

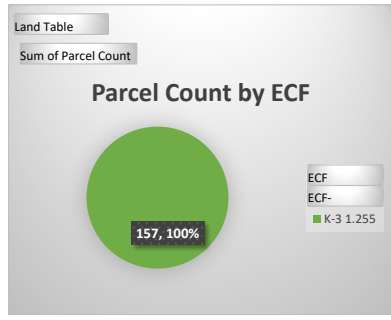
City of Bloomfield Hills

Land Table K-3

BSA DATABASE		SALES DATA	
Parcel Count	157	# of Sales	24
ECF Nbhd	K-3	Sales Ratio	48.22%
Min ECF	1.255	(Land Resid.-Est. Land Value)/Est. LV	15.56%
Max ECF	1.255	% Change	10.00%
Land Table LtoB	24.02%	Projected Land Table LtoB	26.43%
CVT LtoB	22.79%	Sales Sample Size	15.29%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$64,819	\$74,907	\$71,301
MINIMUM	\$52,067	\$60,170	\$57,274
MAXIMUM	\$71,484	\$82,609	\$78,632

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-10-426-025	150 E HICKORY GROVE RD	03/15/24	\$215,000	\$189,062	\$78,005	0.22	\$354,568		Land Table K-3	27.54%
12-19-10-426-026	152 E HICKORY GROVE RD	10/20/23	\$210,000	\$187,954	\$74,113	0.22	\$336,877		Land Table K-3	27.70%
12-19-10-426-027	154 E HICKORY GROVE RD	10/23/23	\$224,500	\$187,954	\$88,613	0.22	\$402,786		Land Table K-3	27.70%
12-19-10-426-030	160 E HICKORY GROVE RD	09/10/24	\$185,000	\$189,501	\$47,566	0.22	\$216,209		Land Table K-3	27.48%
12-19-10-426-034	130 E HICKORY GROVE RD	05/22/24	\$300,000	\$288,862	\$63,205	0.22	\$287,295		Land Table K-3	18.02%
12-19-10-426-036	126 E HICKORY GROVE RD	09/29/23	\$274,000	\$238,491	\$87,576	0.22	\$398,073		Land Table K-3	21.83%
12-19-10-426-039	120 E HICKORY GROVE RD	07/12/24	\$320,000	\$248,987	\$123,080	0.22	\$559,455		Land Table K-3	20.91%
12-19-10-426-044	110 E HICKORY GROVE RD	06/23/23	\$220,000	\$220,006	\$52,061	0.22	\$236,641		Land Table K-3	23.67%
12-19-10-426-048	102 E HICKORY GROVE RD	07/14/23	\$217,500	\$268,337	\$1,230	0.22	\$5,591		Land Table K-3	19.40%
12-19-14-127-020	1750 TIVERTON RD	08/31/23	\$295,000	\$278,863	\$87,621	0.23	\$380,961		Land Table K-3	25.63%
12-19-14-127-040	1705 HUNTINGWOOD LN	02/09/24	\$180,000	\$212,157	\$32,662	0.21	\$155,533		Land Table K-3	30.55%
12-19-14-127-050	1733 HUNTINGWOOD LN	04/05/24	\$208,000	\$212,408	\$60,411	0.21	\$287,671		Land Table K-3	30.52%
12-19-14-127-052	1725 HUNTINGWOOD LN	08/23/24	\$245,000	\$238,709	\$71,110	0.21	\$338,619		Land Table K-3	27.15%
12-19-14-127-054	1725 HUNTINGWOOD LN	09/11/23	\$256,000	\$238,639	\$82,180	0.21	\$391,333		Land Table K-3	27.16%
12-19-14-127-063	1761 HUNTINGWOOD LN	10/05/23	\$270,000	\$239,388	\$95,431	0.21	\$454,433		Land Table K-3	27.08%
12-19-14-127-069	1791 HUNTINGWOOD LN	05/18/23	\$225,000	\$212,408	\$77,411	0.21	\$368,624		Land Table K-3	30.52%
12-19-14-127-072	1775 HUNTINGWOOD LN	09/30/24	\$229,000	\$238,709	\$55,110	0.21	\$262,429		Land Table K-3	27.15%
12-19-14-151-018	1725 TIVERTON RD	06/30/23	\$279,900	\$252,797	\$79,170	0.23	\$344,217		Land Table K-3	20.60%
12-19-14-151-020	1735 TIVERTON RD	05/31/23	\$310,000	\$296,669	\$65,398	0.23	\$284,339		Land Table K-3	17.55%
12-19-14-151-023	1735 TIVERTON RD	04/16/24	\$200,000	\$251,830	\$237	0.23	\$1,030		Land Table K-3	20.68%
12-19-14-151-029	1745 TIVERTON RD	06/14/24	\$350,000	\$253,195	\$148,872	0.23	\$647,270		Land Table K-3	20.56%
12-19-14-151-030	1745 TIVERTON RD	05/16/24	\$305,000	\$286,729	\$70,338	0.23	\$305,817		Land Table K-3	18.16%
12-19-14-151-053	40760 WOODWARD AVE	03/23/23	\$235,500	\$290,724	(\$3,157)	0.23	(\$13,726)		Land Table K-3	17.91%
12-19-14-177-016	150 E LONG LAKE RD	04/05/24	\$258,000	\$275,612	\$53,872	0.22	\$244,873		Land Table K-3	25.94%

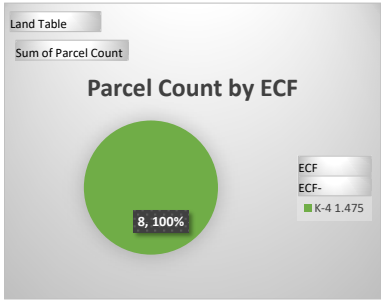
City of Bloomfield Hills

Land Table K-4

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	4
ECF Nbhd	K-4	Sales Ratio	46.87%
Min ECF	1.475	(Land Resid.-Est. Land Value)/Est. LV	29.63%
Max ECF	1.475	% Change	10.00%
Land Table LtoB	22.97%	Projected Land Table LtoB	25.27%
CVT LtoB	22.79%	Sales Sample Size	50.00%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$78,503	\$101,764	\$86,353
MINIMUM	\$78,503	\$101,764	\$86,353
MAXIMUM	\$78,503	\$101,764	\$86,353

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-10-426-052	41350 WOODWARD AVE	04/11/24	\$373,500	\$354,507	\$97,496	0.27	\$361,096		Land Table K-4	22.14%
12-19-10-426-053	41350 WOODWARD AVE	11/27/24	\$376,000	\$348,251	\$106,252	0.27	\$393,526		Land Table K-4	22.54%
12-19-10-426-056	41350 WOODWARD AVE	04/01/24	\$365,000	\$333,036	\$110,467	0.27	\$409,137		Land Table K-4	23.57%
12-19-10-426-059	41350 WOODWARD AVE	10/11/23	\$370,500	\$356,162	\$92,841	0.27	\$343,856		Land Table K-4	22.04%

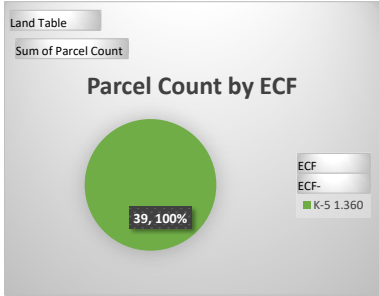
City of Bloomfield Hills

Land Table K-5

BSA DATABASE		SALES DATA	
Parcel Count	39	# of Sales	1
ECF Nbhd	K-5	Sales Ratio	38.63%
Min ECF	1.360	(Land Resid.-Est. Land Value)/Est. LV	99.74%
Max ECF	1.360	% Change	12.50%
Land Table LtoB	25.78%	Projected Land Table LtoB	29.00%
CVT LtoB	22.79%	Sales Sample Size	2.56%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$95,055	\$189,866	\$107,226
MINIMUM	\$92,736	\$185,235	\$92,736
MAXIMUM	\$97,373	\$194,497	\$121,716

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-15-427-009	22 BARBOUR LN	08/01/24	\$427,200	\$330,076	\$194,497	0.26	\$748,065		Land Table K-5	29.50%

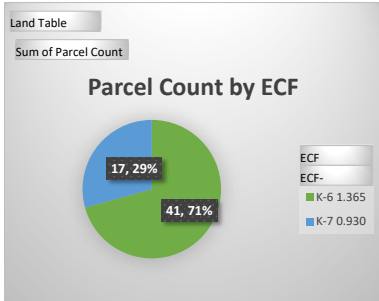
City of Bloomfield Hills

Land Table K-6

BSA DATABASE		SALES DATA	
Parcel Count	58	# of Sales	12
ECF Nbhd	K-6, K-7	Sales Ratio	47.68%
Min ECF	0.930	(Land Resid.-Est. Land Value)/Est. LV	26.48%
Max ECF	1.365	% Change	6.67%
Land Table LtoB	18.60%	Projected Land Table LtoB	19.84%
CVT LtoB	22.79%	Sales Sample Size	20.69%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$106,660	\$134,904	\$107,250
MINIMUM	\$97,500	\$123,319	\$106,660
MAXIMUM	\$117,000	\$147,982	\$128,700

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-10-426-086	2459 HICKORY GLEN DR	07/08/24	\$506,500	\$541,821	\$62,179	0.31	\$200,577		Land Table K-6	17.99%
12-19-10-426-090	2462 HICKORY GLEN DR	11/01/24	\$605,000	\$547,655	\$154,845	0.31	\$499,500		Land Table K-6	17.80%
12-19-10-426-100	2426 HICKORY GLEN DR	07/11/24	\$605,000	\$544,278	\$158,222	0.31	\$510,394		Land Table K-6	17.91%
12-19-10-426-103	2429 HICKORY GLEN DR	07/18/23	\$560,000	\$640,933	\$36,067	0.31	\$116,345		Land Table K-6	18.25%
12-19-10-426-108	2401 HICKORY GLEN DR	09/16/24	\$605,000	\$585,203	\$136,797	0.31	\$441,281		Land Table K-6	19.99%
12-19-10-426-110	2389 HICKORY GLEN DR	03/15/24	\$600,000	\$623,982	\$73,518	0.31	\$237,155		Land Table K-6	15.63%
12-19-10-426-112	2377 HICKORY GLEN DR	09/29/23	\$650,000	\$589,707	\$157,793	0.31	\$509,010		Land Table K-6	16.53%
12-19-10-426-113	2420 HICKORY GLEN DR	06/13/24	\$790,000	\$622,683	\$284,317	0.31	\$917,152		Land Table K-6	18.79%
12-19-10-426-114	2414 HICKORY GLEN DR	07/21/23	\$575,000	\$610,939	\$61,561	0.31	\$198,584		Land Table K-6	15.96%
12-19-15-427-030	130 BARDEN CT	04/26/24	\$630,000	\$520,830	\$215,830	0.20	\$1,079,150		Land Table K-6	20.48%
12-19-15-427-035	101 BARDEN CT	11/20/23	\$510,250	\$473,524	\$143,386	0.20	\$716,930		Land Table K-6	22.52%
12-19-15-427-038	109 BARDEN CT	01/15/24	\$523,787	\$526,391	\$104,056	0.20	\$520,280		Land Table K-6	20.26%

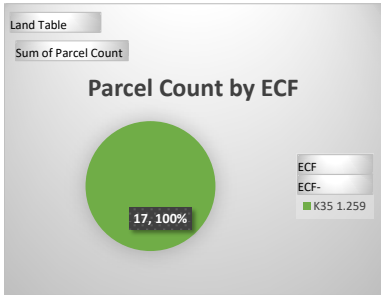
City of Bloomfield Hills

Land Table K35

BSA DATABASE		SALES DATA	
Parcel Count	17	# of Sales	2
ECF Nbhd	K35	Sales Ratio	54.57%
Min ECF	1.259	(Land Resid.-Est. Land Value)/Est. LV	-52.44%
Max ECF	1.259	% Change	0.00%
Land Table LtoB	16.00%	Projected Land Table LtoB	16.00%
CVT LtoB	22.79%	Sales Sample Size	11.76%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$136,080	\$64,719	\$136,080
MINIMUM	\$136,080	\$64,719	\$136,080
MAXIMUM	\$136,080	\$64,719	\$136,080

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-14-303-015	35 VAUGHAN RIDGE RD	11/29/23	\$730,000	\$921,063	(\$54,983)	0.52	(\$105,737)		Land Table K35	14.77%
12-19-14-303-026	72 VAUGHAN RIDGE RD	08/12/24	\$830,000	\$781,659	\$184,421	0.52	\$354,656		Land Table K35	17.41%

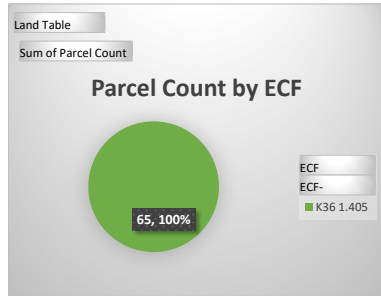
City of Bloomfield Hills

Land Table K36

BSA DATABASE		SALES DATA	
Parcel Count	65	# of Sales	10
ECF Nbhd	K36	Sales Ratio	46.05%
Min ECF	1.405	(Land Resid.-Est. Land Value)/Est. LV	37.43%
Max ECF	1.405	% Change	20.00%
Land Table LtoB	21.20%	Projected Land Table LtoB	25.44%
CVT LtoB	22.79%	Sales Sample Size	15.38%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$68,400	\$94,001	\$82,080
MINIMUM	\$68,400	\$94,001	\$82,080
MAXIMUM	\$68,400	\$94,001	\$82,080

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-14-326-007	1082 STRATFORD LN	03/06/24	\$270,000	\$297,064	\$41,336	0.23	\$179,722		Land Table K36	23.03%
12-19-14-326-008	1080 STRATFORD LN	03/12/24	\$332,500	\$265,599	\$135,301	0.23	\$588,265		Land Table K36	25.75%
12-19-14-326-014	1061 STRATFORD LN	03/25/24	\$339,000	\$294,727	\$112,673	0.23	\$489,883		Land Table K36	23.21%
12-19-14-326-019	1021 STRATFORD LN	06/11/24	\$475,000	\$384,696	\$158,704	0.23	\$690,017		Land Table K36	17.78%
12-19-14-326-031	1005 STRATFORD LN	05/31/23	\$385,000	\$395,048	\$58,352	0.23	\$253,704		Land Table K36	17.31%
12-19-14-326-040	1074 STRATFORD LN	03/26/23	\$207,000	\$249,606	\$25,794	0.23	\$112,148		Land Table K36	27.40%
12-19-14-326-043	1066 STRATFORD LN	05/14/24	\$300,000	\$296,395	\$72,005	0.23	\$313,065		Land Table K36	23.08%
12-19-14-326-044	1064 STRATFORD LN	06/16/23	\$320,000	\$290,223	\$98,177	0.23	\$426,857		Land Table K36	23.57%
12-19-14-326-045	1062 STRATFORD LN	05/07/24	\$267,000	\$258,283	\$77,117	0.23	\$335,291		Land Table K36	26.48%
12-19-14-326-052	1044 STRATFORD LN	07/01/24	\$347,500	\$255,352	\$160,548	0.23	\$698,035		Land Table K36	26.79%

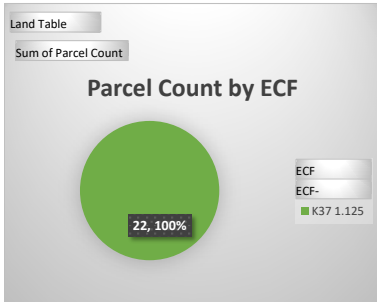
City of Bloomfield Hills

Land Table K37

BSA DATABASE		SALES DATA	
Parcel Count	22	# of Sales	3
ECF Nbhd	K37	Sales Ratio	45.13%
Min ECF	1.125	(Land Resid.-Est. Land Value)/Est. LV	45.16%
Max ECF	1.125	% Change	0.00%
Land Table LtoB	22.45%	Projected Land Table LtoB	22.45%
CVT LtoB	22.79%	Sales Sample Size	13.64%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$110,000	\$159,672	\$110,000
MINIMUM	\$110,000	\$159,672	\$110,000
MAXIMUM	\$110,000	\$159,672	\$110,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-14-326-082	1040 STRATFORD PL	12/12/24	\$455,000	\$471,818	\$93,182	0.34	\$274,065		Land Table K37	23.31%
12-19-14-326-103	995 STRATFORD PL	11/18/24	\$620,000	\$438,259	\$291,741	0.34	\$858,062		Land Table K37	25.10%
12-19-14-326-109	1029 STRATFORD PL	05/30/23	\$455,000	\$470,907	\$94,093	0.34	\$276,744		Land Table K37	23.36%

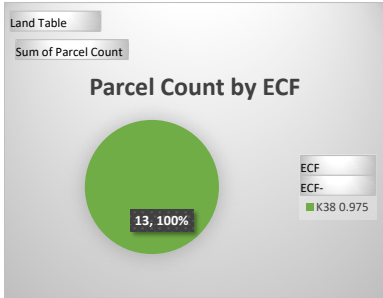
City of Bloomfield Hills

Land Table K38

BSA DATABASE		SALES DATA	
Parcel Count	13	# of Sales	3
ECF Nbhd	K38	Sales Ratio	43.63%
Min ECF	0.975	(Land Resid.-Est. Land Value)/Est. LV	80.94%
Max ECF	0.975	% Change	0.00%
Land Table LtoB	18.41%	Projected Land Table LtoB	18.41%
CVT LtoB	22.79%	Sales Sample Size	23.08%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$94,500	\$170,985	\$94,500
MINIMUM	\$94,500	\$170,985	\$94,500
MAXIMUM	\$94,500	\$170,985	\$94,500

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-14-326-085	1034 STRATFORD PL	07/17/23	\$837,500	\$587,771	\$344,229	0.34	\$1,012,438		Land Table K38	16.08%
12-19-14-326-086	1030 STRATFORD PL	03/22/24	\$525,000	\$502,895	\$116,605	0.34	\$342,956		Land Table K38	18.79%
12-19-14-326-100	992 STRATFORD PL	02/15/23	\$439,000	\$481,379	\$52,121	0.34	\$153,297		Land Table K38	19.63%

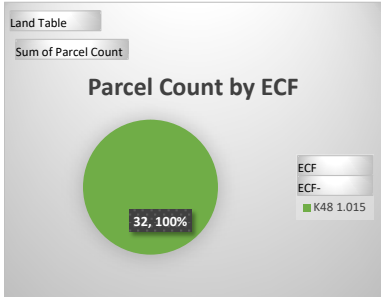
City of Bloomfield Hills

Land Table K48

BSA DATABASE		SALES DATA	
Parcel Count	32	# of Sales	4
ECF Nbhd	K48	Sales Ratio	45.86%
Min ECF	1.015	(Land Resid.-Est. Land Value)/Est. LV	50.94%
Max ECF	1.015	% Change	0.00%
Land Table LtoB	18.82%	Projected Land Table LtoB	18.82%
CVT LtoB	22.79%	Sales Sample Size	12.50%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$166,618	\$251,499	\$166,618
MINIMUM	\$166,618	\$251,499	\$166,618
MAXIMUM	\$166,618	\$251,499	\$166,618

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-23-228-045	759 WINDEMERE CT	05/19/23	\$875,000	\$841,289	\$200,329	0.41	\$488,607		Land Table K48	19.81%
12-19-23-228-048	780 WINDEMERE CT	06/14/23	\$1,075,000	\$1,135,220	\$106,398	0.41	\$259,507		Land Table K48	14.68%
12-19-23-228-057	174 KIRKWOOD CT	03/23/23	\$1,455,000	\$1,015,322	\$606,296	0.41	\$1,478,771		Land Table K48	16.41%
12-19-23-251-043	77 BOULDER LN	04/12/23	\$695,000	\$768,644	\$92,974	0.01	\$9,297,400		Land Table K48	21.68%

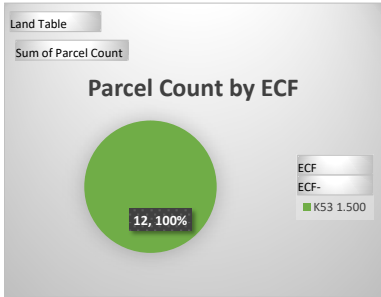
City of Bloomfield Hills

Land Table K53

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	2
ECF Nbhd	K53	Sales Ratio	62.60%
Min ECF	1.500	(Land Resid.-Est. Land Value)/Est. LV	-73.77%
Max ECF	1.500	% Change	0.00%
Land Table LtoB	27.27%	Projected Land Table LtoB	27.27%
CVT LtoB	22.79%	Sales Sample Size	16.67%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$175,000	\$45,899	\$175,000
MINIMUM	\$175,000	\$45,899	\$175,000
MAXIMUM	\$175,000	\$45,899	\$175,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-23-251-029	717 ARBOR CT	06/11/24	\$600,000	\$713,296	\$61,704	0.28	\$220,371		Land Table K53	24.53%
12-19-23-251-030	723 ARBOR CT	07/18/24	\$425,000	\$569,906	\$30,094	0.28	\$107,479		Land Table K53	30.71%

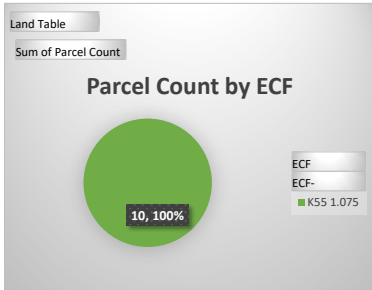
City of Bloomfield Hills

Land Table K55

BSA DATABASE		SALES DATA	
Parcel Count	10	# of Sales	2
ECF Nbhd	K55	Sales Ratio	45.95%
Min ECF	1.075	(Land Resid.-Est. Land Value)/Est. LV	43.40%
Max ECF	1.075	% Change	0.00%
Land Table LtoB	20.09%	Projected Land Table LtoB	20.09%
CVT LtoB	22.79%	Sales Sample Size	20.00%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$179,400	\$257,255	\$179,400
MINIMUM	\$179,400	\$257,255	\$179,400
MAXIMUM	\$179,400	\$257,255	\$179,400

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-15-226-002	973 BLOOMFIELD WOODS	11/06/24	\$1,025,000	\$889,550	\$314,850	0.62	\$507,823		Land Table K55	20.17%
12-19-15-226-004	953 BLOOMFIELD WOODS	04/17/23	\$896,000	\$875,741	\$199,659	0.62	\$322,031		Land Table K55	20.49%

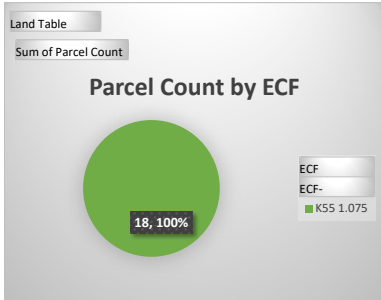
City of Bloomfield Hills

Land Table K56

BSA DATABASE		SALES DATA	
Parcel Count	18	# of Sales	1
ECF Nbhd	K55	Sales Ratio	46.38%
Min ECF	1.075	(Land Resid.-Est. Land Value)/Est. LV	48.60%
Max ECF	1.075	% Change	-1.50%
Land Table LtoB	20.43%	Projected Land Table LtoB	20.13%
CVT LtoB	22.79%	Sales Sample Size	5.56%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$315,000	\$468,101	\$370,658
MINIMUM	\$0	\$0	\$217,382
MAXIMUM	\$555,660	\$825,731	\$555,660

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-15-229-009	25 SCENIC OAKS DR	10/25/23	\$1,600,000	\$1,484,168	\$354,152	0.41	\$863,785		Land Table K56	16.06%

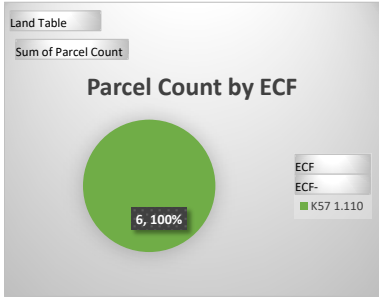
City of Bloomfield Hills

Land Table K57

BSA DATABASE		SALES DATA	
Parcel Count	6	# of Sales	0
ECF Nbhd	K57	Sales Ratio	#DIV/0!
Min ECF	1.110	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.110	% Change	10.00%
Land Table LtoB	18.64%	Projected Land Table LtoB	20.50%
CVT LtoB	22.79%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$113,098	#DIV/0!	\$124,408
MINIMUM	\$113,098	#DIV/0!	\$124,408
MAXIMUM	\$113,098	#DIV/0!	\$124,408

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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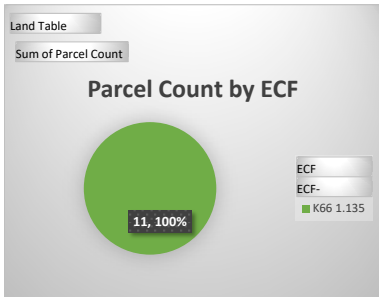
City of Bloomfield Hills

Land Table K66

BSA DATABASE		SALES DATA	
Parcel Count	11	# of Sales	0
ECF Nbhd	K66	Sales Ratio	#DIV/0!
Min ECF	1.135	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.135	% Change	10.00%
Land Table LtoB	16.70%	Projected Land Table LtoB	18.37%
CVT LtoB	22.79%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$176,000	#DIV/0!	\$193,600
MINIMUM	\$160,000	#DIV/0!	\$176,000
MAXIMUM	\$192,000	#DIV/0!	\$211,200

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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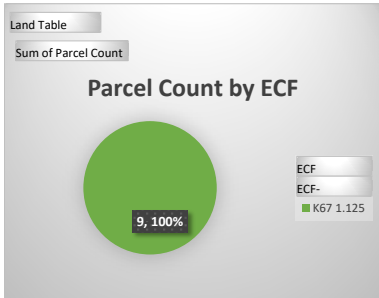
City of Bloomfield Hills

Land Table K67

BSA DATABASE		SALES DATA	
Parcel Count	9	# of Sales	0
ECF Nbhd	K67	Sales Ratio	#DIV/0!
Min ECF	1.125	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.125	% Change	0.00%
Land Table LtoB	15.13%	Projected Land Table LtoB	15.13%
CVT LtoB	22.79%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$480,000	#DIV/0!	\$480,000
MINIMUM	\$480,000	#DIV/0!	\$480,000
MAXIMUM	\$480,000	#DIV/0!	\$480,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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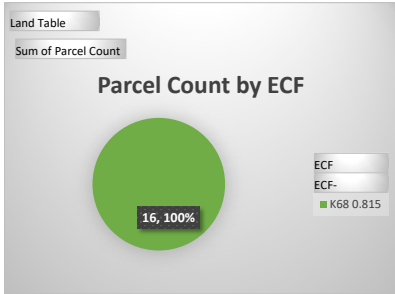
City of Bloomfield Hills

Land Table K68

BSA DATABASE		SALES DATA	
Parcel Count	16	# of Sales	1
ECF Nbhd	K68	Sales Ratio	49.03%
Min ECF	0.815	(Land Resid.-Est. Land Value)/Est. LV	13.65%
Max ECF	0.815	% Change	0.00%
Land Table LtoB	13.32%	Projected Land Table LtoB	13.32%
CVT LtoB	22.79%	Sales Sample Size	6.25%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$521,525	\$592,693	\$521,525
MINIMUM	\$316,825	\$360,059	\$316,825
MAXIMUM	\$755,550	\$858,654	\$755,550

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-10-328-007	548 BARRINGTON CT	10/31/24	\$2,350,000	\$2,304,330	\$380,343	1.16	\$327,882		Land Table K68	14.52%

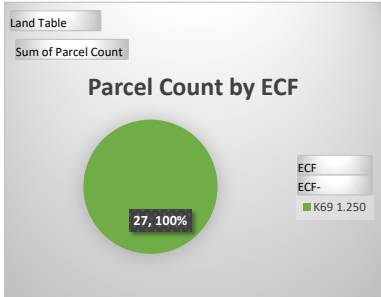
City of Bloomfield Hills

Land Table K69

BSA DATABASE		SALES DATA	
Parcel Count	27	# of Sales	3
ECF Nbhd	K69	Sales Ratio	38.78%
Min ECF	1.250	(Land Resid.-Est. Land Value)/Est. LV	137.28%
Max ECF	1.250	% Change	0.00%
Land Table LtoB	19.36%	Projected Land Table LtoB	19.36%
CVT LtoB	22.79%	Sales Sample Size	11.11%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$550,000	\$1,305,035	\$550,000
MINIMUM	\$550,000	\$1,305,035	\$550,000
MAXIMUM	\$550,000	\$1,305,035	\$550,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-11-376-015	563 CHASE LN	12/22/23	\$1,190,000	\$1,262,956	\$477,044	1.85	\$257,862		Land Table K69	43.55%
12-19-11-377-003	526 CHASE LN	07/29/24	\$3,400,000	\$3,051,001	\$898,999	1.43	\$628,671		Land Table K69	18.03%
12-19-11-377-005	540 CHASE LN	07/11/24	\$5,500,000	\$3,510,938	\$2,539,062	1.24	\$2,047,631		Land Table K69	15.67%

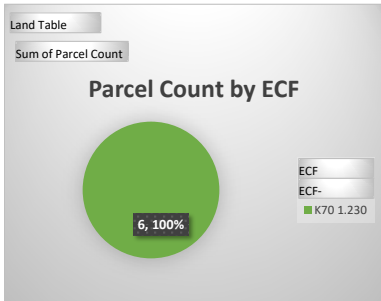
City of Bloomfield Hills

Land Table K70

BSA DATABASE		SALES DATA	
Parcel Count	6	# of Sales	1
ECF Nbhd	K70	Sales Ratio	40.25%
Min ECF	1.230	(Land Resid.-Est. Land Value)/Est. LV	141.47%
Max ECF	1.230	% Change	10.00%
Land Table LtoB	18.92%	Projected Land Table LtoB	20.82%
CVT LtoB	22.79%	Sales Sample Size	16.67%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$227,500	\$549,344	\$250,250
MINIMUM	\$227,500	\$549,344	\$250,250
MAXIMUM	\$227,500	\$549,344	\$250,250

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-14-351-030	10 CRANBROOK LN	11/19/24	\$1,650,000	\$1,328,156	\$549,344	0.09	\$6,172,404		Land Table K70	17.13%

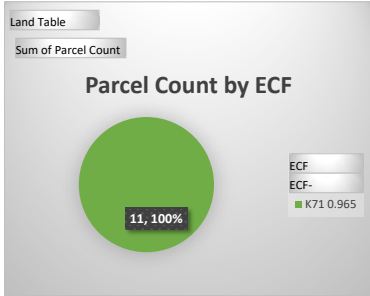
City of Bloomfield Hills

Land Table K71

BSA DATABASE		SALES DATA	
Parcel Count	11	# of Sales	3
ECF Nbhd	K71	Sales Ratio	#DIV/0!
Min ECF	0.965	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	0.965	% Change	10.00%
Land Table LtoB	17.77%	Projected Land Table LtoB	19.54%
CVT LtoB	22.79%	Sales Sample Size	27.27%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$627,813	#DIV/0!	\$690,595
MINIMUM	\$439,869	#DIV/0!	\$483,856
MAXIMUM	\$799,762	#DIV/0!	\$879,738

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-11-477-001	100 BRIDGEVIEW DR	06/14/24	\$585,000			1.13	\$517,699		Land Table K71 Barton Hills	#DIV/0!
12-19-11-477-004	170 BRIDGEVIEW DR	08/02/23	\$765,000			1.01	\$757,426		Land Table K71 Barton Hills	#DIV/0!
12-19-11-477-009	135 BRIDGEVIEW DR	06/18/24	\$735,000			2.47	\$297,571		Land Table K71 Barton Hills	#DIV/0!

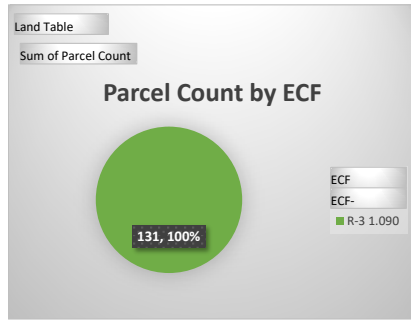
City of Bloomfield Hills

Land Table R-3

BSA DATABASE		SALES DATA	
Parcel Count	131	# of Sales	11
ECF Nbhd	R-3	Sales Ratio	44.40%
Min ECF	1.090	(Land Resid.-Est. Land Value)/Est. LV	73.09%
Max ECF	1.090	% Change	10.00%
Land Table LtoB	17.79%	Projected Land Table LtoB	19.57%
CVT LtoB	22.79%	Sales Sample Size	8.40%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$229,375	\$397,016	\$252,313
MINIMUM	\$123,125	\$213,112	\$135,438
MAXIMUM	\$601,250	\$1,040,680	\$661,375

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-10-376-015	175 MANORWOOD DR	11/19/24	\$1,465,000	\$864,922	\$842,628	1.01	\$834,285		Land Table R-3	28.04%
12-19-10-351-008	305 PINE RIDGE DR	11/09/23	\$2,500,000	\$1,822,977	\$917,648	1.00	\$917,648		Land Table R-3	13.20%
12-19-10-376-017	151 MANORWOOD DR	09/01/23	\$1,625,000	\$1,236,807	\$632,668	1.02	\$620,263		Land Table R-3	19.77%
12-19-10-376-018	139 MANORWOOD DR	09/26/24	\$1,315,000	\$1,066,200	\$512,525	1.12	\$457,612		Land Table R-3	24.74%
12-19-10-351-013	335 PINE RIDGE DR	02/28/24	\$1,595,000	\$1,389,077	\$446,548	1.00	\$446,548		Land Table R-3	17.32%
12-19-15-151-005	3645 LAHSER RD	06/29/23	\$2,555,000	\$2,339,011	\$533,614	1.40	\$381,153		Land Table R-3	13.58%
12-19-10-303-008	245 CHESTNUT CIR	07/31/23	\$930,000	\$919,704	\$217,171	0.75	\$289,561		Land Table R-3	22.49%
12-19-10-301-013	165 W HICKORY GROVE RD	08/02/24	\$925,000	\$951,053	\$191,703	1.37	\$140,339		Land Table R-3	22.90%
12-19-10-351-010	317 PINE RIDGE DR	05/04/24	\$2,100,000	\$2,223,234	\$117,391	1.00	\$117,391		Land Table R-3	10.82%
12-19-10-301-011	2565 LAHSER RD	06/07/23	\$870,000	\$937,764	\$77,049	0.76	\$101,380		Land Table R-3	15.44%
12-19-10-378-001	2220 CHESTNUT DR	01/08/24	\$1,200,000	\$1,417,382	\$38,836	1.08	\$35,926		Land Table R-3	18.08%

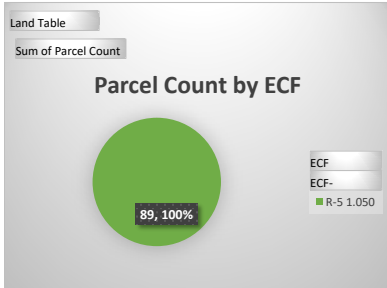
City of Bloomfield Hills

Land Table R-5

BSA DATABASE		SALES DATA	
Parcel Count	89	# of Sales	5
ECF Nbhd	R-5	Sales Ratio	45.55%
Min ECF	1.050	(Land Resid.-Est. Land Value)/Est. LV	29.73%
Max ECF	1.050	% Change	10.00%
Land Table LtoB	26.67%	Projected Land Table LtoB	29.34%
CVT LtoB	22.79%	Sales Sample Size	5.62%

Color Key

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$180,300	\$233,909	\$198,330
MINIMUM	\$17,400	\$22,574	\$19,140
MAXIMUM	\$1,048,800	\$1,360,640	\$1,153,680

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-14-401-002	1355 TROWBRIDGE RD	03/27/23	\$850,000			4.40	\$193,182		Land Table R-5	#DIV/0!
12-19-14-451-001	1185 ETON CROSS RD	06/19/24	\$1,000,000			2.30	\$434,783		Land Table R-5	88.62%
12-19-23-228-007	841 CANTERBURY CRES	08/25/23	\$1,367,000	\$1,348,058	\$378,978	1.99	\$190,441		Land Table R-5	26.71%
12-19-23-228-036	635 WILLOW GLEN CT	02/14/24	\$750,000	\$780,098	\$205,510	1.02	\$201,480		Land Table R-5	30.20%
12-19-23-276-003	250 WARRINGTON RD	12/23/24	\$925,000	\$642,843	\$597,961	1.61	\$371,404		Land Table R-5	49.13%

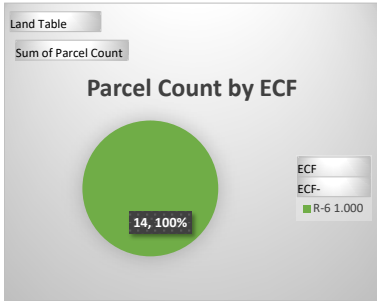
City of Bloomfield Hills

Land Table R-6

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	2
ECF Nbhd	R-6	Sales Ratio	45.05%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	62.47%
Max ECF	1.000	% Change	10.00%
Land Table LtoB	17.62%	Projected Land Table LtoB	19.38%
CVT LtoB	22.79%	Sales Sample Size	14.29%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$149,144	\$242,308	\$164,059
MINIMUM	\$66,413	\$107,899	\$73,054
MAXIMUM	\$304,360	\$494,482	\$334,796

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-11-303-002	2485 HUNTERS POND	10/30/24	\$870,000	\$816,264	\$214,425	1.28	\$167,520		Land Table R-6	19.69%
12-19-11-303-003	2463 HUNTERS POND	09/30/24	\$875,000	\$755,820	\$235,307	0.88	\$267,394		Land Table R-6	15.36%

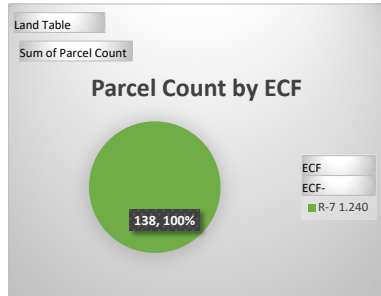
City of Bloomfield Hills

Land Table R-7

BSA DATABASE		SALES DATA	
Parcel Count	138	# of Sales	17
ECF Nbhd	R-7	Sales Ratio	49.01%
Min ECF	1.240	(Land Resid.-Est. Land Value)/Est. LV	8.29%
Max ECF	1.240	% Change	0.00%
Land Table LtoB	24.79%	Projected Land Table LtoB	24.79%
CVT LtoB	22.79%	Sales Sample Size	12.32%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$284,441	\$308,017	\$284,441
MINIMUM	\$189,627	\$205,344	\$189,627
MAXIMUM	\$442,463	\$479,137	\$442,463

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-11-326-005	543 KINGSLEY TRL	12/22/23	\$710,000	\$644,063	\$227,120	0.85	\$267,200		Land Table R-7	25.03%
12-19-11-326-012	589 KINGSLEY TRL	06/14/24	\$730,000	\$720,916	\$155,097	0.77	\$201,425		Land Table R-7	20.25%
12-19-11-327-001	504 KINGSLEY TRL	02/16/23	\$612,000	\$687,197	\$81,530	0.87	\$93,713		Land Table R-7	22.81%
12-19-11-327-004	524 KINGSLEY TRL	08/20/24	\$660,000	\$581,846	\$233,648	0.82	\$284,937		Land Table R-7	26.72%
12-19-11-327-010	503 WHITEHALL RD	05/31/23	\$625,000	\$572,346	\$212,984	0.89	\$239,308		Land Table R-7	28.01%
12-19-11-376-005	530 WHITEHALL RD	05/10/24	\$605,100	\$557,103	\$197,802	0.79	\$250,382		Land Table R-7	26.89%
12-19-11-401-011	661 KINGSLEY TRL	05/12/23	\$550,000	\$604,119	\$76,724	0.69	\$111,194		Land Table R-7	21.66%
12-19-11-402-002	2476 HUNT CLUB DR	02/29/24	\$730,000	\$675,218	\$193,210	0.73	\$264,671		Land Table R-7	20.50%
12-19-11-402-015	2210 HUNT CLUB DR	08/12/24	\$582,500	\$501,842	\$230,179	0.83	\$277,324		Land Table R-7	29.79%
12-19-11-402-018	638 KINGSLEY TRL	04/28/23	\$525,000	\$558,441	\$108,779	0.75	\$145,039		Land Table R-7	25.47%
12-19-11-403-003	2463 HUNT CLUB DR	12/17/24	\$725,000	\$607,519	\$259,701	0.75	\$346,268		Land Table R-7	23.41%
12-19-11-403-011	2353 HUNT CLUB DR	12/08/23	\$496,000	\$463,130	\$163,713	0.69	\$237,265		Land Table R-7	28.25%
12-19-11-426-001	705 WESTVIEW RD	02/22/23	\$499,000	\$558,386	\$109,951	0.94	\$116,969		Land Table R-7	30.33%
12-19-11-426-004	725 WESTVIEW RD	02/29/24	\$660,000	\$638,876	\$170,929	0.79	\$216,366		Land Table R-7	23.45%
12-19-11-428-001	702 PARKMAN DR	11/01/24	\$570,000	\$557,589	\$163,733	0.84	\$194,920		Land Table R-7	27.14%
12-19-11-428-002	708 PARKMAN DR	03/21/24	\$611,500	\$626,070	\$135,235	1.02	\$132,583		Land Table R-7	23.93%
12-19-11-428-005	722 PARKMAN DR	02/28/24	\$850,000	\$974,701	\$45,963	1.10	\$41,785		Land Table R-7	17.51%

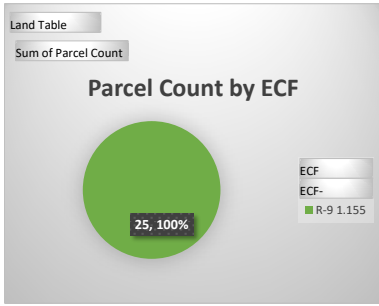
City of Bloomfield Hills

Land Table R-9

BSA DATABASE		SALES DATA	
Parcel Count	25	# of Sales	6
ECF Nbhd	R-9	Sales Ratio	47.33%
Min ECF	1.155	(Land Resid.-Est. Land Value)/Est. LV	21.99%
Max ECF	1.155	% Change	10.00%
Land Table LtoB	27.62%	Projected Land Table LtoB	30.39%
CVT LtoB	22.79%	Sales Sample Size	24.00%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,004,300	\$1,225,138	\$1,104,730
MINIMUM	\$407,000	\$496,496	\$447,700
MAXIMUM	\$1,628,550	\$1,986,655	\$1,791,405

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-11-476-003	560 E LONG LAKE RD	05/28/24	\$2,700,000	\$2,888,185	\$487,052	2.78	\$175,199		Land Table R-9	23.38%
12-19-14-226-002	500 E LONG LAKE RD	05/26/23	\$1,589,500	\$1,400,169	\$579,074	1.46	\$396,626		Land Table R-9	27.84%
12-19-14-226-004	480 E LONG LAKE RD	07/26/24	\$1,500,000	\$1,406,508	\$737,507	4.05	\$182,100		Land Table R-9	45.79%
12-19-14-226-008	1780 KENSINGTON RD	07/27/23	\$1,700,000	\$1,904,667	\$264,034	1.42	\$131,360	12-19-14-226-012	Land Table R-9	24.61%
12-19-14-226-013	1780 HAMMOND CT	08/16/24	\$5,050,000	\$4,240,399	\$1,449,299	2.11	\$686,872		Land Table R-9	15.09%
12-19-14-226-023	1935 HILLWOOD DR	11/29/23	\$1,095,700	\$1,065,993	\$528,846	2.21	\$239,297		Land Table R-9	46.82%

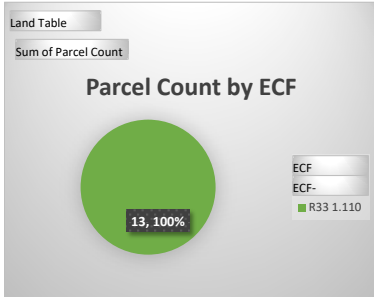
City of Bloomfield Hills

Land Table R33

BSA DATABASE		SALES DATA	
Parcel Count	13	# of Sales	0
ECF Nbhd	R33	Sales Ratio	#DIV/0!
Min ECF	1.110	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.110	% Change	0.00%
Land Table LtoB	18.82%	Projected Land Table LtoB	18.82%
CVT LtoB	22.79%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$293,400	#DIV/0!	\$293,400
MINIMUM	\$170,000	#DIV/0!	\$170,000
MAXIMUM	\$478,350	#DIV/0!	\$478,350

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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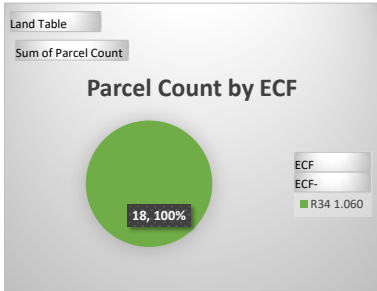
City of Bloomfield Hills

Land Table R34

BSA DATABASE		SALES DATA	
Parcel Count	18	# of Sales	0
ECF Nbhd	R34	Sales Ratio	#DIV/0!
Min ECF	1.060	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.060	% Change	5.00%
Land Table LtoB	18.01%	Projected Land Table LtoB	18.91%
CVT LtoB	22.79%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$255,750	#DIV/0!	\$268,538
MINIMUM	\$159,500	#DIV/0!	\$167,475
MAXIMUM	\$359,150	#DIV/0!	\$377,108

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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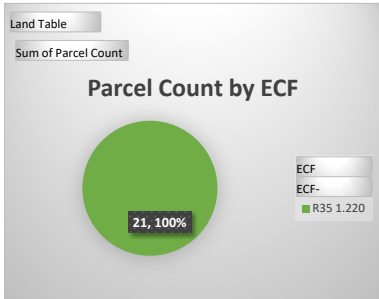
City of Bloomfield Hills

Land Table R35

BSA DATABASE		SALES DATA	
Parcel Count	21	# of Sales	0
ECF Nbhd	R35	Sales Ratio	#DIV/0!
Min ECF	1.220	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.220	% Change	5.29%
Land Table LtoB	17.99%	Projected Land Table LtoB	18.94%
CVT LtoB	22.79%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$143,127	#DIV/0!	\$150,283
MINIMUM	\$52,316	#DIV/0!	\$54,932
MAXIMUM	\$567,571	#DIV/0!	\$595,950

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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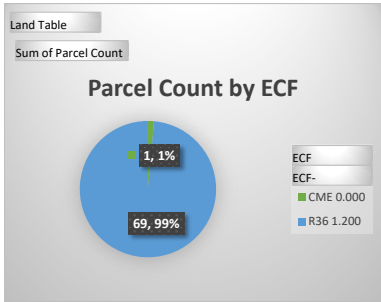
City of Bloomfield Hills

Land Table R36

BSA DATABASE		SALES DATA	
Parcel Count	70	# of Sales	3
ECF Nbhd	CME, R36	Sales Ratio	47.91%
Min ECF	1.200	(Land Resid.-Est. Land Value)/Est. LV	27.56%
Max ECF	1.200	% Change	10.00%
Land Table LtoB	19.22%	Projected Land Table LtoB	21.14%
CVT LtoB	22.79%	Sales Sample Size	4.29%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$252,400	\$321,964	\$277,640
MINIMUM	\$100,000	\$127,561	\$110,000
MAXIMUM	\$420,500	\$536,393	\$462,550

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-14-276-003	1970 HILLWOOD CT	10/02/23	\$800,000	\$886,701	\$91,571	0.84	\$109,013		Land Table R36	20.11%
12-19-14-276-006	1930 HILLWOOD DR	03/16/24	\$1,425,000	\$1,107,474	\$507,912	0.98	\$518,278		Land Table R36	17.19%
12-19-14-276-026	1510 SURRIA CT	05/22/24	\$1,500,000	\$1,575,388	\$119,932	1.02	\$117,580		Land Table R36	12.40%

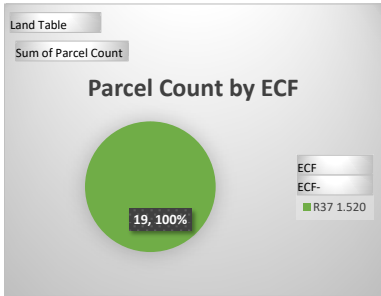
City of Bloomfield Hills

Land Table R37

BSA DATABASE		SALES DATA	
Parcel Count	19	# of Sales	0
ECF Nbhd	R37	Sales Ratio	#DIV/0!
Min ECF	1.520	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.520	% Change	5.00%
Land Table LtoB	27.68%	Projected Land Table LtoB	29.06%
CVT LtoB	22.79%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$280,800	#DIV/0!	\$294,840
MINIMUM	\$201,300	#DIV/0!	\$211,365
MAXIMUM	\$327,800	#DIV/0!	\$344,190

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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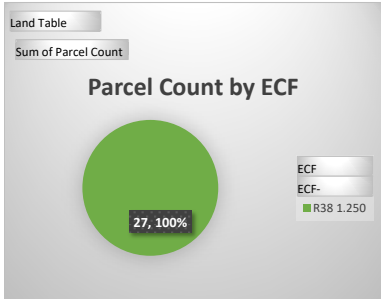
City of Bloomfield Hills

Land Table R38

BSA DATABASE		SALES DATA	
Parcel Count	27	# of Sales	2
ECF Nbhd	R38	Sales Ratio	52.41%
Min ECF	1.250	(Land Resid.-Est. Land Value)/Est. LV	-15.40%
Max ECF	1.250	% Change	9.46%
Land Table LtoB	26.73%	Projected Land Table LtoB	29.26%
CVT LtoB	22.79%	Sales Sample Size	7.41%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$532,165	\$450,201	\$617,998
MINIMUM	\$463,498	\$392,110	\$477,403
MAXIMUM	\$1,300,000	\$1,099,775	\$1,560,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-14-303-013	86 WHYSALL LN	06/08/23	\$1,575,000	\$1,605,527	\$305,939	1.50	\$203,959		Land Table R38	20.96%
12-19-14-351-001	97 WHYSALL LN	05/25/23	\$1,050,000	\$1,145,750	\$387,662	1.58	\$245,356		Land Table R38	42.19%

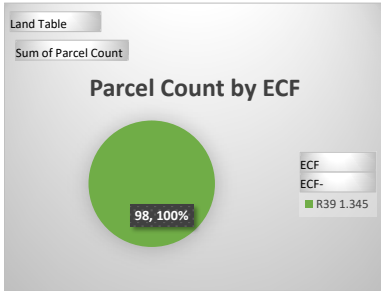
City of Bloomfield Hills

Land Table R39

BSA DATABASE		SALES DATA	
Parcel Count	98	# of Sales	5
ECF Nbhd	R39	Sales Ratio	48.34%
Min ECF	1.345	(Land Resid.-Est. Land Value)/Est. LV	17.30%
Max ECF	1.345	% Change	0.56%
Land Table LtoB	20.63%	Projected Land Table LtoB	20.75%
CVT LtoB	22.79%	Sales Sample Size	5.10%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$747,338	\$876,661	\$747,338
MINIMUM	\$320,455	\$375,908	\$336,478
MAXIMUM	\$2,045,078	\$2,398,967	\$2,045,078

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-15-301-009	1100 ORCHARD RIDGE RC	04/15/24	\$3,200,000			3.34	\$958,084		Land Table R39	100.00%
12-19-15-326-003	1395 COUNTRY CLUB RD	07/24/24	\$2,200,000	\$2,059,552	\$641,904	1.81	\$354,643		Land Table R39	24.35%
12-19-15-351-002	1343 ORCHARD RIDGE RC	04/19/24	\$3,350,000	\$3,459,033	\$513,884	2.26	\$227,382		Land Table R39	18.01%
12-19-22-102-002	924 RIDGEWOOD RD	03/24/23	\$2,000,000			2.65	\$41,672		Land Table R39	26.77%
12-19-22-102-006	655 VAUGHAN RD	02/01/24	\$5,500,000	\$5,165,052	\$1,327,737	4.39	\$302,446		Land Table R39	19.22%

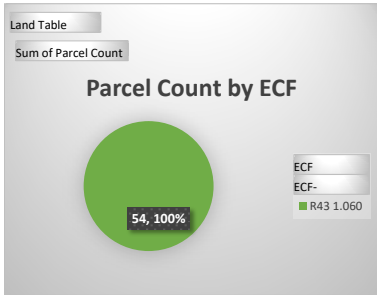
City of Bloomfield Hills

Land Table R43

BSA DATABASE		SALES DATA	
Parcel Count	54	# of Sales	2
ECF Nbhd	R43	Sales Ratio	49.80%
Min ECF	1.060	(Land Resid.-Est. Land Value)/Est. LV	1.25%
Max ECF	1.060	% Change	0.00%
Land Table LtoB	25.76%	Projected Land Table LtoB	25.76%
CVT LtoB	22.79%	Sales Sample Size	3.70%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$404,869	\$409,930	\$404,869
MINIMUM	\$45,199	\$45,764	\$45,199
MAXIMUM	\$1,557,721	\$1,577,192	\$1,557,721

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-10-377-004	2020 W VALLEY RD	07/01/24	\$20,450			0.13	\$157,308		Land Table R43	#DIV/0!
12-19-15-202-009	1850 E VALLEY RD	04/03/24	\$1,925,000	\$1,917,186	\$632,959	2.18	\$290,348		Land Table R43	32.61%

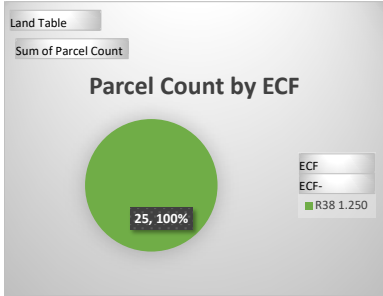
City of Bloomfield Hills

Land Table R44

BSA DATABASE		SALES DATA	
Parcel Count	25	# of Sales	0
ECF Nbhd	R38	Sales Ratio	#DIV/0!
Min ECF	1.250	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.250	% Change	0.00%
Land Table LtoB	32.26%	Projected Land Table LtoB	32.26%
CVT LtoB	22.79%	Sales Sample Size	0.00%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$823,997	#DIV/0!	\$823,997
MINIMUM	\$523,581	#DIV/0!	\$523,581
MAXIMUM	\$995,663	#DIV/0!	\$995,663

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
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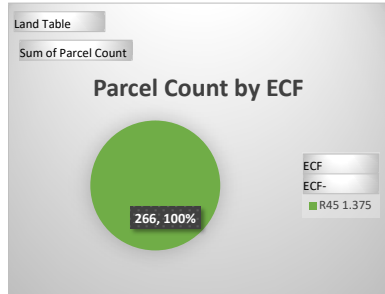
City of Bloomfield Hills

Land Table R45

BSA DATABASE		SALES DATA	
Parcel Count	266	# of Sales	25
ECF Nbhd	R45	Sales Ratio	46.91%
Min ECF	1.375	(Land Resid.-Est. Land Value)/Est. LV	23.99%
Max ECF	1.375	% Change	2.50%
Land Table LtoB	24.73%	Projected Land Table LtoB	25.35%
CVT LtoB	22.79%	Sales Sample Size	9.40%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$401,537	\$497,880	\$411,601
MINIMUM	\$207,625	\$257,442	\$207,625
MAXIMUM	\$897,333	\$1,112,636	\$942,200

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-22-301-002	415 THETFORD LN	02/21/23	\$1,765,000	\$1,186,147	\$833,935	0.83	\$1,004,741		Land Table R45	21.51%
12-19-22-302-002	452 THETFORD LN	06/12/24	\$1,700,000	\$2,161,660	\$218,966	2.36	\$92,782		Land Table R45	31.49%
12-19-22-302-007	681 BENNINGTON DR	09/19/24	\$2,670,000	\$2,403,824	\$783,813	1.38	\$567,980		Land Table R45	21.53%
12-19-22-302-008	684 FALMOUTH DR	04/18/24	\$1,035,000			1.54	\$672,078		Land Table R45	#DIV/0!
12-19-22-302-018	711 KENNEBEC CT	09/09/24	\$1,210,000	\$1,088,060	\$486,343	0.87	\$559,015		Land Table R45	33.49%
12-19-22-302-020	730 FALMOUTH DR	10/03/23	\$1,230,000	\$1,312,878	\$343,903	1.08	\$318,429		Land Table R45	32.51%
12-19-22-326-001	692 BENNINGTON DR	03/20/23	\$1,300,000	\$1,225,858	\$346,365	0.69	\$501,978		Land Table R45	22.21%
12-19-22-326-006	662 BENNINGTON DR	06/28/24	\$1,400,000	\$1,268,101	\$496,302	0.86	\$577,095		Land Table R45	28.74%
12-19-22-327-002	651 BENNINGTON DR	02/09/24	\$3,400,000	\$3,607,684	\$487,525	2.46	\$198,181		Land Table R45	19.27%
12-19-22-327-008	570 RUDGATE RD	01/09/23	\$2,625,000	\$2,184,435	\$888,546	1.15	\$772,649		Land Table R45	20.51%
12-19-22-401-009	465 LONE PINE CT	12/11/23	\$1,300,000	\$1,147,288	\$641,590	1.37	\$468,314		Land Table R45	42.61%
12-19-22-401-029	232 HARLAN DR	05/30/24	\$1,175,000	\$1,163,042	\$556,851	1.47	\$378,810		Land Table R45	46.85%
12-19-22-401-038	540 HAVERHILL RD	11/07/23	\$1,799,000	\$1,459,417	\$751,222	1.03	\$729,342		Land Table R45	28.21%
12-19-22-452-005	20 HARLAN DR	12/12/24	\$975,000	\$1,091,852	\$127,864	0.80	\$159,830		Land Table R45	22.41%
12-19-22-476-007	478 DUNSTON RD	06/27/24	\$1,193,500	\$1,180,256	\$430,940	1.05	\$410,419		Land Table R45	35.39%
12-19-22-476-008	482 DUNSTON CT	08/30/24	\$1,305,000	\$1,190,392	\$421,066	1.02	\$412,810		Land Table R45	25.74%
12-19-23-176-033	100 LINDA LN	03/16/23	\$815,000	\$1,021,239	\$256,884	1.20	\$214,070		Land Table R45	45.35%
12-19-23-251-021	115 LINDA KNL	08/29/23	\$2,400,000	\$1,631,688	\$1,170,865	1.00	\$1,170,865		Land Table R45	24.67%
12-19-23-352-014	95 QUARTON LN	02/17/23	\$950,000	\$1,260,141	\$146,925	1.18	\$124,513		Land Table R45	36.27%
12-19-23-353-011	51 CRANBROOK RD	03/11/24	\$4,500,000	\$3,867,033	\$1,153,280	2.45	\$470,727		Land Table R45	13.46%
12-19-23-377-004	225 WOODBERRY DR	11/03/23	\$950,000			1.09	\$871,560		Land Table R45	95.55%
12-19-23-401-026	300 LAKEWOOD DR	07/12/24	\$1,180,000	\$1,134,897	\$511,255	1.21	\$422,525		Land Table R45	41.07%
12-19-23-451-009	250 CHESTERFIELD RD	09/28/23	\$970,000	\$1,025,054	\$356,585	1.03	\$346,199		Land Table R45	40.16%
12-19-23-451-014	116 ENDICOTT RD	12/23/24	\$1,800,000	\$1,718,033	\$541,941	1.90	\$285,232		Land Table R45	26.77%
12-19-23-451-017	146 ENDICOTT RD	11/08/24	\$1,313,500	\$1,239,473	\$488,694	1.04	\$469,898		Land Table R45	33.46%

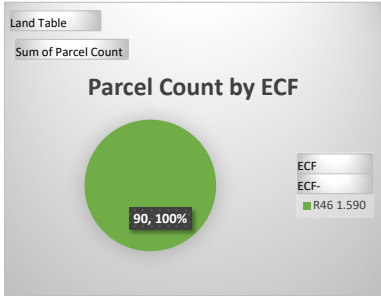
City of Bloomfield Hills

Land Table R46

BSA DATABASE		SALES DATA	
Parcel Count	90	# of Sales	4
ECF Nbhd	R46	Sales Ratio	38.80%
Min ECF	1.590	(Land Resid.-Est. Land Value)/Est. LV	142.31%
Max ECF	1.590	% Change	0.00%
Land Table LtoB	24.19%	Projected Land Table LtoB	24.19%
CVT LtoB	22.79%	Sales Sample Size	4.44%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$542,053	\$1,313,471	\$542,053
MINIMUM	\$469,315	\$1,137,217	\$469,315
MAXIMUM	\$2,264,527	\$5,487,270	\$2,151,301

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-22-401-021	456 LONE PINE CT	05/24/24	\$1,200,000	\$1,363,983	\$402,181	1.12	\$359,090		Land Table R46	41.51%
12-19-22-426-001	490 MARTELL DR	08/19/24	\$4,295,000	\$3,197,410	\$1,566,905	0.80	\$1,958,631		Land Table R46	14.68%
12-19-22-426-027	42 BERESFORD CT	04/24/23	\$1,000,000			2.02	\$495,050		Land Table R46	#DIV/0!
12-19-23-326-015	311 CRANBROOK CT	04/30/24	\$5,850,000	\$4,241,689	\$2,358,963	1.50	\$1,572,642		Land Table R46	17.70%

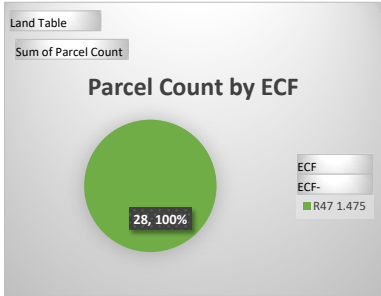
City of Bloomfield Hills

Land Table R47

BSA DATABASE		SALES DATA	
Parcel Count	28	# of Sales	6
ECF Nbhd	R47	Sales Ratio	45.23%
Min ECF	1.475	(Land Resid.-Est. Land Value)/Est. LV	40.89%
Max ECF	1.475	% Change	0.00%
Land Table LtoB	28.73%	Projected Land Table LtoB	28.73%
CVT LtoB	22.79%	Sales Sample Size	21.43%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,100,573	\$1,550,575	\$1,100,573
MINIMUM	\$523,425	\$737,443	\$523,425
MAXIMUM	\$2,181,060	\$3,072,852	\$2,181,060

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-23-126-015	104 BRADY LN	04/12/24	\$5,500,000	\$4,318,483	\$2,592,016	3.85	\$673,251		Land Table R47	32.66%
12-19-23-176-012	571 EDGEMERE CT	08/01/24	\$3,100,000	\$3,260,788	\$532,737	1.40	\$335,055	12-19-23-176-016	Land Table R47	21.27%
12-19-23-176-050	11 BRADY LN	01/10/23	\$2,200,000	\$2,939,520	(\$418,294)	1.74	(\$240,399)		Land Table R54	10.93%
12-19-23-176-051	649 EDGEMERE CT	07/20/23	\$6,100,000	\$4,215,124	\$2,670,452	1.66	\$1,608,706		Land Table R47	18.64%
12-19-23-251-012	110 LONE PINE RD	03/14/23	\$2,100,000	\$2,449,306	\$579,609	2.30	\$252,004		Land Table R47	37.93%
12-19-23-251-012	110 LONE PINE RD	04/13/24	\$2,705,000	\$2,449,306	\$1,184,609	2.30	\$515,047		Land Table R47	37.93%

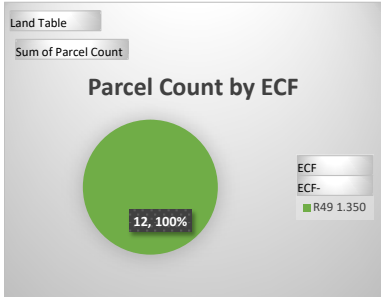
City of Bloomfield Hills

Land Table R49

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	1
ECF Nbhd	R49	Sales Ratio	41.20%
Min ECF	1.350	(Land Resid.-Est. Land Value)/Est. LV	188.02%
Max ECF	1.350	% Change	64.13%
Land Table LtoB	18.46%	Projected Land Table LtoB	30.30%
CVT LtoB	22.79%	Sales Sample Size	8.33%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$79,250	\$228,254	\$146,510
MINIMUM	\$15,500	\$44,643	\$31,000
MAXIMUM	\$695,000	\$2,001,721	\$834,000

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-23-326-031	300 LOWELL CT	08/26/24	\$6,250,000	\$5,150,568	\$1,684,182	1.23	\$951,515	12-19-23-401-004	Land Table R49	11.35%

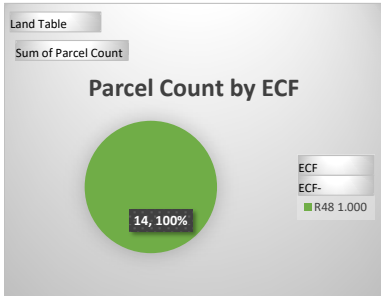
City of Bloomfield Hills

Land Table R53

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	1
ECF Nbhd	R48	Sales Ratio	48.32%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	15.96%
Max ECF	1.000	% Change	5.00%
Land Table LtoB	19.94%	Projected Land Table LtoB	20.93%
CVT LtoB	22.79%	Sales Sample Size	7.14%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$316,508	\$367,026	\$332,333
MINIMUM	\$174,812	\$202,714	\$183,553
MAXIMUM	\$434,315	\$503,637	\$456,031

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-23-276-013	218 CHARING CROSS CT	10/22/24	\$1,350,000	\$1,304,724	\$328,939	1.75	\$187,965		Land Table R53	21.74%

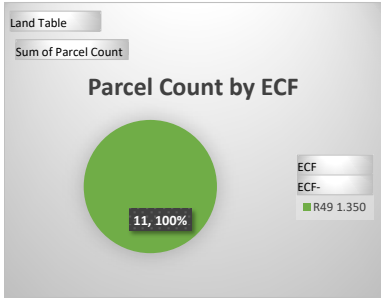
City of Bloomfield Hills

Land Table R55

BSA DATABASE		SALES DATA	
Parcel Count	11	# of Sales	1
ECF Nbhd	R49	Sales Ratio	#DIV/0!
Min ECF	1.350	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.350	% Change	20.00%
Land Table LtoB	22.41%	Projected Land Table LtoB	26.90%
CVT LtoB	22.79%	Sales Sample Size	9.09%

Color Key

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$446,325	#DIV/0!	\$535,590
MINIMUM	\$267,850	#DIV/0!	\$321,420
MAXIMUM	\$1,104,400	#DIV/0!	\$1,325,280

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
12-19-23-401-011	377 LAKEWOOD DR	11/27/24	\$2,067,210			2.74	754456		Land Table R55	#DIV/0!