12/08/23	\$3,080,000	\$3,139,736	\$564,326	\$624,062	0.19	\$3,034,011		Land Table 36C	19.88%
08-19-36-152-018	572 STANLEY BLVD	06/28/24	\$900,000				0.17	\$5,232,558		Land Table 36C	#DIV/0!
08-19-36-152-032	611 WATKINS ST	10/04/24	\$1,150,000								
08-19-36-152-034	556 W FRANK ST	06/15/23	\$2,360,000	\$2,387,523	\$913,090	\$940,613	0.30	\$3,003,586		Land Table 36C	39.40%
08-19-36-153-005	663 W FRANK ST	04/05/24	\$1,260,000	\$1,423,058	\$397,692	\$560,750	0.14	\$2,761,750		Land Table 36C	39.40%
08-19-36-155-008	967 SOUTHFIELD RD	07/21/23	\$850,000	\$1,173,448	\$383,822	\$707,270	0.25	\$1,523,103		Land Table 36C	60.27%
08-19-36-157-009	745 WALLACE ST	01/11/24	\$1,675,000	\$2,335,204	\$116,434	\$776,638	0.21	\$549,217		Land Table 36C	33.26%
08-19-36-157-012	691 WALLACE ST	09/18/24	\$930,000	\$816,429	\$565,788	\$452,217	0.11	\$5,337,623		Land Table 36C	55.39%
08-19-36-157-023	828 W LINCOLN AVE	05/10/24	\$630,000	\$648,350	\$430,250	\$448,600	0.15	\$2,793,831		Land Table 36C	69.19%
08-19-36-157-026	776 W LINCOLN AVE	09/12/24	\$512,000	\$584,203	\$376,397	\$448,600	0.15	\$2,444,136		Land Table 36C	76.79%
08-19-36-157-032	692 W LINCOLN AVE	04/29/24	\$624,900	\$534,313	\$452,361	\$361,774	0.12	\$3,677,732		Land Table 36C	67.71%
08-19-36-157-036	624 W LINCOLN AVE	10/15/24	\$512,000	\$571,601	\$388,999	\$448,600	0.15	\$2,628,372		Land Table 36C	78.48%
08-19-36-157-042	750 W LINCOLN AVE	05/29/24	\$920,000	\$947,357	\$334,417	\$361,774	0.11	\$3,096,454		Land Table 36C	38.19%
08-19-36-158-013	558 W LINCOLN AVE	08/01/24	\$1,250,000	\$1,158,616	\$539,984	\$448,600	0.15	\$3,724,028		Land Table 36C	38.72%
08-19-36-176-008	687 STANLEY BLVD	09/19/24	\$1,199,000	\$951,106	\$917,176	\$669,282	0.13	\$7,221,858		Land Table 36C	70.37%
08-19-36-176-022	672 S CHESTER ST	08/05/24	\$1,400,000	\$1,033,722	\$872,762	\$506,484	0.09	\$9,284,702		Land Table 36C	49.00%
08-19-36-178-014	550 HENRIETTA ST	06/16/23	\$1,779,388	\$1,480,446	\$805,426	\$506,484	0.13	\$6,443,408		Land Table 36C	34.21%
08-19-36-178-017	596 HENRIETTA ST	03/13/24	\$1,242,500	\$1,161,551	\$587,433	\$506,484	0.12	\$4,854,818		Land Table 36C	43.60%
08-19-36-178-018	636 HENRIETTA ST	11/17/23	\$2,200,000	\$1,530,472	\$1,393,077	\$723,549	0.14	\$9,879,979		Land Table 36C	47.28%
08-19-36-179-008	571 HENRIETTA ST	02/25/25	\$522,000								
08-19-36-179-012	629 HENRIETTA ST	10/24/24	\$1,075,000	\$1,430,729	\$205,021	\$560,750	0.14	\$1,485,659		Land Table 36C	39.19%
08-19-36-182-023	1010 S CHESTER ST	04/05/23	\$925,000	\$998,590	\$432,894	\$506,484	0.12	\$3,548,311		Land Table 36C	50.72%
08-19-36-182-029	428 W LINCOLN AVE	07/14/23	\$500,000	\$529,201	\$375,986	\$405,187	0.10	\$3,650,350		Land Table 36C	76.57%
08-19-36-183-006	883 S CHESTER ST	02/20/23	\$1,231,250	\$1,435,397	\$302,337	\$506,484	0.12	\$2,498,653		Land Table 36C	35.29%
08-19-36-183-015	392 W LINCOLN AVE	07/31/24	\$440,000	\$465,660	\$336,114	\$361,774	0.09	\$3,653,413		Land Table 36C	77.69%
08-19-36-183-031	1088 S BATES ST	11/27/24	\$850,000	\$699,568	\$642,445	\$492,013	0.15	\$4,400,308		Land Table 36C	70.33%
08-19-36-183-034	915 S CHESTER ST	10/04/24	\$1,153,750	\$1,172,173	\$488,061	\$506,484	0.12	\$4,033,562		Land Table 36C	43.21%
08-19-36-185-007	809 HENRIETTA ST	09/30/24	\$1,900,000	\$1,468,979	\$991,771	\$560,750	0.15	\$6,746,741		Land Table 36C	38.17%

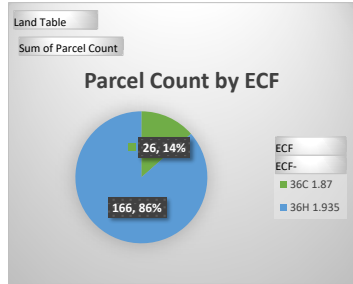
City of Birmingham

Land Table Land Table 36H

BSA DATABASE		SALES DATA	
Parcel Count	192	# of Sales	27
ECF Nbhd	36C, 36H	Sales Ratio	49.39%
Min ECF	0.830	(Land Resid.-Est. Land Value)/Est. LV	21.68%
Max ECF	1.935	% Change	20.00%
Land Table LtoB	37.19%	Projected Land Table LtoB	44.62%
CVT LtoB	46.92%	Sales Sample Size	14.06%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$481,786	\$586,228	\$578,143
MINIMUM	\$337,676	\$410,878	\$405,211
MAXIMUM	\$627,113	\$763,060	\$752,536

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
08-19-36-179-017	560 PIERCE ST	04/15/24	\$1,665,000	\$1,652,900	\$431,117	\$419,017	0.19	\$2,269,037		Land Table 36H	25.35%
08-19-36-179-024	684 PIERCE ST	11/29/23	\$2,800,000	\$2,523,207	\$695,810	\$419,017	0.16	\$4,376,164		Land Table 36H	16.61%
08-19-36-185-020	720 PIERCE ST	05/10/24	\$1,075,000	\$933,949	\$589,248	\$448,197	0.17	\$3,528,431		Land Table 36H	47.99%
08-19-36-185-032	964 PIERCE ST	11/13/23	\$1,900,000	\$1,575,329	\$686,467	\$361,796	0.17	\$3,991,087		Land Table 36H	22.97%
08-19-36-203-014	608 PURDY ST	09/18/24	\$1,175,000	\$1,204,239	\$436,335	\$465,574	0.14	\$3,116,679		Land Table 36H	38.66%
08-19-36-203-029	157 E FRANK ST	07/26/24	\$1,325,000	\$1,120,122	\$639,033	\$434,155	0.14	\$4,500,232		Land Table 36H	38.76%
08-19-36-251-020	836 PURDY ST	11/05/24	\$1,495,000	\$1,215,517	\$681,479	\$401,996	0.17	\$3,916,546		Land Table 36H	33.07%
08-19-36-251-023	888 PURDY ST	07/09/24	\$2,140,000	\$1,813,523	\$728,473	\$401,996	0.15	\$4,889,081		Land Table 36H	22.17%
08-19-36-252-026	752 ANN ST	08/16/24	\$875,000				0.24	\$3,723,404		Land Table 36H	#DIV/0!
08-19-36-253-013	751 ANN ST	03/15/24	\$537,000				0.14	\$3,891,304		Land Table 36H	#DIV/0!
08-19-36-253-016	787 ANN ST	02/26/24	\$2,400,000	\$2,300,499	\$501,497	\$401,996	0.14	\$3,634,036		Land Table 36H	17.47%
08-19-36-254-005	1011 PIERCE ST	01/31/23	\$1,750,000	\$1,982,004	\$129,792	\$361,796	0.16	\$801,185		Land Table 36H	18.25%
08-19-36-254-018	150 GEORGE ST	07/25/23	\$850,000	\$847,204	\$372,632	\$369,836	0.12	\$3,005,097		Land Table 36H	43.65%
08-19-36-254-019	172 GEORGE ST	09/11/23	\$550,000								
08-19-36-255-002	228 GEORGE ST	06/27/24	\$510,000	\$428,607	\$419,069	\$337,676	0.11	\$3,809,718		Land Table 36H	78.78%
08-19-36-255-016	283 E LINCOLN AVE	02/27/23	\$1,885,000	\$1,963,007	\$243,590	\$321,597	0.16	\$1,485,305		Land Table 36H	16.38%
08-19-36-255-018	1094 LINCOLN CT	12/15/23	\$487,500	\$510,626	\$487,500	\$401,996	0.12	\$4,239,130		Land Table 36H	78.73%
08-19-36-255-018	1094 LINCOLN CT	12/15/23	\$487,500								
08-19-36-256-002	540 GEORGE ST	02/24/23	\$465,000	\$480,848	\$386,148	\$401,996	0.11	\$3,642,906		Land Table 36H	83.60%
08-19-36-256-011	864 ANN ST	06/28/24	\$2,250,000	\$2,048,402	\$603,594	\$401,996	0.15	\$4,162,717		Land Table 36H	19.62%
08-19-36-257-009	1037 FLOYD ST	09/29/23	\$916,000	\$1,002,033	\$251,643	\$337,676	0.11	\$2,226,929		Land Table 36H	33.70%
08-19-36-257-062	1059 FLOYD ST	11/22/24	\$1,050,000	\$1,193,934	\$126,207	\$270,141	0.11	\$1,116,876		Land Table 36H	22.63%
08-19-36-278-007	907 ANN ST	09/27/23	\$600,000	\$512,516	\$600,000	\$401,996	0.13	\$4,580,153		Land Table 36H	78.44%
08-19-36-278-010	967 ANN ST	05/30/24	\$800,000	\$766,428	\$435,568	\$401,996	0.13	\$3,324,947		Land Table 36H	52.45%

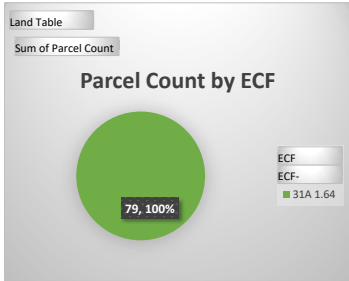
City of Birmingham

Land Table Land Table 36I

BSA DATABASE		SALES DATA	
Parcel Count	79	# of Sales	9
ECF Nbhd	31A	Sales Ratio	49.50%
Min ECF	0.935	(Land Resid.-Est. Land Value)/Est. LV	3.87%
Max ECF	1.640	% Change	0.00%
Land Table LtoB	47.73%	Projected Land Table LtoB	47.73%
CVT LtoB	46.92%	Sales Sample Size	11.39%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$435,025	\$451,851	\$435,025
MINIMUM	\$333,062	\$345,944	\$333,062
MAXIMUM	\$548,329	\$569,537	\$548,329

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
08-19-36-227-011	931 FOREST AVE	05/20/24	\$785,000	\$672,776	\$485,313	\$373,089	0.15	\$3,213,993		Land Table 36I	55.46%
08-19-36-227-015	1011 FOREST AVE	03/11/24	\$880,000	\$788,860	\$464,229	\$373,089	0.15	\$3,054,138		Land Table 36I	47.29%
08-19-36-229-001	343 ELM ST	08/04/23	\$775,000	\$721,981	\$458,245	\$405,226	0.15	\$3,014,770		Land Table 36I	56.13%
08-19-36-229-017	927 CHESTNUT ST	12/20/24	\$450,000	\$489,010	\$334,079	\$373,089	0.14	\$2,420,862		Land Table 36I	76.29%
08-19-36-229-017	927 CHESTNUT ST	12/20/24	\$450,000								
08-19-36-229-018	949 CHESTNUT ST	08/20/24	\$1,225,000	\$1,342,135	\$255,954	\$373,089	0.14	\$1,854,739		Land Table 36I	27.80%
08-19-36-231-017	893 HAZEL AVE	06/15/23	\$1,300,000	\$1,241,672	\$431,417	\$373,089	0.14	\$3,126,210		Land Table 36I	30.05%
08-19-36-231-024	1053 HAZEL AVE	05/23/24	\$1,235,000	\$1,326,494	\$281,595	\$373,089	0.14	\$2,040,543		Land Table 36I	28.13%
08-19-36-233-005	920 HAZEL AVE	04/30/24	\$614,000	\$564,389	\$422,700	\$373,089	0.14	\$3,063,043		Land Table 36I	66.10%

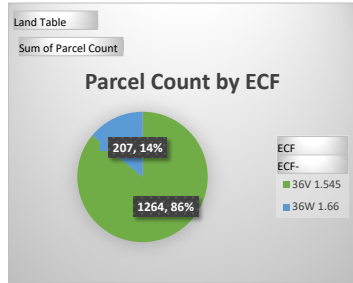
City of Birmingham

Land Table Land Table 36V

BSA DATABASE		SALES DATA	
Parcel Count	1471	# of Sales	170
ECF Nbhd	36V, 36W	Sales Ratio	48.47%
Min ECF	0.400	(Land Resid.-Est. Land Value)/Est. LV	13.39%
Max ECF	1.660	% Change	5.00%
Land Table LtoB	45.70%	Projected Land Table LtoB	47.99%
CVT LtoB	46.92%	Sales Sample Size	11.56%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$4,607	\$5,223	\$4,837
MINIMUM	\$2,688	\$3,048	\$2,822
MAXIMUM	\$7,677	\$8,705	\$8,061

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
08-19-36-301-013	1310 SHIPMAN BLVD	09/03/24	\$3,500,000	\$2,600,184	\$1,459,118	\$559,302	0.30	\$4,896,369		Land Table 36V	21.51%
08-19-36-302-005	1287 SHIPMAN BLVD	04/04/25	\$735,000								
08-19-36-305-005	1404 SHIPMAN BLVD	06/08/23	\$630,000								
08-19-36-305-008	1494 SHIPMAN BLVD	11/09/23	\$677,500								
08-19-36-306-002	1439 SHIPMAN BLVD	10/06/23	\$640,000	\$508,534	\$590,900	\$459,434	0.22	\$2,637,946		Land Table 36V	90.34%
08-19-36-306-007	1575 SHIPMAN BLVD	06/29/23	\$1,990,000	\$1,734,969	\$714,465	\$459,434	0.22	\$3,189,576		Land Table 36V	26.48%
08-19-36-306-010	1647 SHIPMAN BLVD	02/15/23	\$1,959,000	\$2,011,925	\$406,509	\$459,434	0.22	\$1,814,772		Land Table 36V	22.84%
08-19-36-307-005	1509 BIRMINGHAM BLVD	06/01/23	\$500,000	\$605,620	\$353,814	\$459,434	0.22	\$1,579,527		Land Table 36V	75.86%
08-19-36-307-019	1508 MARYLAND BLVD	09/04/24	\$950,000	\$750,350	\$559,216	\$359,566	0.15	\$3,753,128		Land Table 36V	47.92%
08-19-36-308-015	1643 MARYLAND BLVD	08/24/23	\$390,000								
08-19-36-308-018	1699 MARYLAND BLVD	10/20/23	\$990,000	\$889,004	\$460,562	\$359,566	0.15	\$3,091,020		Land Table 36V	40.45%
08-19-36-308-026	1526 STANLEY BLVD	08/18/23	\$730,000	\$577,883	\$510,672	\$358,555	0.15	\$3,450,486		Land Table 36V	62.05%
08-19-36-326-002	1137 STANLEY BLVD	05/16/24	\$2,295,000	\$1,700,543	\$938,044	\$343,587	0.14	\$6,847,036		Land Table 36V	20.20%
08-19-36-326-019	1188 WASHINGTON BLVD	03/08/24	\$1,330,000	\$1,477,978	\$195,609	\$343,587	0.14	\$1,427,803		Land Table 36V	23.25%
08-19-36-326-021	1228 WASHINGTON BLVD	09/13/23	\$1,250,000	\$1,339,432	\$258,150	\$347,582	0.14	\$1,843,929		Land Table 36V	25.95%
08-19-36-327-009	1291 WASHINGTON BLVD	02/23/24	\$621,000								
08-19-36-327-011	1347 WASHINGTON BLVD	04/28/23	\$1,525,000	\$1,456,471	\$468,042	\$399,513	0.18	\$2,614,760		Land Table 36V	27.43%
08-19-36-329-017	1380 PIERCE ST	03/05/24	\$545,000								
08-19-36-330-007	1497 STANLEY BLVD	06/21/23	\$1,425,000	\$1,436,918	\$347,648	\$359,566	0.15	\$2,333,208		Land Table 36V	25.02%
08-19-36-330-014	1605 STANLEY BLVD	11/22/24	\$2,100,000	\$1,661,761	\$781,826	\$343,587	0.14	\$5,706,759		Land Table 36V	20.68%
08-19-36-330-023	1460 WASHINGTON BLVD	02/28/23	\$850,000	\$867,368	\$342,198	\$359,566	0.15	\$2,296,631		Land Table 36V	41.45%
08-19-36-330-024	1470 WASHINGTON BLVD	02/28/24	\$1,625,000	\$1,512,558	\$456,029	\$343,587	0.14	\$3,328,679		Land Table 36V	22.72%
08-19-36-330-038	1692 WASHINGTON BLVD	02/06/23	\$1,700,000	\$1,502,094	\$555,475	\$357,569	0.15	\$3,753,209		Land Table 36V	23.80%
08-19-36-331-001	1405 WASHINGTON BLVD	08/03/23	\$1,115,000	\$982,119	\$561,636	\$428,755	0.20	\$2,794,209		Land Table 36V	43.66%
08-19-36-331-004	1465 WASHINGTON BLVD	03/19/24	\$575,000				0.15	\$3,859,060		Land Table 36V	#DIV/0!
08-19-36-331-006	1495 WASHINGTON BLVD	01/30/24	\$525,000	\$482,323	\$402,243	\$359,566	0.15	\$2,699,617		Land Table 36V	74.55%
08-19-36-331-008	1521 WASHINGTON BLVD	06/15/23	\$572,500	\$495,607	\$426,472	\$349,579	0.14	\$3,003,324		Land Table 36V	70.54%
08-19-36-331-017	1659 WASHINGTON BLVD	06/17/24	\$650,000	\$574,225	\$419,362	\$343,587	0.14	\$3,061,036		Land Table 36V	59.83%
08-19-36-331-019	1695 WASHINGTON BLVD	07/10/24	\$692,000	\$623,606	\$418,692	\$350,298	0.14	\$2,948,535		Land Table 36V	56.17%
08-19-36-331-032	1570 S BATES ST	04/25/23	\$785,000	\$767,570	\$393,160	\$375,730	0.16	\$2,397,317		Land Table 36V	48.95%
08-19-36-332-013	1587 S BATES ST	08/02/24	\$454,416				0.11	\$4,093,838		Land Table 36V	#DIV/0!
08-19-36-332-016	1635 S BATES ST	04/22/24	\$1,535,000	\$1,357,647	\$484,906	\$307,553	0.11	\$4,368,523		Land Table 36V	22.65%
08-19-36-332-025	1452 HENRIETTA ST	10/30/24	\$602,000	\$559,774	\$386,576	\$344,350	0.14	\$2,821,723		Land Table 36V	61.52%
08-19-36-332-034	1592 HENRIETTA ST	10/21/24	\$555,000	\$405,853	\$454,945	\$305,798	0.11	\$4,173,807		Land Table 36V	75.35%
08-19-36-332-039	1684 HENRIETTA ST	03/31/23	\$1,350,000	\$1,487,000	\$207,018	\$344,018	0.14	\$1,511,080		Land Table 36V	23.14%
08-19-36-333-032	1570 PIERCE ST	11/27/23	\$335,000	\$466,282	\$267,385	\$398,667	0.18	\$1,502,163		Land Table 36V	85.50%
08-19-36-351-022	1850 SHIPMAN BLVD	06/06/24	\$520,000	\$410,560	\$474,998	\$365,558	0.15	\$3,084,403		Land Table 36V	89.04%
08-19-36-351-026	1904 SHIPMAN BLVD	09/22/23	\$1,510,000	\$1,550,159	\$325,399	\$365,558	0.15	\$2,112,981		Land Table 36V	23.58%
08-19-36-351-027	1932 SHIPMAN BLVD	02/27/24	\$475,000	\$387,669	\$452,889	\$365,558	0.15	\$2,940,838		Land Table 36V	94.30%

City of Birmingham

Land Table Land Table 36V

08-19-36-351-030	1992 SHIPMAN BLVD	07/21/23	\$790,000	\$925,299	\$121,242	\$256,541	0.15	\$787,286	Land Table 36V	27.73%
08-19-36-352-001	779 W SOUTHLAWN BLVD	07/31/24	\$1,123,000	\$1,038,380	\$484,133	\$399,513	0.18	\$2,704,654	Land Table 36V	38.47%
08-19-36-352-005	1797 SHIPMAN BLVD	05/15/24	\$1,310,000	\$1,356,272	\$313,294	\$359,566	0.15	\$2,102,644	Land Table 36V	26.51%
08-19-36-352-006	1821 SHIPMAN BLVD	06/07/24	\$1,449,000	\$1,331,471	\$483,087	\$365,558	0.15	\$3,136,929	Land Table 36V	27.46%
08-19-36-352-013	1937 SHIPMAN BLVD	04/15/24	\$1,359,000	\$1,194,850	\$529,708	\$365,558	0.15	\$3,439,662	Land Table 36V	30.59%
08-19-36-352-023	1838 BIRMINGHAM BLVD	04/10/23	\$430,580	\$489,359	\$300,787	\$359,566	0.15	\$2,018,705	Land Table 36V	73.48%
08-19-36-352-027	1898 BIRMINGHAM BLVD	05/06/24	\$815,000	\$711,470	\$463,096	\$359,566	0.15	\$3,108,027	Land Table 36V	50.54%
08-19-36-354-014	1949 MARYLAND BLVD	03/08/24	\$890,000	\$783,317	\$466,249	\$359,566	0.15	\$3,129,188	Land Table 36V	45.90%
08-19-36-354-015	1973 MARYLAND BLVD	07/11/24	\$620,000	\$530,749	\$448,817	\$359,566	0.15	\$3,012,195	Land Table 36V	67.75%
08-19-36-354-019	1748 STANLEY BLVD	06/15/23	\$1,615,000	\$1,448,962	\$523,064	\$357,026	0.15	\$3,558,259	Land Table 36V	24.64%
08-19-36-354-021	1782 STANLEY BLVD	02/23/24	\$507,500							
08-19-36-377-003	1743 WASHINGTON BLVD	06/15/23	\$1,303,000	\$1,046,715	\$599,872	\$343,587	0.14	\$4,378,628	Land Table 36V	32.83%
08-19-36-377-007	1801 WASHINGTON BLVD	11/16/23	\$431,000	\$438,405	\$332,188	\$339,593	0.13	\$2,479,015	Land Table 36V	77.46%
08-19-36-377-019	1708 S BATES ST	06/13/23	\$1,899,000	\$1,701,749	\$565,841	\$368,590	0.16	\$3,581,272	Land Table 36V	21.66%
08-19-36-377-020	1726 S BATES ST	07/14/23	\$460,500	\$483,978	\$342,847	\$366,325	0.16	\$2,183,739	Land Table 36V	75.69%
08-19-36-377-021	1740 S BATES ST	07/17/23	\$590,000	\$622,068	\$334,223	\$366,291	0.16	\$2,128,809	Land Table 36V	58.88%
08-19-36-377-037	1990 S BATES ST	08/10/23	\$390,000	\$355,231	\$293,729	\$258,960	0.16	\$1,847,352	Land Table 36V	72.90%
08-19-36-378-004	1751 S BATES ST	03/28/24	\$1,015,000	\$864,744	\$495,889	\$345,633	0.14	\$3,593,399	Land Table 36V	39.97%
08-19-36-378-008	1829 S BATES ST	03/30/23	\$1,485,000	\$1,126,571	\$703,831	\$345,402	0.14	\$5,100,225	Land Table 36V	30.66%
08-19-36-378-022	1792 HENRIETTA ST	02/20/24	\$1,600,000	\$1,350,403	\$593,615	\$344,018	0.14	\$4,332,956	Land Table 36V	25.48%
08-19-36-378-028	1898 HENRIETTA ST	03/29/24	\$1,390,000	\$1,399,093	\$334,925	\$344,018	0.14	\$2,444,708	Land Table 36V	24.59%
08-19-36-378-031	1978 HENRIETTA ST	02/14/24	\$350,000							
08-19-36-379-008	1807 HENRIETTA ST	02/27/23	\$560,000	\$545,713	\$345,971	\$331,684	0.13	\$2,681,946	Land Table 36V	60.78%
08-19-36-379-016	1961 HENRIETTA ST	07/03/23	\$355,000							
08-19-36-401-008	1209 PIERCE ST	06/28/24	\$1,490,000	\$1,515,742	\$347,397	\$373,139	0.16	\$2,157,745	Land Table 36V	24.62%
08-19-36-401-020	1453 PIERCE ST	08/28/23	\$2,060,000	\$1,840,406	\$675,644	\$456,050	0.23	\$3,002,862	Land Table 36V	24.78%
08-19-36-401-031	1326 CEDAR DR	05/12/23	\$1,443,000	\$1,417,121	\$390,021	\$364,142	0.15	\$2,549,157	Land Table 36V	25.70%
08-19-36-401-034	1368 CEDAR DR	03/15/24	\$600,000	\$503,324	\$464,581	\$367,905	0.16	\$2,978,083	Land Table 36V	73.10%
08-19-36-401-036	1402 CEDAR DR	06/26/24	\$950,000	\$750,596	\$569,801	\$370,397	0.16	\$3,606,335	Land Table 36V	49.35%
08-19-36-401-048	1255 PIERCE ST	07/11/23	\$950,000	\$931,497	\$391,642	\$373,139	0.16	\$2,432,559	Land Table 36V	40.06%
08-19-36-401-053	1468 CEDAR DR	10/03/24	\$1,800,000	\$1,482,180	\$690,146	\$372,326	0.16	\$4,313,413	Land Table 36V	25.12%
08-19-36-401-054	1486 CEDAR DR	01/05/23	\$1,360,275	\$1,452,734	\$266,934	\$359,393	0.15	\$1,779,560	Land Table 36V	24.74%
08-19-36-402-004	1231 CEDAR DR	07/07/23	\$1,449,000	\$1,562,009	\$301,586	\$414,595	0.19	\$1,562,622	Land Table 36V	26.54%
08-19-36-402-015	1409 CEDAR DR	02/29/24	\$1,592,000	\$1,711,490	\$258,969	\$378,459	0.17	\$1,569,509	Land Table 36V	22.11%
08-19-36-402-042	295 CATALPA DR	05/23/24	\$450,000	\$419,997	\$397,181	\$367,178	0.16	\$2,546,032	Land Table 36V	87.42%
08-19-36-403-022	499 BENNAVILLE AVE	06/10/24	\$1,095,000	\$1,021,959	\$473,880	\$400,839	0.18	\$2,589,508	Land Table 36V	39.22%
08-19-36-404-003	440 BENNAVILLE AVE	11/20/23	\$675,000	\$509,112	\$473,719	\$307,831	0.11	\$4,306,536	Land Table 36V	60.46%
08-19-36-404-013	425 CATALPA DR	05/31/23	\$1,425,000	\$1,434,967	\$465,104	\$475,071	0.24	\$1,946,042	Land Table 36V	33.11%
08-19-36-426-005	690 E LINCOLN AVE	09/17/24	\$390,000	\$313,514	\$295,427	\$218,941	0.11	\$2,591,465	Land Table 36V	69.83%
08-19-36-426-015	888 E LINCOLN AVE	11/07/23	\$725,000	\$695,306	\$246,674	\$216,980	0.11	\$2,202,446	Land Table 36V	31.21%
08-19-36-426-017	611 RUFFNER AVE	12/07/23	\$345,000							
08-19-36-426-022	707 RUFFNER AVE	06/12/23	\$734,000	\$777,499	\$263,581	\$307,080	0.11	\$2,396,191	Land Table 36V	39.50%
08-19-36-426-024	745 RUFFNER AVE	06/26/24	\$826,000	\$799,037	\$334,043	\$307,080	0.11	\$3,036,755	Land Table 36V	38.43%
08-19-36-428-008	748 RUFFNER AVE	08/29/23	\$515,000	\$482,913	\$339,167	\$307,080	0.11	\$3,083,336	Land Table 36V	63.59%
08-19-36-428-010	788 RUFFNER AVE	10/03/23	\$980,000	\$1,020,036	\$267,044	\$307,080	0.11	\$2,427,673	Land Table 36V	30.10%
08-19-36-428-012	828 RUFFNER AVE	07/14/23	\$320,000							
08-19-36-428-013	844 RUFFNER AVE	03/03/23	\$618,900	\$543,380	\$382,600	\$307,080	0.11	\$3,478,182	Land Table 36V	56.51%
08-19-36-428-016	916 RUFFNER AVE	01/14/23	\$625,000	\$673,045	\$259,035	\$307,080	0.11	\$2,354,864	Land Table 36V	45.63%
08-19-36-428-029	751 HUMPHREY AVE	09/07/23	\$500,000	\$494,417	\$312,663	\$307,080	0.11	\$2,842,391	Land Table 36V	62.11%
08-19-36-428-034	855 HUMPHREY AVE	08/17/23	\$825,000	\$793,538	\$338,542	\$307,080	0.11	\$3,077,655	Land Table 36V	38.70%
08-19-36-428-042	1013 HUMPHREY AVE	01/31/23	\$742,500	\$926,949	\$122,631	\$307,080	0.11	\$1,114,827	Land Table 36V	33.13%
08-19-36-429-029	685 BENNAVILLE AVE	07/18/24	\$1,207,000	\$753,796	\$760,284	\$307,080	0.11	\$6,911,673	Land Table 36V	40.74%
08-19-36-429-031	735 BENNAVILLE AVE	11/03/23	\$712,500	\$818,635	\$200,945	\$307,080	0.11	\$1,826,773	Land Table 36V	37.51%
08-19-36-429-037	855 BENNAVILLE AVE	05/31/23	\$842,500	\$881,298	\$268,282	\$307,080	0.11	\$2,438,927	Land Table 36V	34.84%
08-19-36-429-038	877 BENNAVILLE AVE	02/17/23	\$819,800	\$871,812	\$255,068	\$307,080	0.11	\$2,318,800	Land Table 36V	35.22%
08-19-36-429-040	909 BENNAVILLE AVE	03/24/23	\$740,000	\$790,351	\$256,729	\$307,080	0.11	\$2,333,900	Land Table 36V	38.85%
08-19-36-429-042	947 BENNAVILLE AVE	08/20/24	\$322,000	\$333,729	\$295,351	\$307,080	0.11	\$2,685,009	Land Table 36V	92.01%
08-19-36-429-044	987 BENNAVILLE AVE	01/24/24	\$800,000	\$745,011	\$362,069	\$307,080	0.11	\$3,291,536	Land Table 36V	41.22%
08-19-36-429-070	1060 HUMPHREY AVE	06/07/24	\$905,000	\$1,045,955	\$319,645	\$460,600	0.22	\$1,452,932	Land Table 36V	44.04%
08-19-36-430-020	968 BENNAVILLE AVE	03/20/23	\$1,350,000	\$1,091,059	\$566,021	\$307,080	0.11	\$5,145,645	Land Table 36V	28.15%
08-19-36-430-022	1010 BENNAVILLE AVE	09/01/23	\$806,000	\$807,621	\$305,459	\$307,080	0.11	\$2,776,900	Land Table 36V	38.02%
08-19-36-430-025	1064 BENNAVILLE AVE	08/02/23	\$875,000	\$927,256	\$254,824	\$307,080	0.11	\$2,316,582	Land Table 36V	33.12%
08-19-36-430-036	789 CHAPIN AVE	09/27/24	\$854,000	\$746,853	\$414,227	\$307,080	0.11	\$3,765,700	Land Table 36V	41.12%
08-19-36-430-058	748 BENNAVILLE AVE	11/13/24	\$360,000							
08-19-36-431-002	1112 BENNAVILLE AVE	03/24/23	\$779,500	\$912,987	\$173,593	\$307,080	0.11	\$3,272,727	Land Table 36V	#DIV/0!
08-19-36-432-003	674 CHAPIN AVE	03/26/24	\$868,250	\$937,657	\$237,673	\$307,080	0.11	\$2,160,664	Land Table 36V	32.75%
08-19-36-432-004	694 CHAPIN AVE	05/09/24	\$925,000	\$869,748	\$362,332	\$307,080	0.11	\$3,293,927	Land Table 36V	35.31%
08-19-36-432-009	792 CHAPIN AVE	06/05/23	\$250,000	\$333,127	\$223,953	\$307,080	0.11	\$2,035,936	Land Table 36V	92.18%

City of Birmingham

Land Table Land Table 36V

08-19-36-432-015	908 CHAPIN AVE	03/15/23	\$410,000	\$437,075	\$280,005	\$307,080	0.11	\$2,545,500	Land Table 36V	70.26%
08-19-36-432-054	883 EMMONS AVE	02/24/23	\$745,000	\$674,047	\$378,033	\$307,080	0.11	\$3,436,664	Land Table 36V	45.56%
08-19-36-433-005	1125 EMMONS AVE	10/29/24	\$1,010,000	\$868,392	\$448,688	\$307,080	0.11	\$4,078,982	Land Table 36V	35.36%
08-19-36-451-015	350 CATALPA DR	03/14/24	\$1,200,000	\$1,294,282	\$274,672	\$368,954	0.16	\$1,749,503	Land Table 36V	28.51%
08-19-36-451-018	195 E SOUTHLAWN BLVD	08/07/23	\$768,000	\$687,397	\$406,873	\$326,270	0.12	\$3,281,234	Land Table 36V	47.46%
08-19-36-451-024	311 E SOUTHLAWN BLVD	07/30/24	\$535,000	\$454,286	\$406,984	\$326,270	0.12	\$3,282,129	Land Table 36V	71.82%
08-19-36-451-026	369 E SOUTHLAWN BLVD	01/04/23	\$499,000	\$460,103	\$365,167	\$326,270	0.12	\$2,944,895	Land Table 36V	70.91%
08-19-36-452-003	440 CATALPA DR	03/01/24	\$1,330,000	\$1,145,055	\$556,749	\$371,804	0.16	\$3,479,681	Land Table 36V	32.47%
08-19-36-452-006	508 CATALPA DR	02/23/24	\$475,000				0.16	\$2,968,750	Land Table 36V	#DIV/0!
08-19-36-452-023	591 E SOUTHLAWN BLVD	06/23/23	\$1,275,000	\$1,096,461	\$506,574	\$328,035	0.13	\$4,052,592	Land Table 36V	29.92%
08-19-36-454-015	427 SMITH AVE	03/26/24	\$575,000	\$473,989	\$408,091	\$307,080	0.11	\$3,709,918	Land Table 36V	64.79%
08-19-36-454-017	455 SMITH AVE	03/31/23	\$410,000	\$445,650	\$271,430	\$307,080	0.11	\$2,467,545	Land Table 36V	68.91%
08-19-36-454-024	573 SMITH AVE	10/13/23	\$978,000	\$914,224	\$390,046	\$326,270	0.12	\$3,145,532	Land Table 36V	35.69%
08-19-36-455-007	510 SMITH AVE	01/12/23	\$329,000	\$407,884	\$228,196	\$307,080	0.11	\$2,074,509	Land Table 36V	75.29%
08-19-36-455-010	550 SMITH AVE	03/24/23	\$769,900	\$632,708	\$444,272	\$307,080	0.11	\$4,038,836	Land Table 36V	48.53%
08-19-36-455-013	407 BIRD AVE	10/16/23	\$340,000	\$406,948	\$259,322	\$326,270	0.12	\$2,091,306	Land Table 36V	80.17%
08-19-36-455-014	423 BIRD AVE	12/22/23	\$1,355,000	\$1,249,998	\$431,272	\$326,270	0.12	\$3,478,000	Land Table 36V	26.10%
08-19-36-455-017	479 BIRD AVE	06/21/23	\$356,000	\$395,365	\$267,715	\$307,080	0.11	\$2,433,773	Land Table 36V	77.67%
08-19-36-455-019	505 BIRD AVE	06/28/24	\$1,175,000	\$1,005,311	\$476,769	\$307,080	0.11	\$4,334,264	Land Table 36V	30.55%
08-19-36-455-021	537 BIRD AVE	03/22/24	\$455,000	\$415,798	\$346,282	\$307,080	0.11	\$3,148,018	Land Table 36V	73.85%
08-19-36-455-022	551 BIRD AVE	02/16/23	\$353,100	\$405,928	\$273,442	\$326,270	0.12	\$2,205,177	Land Table 36V	80.38%
08-19-36-455-023	571 BIRD AVE	11/22/24	\$376,000	\$415,138	\$287,132	\$326,270	0.12	\$2,315,581	Land Table 36V	78.59%
08-19-36-456-002	212 BIRD AVE	07/22/24	\$900,000	\$988,959	\$230,660	\$319,619	0.12	\$1,938,319	Land Table 36V	32.32%
08-19-36-456-016	275 E 14 MILE RD	09/16/24	\$525,000	\$409,100	\$373,218	\$257,318	0.15	\$2,455,382	Land Table 36V	62.90%
08-19-36-457-001	408 BIRD AVE	04/08/24	\$952,000	\$1,136,320	\$155,273	\$339,593	0.13	\$1,158,754	Land Table 36V	29.89%
08-19-36-476-012	832 EMMONS AVE	11/06/24	\$967,500	\$869,578	\$405,002	\$307,080	0.11	\$3,681,836	Land Table 36V	35.31%
08-19-36-476-019	651 DAVIS AVE	04/28/23	\$950,000	\$996,511	\$260,569	\$307,080	0.11	\$2,368,809	Land Table 36V	30.82%
08-19-36-476-025	771 DAVIS AVE	05/17/24	\$1,200,000	\$1,126,131	\$380,949	\$307,080	0.11	\$3,463,173	Land Table 36V	27.27%
08-19-36-478-003	640 DAVIS AVE	05/22/24	\$700,000	\$598,030	\$409,050	\$307,080	0.11	\$3,718,636	Land Table 36V	51.35%
08-19-36-478-031	789 SMITH AVE	08/22/23	\$710,000	\$786,303	\$230,777	\$307,080	0.11	\$2,097,973	Land Table 36V	39.05%
08-19-36-478-035	863 SMITH AVE	09/26/23	\$825,000	\$864,734	\$267,346	\$307,080	0.11	\$2,430,418	Land Table 36V	35.51%
08-19-36-478-047	620 DAVIS AVE	04/07/23	\$750,000	\$707,602	\$387,858	\$345,460	0.14	\$2,810,565	Land Table 36V	48.82%
08-19-36-478-051	702 DAVIS AVE	02/03/24	\$440,000	\$492,011	\$255,069	\$307,080	0.11	\$2,318,809	Land Table 36V	62.41%
08-19-36-478-058	679 SMITH AVE	10/03/24	\$560,000	\$556,615	\$310,465	\$307,080	0.11	\$2,822,409	Land Table 36V	55.17%
08-19-36-479-009	1130 DAVIS AVE	01/31/23	\$420,000	\$477,781	\$249,299	\$307,080	0.11	\$2,266,355	Land Table 36V	64.27%
08-19-36-480-017	908 SMITH AVE	12/04/24	\$330,000							
08-19-36-480-020	966 SMITH AVE	04/10/24	\$795,000	\$734,730	\$367,350	\$307,080	0.11	\$3,339,545	Land Table 36V	41.79%
08-19-36-480-046	1063 BIRD AVE	07/25/23	\$609,000	\$662,016	\$254,064	\$307,080	0.11	\$2,309,673	Land Table 36V	46.39%
08-19-36-482-005	684 BIRD AVE	07/25/24	\$470,000	\$446,140	\$330,940	\$307,080	0.11	\$3,008,545	Land Table 36V	68.83%
08-19-36-482-027	695 E 14 MILE RD	04/24/24	\$387,500	\$334,460	\$268,040	\$215,000	0.11	\$2,436,727	Land Table 36V	64.28%
08-19-36-482-041	973 E 14 MILE RD	12/15/23	\$255,200	\$244,607	\$225,593	\$215,000	0.11	\$2,050,845	Land Table 36V	87.90%
08-19-36-482-044	1031 E 14 MILE RD	06/16/23	\$466,500	\$493,437	\$188,063	\$215,000	0.11	\$1,709,664	Land Table 36V	43.57%
08-19-36-482-062	860 BIRD AVE	10/24/24	\$1,000,000	\$882,818	\$424,262	\$307,080	0.11	\$3,856,927	Land Table 36V	34.78%
08-19-36-483-003	1166 BIRD AVE	10/28/24	\$712,000	\$579,224	\$439,856	\$307,080	0.11	\$3,998,691	Land Table 36V	53.02%
08-20-31-305-003	1177 CHAPIN AVE	07/15/24	\$277,000	\$440,077	\$238,226	\$401,303	0.18	\$1,338,348	Land Table 36V	91.19%
08-20-31-351-011	1247 EMMONS AVE	11/14/24	\$375,000	\$333,988	\$348,092	\$307,080	0.11	\$3,164,473	Land Table 36V	91.94%
08-20-31-353-001	1156 EMMONS AVE	12/20/23	\$290,000	\$379,335	\$217,745	\$307,080	0.11	\$1,979,500	Land Table 36V	80.95%
08-20-31-353-015	1221 DAVIS AVE	07/09/24	\$240,000	\$330,878	\$216,202	\$307,080	0.11	\$1,965,473	Land Table 36V	92.81%
08-20-31-353-018	1263 DAVIS AVE	09/29/23	\$780,000	\$885,997	\$201,083	\$307,080	0.11	\$1,828,027	Land Table 36V	34.66%
08-20-31-353-019	1275 DAVIS AVE	06/28/24	\$810,000	\$655,195	\$461,885	\$307,080	0.11	\$4,198,955	Land Table 36V	46.87%
08-20-31-353-022	1331 DAVIS AVE	10/10/24	\$550,000	\$657,113	\$284,057	\$391,170	0.24	\$1,178,660	Land Table 36V	59.53%
08-20-31-355-004	1208 DAVIS AVE	06/05/23	\$835,000	\$945,118	\$196,962	\$307,080	0.11	\$1,790,564	Land Table 36V	32.49%
08-20-31-355-005	1222 DAVIS AVE	01/13/23	\$811,700	\$1,017,785	\$100,995	\$307,080	0.11	\$918,136	Land Table 36V	30.17%
08-20-31-355-017	1171 SMITH AVE	07/21/23	\$300,000	\$374,653	\$232,427	\$307,080	0.11	\$2,112,973	Land Table 36V	81.96%
08-20-31-357-007	1252 SMITH AVE	10/17/24	\$1,065,000	\$670,243	\$701,837	\$307,080	0.11	\$6,380,336	Land Table 36V	45.82%
08-20-31-358-001	1188 BIRD AVE	09/16/24	\$1,140,000	\$1,030,560	\$416,520	\$307,080	0.11	\$3,786,545	Land Table 36V	29.80%
08-20-31-358-005	1220 BIRD AVE	02/27/23	\$315,000	\$400,892	\$221,188	\$307,080	0.11	\$2,010,800	Land Table 36V	76.60%
08-20-31-358-008	1264 BIRD AVE	05/30/23	\$1,150,000	\$1,222,613	\$234,467	\$307,080	0.11	\$2,131,518	Land Table 36V	25.12%
08-20-31-358-018	1408 BIRD AVE	07/25/23	\$300,000	\$333,663	\$273,417	\$307,080	0.11	\$2,485,609	Land Table 36V	92.03%
08-20-31-358-023	1492 BIRD AVE	12/06/24	\$816,300	\$867,871	\$194,093	\$245,664	0.11	\$1,764,482	Land Table 36V	28.31%
08-20-31-358-024	1183 E 14 MILE RD	05/15/23	\$273,500	\$249,352	\$239,148	\$215,000	0.11	\$2,174,073	Land Table 36V	86.22%
08-20-31-358-034	1325 E 14 MILE RD	03/08/24	\$475,000	\$511,341	\$178,659	\$215,000	0.11	\$1,624,173	Land Table 36V	42.05%

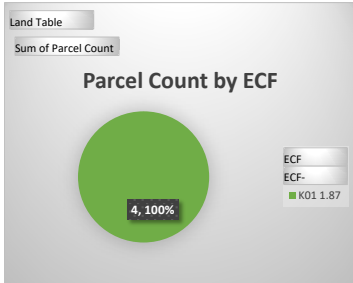
City of Birmingham

Land Table Land Table K01

BSA DATABASE		SALES DATA	
Parcel Count	4	# of Sales	0
ECF Nbhd	K01	Sales Ratio	#DIV/0!
Min ECF	1.870	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.870	% Change	15.00%
Land Table LtoB	56.69%	Projected Land Table LtoB	65.20%
CVT LtoB	46.92%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$265,000	#DIV/0!	\$304,750
MINIMUM	\$265,000	#DIV/0!	\$304,750
MAXIMUM	\$265,000	#DIV/0!	\$304,750

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
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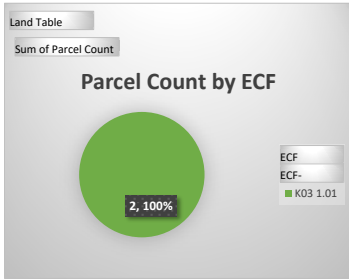
City of Birmingham

Land Table Land Table K03

BSA DATABASE		SALES DATA	
Parcel Count	2	# of Sales	0
ECF Nbhd	K03	Sales Ratio	#DIV/0!
Min ECF	1.010	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.010	% Change	0.00%
Land Table LtoB	36.82%	Projected Land Table LtoB	36.82%
CVT LtoB	46.92%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$362,272	#DIV/0!	\$362,272
MINIMUM	\$362,272	#DIV/0!	\$362,272
MAXIMUM	\$362,272	#DIV/0!	\$362,272

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
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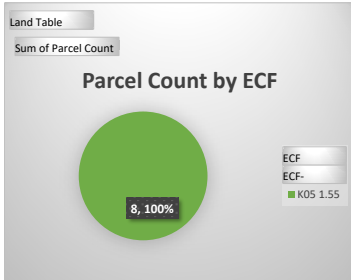
City of Birmingham

Land Table Land Table K05

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	0
ECF Nbhd	K05	Sales Ratio	#DIV/0!
Min ECF	1.550	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.550	% Change	5.00%
Land Table LtoB	47.01%	Projected Land Table LtoB	49.36%
CVT LtoB	46.92%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$137,094	#DIV/0!	\$143,949
MINIMUM	\$123,109	#DIV/0!	\$129,264
MAXIMUM	\$151,079	#DIV/0!	\$158,633

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
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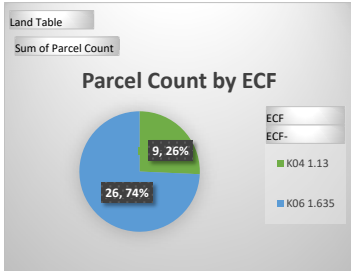
City of Birmingham

Land Table Land Table K06

BSA DATABASE		SALES DATA	
Parcel Count	35	# of Sales	4
ECF Nbhd	K04, K06	Sales Ratio	49.43%
Min ECF	1.130	(Land Resid.-Est. Land Value)/Est. LV	12.60%
Max ECF	1.635	% Change	10.00%
Land Table LtoB	47.10%	Projected Land Table LtoB	51.81%
CVT LtoB	46.92%	Sales Sample Size	11.43%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$115,000	\$129,496	\$126,500
MINIMUM	\$115,000	\$129,496	\$126,500
MAXIMUM	\$115,000	\$129,496	\$126,500

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
08-19-25-281-016	1055 WIMBLETON DR	11/29/23	\$302,500	\$286,860	\$130,640	\$115,000	0.07	\$1,866,286		Land Table K06	40.09%
08-19-25-281-017	1065 WIMBLETON DR	08/16/23	\$289,000	\$273,016	\$130,984	\$115,000	0.07	\$1,871,200		Land Table K06	42.12%
08-19-25-281-025	951 N ADAMS RD	11/08/23	\$280,000	\$268,137	\$126,863	\$115,000	0.07	\$1,812,329		Land Table K06	42.89%

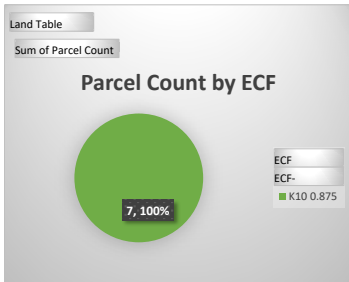
City of Birmingham

Land Table Land Table K10

BSA DATABASE		SALES DATA	
Parcel Count	7	# of Sales	1
ECF Nbhd	K10	Sales Ratio	48.38%
Min ECF	0.875	(Land Resid.-Est. Land Value)/Est. LV	6.36%
Max ECF	0.875	% Change	0.00%
Land Table LtoB	54.01%	Projected Land Table LtoB	54.01%
CVT LtoB	46.92%	Sales Sample Size	14.29%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$177,990	\$189,313	\$177,990
MINIMUM	\$177,990	\$189,313	\$177,990
MAXIMUM	\$177,990	\$189,313	\$177,990

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
08-19-25-282-022	1060 WIMBLETON DR	03/13/23	\$350,000	\$338,677	\$189,313	\$177,990	0.06	\$3,155,217		Land Table K10	52.55%

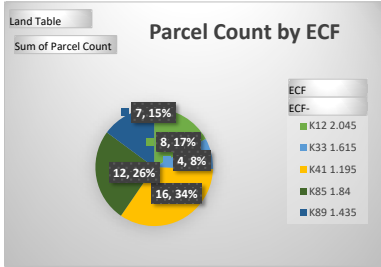
City of Birmingham

Land Table Land Table K13

BSA DATABASE		SALES DATA	
Parcel Count	47	# of Sales	2
ECF Nbhd	K12, K33, K41, K85, K89	Sales Ratio	47.65%
Min ECF	1.195	(Land Resid.-Est. Land Value)/Est. LV	10.29%
Max ECF	2.045	% Change	6.67%
Land Table LtoB	43.16%	Projected Land Table LtoB	46.04%
CVT LtoB	46.92%	Sales Sample Size	4.26%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$175,000	\$193,011	\$192,500
MINIMUM	\$140,000	\$154,409	\$154,000
MAXIMUM	\$250,000	\$275,729	\$250,000

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
08-19-25-326-029	885 N OLD WOODWARD AVE	05/22/24	\$318,000	\$290,096	\$167,904	\$140,000	1.00	\$167,904		Land Table K13	48.26%
08-19-25-326-030	885 N OLD WOODWARD AVE	02/03/23	\$295,000	\$294,087	\$140,913	\$140,000	1.00	\$140,913		Land Table K13	47.60%

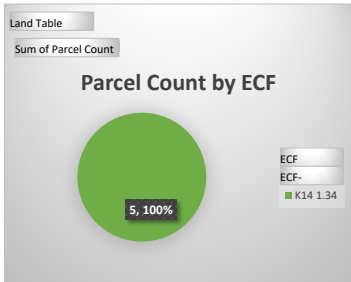
City of Birmingham

Land Table Land Table K14

BSA DATABASE		SALES DATA	
Parcel Count	5	# of Sales	0
ECF Nbhd	K14	Sales Ratio	#DIV/0!
Min ECF	1.340	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.340	% Change	5.26%
Land Table LtoB	47.25%	Projected Land Table LtoB	49.74%
CVT LtoB	46.92%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$950,000	#DIV/0!	\$1,000,000
MINIMUM	\$950,000	#DIV/0!	\$1,000,000
MAXIMUM	\$950,000	#DIV/0!	\$1,000,000

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
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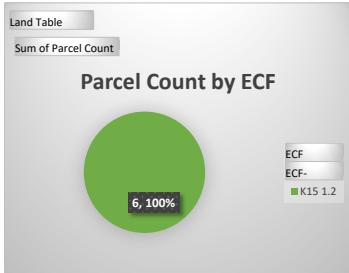
City of Birmingham

Land Table Land Table K15

BSA DATABASE		SALES DATA	
Parcel Count	6	# of Sales	0
ECF Nbhd	K15	Sales Ratio	#DIV/0!
Min ECF	1.200	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.200	% Change	0.00%
Land Table LtoB	42.36%	Projected Land Table LtoB	42.36%
CVT LtoB	46.92%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$749,589	#DIV/0!	\$749,589
MINIMUM	\$499,726	#DIV/0!	\$499,726
MAXIMUM	\$999,451	#DIV/0!	\$999,451

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
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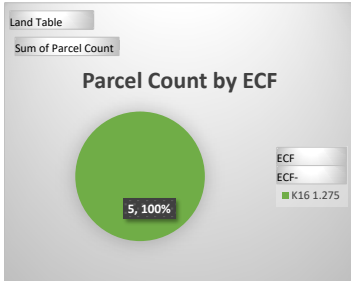
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Land Table Land Table K16

BSA DATABASE		SALES DATA	
Parcel Count	5	# of Sales	1
ECF Nbhd	K16	Sales Ratio	42.51%
Min ECF	1.275	(Land Resid.-Est. Land Value)/Est. LV	31.74%
Max ECF	1.275	% Change	10.00%
Land Table LtoB	54.20%	Projected Land Table LtoB	59.62%
CVT LtoB	46.92%	Sales Sample Size	20.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$450,978	\$594,105	\$496,076
MINIMUM	\$450,978	\$594,105	\$496,076
MAXIMUM	\$450,978	\$594,105	\$496,076

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
08-19-25-328-065	511 BROOKSIDE AVE	11/26/24	\$955,700	\$812,573	\$594,105	\$450,978	0.03	\$17,473,676		Land Table K16	55.50%

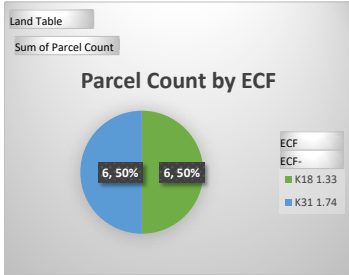
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Land Table Land Table K18

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	0
ECF Nbhd	K18, K31	Sales Ratio	#DIV/0!
Min ECF	1.330	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.740	% Change	15.00%
Land Table LtoB	51.33%	Projected Land Table LtoB	59.02%
CVT LtoB	46.92%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$500,850	#DIV/0!	\$575,978
MINIMUM	\$500,850	#DIV/0!	\$575,978
MAXIMUM	\$500,850	#DIV/0!	\$575,978

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
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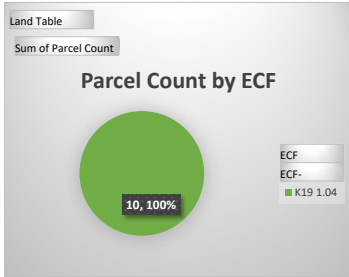
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Land Table Land Table K19

BSA DATABASE		SALES DATA	
Parcel Count	10	# of Sales	0
ECF Nbhd	K19	Sales Ratio	#DIV/0!
Min ECF	1.040	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.040	% Change	0.00%
Land Table LtoB	53.70%	Projected Land Table LtoB	53.70%
CVT LtoB	46.92%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$735,879	#DIV/0!	\$735,879
MINIMUM	\$735,879	#DIV/0!	\$735,879
MAXIMUM	\$735,879	#DIV/0!	\$735,879

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
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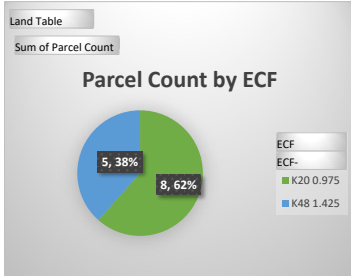
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Land Table Land Table K20

BSA DATABASE		SALES DATA	
Parcel Count	13	# of Sales	1
ECF Nbhd	K20, K48	Sales Ratio	41.34%
Min ECF	0.975	(Land Resid.-Est. Land Value)/Est. LV	34.49%
Max ECF	1.425	% Change	0.00%
Land Table LtoB	36.20%	Projected Land Table LtoB	36.20%
CVT LtoB	46.92%	Sales Sample Size	7.69%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$416,261	\$559,846	\$416,261
MINIMUM	\$382,522	\$514,469	\$382,522
MAXIMUM	\$450,000	\$605,223	\$450,000

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
08-19-36-151-022	633 SOUTHFIELD RD	12/04/24	\$761,500	\$629,553	\$514,469	\$382,522	0.17	\$3,026,288		Land Table K20	60.76%

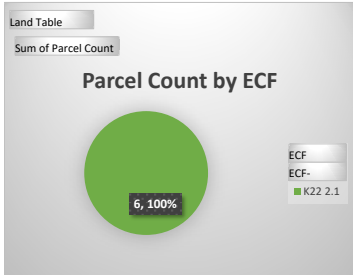
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Land Table Land Table K22

BSA DATABASE		SALES DATA	
Parcel Count	6	# of Sales	0
ECF Nbhd	K22	Sales Ratio	#DIV/0!
Min ECF	2.100	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	2.100	% Change	25.00%
Land Table LtoB	64.83%	Projected Land Table LtoB	81.03%
CVT LtoB	46.92%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$425,250	#DIV/0!	\$531,563
MINIMUM	\$425,250	#DIV/0!	\$531,563
MAXIMUM	\$425,250	#DIV/0!	\$531,563

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
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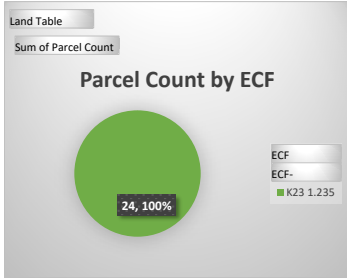
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Land Table Land Table K23

BSA DATABASE		SALES DATA	
Parcel Count	24	# of Sales	3
ECF Nbhd	K23	Sales Ratio	45.71%
Min ECF	1.235	(Land Resid.-Est. Land Value)/Est. LV	24.52%
Max ECF	1.235	% Change	20.00%
Land Table LtoB	37.03%	Projected Land Table LtoB	44.44%
CVT LtoB	46.92%	Sales Sample Size	12.50%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$60,000	\$74,712	\$72,000
MINIMUM	\$60,000	\$74,712	\$72,000
MAXIMUM	\$60,000	\$74,712	\$72,000

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
08-20-31-105-002	475 S ADAMS RD	03/06/23	\$147,500	\$151,609	\$55,891	\$60,000	1.00	\$55,891		Land Table K23	39.58%
08-20-31-105-010	475 S ADAMS RD	12/18/24	\$205,000	\$161,802	\$103,198	\$60,000	1.00	\$103,198		Land Table K23	37.08%
08-20-31-105-024	475 S ADAMS RD	02/08/24	\$162,500	\$157,454	\$65,046	\$60,000	1.00	\$65,046		Land Table K23	38.11%

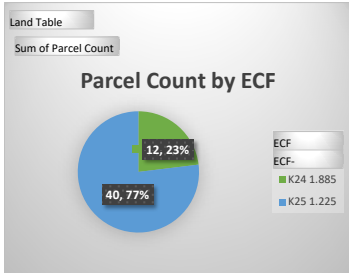
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Land Table Land Table K24

BSA DATABASE		SALES DATA	
Parcel Count	52	# of Sales	3
ECF Nbhd	K24, K25	Sales Ratio	42.35%
Min ECF	1.225	(Land Resid.-Est. Land Value)/Est. LV	11.60%
Max ECF	1.885	% Change	2.50%
Land Table LtoB	64.83%	Projected Land Table LtoB	66.45%
CVT LtoB	46.92%	Sales Sample Size	5.77%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$312,500	\$348,759	\$319,375
MINIMUM	\$275,000	\$306,908	\$288,750
MAXIMUM	\$350,000	\$390,610	\$350,000

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
08-19-36-135-054	600 W BROWN ST	09/30/24	\$415,000	\$403,672	\$286,328	\$275,000	0.03	\$9,544,267		Land Table K24	68.12%
08-19-36-135-063	600 W BROWN ST	07/18/24	\$885,000	\$800,604	\$634,396	\$550,000	0.03	\$10,573,267	08-19-36-135-064	Land Table K24	68.70%

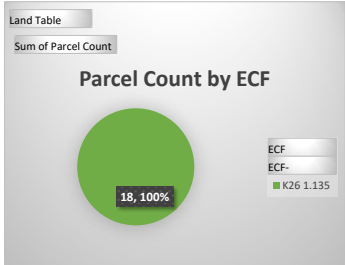
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Land Table Land Table K26

BSA DATABASE		SALES DATA	
Parcel Count	18	# of Sales	5
ECF Nbhd	K26	Sales Ratio	52.37%
Min ECF	1.135	(Land Resid.-Est. Land Value)/Est. LV	-6.70%
Max ECF	1.135	% Change	0.00%
Land Table LtoB	67.21%	Projected Land Table LtoB	67.21%
CVT LtoB	46.92%	Sales Sample Size	27.78%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$265,000	\$247,236	\$265,000
MINIMUM	\$265,000	\$247,236	\$265,000
MAXIMUM	\$265,000	\$247,236	\$265,000

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
08-19-25-327-033	535 N OLD WOODWARD AVE	08/31/23	\$361,000	\$378,823	\$247,177	\$265,000	0.07	\$3,531,100		Land Table K26	69.95%
08-19-25-327-037	545 N OLD WOODWARD AVE	12/10/24	\$332,500	\$404,723	\$192,777	\$265,000	0.07	\$2,753,957		Land Table K26	65.48%
08-19-25-327-040	551 N OLD WOODWARD AVE	04/14/23	\$400,000	\$404,738	\$260,262	\$265,000	0.07	\$3,718,029		Land Table K26	65.47%
08-19-25-327-042	557 N OLD WOODWARD AVE	07/27/23	\$420,000	\$413,488	\$271,512	\$265,000	0.07	\$3,878,743		Land Table K26	64.09%
08-19-25-327-049	593 N OLD WOODWARD AVE	11/26/24	\$362,500	\$363,049	\$264,451	\$265,000	0.07	\$3,777,871		Land Table K26	72.99%

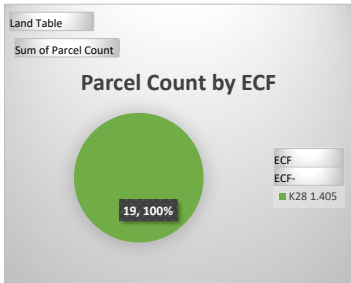
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Land Table Land Table K28

BSA DATABASE		SALES DATA	
Parcel Count	19	# of Sales	2
ECF Nbhd	K28	Sales Ratio	39.93%
Min ECF	1.405	(Land Resid.-Est. Land Value)/Est. LV	70.63%
Max ECF	1.405	% Change	15.00%
Land Table LtoB	35.86%	Projected Land Table LtoB	41.24%
CVT LtoB	46.92%	Sales Sample Size	10.53%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$401,308	\$684,742	\$461,504
MINIMUM	\$338,961	\$578,362	\$389,805
MAXIMUM	\$586,595	\$1,000,894	\$674,584

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
08-19-36-103-081	712 HIDDEN RAVINES DR	05/16/24	\$1,150,000	\$1,087,341	\$433,231	\$370,572	0.01	\$43,323,100		Land Table K28	34.08%
08-19-36-103-093	878 HIDDEN RAVINES CT	05/31/24	\$1,450,000	\$989,205	\$831,367	\$370,572	0.01	\$83,136,700		Land Table K28	37.46%

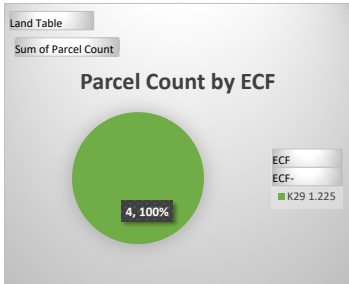
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Land Table Land Table K29

BSA DATABASE		SALES DATA	
Parcel Count	4	# of Sales	0
ECF Nbhd	K29	Sales Ratio	#DIV/0!
Min ECF	1.225	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.225	% Change	5.00%
Land Table LtoB	48.81%	Projected Land Table LtoB	51.25%
CVT LtoB	46.92%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$379,500	#DIV/0!	\$398,475
MINIMUM	\$379,500	#DIV/0!	\$398,475
MAXIMUM	\$379,500	#DIV/0!	\$398,475

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
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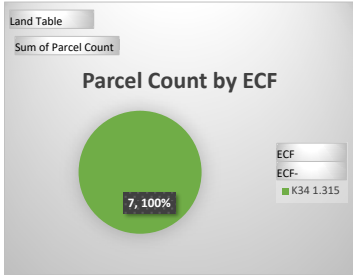
City of Birmingham

Land Table Land Table K34

BSA DATABASE		SALES DATA	
Parcel Count	7	# of Sales	1
ECF Nbhd	K34	Sales Ratio	34.94%
Min ECF	1.315	(Land Resid.-Est. Land Value)/Est. LV	105.76%
Max ECF	1.315	% Change	20.00%
Land Table LtoB	34.96%	Projected Land Table LtoB	41.96%
CVT LtoB	46.92%	Sales Sample Size	14.29%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,068,312	\$2,198,167	\$1,281,974
MINIMUM	\$1,068,312	\$2,198,167	\$1,281,974
MAXIMUM	\$1,068,312	\$2,198,167	\$1,281,974

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
08-19-36-128-014	250 MARTIN ST	9/20/2024	\$3,750,000	\$2,620,145	\$2,198,167	\$1,068,312	0.08	\$26,806,915		Land Table K34	40.77%

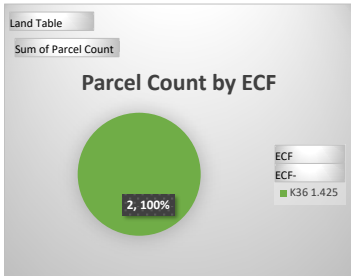
City of Birmingham

Land Table Land Table K36

BSA DATABASE		SALES DATA	
Parcel Count	2	# of Sales	2
ECF Nbhd	K36	Sales Ratio	46.89%
Min ECF	1.425	(Land Resid.-Est. Land Value)/Est. LV	20.24%
Max ECF	1.425	% Change	5.00%
Land Table LtoB	32.75%	Projected Land Table LtoB	34.39%
CVT LtoB	46.92%	Sales Sample Size	100.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$108,890	\$130,933	\$114,335
MINIMUM	\$108,890	\$130,933	\$114,335
MAXIMUM	\$108,890	\$130,933	\$114,335

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
08-19-36-426-050	600 E LINCOLN AVE	11/17/23	\$389,000	\$331,132	\$166,758	\$108,890	0.06	\$2,605,594		Land Table K36	32.88%
08-19-36-426-051	602 E LINCOLN AVE	10/31/23	\$320,000	\$333,782	\$95,108	\$108,890	0.06	\$1,486,063		Land Table K36	32.62%

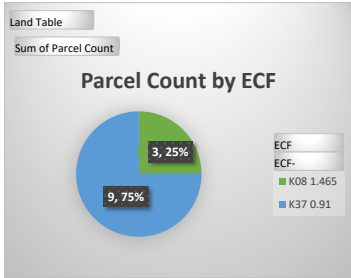
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Land Table Land Table K37

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	0
ECF Nbhd	K08, K37	Sales Ratio	#DIV/0!
Min ECF	0.910	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.465	% Change	0.00%
Land Table LtoB	45.30%	Projected Land Table LtoB	45.30%
CVT LtoB	46.92%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$550,000	#DIV/0!	\$550,000
MINIMUM	\$429,784	#DIV/0!	\$429,784
MAXIMUM	\$800,000	#DIV/0!	\$800,000

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
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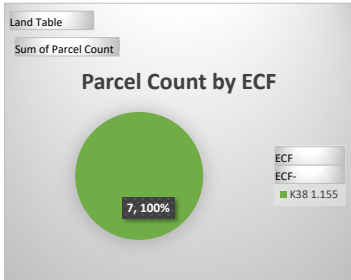
City of Birmingham

Land Table Land Table K38

BSA DATABASE		SALES DATA	
Parcel Count	7	# of Sales	2
ECF Nbhd	K38	Sales Ratio	47.31%
Min ECF	1.155	(Land Resid.-Est. Land Value)/Est. LV	12.97%
Max ECF	1.155	% Change	13.00%
Land Table LtoB	45.00%	Projected Land Table LtoB	50.85%
CVT LtoB	46.92%	Sales Sample Size	28.57%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$131,618	\$148,685	\$148,728
MINIMUM	\$131,618	\$148,685	\$148,728
MAXIMUM	\$131,618	\$148,685	\$148,728

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
08-19-36-135-029	555 TOWNSEND ST	09/26/23	\$310,000	\$286,499	\$155,119	\$131,618	0.05	\$3,102,380		Land Table K38	45.94%
08-19-36-135-030	555 TOWNSEND ST	05/29/24	\$325,000	\$314,367	\$142,251	\$131,618	0.05	\$2,845,020		Land Table K38	41.87%

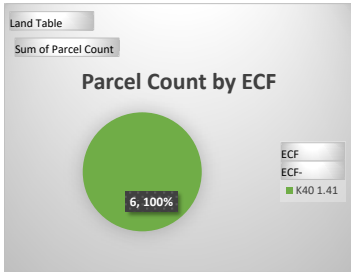
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Land Table Land Table K40

BSA DATABASE		SALES DATA	
Parcel Count	6	# of Sales	2
ECF Nbhd	K40	Sales Ratio	42.89%
Min ECF	1.410	(Land Resid.-Est. Land Value)/Est. LV	46.22%
Max ECF	1.410	% Change	25.00%
Land Table LtoB	34.50%	Projected Land Table LtoB	43.13%
CVT LtoB	46.92%	Sales Sample Size	33.33%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$700,000	\$1,023,564	\$875,000
MINIMUM	\$700,000	\$1,023,564	\$875,000
MAXIMUM	\$700,000	\$1,023,564	\$875,000

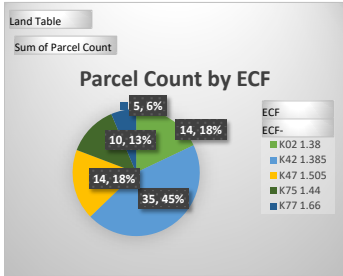
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
08-19-36-136-016	324 W BROWN ST	10/25/24	\$2,250,000	\$1,887,018	\$1,062,982	\$700,000	0.10	\$11,189,284		Land Table K40	37.10%
08-19-36-176-026	459 W BROWN ST	07/16/24	\$2,300,000	\$2,015,854	\$984,146	\$700,000	0.09	\$11,578,188		Land Table K40	34.72%

City of Birmingham

Land Table Land Table K42

BSA DATABASE		SALES DATA	
Parcel Count	78	# of Sales	6
ECF Nbhd	K02, K42, K47, K75, K77	Sales Ratio	48.37%
Min ECF	1.380	(Land Resid.-Est. Land Value)/Est. LV	12.41%
Max ECF	1.660	% Change	12.00%
Land Table LtoB	55.25%	Projected Land Table LtoB	61.88%
CVT LtoB	46.92%	Sales Sample Size	7.69%

Color Key
Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$150,500	\$169,171	\$168,560
MINIMUM	\$129,000	\$145,004	\$144,480
MAXIMUM	\$172,000	\$193,338	\$192,640

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
08-19-25-151-055	1029 N OLD WOODWARD AVE	05/23/24	\$280,000	\$276,669	\$175,331	\$172,000	0.07	\$2,504,729		Land Table K42	62.17%
08-19-25-151-093	1035 N OLD WOODWARD AVE	08/05/24	\$327,500	\$295,518	\$203,982	\$172,000	1.00	\$203,982		Land Table K42	58.20%
08-19-25-151-101	1037 N OLD WOODWARD AVE	11/09/23	\$332,000	\$312,654	\$191,346	\$172,000	1.00	\$191,346		Land Table K42	55.01%
08-19-25-151-117	1043 N OLD WOODWARD AVE	08/01/23	\$367,000	\$330,823	\$208,177	\$172,000	1.00	\$208,177		Land Table K42	51.99%
08-19-25-151-123	1047 N OLD WOODWARD AVE	06/10/24	\$305,000	\$289,145	\$187,855	\$172,000	1.00	\$187,855		Land Table K42	59.49%

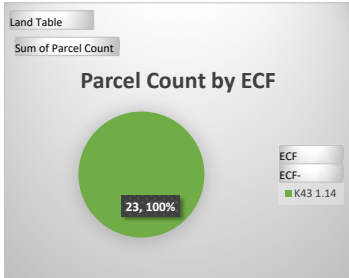
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Land Table Land Table K43

BSA DATABASE		SALES DATA	
Parcel Count	23	# of Sales	3
ECF Nbhd	K43	Sales Ratio	49.82%
Min ECF	1.140	(Land Resid.-Est. Land Value)/Est. LV	0.61%
Max ECF	1.140	% Change	5.00%
Land Table LtoB	57.31%	Projected Land Table LtoB	60.18%
CVT LtoB	46.92%	Sales Sample Size	13.04%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$176,838	\$177,918	\$185,679
MINIMUM	\$152,940	\$153,874	\$160,587
MAXIMUM	\$208,860	\$210,136	\$219,303

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
08-19-36-203-033	662 PURDY ST	05/19/23	\$335,000	\$331,124	\$191,865	\$187,989	1.00	\$191,865		Land Table K43	56.77%
08-19-36-203-048	662 PURDY ST	06/13/24	\$273,000	\$278,574	\$160,112	\$165,686	1.00	\$160,112		Land Table K43	59.48%
08-19-36-203-053	662 PURDY ST	03/22/24	\$290,000	\$285,130	\$170,556	\$165,686	1.00	\$170,556		Land Table K43	58.11%

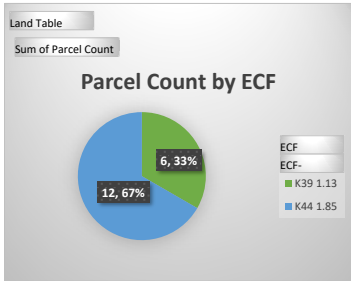
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Land Table Land Table K44

BSA DATABASE		SALES DATA	
Parcel Count	18	# of Sales	1
ECF Nbhd	K39, K44	Sales Ratio	45.80%
Min ECF	1.130	(Land Resid.-Est. Land Value)/Est. LV	21.76%
Max ECF	1.850	% Change	5.00%
Land Table LtoB	50.06%	Projected Land Table LtoB	52.57%
CVT LtoB	46.92%	Sales Sample Size	5.56%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$374,865	\$456,451	\$393,609
MINIMUM	\$315,030	\$383,594	\$330,782
MAXIMUM	\$434,700	\$529,309	\$456,435

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
08-19-36-137-011	274 W BROWN ST	03/07/24	\$1,125,000	\$1,030,391	\$529,309	\$434,700	0.08	\$6,616,363		Land Table K44	42.19%

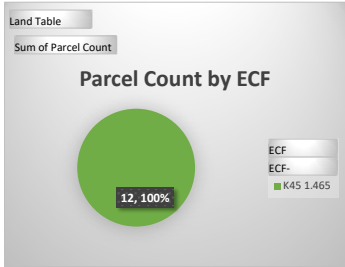
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Land Table Land Table K45

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	2
ECF Nbhd	K45	Sales Ratio	46.15%
Min ECF	1.465	(Land Resid.-Est. Land Value)/Est. LV	15.36%
Max ECF	1.465	% Change	5.00%
Land Table LtoB	54.67%	Projected Land Table LtoB	57.40%
CVT LtoB	46.92%	Sales Sample Size	16.67%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$228,838	\$263,992	\$240,279
MINIMUM	\$199,106	\$229,694	\$209,061
MAXIMUM	\$258,569	\$298,291	\$271,497

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
08-19-25-151-061	975 N OLD WOODWARD AVE	08/11/23	\$435,000	\$381,353	\$252,753	\$199,106	0.06	\$4,212,550		Land Table K45	52.21%
08-19-25-151-063	971 N OLD WOODWARD AVE	11/02/23	\$360,000	\$352,472	\$206,634	\$199,106	0.06	\$3,443,900		Land Table K45	56.49%

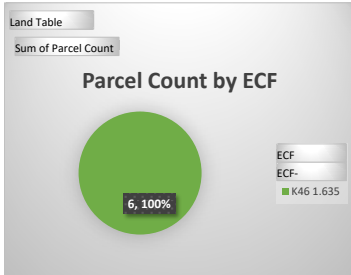
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Land Table Land Table K46

BSA DATABASE		SALES DATA	
Parcel Count	6	# of Sales	0
ECF Nbhd	K46	Sales Ratio	#DIV/0!
Min ECF	1.635	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.635	% Change	20.00%
Land Table LtoB	45.71%	Projected Land Table LtoB	54.85%
CVT LtoB	46.92%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$306	#DIV/0!	\$367
MINIMUM	\$306	#DIV/0!	\$367
MAXIMUM	\$306	#DIV/0!	\$367

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
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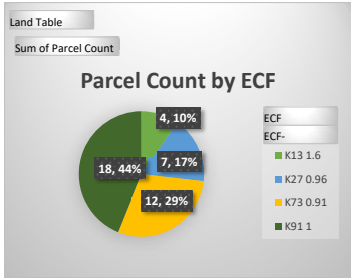
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Land Table Land Table K47

BSA DATABASE		SALES DATA	
Parcel Count	41	# of Sales	7
ECF Nbhd	K13, K27, K73, K91	Sales Ratio	45.36%
Min ECF	0.910	(Land Resid.-Est. Land Value)/Est. LV	18.25%
Max ECF	1.600	% Change	6.25%
Land Table LtoB	56.31%	Projected Land Table LtoB	59.83%
CVT LtoB	46.92%	Sales Sample Size	17.07%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$206,250	\$243,901	\$203,500
MINIMUM	\$150,000	\$177,382	\$163,625
MAXIMUM	\$450,000	\$532,147	\$540,000

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
08-19-36-103-113	410 SOUTHFIELD RD	11/27/23	\$1,040,000	\$932,833	\$557,167	\$450,000	1.00	\$557,167		Land Table K47	48.24%
08-19-36-103-114	420 SOUTHFIELD RD	11/22/23	\$897,500	\$870,375	\$477,125	\$450,000	1.00	\$477,125		Land Table K47	51.70%
08-19-36-103-123	500 SOUTHFIELD RD	08/17/23	\$1,239,000	\$1,008,720	\$680,280	\$450,000	1.00	\$680,280		Land Table K47	44.61%
08-19-36-131-045	327 SOUTHFIELD RD	09/24/24	\$400,000	\$291,955	\$328,045	\$220,000	1.00	\$328,045		Land Table K47	75.35%
08-19-36-131-047	327 SOUTHFIELD RD	11/03/23	\$270,000	\$291,955	\$198,045	\$220,000	1.00	\$198,045		Land Table K47	75.35%
08-19-36-131-054	327 SOUTHFIELD RD	07/17/23	\$212,000	\$245,609	\$158,891	\$192,500	1.00	\$158,891		Land Table K47	78.38%
08-19-36-131-057	327 SOUTHFIELD RD	10/31/24	\$223,000	\$243,010	\$172,490	\$192,500	1.00	\$172,490		Land Table K47	79.21%

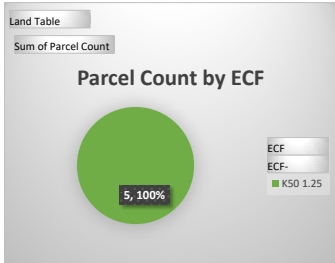
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Land Table Land Table K50

BSA DATABASE		SALES DATA	
Parcel Count	5	# of Sales	1
ECF Nbhd	K50	Sales Ratio	51.10%
Min ECF	1.250	(Land Resid.-Est. Land Value)/Est. LV	-4.11%
Max ECF	1.250	% Change	0.00%
Land Table LtoB	46.65%	Projected Land Table LtoB	46.65%
CVT LtoB	46.92%	Sales Sample Size	20.00%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,109,290	\$1,063,730	\$1,109,290
MINIMUM	\$1,109,290	\$1,063,730	\$1,109,290
MAXIMUM	\$1,109,290	\$1,063,730	\$1,109,290

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
08-19-36-253-037	420 E FRANK ST	08/26/24	\$2,065,000	\$2,110,560	\$1,063,730	\$1,109,290	1.00	\$1,063,730		Land Table K50-Bristol Condos	52.56%

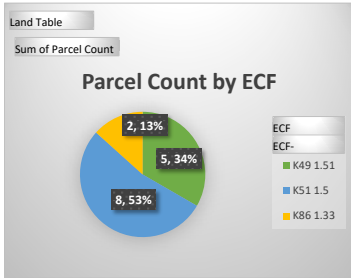
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Land Table Land Table K51

BSA DATABASE		SALES DATA	
Parcel Count	15	# of Sales	3
ECF Nbhd	K49, K51, K86	Sales Ratio	49.20%
Min ECF	1.330	(Land Resid.-Est. Land Value)/Est. LV	5.25%
Max ECF	1.510	% Change	9.77%
Land Table LtoB	32.11%	Projected Land Table LtoB	35.25%
CVT LtoB	46.92%	Sales Sample Size	20.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$898,650	\$945,841	\$898,650
MINIMUM	\$657,334	\$691,853	\$850,000
MAXIMUM	\$898,650	\$945,841	\$898,650

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
08-19-36-152-040	559 W BROWN ST	03/31/23	\$1,725,000	\$1,901,228	\$481,106	\$657,334	1.00	\$481,106		Land Table K51	34.57%
08-19-36-159-001	685 W BROWN ST	05/31/24	\$2,375,000	\$2,217,400	\$814,934	\$657,334	0.04	\$20,373,350		Land Table K51	29.64%
08-19-36-159-006	635 W BROWN ST	10/30/23	\$2,350,000	\$2,227,816	\$779,518	\$657,334	0.04	\$19,487,950		Land Table K51	29.51%

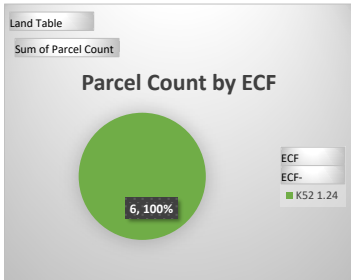
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Land Table Land Table K52

BSA DATABASE		SALES DATA	
Parcel Count	6	# of Sales	3
ECF Nbhd	K52	Sales Ratio	44.71%
Min ECF	1.240	(Land Resid.-Est. Land Value)/Est. LV	23.22%
Max ECF	1.240	% Change	10.00%
Land Table LtoB	51.67%	Projected Land Table LtoB	56.83%
CVT LtoB	46.92%	Sales Sample Size	50.00%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$477,214	\$588,020	\$524,936
MINIMUM	\$226,559	\$279,164	\$249,215
MAXIMUM	\$727,869	\$896,875	\$800,656

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
08-19-36-126-006	201 SOUTHFIELD RD	03/08/24	\$1,685,000	\$1,399,924	\$1,012,945	\$727,869	0.19	\$121		Land Table K52	51.99%
08-19-36-126-011	255 SOUTHFIELD RD	02/15/24	\$430,000	\$471,561	\$184,998	\$226,559	0.06	\$3,083,300		Land Table K52	48.04%
08-19-36-126-013	586 W MERRILL ST	10/31/23	\$475,000	\$444,298	\$257,261	\$226,559	0.06	\$4,287,683		Land Table K52	50.99%

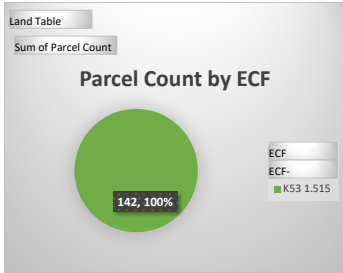
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Land Table Land Table K53

BSA DATABASE		SALES DATA	
Parcel Count	142	# of Sales	18
ECF Nbhd	K53	Sales Ratio	47.08%
Min ECF	1.515	(Land Resid.-Est. Land Value)/Est. LV	13.60%
Max ECF	1.515	% Change	5.00%
Land Table LtoB	46.74%	Projected Land Table LtoB	49.08%
CVT LtoB	46.92%	Sales Sample Size	12.68%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$260,666	\$296,113	\$273,699
MINIMUM	\$125,556	\$142,630	\$131,834
MAXIMUM	\$648,250	\$736,405	\$680,663

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
08-19-36-208-020	411 S OLD WOODWARD AVE	04/29/24	\$373,000	\$372,593	\$168,270	\$167,863	1.00	\$168,270		Land Table K53	45.05%
08-19-36-208-022	411 S OLD WOODWARD AVE	11/25/24	\$307,000	\$327,552	\$122,746	\$143,298	1.00	\$122,746		Land Table K53	43.75%
08-19-36-208-026	411 S OLD WOODWARD AVE	12/26/23	\$259,000	\$279,515	\$105,041	\$125,556	1.00	\$105,041		Land Table K53	44.92%
08-19-36-208-029	411 S OLD WOODWARD AVE	07/21/23	\$305,550	\$347,771	\$113,360	\$155,581	1.00	\$113,360		Land Table K53	44.74%
08-19-36-208-049	411 S OLD WOODWARD AVE	01/20/23	\$320,000	\$336,733	\$126,565	\$143,298	1.00	\$126,565		Land Table K53	42.56%
08-19-36-208-055	411 S OLD WOODWARD AVE	10/05/23	\$390,000	\$365,060	\$180,521	\$155,581	1.00	\$180,521		Land Table K53	42.62%
08-19-36-208-094	411 S OLD WOODWARD AVE	02/28/24	\$600,000	\$547,927	\$292,267	\$240,194	1.00	\$292,267		Land Table K53	43.84%
08-19-36-208-097	411 S OLD WOODWARD AVE	05/28/24	\$575,000	\$514,271	\$300,923	\$240,194	1.00	\$300,923		Land Table K53	46.71%
08-19-36-208-099	411 S OLD WOODWARD AVE	10/10/24	\$425,000	\$380,746	\$212,117	\$167,863	1.00	\$212,117		Land Table K53	44.09%
08-19-36-208-108	411 S OLD WOODWARD AVE	09/30/24	\$365,000	\$364,130	\$156,451	\$155,581	1.00	\$156,451		Land Table K53	42.73%
08-19-36-208-121	411 S OLD WOODWARD AVE	08/01/23	\$615,000	\$535,216	\$319,978	\$240,194	1.00	\$319,978		Land Table K53	44.88%
08-19-36-208-141	411 S OLD WOODWARD AVE	02/03/23	\$700,000	\$565,743	\$404,477	\$270,220	1.00	\$404,477		Land Table K53	47.76%
08-19-36-208-155	411 S OLD WOODWARD AVE	03/18/24	\$325,000	\$318,091	\$150,207	\$143,298	1.00	\$150,207		Land Table K53	45.05%
08-19-36-208-169	411 S OLD WOODWARD AVE	03/04/24	\$845,000	\$804,492	\$381,692	\$341,184	1.00	\$381,692		Land Table K53	42.41%
08-19-36-208-186	411 S OLD WOODWARD AVE	06/26/24	\$685,000	\$592,782	\$362,438	\$270,220	1.00	\$362,438		Land Table K53	45.59%
08-19-36-208-190	411 S OLD WOODWARD AVE	10/16/23	\$852,000	\$790,442	\$499,641	\$438,083	1.00	\$499,641		Land Table K53	55.42%
08-19-36-208-196	411 S OLD WOODWARD AVE	06/13/23	\$610,000	\$549,456	\$311,656	\$251,112	1.00	\$311,656		Land Table K53	45.70%
08-19-36-208-203	411 S OLD WOODWARD AVE	12/01/23	\$697,500	\$716,277	\$304,667	\$323,444	1.00	\$304,667		Land Table K53	45.16%

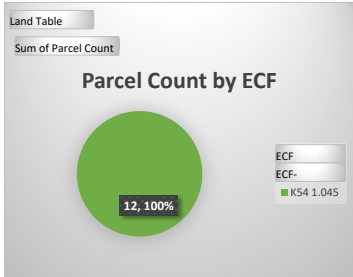
City of Birmingham

Land Table Land Table K54

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	0
ECF Nbhd	K54	Sales Ratio	#DIV/0!
Min ECF	1.045	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.045	% Change	5.00%
Land Table LtoB	50.21%	Projected Land Table LtoB	52.72%
CVT LtoB	46.92%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$65,999	#DIV/0!	\$69,299
MINIMUM	\$65,999	#DIV/0!	\$69,299
MAXIMUM	\$65,999	#DIV/0!	\$69,299

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
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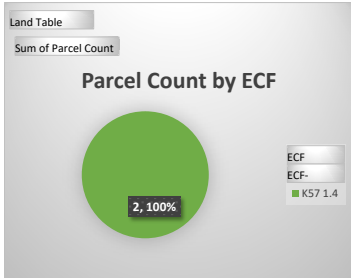
City of Birmingham

Land Table Land Table K57

BSA DATABASE		SALES DATA	
Parcel Count	2	# of Sales	0
ECF Nbhd	K57	Sales Ratio	#DIV/0!
Min ECF	1.400	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.400	% Change	5.00%
Land Table LtoB	48.80%	Projected Land Table LtoB	51.24%
CVT LtoB	46.92%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,155,352	#DIV/0!	\$1,213,120
MINIMUM	\$1,155,352	#DIV/0!	\$1,213,120
MAXIMUM	\$1,155,352	#DIV/0!	\$1,213,120

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
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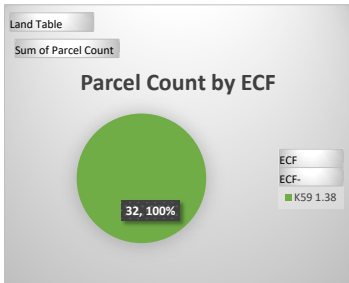
City of Birmingham

Land Table Land Table K59

BSA DATABASE		SALES DATA	
Parcel Count	32	# of Sales	4
ECF Nbhd	K59	Sales Ratio	48.17%
Min ECF	1.380	(Land Resid.-Est. Land Value)/Est. LV	9.26%
Max ECF	1.380	% Change	10.00%
Land Table LtoB	40.80%	Projected Land Table LtoB	44.89%
CVT LtoB	46.92%	Sales Sample Size	12.50%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$63,525	\$69,407	\$69,878
MINIMUM	\$63,525	\$69,407	\$69,878
MAXIMUM	\$63,525	\$69,407	\$69,878

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
08-20-30-381-011	305 N ETON ST	07/23/24	\$160,000	\$155,306	\$68,219	\$63,525	1.00	\$68,219		Land Table K59	40.90%
08-20-30-381-012	305 N ETON ST	06/12/24	\$168,000	\$155,306	\$76,219	\$63,525	1.00	\$76,219		Land Table K59	40.90%
08-20-30-381-019	309 N ETON ST	04/27/23	\$161,750	\$155,306	\$69,969	\$63,525	1.00	\$69,969		Land Table K59	40.90%
08-20-30-381-022	311 N ETON ST	08/30/23	\$155,000	\$155,306	\$63,219	\$63,525	1.00	\$63,219		Land Table K59	40.90%

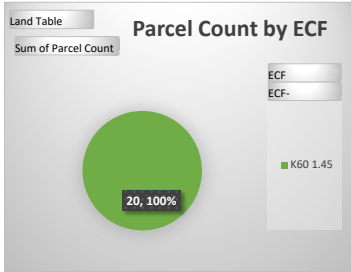
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Land Table Land Table K60

BSA DATABASE		SALES DATA	
Parcel Count	20	# of Sales	4
ECF Nbhd	K60	Sales Ratio	45.07%
Min ECF	1.450	(Land Resid.-Est. Land Value)/Est. LV	28.35%
Max ECF	1.450	% Change	10.00%
Land Table LtoB	39.25%	Projected Land Table LtoB	43.17%
CVT LtoB	46.92%	Sales Sample Size	20.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$105,000	\$134,763	\$115,500
MINIMUM	\$105,000	\$134,763	\$115,500
MAXIMUM	\$105,000	\$134,763	\$115,500

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
08-19-36-351-042	1703 SOUTHFIELD RD	06/27/24	\$320,000	\$277,241	\$147,759	\$105,000	0.08	\$1,846,988		Land Table K60	37.87%
08-19-36-351-053	1803 SOUTHFIELD RD	10/24/23	\$299,555	\$269,073	\$135,482	\$105,000	0.08	\$1,693,525		Land Table K60	39.02%
08-19-36-351-054	1811 SOUTHFIELD RD	09/05/24	\$327,000	\$264,929	\$167,071	\$105,000	0.08	\$2,088,388		Land Table K60	39.63%
08-19-36-351-058	1845 SOUTHFIELD RD	05/30/23	\$260,000	\$276,262	\$88,738	\$105,000	0.08	\$1,109,225		Land Table K60	38.01%

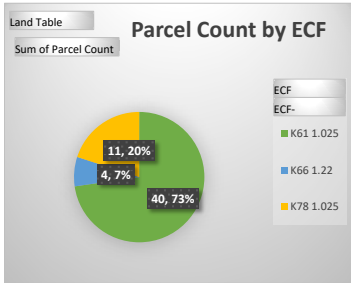
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Land Table Land Table K61

BSA DATABASE		SALES DATA	
Parcel Count	55	# of Sales	5
ECF Nbhd	K61, K66, K78	Sales Ratio	42.32%
Min ECF	1.025	(Land Resid.-Est. Land Value)/Est. LV	31.77%
Max ECF	1.220	% Change	5.00%
Land Table LtoB	44.52%	Projected Land Table LtoB	46.75%
CVT LtoB	46.92%	Sales Sample Size	9.09%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$72,600	\$95,665	\$76,230
MINIMUM	\$72,600	\$95,665	\$76,230
MAXIMUM	\$72,600	\$95,665	\$76,230

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
08-20-30-379-031	335 N ETON ST	12/13/23	\$169,000	\$162,622	\$78,978	\$72,600	0.05	\$1,579,560		Land Table K61	44.64%
08-20-30-379-032	335 N ETON ST	12/20/24	\$200,000	\$164,635	\$107,965	\$72,600	0.05	\$2,159,300		Land Table K61	44.10%
08-20-30-455-023	2051 E MAPLE RD	10/15/24	\$175,000	\$147,547	\$100,053	\$72,600	0.07	\$1,429,329		Land Table K61	49.20%

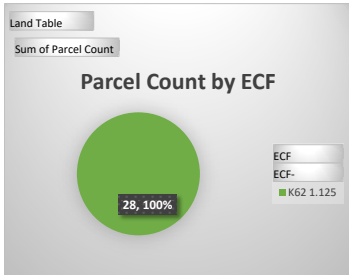
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Land Table Land Table K62

BSA DATABASE		SALES DATA	
Parcel Count	28	# of Sales	3
ECF Nbhd	K62	Sales Ratio	50.51%
Min ECF	1.125	(Land Resid.-Est. Land Value)/Est. LV	23.00%
Max ECF	1.125	% Change	10.00%
Land Table LtoB	43.49%	Projected Land Table LtoB	47.84%
CVT LtoB	46.92%	Sales Sample Size	10.71%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$64,168	\$78,925	\$70,585
MINIMUM	\$52,026	\$63,991	\$57,229
MAXIMUM	\$76,309	\$93,858	\$83,940

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
08-19-36-456-035	150 BIRD AVE	10/27/23	\$137,000	\$122,388	\$66,638	\$52,026	0.04	\$1,665,950		Land Table K62	42.51%
08-19-36-456-043	150 BIRD AVE	07/25/23	\$195,000	\$180,098	\$91,211	\$76,309	0.04	\$2,280,275		Land Table K62	42.37%

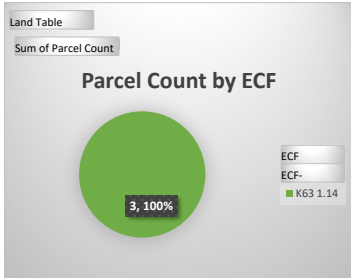
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Land Table Land Table K63

BSA DATABASE		SALES DATA	
Parcel Count	3	# of Sales	1
ECF Nbhd	K63	Sales Ratio	49.20%
Min ECF	1.140	(Land Resid.-Est. Land Value)/Est. LV	3.71%
Max ECF	1.140	% Change	0.00%
Land Table LtoB	44.40%	Projected Land Table LtoB	44.40%
CVT LtoB	46.92%	Sales Sample Size	33.33%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$900,000	\$933,419	\$900,000
MINIMUM	\$900,000	\$933,419	\$900,000
MAXIMUM	\$900,000	\$933,419	\$900,000

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
08-19-36-131-062	420 TOWNSEND ST	04/24/23	\$2,097,485	\$2,064,066	\$933,419	\$900,000	0.07	\$13,146,746		Land Table K63	43.60%

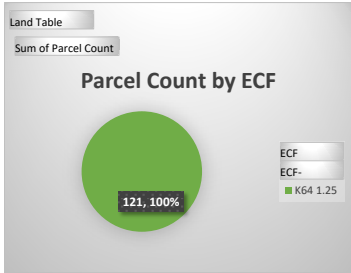
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Land Table Land Table K64

BSA DATABASE		SALES DATA	
Parcel Count	121	# of Sales	8
ECF Nbhd	K64	Sales Ratio	48.33%
Min ECF	1.250	(Land Resid.-Est. Land Value)/Est. LV	9.35%
Max ECF	1.250	% Change	10.00%
Land Table LtoB	37.55%	Projected Land Table LtoB	41.30%
CVT LtoB	46.92%	Sales Sample Size	6.61%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$66,550	\$72,772	\$73,205
MINIMUM	\$66,550	\$72,772	\$73,205
MAXIMUM	\$66,550	\$72,772	\$73,205

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
08-20-30-151-014	1109 DERBY RD	02/05/24	\$230,000	\$183,980	\$112,570	\$66,550	0.01	\$11,257,000		Land Table K64	36.17%
08-20-30-151-032	850 N ADAMS RD	08/03/23	\$203,000	\$192,406	\$77,144	\$66,550	0.01	\$7,714,400		Land Table K64	34.59%
08-20-30-151-034	850 N ADAMS RD	04/21/23	\$182,500	\$183,000	\$66,050	\$66,550	0.01	\$6,605,000		Land Table K64	36.37%
08-20-30-151-035	850 N ADAMS RD	04/10/23	\$195,000	\$175,801	\$85,749	\$66,550	0.01	\$8,574,900		Land Table K64	37.86%
08-20-30-151-050	1195 DERBY RD	07/29/24	\$185,000	\$183,724	\$67,826	\$66,550	0.01	\$6,782,600		Land Table K64	36.22%
08-20-30-151-073	880 N ADAMS RD	05/18/23	\$165,000	\$172,838	\$58,712	\$66,550	0.01	\$5,871,200		Land Table K64	38.50%
08-20-30-151-104	910 N ADAMS RD	05/24/24	\$170,000	\$175,801	\$60,749	\$66,550	0.01	\$6,074,900		Land Table K64	37.86%
08-20-30-151-106	910 N ADAMS RD	02/09/24	\$162,000	\$175,174	\$53,376	\$66,550	0.01	\$5,337,600		Land Table K64	37.99%

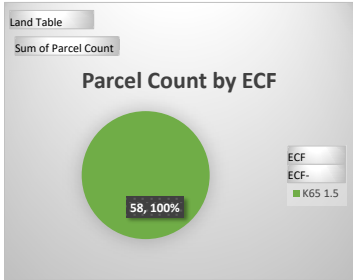
City of Birmingham

Land Table Land Table K65

BSA DATABASE		SALES DATA	
Parcel Count	58	# of Sales	5
ECF Nbhd	K65	Sales Ratio	46.81%
Min ECF	1.500	(Land Resid.-Est. Land Value)/Est. LV	20.45%
Max ECF	1.500	% Change	20.00%
Land Table LtoB	37.76%	Projected Land Table LtoB	45.31%
CVT LtoB	46.92%	Sales Sample Size	8.62%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$254	\$306	\$305
MINIMUM	\$209	\$252	\$251
MAXIMUM	\$298	\$359	\$358

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
08-19-25-378-039	111 WILLITS ST	07/24/23	\$1,400,000	\$1,273,085	\$528,404	\$401,489	1.00	\$528,404		Land Table K65	31.54%
08-19-25-378-044	111 WILLITS ST	03/23/23	\$1,400,000	\$1,093,138	\$628,095	\$321,233	1.00	\$628,095		Land Table K65	29.39%
08-19-25-378-046	111 WILLITS ST	03/19/24	\$1,400,000	\$1,144,031	\$610,015	\$354,046	1.00	\$610,015		Land Table K65	30.95%
08-19-25-378-060	111 WILLITS ST	05/30/24	\$1,050,000	\$1,064,538	\$355,879	\$370,417	1.00	\$355,879		Land Table K65	34.80%
08-19-25-378-071	111 WILLITS ST	02/08/23	\$912,500	\$1,195,059	\$190,298	\$472,857	1.00	\$190,298		Land Table K65	39.57%

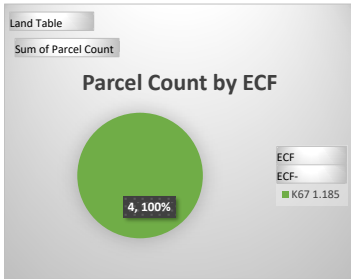
City of Birmingham

Land Table Land Table K67

BSA DATABASE		SALES DATA	
Parcel Count	4	# of Sales	1
ECF Nbhd	K67	Sales Ratio	48.43%
Min ECF	1.185	(Land Resid.-Est. Land Value)/Est. LV	6.11%
Max ECF	1.185	% Change	10.00%
Land Table LtoB	40.98%	Projected Land Table LtoB	45.07%
CVT LtoB	46.92%	Sales Sample Size	25.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$616,930	\$654,654	\$647,777
MINIMUM	\$470,275	\$499,031	\$564,330
MAXIMUM	\$653,740	\$693,715	\$686,427

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
08-19-25-456-045	400 HAMILTON ROW	10/09/23	\$1,200,000	\$1,162,276	\$654,654	\$616,930	0.04	\$16,366,350		Land Table K67	53.08%

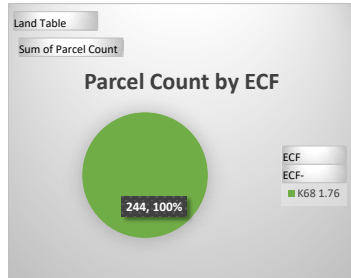
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Land Table Land Table K68

BSA DATABASE		SALES DATA	
Parcel Count	244	# of Sales	27
ECF Nbhd	K68	Sales Ratio	48.06%
Min ECF	1.760	(Land Resid.-Est. Land Value)/Est. LV	9.83%
Max ECF	1.760	% Change	15.00%
Land Table LtoB	42.05%	Projected Land Table LtoB	48.36%
CVT LtoB	46.92%	Sales Sample Size	11.07%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$91,260	\$100,234	\$104,949
MINIMUM	\$91,260	\$100,234	\$104,949
MAXIMUM	\$91,260	\$100,234	\$104,949

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
08-20-30-328-018	753 N ETON ST	05/16/24	\$190,000	\$222,824	\$58,436	\$91,260	0.08	\$730,450		Land Table K68	40.96%
08-20-30-328-019	751 N ETON ST	08/08/24	\$247,000	\$222,824	\$115,436	\$91,260	0.08	\$1,442,950		Land Table K68	40.96%
08-20-30-328-031	719 N ETON ST	08/02/23	\$230,000	\$234,758	\$86,502	\$91,260	0.08	\$1,081,275		Land Table K68	38.87%
08-20-30-328-048	1975 GRAEFIELD RD	11/17/23	\$246,499	\$229,408	\$108,351	\$91,260	0.08	\$1,354,388		Land Table K68	39.78%
08-20-30-328-053	1951 GRAEFIELD RD	05/02/24	\$236,000	\$215,908	\$111,352	\$91,260	0.08	\$1,391,900		Land Table K68	42.27%
08-20-30-328-058	1609 GRAEFIELD RD	10/17/23	\$234,250	\$241,024	\$84,486	\$91,260	0.07	\$1,206,943		Land Table K68	37.86%
08-20-30-328-083	1743 GRAEFIELD RD	12/06/24	\$245,000	\$213,645	\$122,615	\$91,260	0.07	\$1,751,643		Land Table K68	42.72%
08-20-30-328-091	1807 GRAEFIELD RD	10/22/24	\$313,000	\$244,741	\$159,519	\$91,260	0.07	\$2,278,843		Land Table K68	37.29%
08-20-30-328-093	633 GRAEFIELD CT	05/17/24	\$180,000	\$213,645	\$57,615	\$91,260	0.07	\$823,071		Land Table K68	42.72%
08-20-30-328-099	695 GRAEFIELD CT	11/07/24	\$200,000	\$214,194	\$77,066	\$91,260	0.07	\$1,100,943		Land Table K68	42.61%
08-20-30-328-105	752 GRAEFIELD CT	10/04/24	\$260,000	\$213,645	\$137,615	\$91,260	0.07	\$1,965,929		Land Table K68	42.72%
08-20-30-328-106	750 GRAEFIELD CT	06/26/24	\$255,000	\$213,645	\$132,615	\$91,260	0.07	\$1,894,500		Land Table K68	42.72%
08-20-30-328-107	748 GRAEFIELD CT	06/28/24	\$230,000	\$214,194	\$107,066	\$91,260	0.07	\$1,529,514		Land Table K68	42.61%
08-20-30-328-111	740 GRAEFIELD CT	11/22/24	\$250,000	\$213,645	\$127,615	\$91,260	0.07	\$1,823,071		Land Table K68	42.72%
08-20-30-328-128	706 GRAEFIELD CT	01/11/24	\$227,000	\$221,636	\$96,624	\$91,260	0.07	\$1,380,343		Land Table K68	41.18%
08-20-30-328-130	702 GRAEFIELD CT	05/10/23	\$245,000	\$213,645	\$122,615	\$91,260	0.07	\$1,751,643		Land Table K68	42.72%
08-20-30-329-002	1892 GRAEFIELD RD	07/19/24	\$223,500	\$214,164	\$100,596	\$91,260	0.07	\$1,437,086		Land Table K68	42.61%
08-20-30-329-004	1886 GRAEFIELD RD	04/28/23	\$238,500	\$256,640	\$73,120	\$91,260	0.07	\$1,044,571		Land Table K68	35.56%
08-20-30-329-032	1760 GRAEFIELD RD	02/23/24	\$231,500	\$227,829	\$94,931	\$91,260	0.07	\$1,356,157		Land Table K68	40.06%
08-20-30-329-052	1702 GRAEFIELD RD	08/11/23	\$210,000	\$213,499	\$87,761	\$91,260	0.07	\$1,253,729		Land Table K68	42.74%
08-20-30-329-064	1668 GRAEFIELD RD	07/24/23	\$203,000	\$213,645	\$80,615	\$91,260	0.07	\$1,151,643		Land Table K68	42.72%
08-20-30-329-098	571 N ETON ST	12/29/23	\$245,000	\$237,933	\$98,327	\$91,260	0.06	\$1,638,783		Land Table K68	38.36%
08-20-30-329-104	1970 GRAEFIELD RD	11/14/24	\$185,000	\$208,203	\$68,057	\$91,260	0.06	\$1,134,283		Land Table K68	43.83%
08-20-30-329-105	1964 GRAEFIELD RD	07/03/24	\$235,000	\$230,312	\$95,948	\$91,260	0.06	\$1,599,133		Land Table K68	39.62%
08-20-30-329-106	1960 GRAEFIELD RD	04/17/24	\$228,500	\$212,790	\$106,970	\$91,260	0.06	\$1,782,833		Land Table K68	42.89%
08-20-30-329-107	1954 GRAEFIELD RD	07/12/24	\$227,000	\$231,933	\$86,327	\$91,260	0.06	\$1,438,783		Land Table K68	39.35%
08-20-30-329-116	1930 GRAEFIELD RD	06/12/23	\$228,000	\$211,134	\$108,126	\$91,260	0.06	\$1,802,100		Land Table K68	43.22%

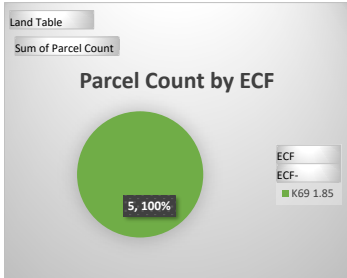
City of Birmingham

Land Table Land Table K69

BSA DATABASE		SALES DATA	
Parcel Count	5	# of Sales	1
ECF Nbhd	K69	Sales Ratio	46.40%
Min ECF	1.850	(Land Resid.-Est. Land Value)/Est. LV	19.84%
Max ECF	1.850	% Change	20.00%
Land Table LtoB	38.05%	Projected Land Table LtoB	45.66%
CVT LtoB	46.92%	Sales Sample Size	20.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$645,430	\$773,500	\$774,516
MINIMUM	\$553,225	\$663,000	\$663,870
MAXIMUM	\$737,634	\$884,001	\$885,161

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
08-19-25-327-077	280 HARMON AVE	12/11/23	\$1,525,000	\$1,415,225	\$663,000	\$553,225	0.06	\$10,523,810		Land Table K69	39.09%

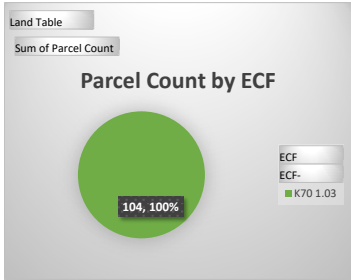
City of Birmingham

Land Table Land Table K70

BSA DATABASE		SALES DATA	
Parcel Count	104	# of Sales	11
ECF Nbhd	K70	Sales Ratio	45.14%
Min ECF	1.030	(Land Resid.-Est. Land Value)/Est. LV	20.83%
Max ECF	1.030	% Change	10.00%
Land Table LtoB	31.69%	Projected Land Table LtoB	34.86%
CVT LtoB	46.92%	Sales Sample Size	10.58%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$166,756	\$201,492	\$183,432
MINIMUM	\$166,756	\$201,492	\$183,432
MAXIMUM	\$166,756	\$201,492	\$183,432

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
08-20-31-204-008	516 GRATEN ST	10/30/24	\$517,500	\$453,120	\$231,136	\$166,756	0.06	\$3,611,500		Land Table K70	36.80%
08-20-31-204-029	535 GRATEN ST	07/19/23	\$500,000	\$472,920	\$193,836	\$166,756	0.06	\$3,028,688		Land Table K70	35.26%
08-20-31-204-039	515 GRATEN ST	02/26/24	\$585,000	\$505,228	\$246,528	\$166,756	0.06	\$3,852,000		Land Table K70	33.01%
08-20-31-204-043	610 LEWIS ST	02/28/23	\$300,000	\$454,518	\$12,238	\$166,756	0.06	\$191,219		Land Table K70	36.69%
08-20-31-206-004	2266 ATTARD ST	11/27/23	\$775,000	\$716,300	\$225,456	\$166,756	0.08	\$2,966,526		Land Table K70	23.28%
08-20-31-206-008	2022 HAZEL AVE	11/06/24	\$850,000	\$737,221	\$279,535	\$166,756	0.08	\$3,678,092		Land Table K70	22.62%
08-20-31-206-010	2026 HAZEL AVE	06/01/23	\$720,000	\$690,491	\$196,265	\$166,756	0.08	\$2,582,434		Land Table K70	24.15%
08-20-31-206-080	500 LEWIS ST	12/29/23	\$800,000	\$796,993	\$169,763	\$166,756	1.00	\$169,763		Land Table K70	20.92%
08-20-31-206-084	430 LEWIS ST	12/31/24	\$550,000	\$455,843	\$260,913	\$166,756	1.00	\$260,913		Land Table K70	36.58%
08-20-31-206-111	2006 HAZEL AVE	01/19/24	\$749,500	\$717,009	\$199,247	\$166,756	1.00	\$199,247		Land Table K70	23.26%

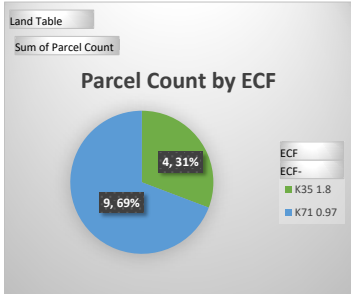
City of Birmingham

Land Table Land Table K71

BSA DATABASE		SALES DATA	
Parcel Count	13	# of Sales	3
ECF Nbhd	K35, K71	Sales Ratio	46.50%
Min ECF	0.970	(Land Resid.-Est. Land Value)/Est. LV	18.16%
Max ECF	1.800	% Change	20.00%
Land Table LtoB	41.24%	Projected Land Table LtoB	49.48%
CVT LtoB	46.92%	Sales Sample Size	23.08%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$200,000	\$236,314	\$240,000
MINIMUM	\$200,000	\$236,314	\$240,000
MAXIMUM	\$200,000	\$236,314	\$240,000

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
08-19-36-257-055	1008 ANN ST	10/29/24	\$570,000	\$479,245	\$290,755	\$200,000	0.01	\$29,075,500		Land Table K71	41.73%
08-19-36-257-058	671 E LINCOLN AVE	07/03/24	\$490,000	\$470,457	\$219,543	\$200,000	1.00	\$219,543		Land Table K71	42.51%
08-19-36-257-060	675 E LINCOLN AVE	07/31/24	\$495,000	\$496,356	\$198,644	\$200,000	1.00	\$198,644		Land Table K71	40.29%

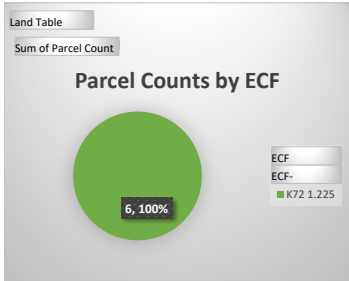
City of Birmingham

Land Table Land Tables K72

BSA DATABASE		SALES DATA	
Parcel Count	6	# of Sales	2
ECF Nbhd	K72	Sales Ratio	43.50%
Min ECF	1.225	(Land Resid.-Est. Land Value)/Est. LV	29.82%
Max ECF	1.225	% Change	15.00%
Land Table LtoB	50.63%	Projected Land Table LtoB	58.23%
CVT LtoB	46.92%	Sales Sample Size	33.33%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$838,830	\$1,088,959	\$964,655
MINIMUM	\$838,830	\$1,088,959	\$964,655
MAXIMUM	\$838,830	\$1,088,959	\$964,655

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
08-19-35-231-002	1022 WATERFALL CT	10/25/23	\$2,100,000	\$1,603,066	\$1,335,764	\$838,830	0.25	\$5,343,056		Land Table K72	52.33%
08-19-35-231-005	1068 WATERFALL CT	09/05/23	\$1,750,000	\$1,746,676	\$842,154	\$838,830	0.25	\$3,368,616		Land Table K72	48.02%

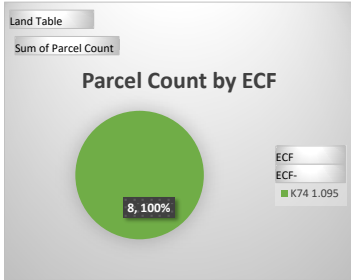
City of Birmingham

Land Table Land Table K74

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	0
ECF Nbhd	K74	Sales Ratio	#DIV/0!
Min ECF	1.095	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.095	% Change	15.00%
Land Table LtoB	40.54%	Projected Land Table LtoB	46.63%
CVT LtoB	46.92%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$873,781	#DIV/0!	\$1,004,848
MINIMUM	\$873,781	#DIV/0!	\$1,004,848
MAXIMUM	\$873,781	#DIV/0!	\$1,004,848

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
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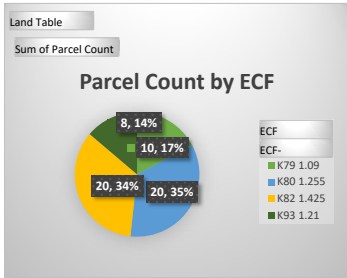
City of Birmingham

Land Table Land Table K79

BSA DATABASE		SALES DATA	
Parcel Count	58	# of Sales	3
ECF Nbhd	K79, K80, K82, K93	Sales Ratio	44.23%
Min ECF	1.090	(Land Resid.-Est. Land Value)/Est. LV	28.86%
Max ECF	1.425	% Change	20.00%
Land Table LtoB	39.03%	Projected Land Table LtoB	46.84%
CVT LtoB	46.92%	Sales Sample Size	5.17%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$68,750	\$88,590	\$82,500
MINIMUM	\$55,000	\$70,872	\$66,000
MAXIMUM	\$82,500	\$106,308	\$99,000

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
08-20-30-478-022	2655 E MAPLE RD	02/13/24	\$140,000	\$110,635	\$84,365	\$55,000	0.04	\$2,109,125		Land Table K79	49.71%
08-20-30-478-050	2859 E MAPLE RD	12/15/23	\$125,000	\$124,151	\$55,849	\$55,000	1.00	\$55,849		Land Table K79	44.30%
08-20-30-478-062	2859 E MAPLE RD	10/31/24	\$147,500	\$130,099	\$72,401	\$55,000	1.00	\$72,401		Land Table K79	42.28%

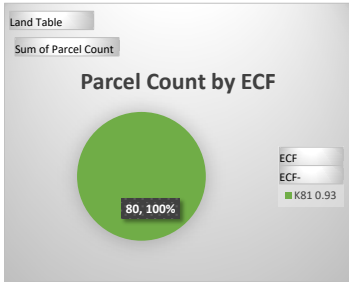
City of Birmingham

Land Table Land Table K81

BSA DATABASE		SALES DATA	
Parcel Count	80	# of Sales	8
ECF Nbhd	K81	Sales Ratio	43.87%
Min ECF	0.930	(Land Resid.-Est. Land Value)/Est. LV	50.65%
Max ECF	0.930	% Change	10.00%
Land Table LtoB	28.33%	Projected Land Table LtoB	31.16%
CVT LtoB	46.92%	Sales Sample Size	10.00%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$50,000	\$75,323	\$55,000
MINIMUM	\$50,000	\$75,323	\$55,000
MAXIMUM	\$50,000	\$75,323	\$55,000

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
08-20-30-380-003	401 N ETON ST	10/26/23	\$192,500	\$175,813	\$66,687	\$50,000	1.00	\$66,687		Land Table K81	28.44%
08-20-30-380-034	449 N ETON ST	02/28/23	\$190,000	\$196,988	\$43,012	\$50,000	1.00	\$43,012		Land Table K81	25.38%
08-20-30-380-047	451 N ETON ST	03/08/23	\$181,000	\$175,813	\$55,187	\$50,000	1.00	\$55,187		Land Table K81	28.44%
08-20-30-380-059	475 N ETON ST	09/10/24	\$232,000	\$175,813	\$106,187	\$50,000	1.00	\$106,187		Land Table K81	28.44%
08-20-30-380-060	475 N ETON ST	06/28/24	\$225,000	\$175,813	\$99,187	\$50,000	1.00	\$99,187		Land Table K81	28.44%
08-20-30-380-066	487 N ETON ST	02/16/23	\$186,350	\$187,665	\$48,685	\$50,000	1.00	\$48,685		Land Table K81	26.64%
08-20-30-380-068	487 N ETON ST	07/08/24	\$225,000	\$185,545	\$89,455	\$50,000	1.00	\$89,455		Land Table K81	26.95%
08-20-30-380-072	487 N ETON ST	10/10/24	\$220,000	\$175,813	\$94,187	\$50,000	1.00	\$94,187		Land Table K81	28.44%

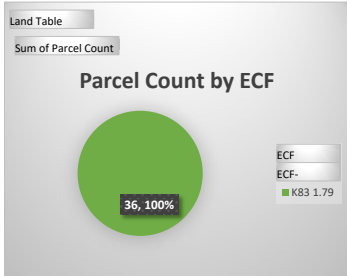
City of Birmingham

Land Table Land Table K83

BSA DATABASE		SALES DATA	
Parcel Count	36	# of Sales	8
ECF Nbhd	K83	Sales Ratio	49.75%
Min ECF	1.790	(Land Resid.-Est. Land Value)/Est. LV	1.08%
Max ECF	1.790	% Change	6.67%
Land Table LtoB	45.49%	Projected Land Table LtoB	48.52%
CVT LtoB	46.92%	Sales Sample Size	22.22%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$95,000	\$96,026	\$104,500
MINIMUM	\$75,000	\$75,810	\$75,000
MAXIMUM	\$120,000	\$121,296	\$132,000

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
08-19-25-461-001	35300 WOODWARD AVE	12/07/23	\$230,000	\$253,863	\$96,137	\$120,000	1.00	\$96,137		Land Table K83	47.27%
08-19-25-461-002	35300 WOODWARD AVE	11/30/23	\$130,000	\$149,244	\$55,756	\$75,000	1.00	\$55,756		Land Table K83	50.25%
08-19-25-461-003	35300 WOODWARD AVE	05/01/24	\$227,500	\$204,544	\$117,956	\$95,000	1.00	\$117,956		Land Table K83	46.44%
08-19-25-461-008	35300 WOODWARD AVE	11/29/23	\$202,000	\$209,216	\$87,784	\$95,000	1.00	\$87,784		Land Table K83	45.41%
08-19-25-461-020	35300 WOODWARD AVE	07/05/23	\$155,000	\$157,657	\$72,343	\$75,000	1.00	\$72,343		Land Table K83	47.57%
08-19-25-461-026	35300 WOODWARD AVE	03/22/24	\$230,000	\$222,691	\$102,309	\$95,000	1.00	\$102,309		Land Table K83	42.66%
08-19-25-461-029	35300 WOODWARD AVE	04/17/23	\$148,000	\$149,244	\$73,756	\$75,000	1.00	\$73,756		Land Table K83	50.25%
08-19-25-461-036	35300 WOODWARD AVE	12/18/23	\$310,000	\$277,942	\$152,058	\$120,000	1.00	\$152,058		Land Table K83	43.17%

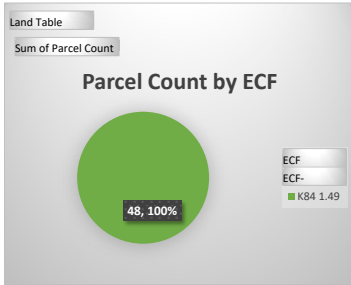
City of Birmingham

Land Table Land Table K84

BSA DATABASE		SALES DATA	
Parcel Count	48	# of Sales	10
ECF Nbhd	K84	Sales Ratio	48.34%
Min ECF	1.490	(Land Resid.-Est. Land Value)/Est. LV	12.98%
Max ECF	1.490	% Change	15.00%
Land Table LtoB	41.49%	Projected Land Table LtoB	47.71%
CVT LtoB	46.92%	Sales Sample Size	20.83%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$56,250	\$63,553	\$64,688
MINIMUM	\$56,250	\$63,553	\$64,688
MAXIMUM	\$56,250	\$63,553	\$64,688

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
08-20-31-383-019	1705 E 14 MILE RD	06/06/23	\$141,000	\$134,967	\$62,283	\$56,250	0.03	\$2,076,100		Land Table K84	41.68%
08-20-31-383-023	1707 E 14 MILE RD	07/25/24	\$150,000	\$141,398	\$64,852	\$56,250	0.03	\$2,161,733		Land Table K84	39.78%
08-20-31-383-024	1707 E 14 MILE RD	10/02/24	\$153,000	\$134,967	\$74,283	\$56,250	0.03	\$2,476,100		Land Table K84	41.68%
08-20-31-383-028	1709 E 14 MILE RD	01/06/23	\$150,000	\$134,967	\$71,283	\$56,250	0.03	\$2,376,100		Land Table K84	41.68%
08-20-31-383-029	1711 E 14 MILE RD	10/21/24	\$141,000	\$134,967	\$62,283	\$56,250	0.03	\$2,076,100		Land Table K84	41.68%
08-20-31-383-030	1711 E 14 MILE RD	02/07/23	\$145,000	\$134,064	\$67,186	\$56,250	0.03	\$2,239,533		Land Table K84	41.96%
08-20-31-383-035	1713 E 14 MILE RD	04/11/23	\$137,500	\$134,967	\$58,783	\$56,250	0.03	\$1,959,433		Land Table K84	41.68%
08-20-31-383-050	1721 E 14 MILE RD	09/27/24	\$135,000	\$134,967	\$56,283	\$56,250	0.03	\$1,876,100		Land Table K84	41.68%
08-20-31-383-056	1723 E 14 MILE RD	05/15/24	\$139,800	\$141,310	\$54,740	\$56,250	0.03	\$1,824,667		Land Table K84	39.81%

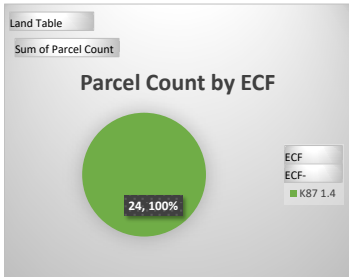
City of Birmingham

Land Table Land Table K87

BSA DATABASE		SALES DATA	
Parcel Count	24	# of Sales	3
ECF Nbhd	K87	Sales Ratio	48.28%
Min ECF	1.400	(Land Resid.-Est. Land Value)/Est. LV	7.19%
Max ECF	1.400	% Change	10.00%
Land Table LtoB	47.68%	Projected Land Table LtoB	52.45%
CVT LtoB	46.92%	Sales Sample Size	12.50%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$150,000	\$160,779	\$165,000
MINIMUM	\$150,000	\$160,779	\$165,000
MAXIMUM	\$150,000	\$160,779	\$165,000

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
08-19-36-135-079	444 S CHESTER ST	11/13/23	\$352,500	\$312,564	\$189,936	\$150,000	1.00	\$189,936		Land Table K87	47.99%
08-19-36-135-086	444 S CHESTER ST	10/04/24	\$339,000	\$321,378	\$167,622	\$150,000	1.00	\$167,622		Land Table K87	46.67%
08-19-36-135-097	444 S CHESTER ST	07/12/24	\$246,500	\$271,722	\$124,778	\$150,000	1.00	\$124,778		Land Table K87	55.20%

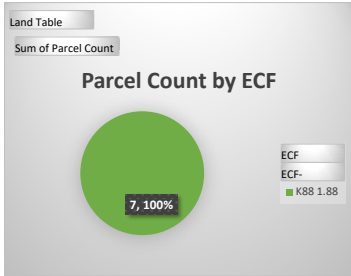
City of Birmingham

Land Table Land Table K88

BSA DATABASE		SALES DATA	
Parcel Count	7	# of Sales	1
ECF Nbhd	K88	Sales Ratio	49.94%
Min ECF	1.880	(Land Resid.-Est. Land Value)/Est. LV	0.19%
Max ECF	1.880	% Change	10.00%
Land Table LtoB	45.15%	Projected Land Table LtoB	49.66%
CVT LtoB	46.92%	Sales Sample Size	14.29%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,655,036	\$1,658,222	\$1,820,540
MINIMUM	\$468	\$469	\$515
MAXIMUM	\$1,801,680	\$1,805,148	\$1,981,848

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
08-19-36-207-014	34901 WOODWARD AVE	08/07/23	\$1,800,000	\$1,797,892	\$1,097,228	\$1,095,120	0.05	\$20,319,037		Land Table K88	60.91%

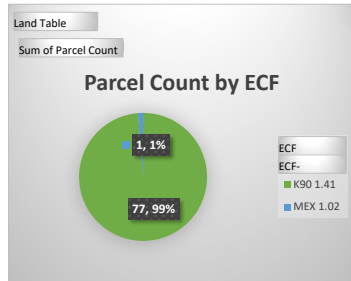
City of Birmingham

Land Table Land Table K90

BSA DATABASE		SALES DATA	
Parcel Count	78	# of Sales	12
ECF Nbhd	K90, MEX	Sales Ratio	47.60%
Min ECF	1.020	(Land Resid.-Est. Land Value)/Est. LV	10.70%
Max ECF	1.410	% Change	15.00%
Land Table LtoB	49.05%	Projected Land Table LtoB	56.41%
CVT LtoB	46.92%	Sales Sample Size	15.38%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$165,926	\$183,675	\$190,815
MINIMUM	\$136,685	\$151,306	\$157,188
MAXIMUM	\$179,199	\$198,368	\$206,079

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
08-19-25-152-007	11 N OLD WOODWARD A	10/16/23	\$310,000	\$286,837	\$159,848	\$136,685	0.08	\$2,075,948		Land Table K90	47.65%
08-19-25-152-020	11 N OLD WOODWARD A	04/06/23	\$325,000	\$297,819	\$185,200	\$158,019	0.08	\$2,405,195		Land Table K90	53.06%
08-19-25-152-029	13 N OLD WOODWARD A	09/29/23	\$300,000	\$331,457	\$126,562	\$158,019	0.08	\$1,643,662		Land Table K90	47.67%
08-19-25-152-033	13 N OLD WOODWARD A	07/14/23	\$340,000	\$329,560	\$168,459	\$158,019	0.08	\$2,187,779		Land Table K90	47.95%
08-19-25-152-034	13 N OLD WOODWARD A	04/16/24	\$372,500	\$363,260	\$167,259	\$158,019	0.08	\$2,172,195		Land Table K90	43.50%
08-19-25-152-051	15 N OLD WOODWARD A	06/04/24	\$270,000	\$279,519	\$127,166	\$136,685	0.08	\$1,651,506		Land Table K90	48.90%
08-19-25-152-052	15 N OLD WOODWARD A	05/03/24	\$386,000	\$370,091	\$189,741	\$173,832	0.08	\$2,464,169		Land Table K90	46.97%
08-19-25-152-055	15 N OLD WOODWARD A	04/26/24	\$410,000	\$370,035	\$213,797	\$173,832	0.08	\$2,776,584		Land Table K90	46.98%
08-19-25-152-058	15 N OLD WOODWARD A	10/03/23	\$363,000	\$352,492	\$168,527	\$158,019	0.08	\$2,188,662		Land Table K90	44.83%
08-19-25-152-065	15 N OLD WOODWARD A	08/08/24	\$374,900	\$334,317	\$198,602	\$158,019	0.08	\$2,579,247		Land Table K90	47.27%
08-19-25-152-071	15 N OLD WOODWARD A	01/16/24	\$315,000	\$269,561	\$182,124	\$136,685	0.08	\$2,365,247		Land Table K90	50.71%
08-19-25-152-074	15 N OLD WOODWARD A	06/27/24	\$378,500	\$360,574	\$175,945	\$158,019	0.08	\$2,285,000		Land Table K90	43.82%

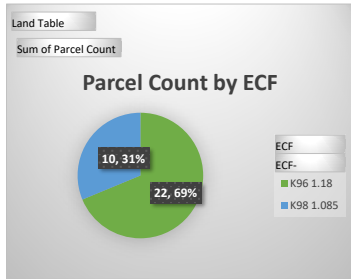
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Land Table Land Table K96

BSA DATABASE		SALES DATA	
Parcel Count	32	# of Sales	2
ECF Nbhd	K96, K98	Sales Ratio	51.58%
Min ECF	1.085	(Land Resid.-Est. Land Value)/Est. LV	-5.74%
Max ECF	1.180	% Change	1.14%
Land Table LtoB	46.89%	Projected Land Table LtoB	47.43%
CVT LtoB	46.92%	Sales Sample Size	6.25%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$356,358	\$335,902	\$302,904
MINIMUM	\$128,877	\$121,479	\$128,877
MAXIMUM	\$468,892	\$441,977	\$600,182

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
08-19-36-236-017	750 FOREST AVE	10/11/24	\$520,000	\$575,394	\$338,475	\$393,869	1.00	\$338,475		Land Table K96	68.45%
08-19-36-236-021	750 FOREST AVE	06/21/23	\$1,050,000	\$1,044,130	\$474,762	\$468,892	1.00	\$474,762		Land Table K96	44.91%

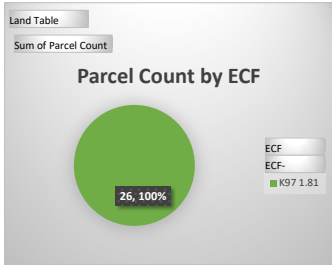
City of Birmingham

Land Table Land Table K97 Res@Brookside

BSA DATABASE		SALES DATA	
Parcel Count	26	# of Sales	1
ECF Nbhhd	K97	Sales Ratio	53.64%
Min ECF	1.810	(Land Resid.-Est. Land Value)/Est. LV	-13.55%
Max ECF	1.810	% Change	12.50%
Land Table LtoB	46.71%	Projected Land Table LtoB	52.55%
CVT LtoB	46.92%	Sales Sample Size	3.85%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,603,646	\$1,386,289	\$1,804,102
MINIMUM	\$1,425,463	\$1,232,257	\$1,603,646
MAXIMUM	\$1,781,829	\$1,540,321	\$2,004,558

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
08-19-25-382-011	369 N OLD WOODWARD AVE	10/20/23	\$2,987,600	\$3,204,957	\$1,386,289	\$1,603,646	1.00	\$1,386,289		Land Table K97, Res at Brookside	50.04%

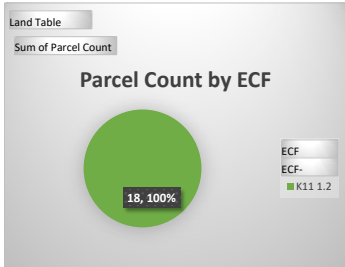
City of Birmingham

Land Table Land Table K98

BSA DATABASE		SALES DATA	
Parcel Count	18	# of Sales	9
ECF Nbhd	K11	Sales Ratio	45.51%
Min ECF	1.200	(Land Resid.-Est. Land Value)/Est. LV	8.99%
Max ECF	1.200	% Change	15.00%
Land Table LtoB	37.30%	Projected Land Table LtoB	42.90%
CVT LtoB	46.92%	Sales Sample Size	50.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$332,856	\$362,769	\$382,784
MINIMUM	\$332,856	\$362,769	\$382,784
MAXIMUM	\$332,856	\$362,769	\$382,784

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
08-20-31-208-007	2051 VILLA RD	07/19/24	\$925,000	\$881,860	\$375,996	\$332,856	1.00	\$375,996		Land Table K98 Lofts Villa	37.74%
08-20-31-208-009	2051 VILLA RD	08/30/23	\$920,000	\$913,687	\$339,169	\$332,856	1.00	\$339,169		Land Table K98 Lofts Villa	36.43%
08-20-31-208-013	2051 VILLA RD	11/26/24	\$865,000	\$815,310	\$382,546	\$332,856	1.00	\$382,546		Land Table K98 Lofts Villa	40.83%
08-20-31-208-017	2051 VILLA RD	10/26/23	\$1,094,000	\$1,032,491	\$394,365	\$332,856	1.00	\$394,365		Land Table K98 Lofts Villa	32.24%
08-20-31-208-018	2051 VILLA RD	02/17/23	\$925,000	\$891,220	\$366,636	\$332,856	1.00	\$366,636		Land Table K98 Lofts Villa	37.35%
08-20-31-208-022	2051 VILLA RD	12/22/23	\$917,000	\$931,952	\$317,904	\$332,856	1.00	\$317,904		Land Table K98 Lofts Villa	35.72%

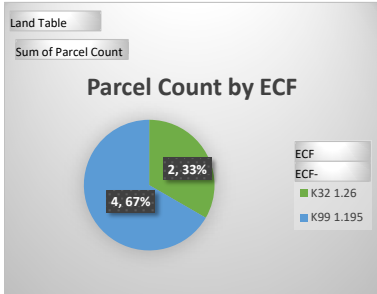
City of Birmingham

Land Table Land Table K99

BSA DATABASE		SALES DATA	
Parcel Count	6	# of Sales	0
ECF Nbhd	K32, K99	Sales Ratio	#DIV/0!
Min ECF	1.195	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.260	% Change	10.00%
Land Table LtoB	49.44%	Projected Land Table LtoB	54.39%
CVT LtoB	46.92%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$513,917	#DIV/0!	\$565,309
MINIMUM	\$513,917	#DIV/0!	\$565,309
MAXIMUM	\$513,917	#DIV/0!	\$565,309

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
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City of Birmingham

Land Table Land Table MEX

BSA DATABASE		SALES DATA	
Parcel Count	98	# of Sales	0
ECF Nbhd	MEX	Sales Ratio	#DIV/0!
Min ECF	1.020	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.020	% Change	0.00%
Land Table LtoB	0.00%	Projected Land Table LtoB	0.00%
CVT LtoB	46.92%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New Build after sale

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$0	#DIV/0!	\$0
MINIMUM	\$0	#DIV/0!	\$0
MAXIMUM	\$0	#DIV/0!	\$0

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
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