

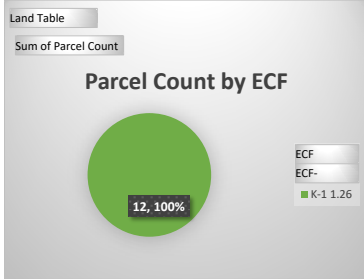
**PLEASANT RIDGE CITY**

Land Table K-1

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	3
ECF Nbhd	K-1	Sales Ratio	44.46%
Min ECF	1.260	(Land Resid.-Est. Land Value)/Est. LV	45.55%
Max ECF	1.260	% Change	30.00%
Land Table LtoB	25.74%	Projected Land Table LtoB	33.46%
CVT LtoB	44.55%	Sales Sample Size	25.00%

**Color Key**

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$85,060	\$123,802	\$110,578
MINIMUM	\$85,060	\$123,802	\$110,578
MAXIMUM	\$85,060	\$123,802	\$110,578

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
60-25-27-155-026	23990 WOODWARD AVE	08/16/24	\$380,000	\$387,819	\$77,241	\$85,060	0.03	\$2,970,808		Land table K-1	21.93%
60-25-27-155-029	23972 WOODWARD AVE	05/17/24	\$345,000	\$272,927	\$157,133	\$85,060	0.03	\$6,043,577		Land table K-1	31.17%
60-25-27-155-033	23952 WOODWARD AVE	10/06/23	\$324,900	\$272,927	\$137,033	\$85,060	0.03	\$5,270,500		Land table K-1	31.17%

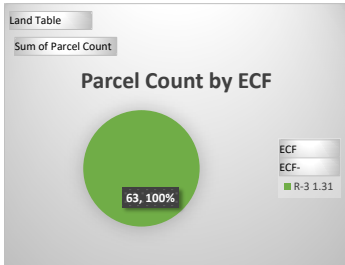
**PLEASANT RIDGE CITY**

Land Table R-3

BSA DATABASE		SALES DATA	
Parcel Count	63	# of Sales	3
ECF Nbhd	R-3	Sales Ratio	44.77%
Min ECF	1.310	(Land Resid.-Est. Land Value)/Est. LV	21.41%
Max ECF	1.310	% Change	15.00%
Land Table LtoB	51.24%	Projected Land Table LtoB	58.93%
CVT LtoB	44.55%	Sales Sample Size	4.76%

**Color Key**

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$206,858	\$251,148	\$237,887
MINIMUM	\$117,779	\$142,997	\$135,446
MAXIMUM	\$285,029	\$346,057	\$327,783

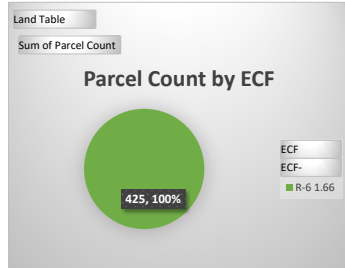
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
60-25-28-181-016	99 MAPLEFIELD RD	04/25/24	\$531,000	\$439,255	\$356,002	\$264,257	0.17	\$2,094,129		Land Table R-3	60.16%
60-25-28-181-018	111 MAPLEFIELD RD	06/02/23	\$530,000	\$509,905	\$284,352	\$264,257	0.19	\$1,496,589		Land Table R-3	51.82%
60-25-28-181-023	127 MAPLEFIELD RD	05/30/24	\$423,000	\$379,502	\$240,488	\$196,990	0.13	\$1,849,908		Land Table R-3	51.91%

**PLEASANT RIDGE CITY**

Land Table R-6

BSA DATABASE		SALES DATA	
Parcel Count	425	# of Sales	37
ECF Nbrhd	R-6	Sales Ratio	46.04%
Min ECF	1.660	(Land Resid.-Est. Land Value)/Est. LV	19.57%
Max ECF	1.660	% Change	40.00%
Land Table LtoB	44.38%	Projected Land Table LtoB	62.13%
CVT LtoB	44.55%	Sales Sample Size	8.71%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$183,835	\$219,805	\$257,368
MINIMUM	\$127,890	\$152,914	\$179,046
MAXIMUM	\$298,890	\$357,373	\$418,446

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
60-25-27-104-018	34 WELLESLEY DR	04/04/24	\$530,000	\$484,967	\$185,860	\$140,827	0.10	\$1,840,198		Land Table R-6	29.04%
60-25-27-104-020	38 WELLESLEY DR	09/18/23	\$410,000	\$326,548	\$224,279	\$140,827	0.10	\$2,198,814		Land Table R-6	43.13%
60-25-27-104-028	11 AMHERST RD	06/14/24	\$510,000	\$525,742	\$146,986	\$162,728	0.12	\$1,185,371		Land Table R-6	30.95%
60-25-27-105-009	16 AMHERST RD	05/24/24	\$535,000	\$400,425	\$329,883	\$195,308	0.15	\$2,228,939		Land Table R-6	48.78%
60-25-27-105-022	13 MAYWOOD AVE	02/12/24	\$465,000	\$475,134	\$185,174	\$195,308	0.15	\$1,242,779		Land Table R-6	41.11%
60-25-27-128-026	45 DEVONSHIRE RD	05/19/23	\$450,000	\$410,258	\$235,050	\$195,308	0.15	\$1,526,299		Land Table R-6	47.61%
60-25-27-129-001	36 DEVONSHIRE RD	07/09/24	\$485,000	\$389,348	\$290,960	\$195,308	0.15	\$1,889,351		Land Table R-6	50.16%
60-25-27-129-003	42 DEVONSHIRE RD	07/27/23	\$537,000	\$522,796	\$209,512	\$195,308	0.15	\$1,369,359		Land Table R-6	37.36%
60-25-27-129-004	44 DEVONSHIRE RD	10/07/24	\$389,500	\$336,915	\$247,893	\$195,308	0.15	\$1,620,216		Land Table R-6	57.97%
60-25-27-129-010	58 DEVONSHIRE RD	11/27/24	\$485,000	\$500,383	\$179,925	\$195,308	0.15	\$1,183,717		Land Table R-6	39.03%
60-25-27-129-011	62 DEVONSHIRE RD	07/15/24	\$418,000	\$432,642	\$180,666	\$195,308	0.15	\$1,188,592		Land Table R-6	45.14%
60-25-27-129-016	74 DEVONSHIRE RD	04/16/24	\$428,500	\$380,426	\$243,382	\$195,308	0.15	\$1,601,197		Land Table R-6	51.34%
60-25-27-129-024	49 WELLESLEY DR	06/21/23	\$395,000	\$278,745	\$257,082	\$140,827	0.11	\$2,358,550		Land Table R-6	50.52%
60-25-27-130-006	54 WELLESLEY DR	10/31/23	\$477,000	\$446,242	\$171,585	\$140,827	0.10	\$1,665,874		Land Table R-6	31.56%
60-25-27-130-012	66 WELLESLEY DR	04/11/23	\$410,000	\$333,248	\$217,579	\$140,827	0.11	\$2,072,181		Land Table R-6	42.26%
60-25-27-132-005	48 AMHERST RD	05/12/23	\$367,500	\$381,614	\$158,247	\$172,361	0.13	\$1,217,285		Land Table R-6	45.17%
60-25-27-132-029	35 MAYWOOD AVE	11/09/23	\$386,500	\$367,529	\$191,332	\$172,361	0.13	\$1,460,550		Land Table R-6	46.90%
60-25-27-132-033	43 MAYWOOD AVE	09/29/23	\$365,000	\$308,468	\$228,893	\$172,361	0.13	\$1,721,000		Land Table R-6	55.88%
60-25-27-155-005	10 MAYWOOD AVE	08/30/24	\$562,500	\$623,834	\$133,974	\$195,308	0.15	\$905,230		Land Table R-6	31.31%
60-25-27-155-010	20 MAYWOOD AVE	04/13/23	\$397,000	\$400,064	\$192,244	\$195,308	0.15	\$1,264,763		Land Table R-6	48.82%
60-25-27-155-011	22 MAYWOOD AVE	06/07/24	\$530,000	\$454,309	\$248,052	\$172,361	0.13	\$1,908,092		Land Table R-6	37.94%
60-25-27-156-015	9 FAIRWOOD BLVD	03/13/23	\$440,000	\$427,615	\$207,693	\$195,308	0.15	\$1,384,620		Land Table R-6	45.67%
60-25-27-156-017	13 FAIRWOOD BLVD	08/12/24	\$640,000	\$527,953	\$307,355	\$195,308	0.15	\$2,105,171		Land Table R-6	36.99%
60-25-27-176-011	44 MAYWOOD AVE	10/24/24	\$280,000	\$262,196	\$190,165	\$172,361	0.13	\$1,440,644		Land Table R-6	65.74%
60-25-27-176-017	56 MAYWOOD AVE	04/30/24	\$330,000	\$314,055	\$188,306	\$172,361	0.14	\$1,394,859		Land Table R-6	54.88%
60-25-27-176-026	19 SYLVAN AVE	04/19/24	\$490,000	\$435,763	\$226,598	\$172,361	0.13	\$1,716,652		Land Table R-6	39.55%
60-25-27-177-013	44 SYLVAN AVE	03/17/23	\$403,000	\$359,086	\$216,275	\$172,361	0.13	\$1,626,128		Land Table R-6	48.00%
60-25-27-177-014	46 SYLVAN AVE	09/30/24	\$320,000	\$301,578	\$190,783	\$172,361	0.13	\$1,434,459		Land Table R-6	57.15%
60-25-27-177-018	19 FAIRWOOD BLVD	09/07/23	\$320,000	\$340,364	\$142,364	\$162,728	0.13	\$1,120,976		Land Table R-6	47.81%
60-25-27-177-023	29 FAIRWOOD BLVD	06/13/23	\$500,000	\$455,428	\$216,933	\$172,361	0.13	\$1,668,715		Land Table R-6	37.85%
60-25-27-178-001	52 SYLVAN AVE	06/26/24	\$479,900	\$365,447	\$277,181	\$162,728	0.13	\$2,199,849		Land Table R-6	44.53%
60-25-27-178-004	58 SYLVAN AVE	10/31/24	\$335,000	\$309,902	\$197,459	\$172,361	0.14	\$1,451,904		Land Table R-6	55.62%
60-25-27-178-008	66 SYLVAN AVE	08/02/24	\$312,000	\$312,256	\$172,105	\$172,361	0.14	\$1,247,138		Land Table R-6	55.20%
60-25-27-178-015	47 FAIRWOOD BLVD	07/28/23	\$400,000	\$406,469	\$165,892	\$172,361	0.14	\$1,228,830		Land Table R-6	42.40%
60-25-27-179-006	26 FAIRWOOD BLVD	03/06/24	\$425,000	\$400,189	\$187,539	\$162,728	0.13	\$1,453,791		Land Table R-6	40.66%
60-25-27-179-015	44 FAIRWOOD BLVD	05/01/23	\$445,000	\$413,826	\$203,535	\$172,361	0.14	\$1,464,281		Land Table R-6	41.65%
60-25-27-180-010	64 FAIRWOOD BLVD	10/21/24	\$340,000	\$313,808	\$198,553	\$172,361	0.14	\$1,438,790		Land Table R-6	54.93%

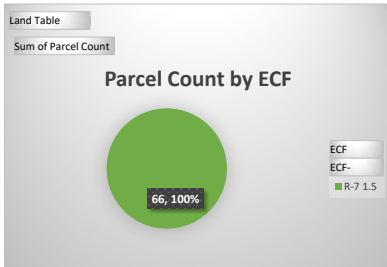
**PLEASANT RIDGE CITY**

Land Table R-7

BSA DATABASE		SALES DATA	
Parcel Count	66	# of Sales	2
ECF Nbhd	R-7	Sales Ratio	42.84%
Min ECF	1.500	(Land Resid.-Est. Land Value)/Est. LV	65.01%
Max ECF	1.500	% Change	40.00%
Land Table LtoB	42.88%	Projected Land Table LtoB	60.03%
CVT LtoB	44.55%	Sales Sample Size	3.03%

**Color Key**

Vacant Sales
Demo Sales or New
Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$161,691	\$266,807	\$226,367
MINIMUM	\$128,006	\$211,224	\$179,208
MAXIMUM	\$188,639	\$311,274	\$264,095

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
60-25-27-157-013	9 WOODWARD HEIGHTS BLVD	01/18/24	\$410,000	\$375,545	\$162,461	\$128,006	0.15	\$1,075,901		Land Table R-7	34.09%
60-25-27-180-023	73 WOODWARD HEIGHTS BLVD	03/25/24	\$752,290	\$620,310	\$259,986	\$128,006	0.14	\$1,911,662		Land Table R-7	20.64%

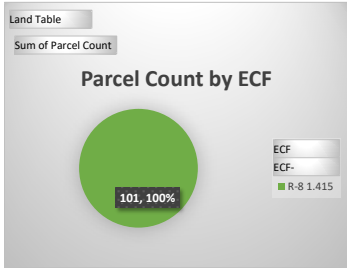
**PLEASANT RIDGE CITY**

Land Table R-8

BSA DATABASE		SALES DATA	
Parcel Count	101	# of Sales	6
ECF Nbhd	R-8	Sales Ratio	50.89%
Min ECF	1.415	(Land Resid.-Est. Land Value)/Est. LV	-4.80%
Max ECF	1.415	% Change	0.00%
Land Table LtoB	38.27%	Projected Land Table LtoB	38.27%
CVT LtoB	44.55%	Sales Sample Size	5.94%

**Color Key**

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$296,412	\$282,194	\$296,412
MINIMUM	\$111,892	\$106,525	\$111,892
MAXIMUM	\$447,733	\$426,257	\$447,733

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
60-25-28-277-015	43 RIDGE RD	06/22/23	\$538,000	\$564,450	\$250,870	\$277,320	0.28	\$912,255		Land Table R-8	49.13%
60-25-28-277-034	18 OXFORD BLVD	09/20/23	\$790,000	\$763,277	\$323,135	\$296,412	0.23	\$1,436,156		Land Table R-8	38.83%
60-25-28-278-013	21 OXFORD BLVD	06/01/23	\$750,000	\$703,709	\$342,703	\$296,412	0.21	\$1,631,919		Land Table R-8	42.12%
60-25-28-278-022	42 CAMBRIDGE BLVD	01/10/24	\$1,075,000	\$1,090,025	\$268,784	\$283,809	0.20	\$1,324,059		Land Table R-8	26.04%
60-25-28-278-038	25 OXFORD BLVD	06/27/23	\$799,900	\$901,571	\$206,462	\$308,133	0.23	\$893,775		Land Table R-8	34.18%
60-25-28-278-039	26 CAMBRIDGE BLVD	01/30/23	\$260,000				0.20	\$1,300,000		Land Table R-8	#DIV/0!

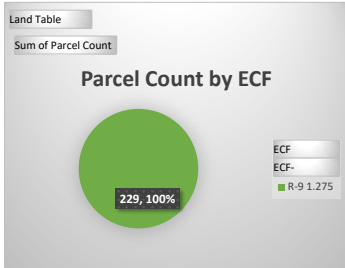
**PLEASANT RIDGE CITY**

Land Table R-9

BSA DATABASE		SALES DATA	
Parcel Count	229	# of Sales	10
ECF Nbhd	R-9	Sales Ratio	47.31%
Min ECF	1.275	(Land Resid.-Est. Land Value)/Est. LV	13.51%
Max ECF	1.275	% Change	6.00%
Land Table LtoB	48.96%	Projected Land Table LtoB	51.89%
CVT LtoB	44.55%	Sales Sample Size	4.37%

**Color Key**

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
<b>MEDIAN</b>	\$266,220	\$302,190	\$282,193
<b>MINIMUM</b>	\$21,727	\$24,663	\$23,031
<b>MAXIMUM</b>	\$358,667	\$407,128	\$380,187

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
60-25-28-181-034	42 OAKDALE BLVD	04/01/24	\$392,800	\$418,591	\$280,009	\$305,800	0.28	\$996,473		Land Table R-9	73.05%
60-25-28-181-048	70 OAKDALE BLVD	04/28/23	\$567,250	\$525,318	\$339,414	\$297,482	0.28	\$1,229,761		Land Table R-9	56.63%
60-25-28-181-058	90 OAKDALE BLVD	01/26/24	\$940,000	\$862,772	\$374,710	\$297,482	0.27	\$1,372,564		Land Table R-9	34.48%
60-25-28-182-007	147 CAMBRIDGE BLVD	05/03/24	\$626,500	\$536,320	\$362,384	\$272,204	0.24	\$1,497,455		Land Table R-9	50.75%
60-25-28-202-032	6 KENBERTON DR	09/06/24	\$655,000	\$567,849	\$384,633	\$297,482	0.28	\$1,398,665		Land Table R-9	52.39%
60-25-28-251-033	6 NORWICH RD	06/29/23	\$1,405,000	\$1,309,450	\$454,217	\$358,667	0.40	\$1,129,893		Land Table R-9	27.39%
60-25-28-252-024	38 HANOVER RD	08/20/24	\$590,000	\$576,073	\$311,409	\$297,482	0.26	\$1,207,012		Land Table R-9	51.64%
60-25-28-253-007	93 OAKDALE BLVD	01/11/24	\$735,000	\$737,356	\$295,126	\$297,482	0.28	\$1,073,185		Land Table R-9	40.34%
60-25-28-253-008	39 HANOVER RD	02/09/24	\$935,000	\$910,274	\$242,871	\$218,145	0.17	\$1,412,041		Land Table R-9	23.96%
60-25-28-253-009	37 HANOVER RD	12/04/23	\$335,000	\$351,070	\$202,075	\$218,145	0.15	\$1,329,441		Land Table R-9	62.14%

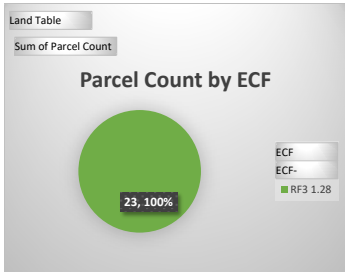
**PLEASANT RIDGE CITY**

Land Table RF3

BSA DATABASE		SALES DATA	
Parcel Count	23	# of Sales	2
ECF Nbhd	RF3	Sales Ratio	39.37%
Min ECF	1.280	(Land Resid.-Est. Land Value)/Est. LV	77.73%
Max ECF	1.280	% Change	15.00%
Land Table LtoB	42.74%	Projected Land Table LtoB	49.16%
CVT LtoB	44.55%	Sales Sample Size	8.70%

**Color Key**

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$348,423	\$619,253	\$400,686
MINIMUM	\$52,567	\$93,428	\$60,452
MAXIMUM	\$607,506	\$1,079,723	\$698,632

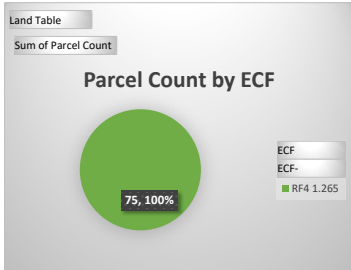
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
60-25-28-202-036	18 RIDGE RD	05/23/24	\$1,500,000	\$854,353	\$994,070	\$348,423	0.60	\$1,665,109		Land Table RF3	40.78%
60-25-28-253-047	46 RIDGE RD	03/17/23	\$820,000	\$972,252	\$134,077	\$286,329	0.47	\$285,270		Land Table RF3	29.45%

**PLEASANT RIDGE CITY**

Land Table RF4

BSA DATABASE		SALES DATA	
Parcel Count	75	# of Sales	6
ECF Nbhd	RF4	Sales Ratio	44.86%
Min ECF	1.265	(Land Resid.-Est. Land Value)/Est. LV	24.04%
Max ECF	1.265	% Change	12.00%
Land Table LtoB	42.65%	Projected Land Table LtoB	47.77%
CVT LtoB	44.55%	Sales Sample Size	8.00%

Color Key
Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$330,968	\$410,539	\$370,684
MINIMUM	\$228,972	\$284,022	\$256,449
MAXIMUM	\$503,279	\$624,278	\$563,672

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
60-25-28-227-018	10 POPLAR PARK BLVD	10/30/23	\$830,000	\$757,766	\$398,164	\$325,930	0.39	\$1,034,192		Land Table RF4	43.01%
60-25-28-229-002	23 POPLAR PARK BLVD	11/20/23	\$805,000	\$695,564	\$445,441	\$336,005	0.46	\$970,460		Land Table RF4	48.31%
60-25-28-229-006	15 POPLAR PARK BLVD	10/23/24	\$850,000	\$595,424	\$590,581	\$336,005	0.46	\$1,286,669		Land Table RF4	56.43%
60-25-28-229-019	20 ELM PARK BLVD	05/30/23	\$802,500	\$813,039	\$325,466	\$336,005	0.46	\$709,076		Land Table RF4	41.33%
60-25-28-229-024	10 ELM PARK BLVD	05/18/23	\$645,000	\$593,276	\$387,729	\$336,005	0.46	\$844,725		Land Table RF4	56.64%
60-25-28-276-013	7 ELM PARK BLVD	04/26/24	\$755,000	\$750,156	\$340,849	\$336,005	0.46	\$742,590		Land Table RF4	44.79%

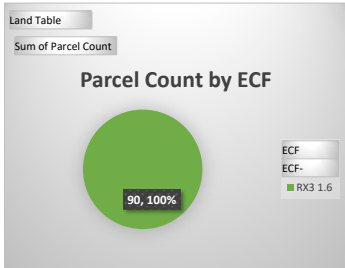
**PLEASANT RIDGE CITY**

Land Table RX3

BSA DATABASE		SALES DATA	
Parcel Count	90	# of Sales	10
ECF Nbhd	RX3	Sales Ratio	49.00%
Min ECF	1.600	(Land Resid.-Est. Land Value)/Est. LV	5.92%
Max ECF	1.600	% Change	10.00%
Land Table LtoB	43.70%	Projected Land Table LtoB	48.07%
CVT LtoB	44.55%	Sales Sample Size	11.11%

**Color Key**

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$137,957	\$146,126	\$151,753
MINIMUM	\$93,504	\$99,041	\$102,854
MAXIMUM	\$196,232	\$207,852	\$215,855

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
60-25-27-101-032	1 KENSINGTON BLVD	03/08/23	\$360,000	\$291,138	\$212,666	\$143,804	0.14	\$1,541,058		Land Table RX3	49.39%
60-25-27-101-038	13 KENSINGTON BLVD	11/29/23	\$370,000	\$362,071	\$151,733	\$143,804	0.14	\$1,099,514		Land Table RX3	39.72%
60-25-27-101-039	15 KENSINGTON BLVD	03/17/23	\$342,000	\$351,127	\$134,677	\$143,804	0.14	\$975,920		Land Table RX3	40.95%
60-25-27-101-048	33 KENSINGTON BLVD	08/22/24	\$435,000	\$372,713	\$176,782	\$114,495	0.11	\$1,607,109		Land Table RX3	30.72%
60-25-27-102-011	12 KENSINGTON BLVD	11/08/24	\$380,000	\$369,762	\$175,730	\$165,492	0.15	\$1,187,365		Land Table RX3	44.76%
60-25-27-102-015	20 KENSINGTON BLVD	01/16/24	\$287,450	\$293,844	\$125,716	\$132,110	0.12	\$1,065,390		Land Table RX3	44.96%
60-25-27-102-029	48 KENSINGTON BLVD	04/14/23	\$749,000	\$793,456	\$87,654	\$132,110	0.12	\$742,831		Land Table RX3	16.65%
60-25-27-102-031	52 KENSINGTON BLVD	01/09/23	\$255,000	\$274,097	\$113,013	\$132,110	0.12	\$957,737		Land Table RX3	48.20%
60-25-27-126-029	77 KENSINGTON BLVD	11/17/23	\$375,000	\$334,986	\$133,518	\$93,504	0.08	\$1,608,651		Land Table RX3	27.91%
60-25-27-128-012	84 KENSINGTON BLVD	07/14/23	\$500,000	\$529,324	\$136,168	\$165,492	0.18	\$764,989		Land Table RX3	31.26%

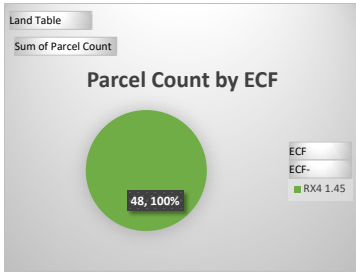
**PLEASANT RIDGE CITY**

Land Table RX4

BSA DATABASE		SALES DATA	
Parcel Count	48	# of Sales	1
ECF Nbhd	RX4	Sales Ratio	45.90%
Min ECF	1.450	(Land Resid.-Est. Land Value)/Est. LV	21.29%
Max ECF	1.450	% Change	7.14%
Land Table LtoB	46.40%	Projected Land Table LtoB	49.72%
CVT LtoB	44.55%	Sales Sample Size	2.08%

**Color Key**

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$202,294	\$245,370	\$222,523
MINIMUM	\$158,368	\$192,091	\$174,205
MAXIMUM	\$330,866	\$401,320	\$330,866

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
60-25-28-202-018	9 WOODSIDE PARK BLVD	10/07/24	\$525,000	\$481,924	\$245,370	\$202,294	0.21	\$1,185,362		Land Table RX4	41.98%

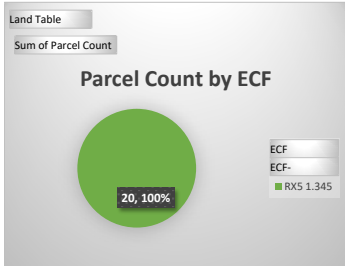
**PLEASANT RIDGE CITY**

Land Table RX5

BSA DATABASE		SALES DATA	
Parcel Count	20	# of Sales	1
ECF Nbhd	RX5	Sales Ratio	55.14%
Min ECF	1.345	(Land Resid.-Est. Land Value)/Est. LV	-24.19%
Max ECF	1.345	% Change	5.00%
Land Table LtoB	38.27%	Projected Land Table LtoB	40.19%
CVT LtoB	44.55%	Sales Sample Size	5.00%

**Color Key**

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$183,959	\$139,467	\$193,157
MINIMUM	\$155,105	\$117,591	\$162,860
MAXIMUM	\$235,944	\$178,879	\$247,741

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	Land to Building
60-25-28-226-011	20 MILLINGTON RD	09/28/23	\$400,000	\$441,096	\$128,821	\$169,917	0.24	\$534,527		Land Table RX5	38.52%

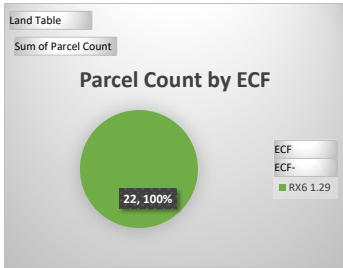
**PLEASANT RIDGE CITY**

Land Table RX6

BSA DATABASE		SALES DATA	
Parcel Count	22	# of Sales	0
ECF Nbhd	RX6	Sales Ratio	#DIV/0!
Min ECF	1.290	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.290	% Change	0.00%
Land Table LtoB	54.57%	Projected Land Table LtoB	54.57%
CVT LtoB	44.55%	Sales Sample Size	0.00%

**Color Key**

Vacant Sales
Demo Sales or New Build after sale



	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$187,962	#DIV/0!	\$187,962
MINIMUM	\$17,498	#DIV/0!	\$17,498
MAXIMUM	\$255,991	#DIV/0!	\$255,991

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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