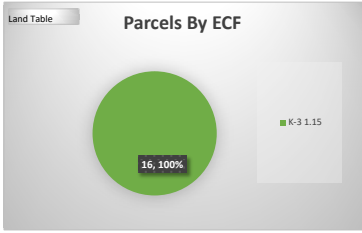


CITY OF BERKLEY

Land Table K-3

BSA DATABASE		SALES DATA	
Parcel Count	16	# of Sales	4
ECF Nbhd	K-3	Sales Ratio	43.81%
Min ECF	1.150	(Land Resid.-Est. Land Value)/Est. LV	72.54%
Max ECF	1.150	Projected % Change	72.54%
Land Table LtoB	19.95%	Projected Land Table LtoB	29.46%
CVT LtoB	38.26%	CVT Sales LtoB	36.44%

	OLD RATE	Calc'd Rate	Used Rate
MEDIAN	\$21,000	\$36,233	\$36,233
MINIMUM	\$21,000	\$36,233	\$36,233
MAXIMUM	\$21,000	\$36,233	\$36,233

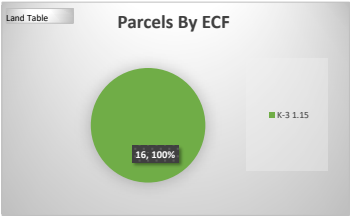


Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqPt	Per Parcels in :	Land Table	Land to Building
04-25-17-260-066	1160 CATALPA DR	03/27/20	\$150,000	\$53,600	\$107,203	\$63,797	\$21,000	0.0	0.0	1.00	#DIV/0!	\$63,797	\$1.46		Land Table K-3	19.59%
04-25-17-260-056	1150 CATALPA DR	01/18/19	\$115,000	\$52,370	\$104,735	\$31,265	\$21,000	0.0	0.0	1.00	#DIV/0!	\$31,265	\$0.72		Land Table K-3	20.05%
04-25-17-260-061	1150 CATALPA DR	01/11/19	\$120,000	\$57,140	\$114,289	\$26,711	\$21,000	0.0	0.0	1.00	#DIV/0!	\$26,711	\$0.61		Land Table K-3	18.37%
04-25-17-260-067	1160 CATALPA DR	09/25/20	\$107,000	\$52,420	\$104,842	\$23,158	\$21,000	0.0	0.0	1.00	#DIV/0!	\$23,158	\$0.53		Land Table K-3	20.03%

CITY OF BERKLEY
Land Table K-4

BSA DATABASE		SALES DATA	
Parcel Count	10	# of Sales	2
ECF Nbhd	K-4	Sales Ratio	51.89%
Min ECF	1.221	(Land Resid - Est. Land Value)/Est. LV	-14.82%
Max ECF	1.221	Projected % Change	-10.00%
Land Table LtoB	26.43%	Projected Land Table LtoB	22.70%
CVT LtoB	38.26%	CVT Sales LtoB	36.44%

	OLD RATE	CALC'D RATE	Used Rate
MEDIAN	\$30,000	\$25,555	\$27,000
MINIMUM	\$30,000	\$25,555	\$27,000
MAXIMUM	\$30,000	\$25,555	\$27,000

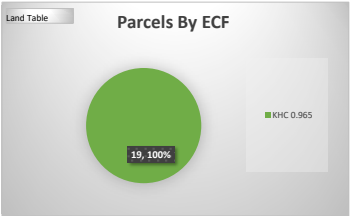


Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels In Sale	Land Table	Land to Building
04-25-18-479-037	2597 COLUMBIA RD	04/09/20	\$120,000	\$61,480	\$122,950	\$27,050	\$30,000	0.0	0.0	0.59	#DIV/0!	\$45,847	\$1.05		Land Table K-4	24.40%
04-25-18-479-034	2591 COLUMBIA RD	09/23/20	\$115,000	\$60,470	\$120,940	\$24,060	\$30,000	0.0	0.0	0.59	#DIV/0!	\$40,780	\$0.94		Land Table K-4	24.81%

CITY OF BERKLEY
Land Table KHC

BSA DATABASE		SALES DATA	
Parcel Count	19	# of Sales	1
ECF Nbhd	KHC	Sales Ratio	49.06%
Min ECF	0.965	(Land Resid.-Est. Land Value)/Est. LV	8.54%
Max ECF	0.965	Projected % Change	0.00%
Land Table LtoB	23.26%	Projected Land Table LtoB	22.34%
CVT LtoB	38.26%	CVT Sales LtoB	36.44%

	OLD RATE	CALC'D RATE	Used Rate
MEDIAN	\$80,000	\$86,831	\$80,000
MINIMUM	\$80,000	\$86,831	\$80,000
MAXIMUM	\$80,000	\$86,831	\$80,000

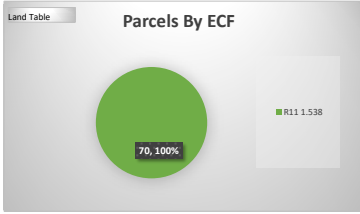


Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
04-25-18-480-013	2665 HARVARD RD	05/04/20	\$365,000	\$179,080	\$358,169	\$86,831	\$80,000	0.0	0.0	1.00	#DIV/0!	\$86,831	\$1.99		Land Table KHC	22.34%

CITY OF BERKLEY
Land Table R11

BSA DATABASE		SALES DATA	
Parcel Count	70	# of Sales	12
ECF Nbh	R11	Sales Ratio	44.95%
Min ECF	1.538	(Land Resid.-Est. Land Value)/Est. LV	33.31%
Max ECF	1.538	Projected % Change	33.31%
Land Table LtoB	37.26%	Projected Land Table LtoB	40.44%
CVT LtoB	38.26%	CVT Sales LtoB	36.44%

	OLD RATE	CALC'D RATE	Used Rate
MEDIAN	\$1,600	\$2,133	\$2,133
MINIMUM	\$1,600	\$2,133	\$2,133
MAXIMUM	\$1,600	\$2,133	\$2,133



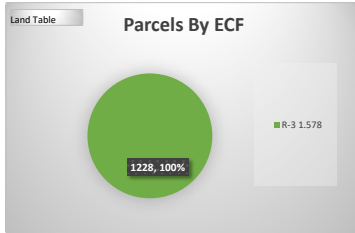
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
04-25-17-460-053	1150 11 MILE RD	10/02/20	\$220,000	\$75,130	\$150,262	\$133,738	\$64,000	40.0	116.0	0.11	\$3,343	\$1,249,888	\$28.69		Land Table R11	42.59%
04-25-17-460-047	1220 11 MILE RD	08/19/20	\$255,000	\$88,770	\$177,531	\$141,469	\$64,000	40.0	116.0	0.11	\$3,537	\$1,322,140	\$30.35		Land Table R11	36.05%
04-25-16-354-023	892 11 MILE RD	07/17/20	\$258,500	\$99,100	\$198,194	\$122,290	\$61,984	38.7	116.0	0.10	\$3,157	\$1,187,282	\$27.26		Land Table R11	31.27%
04-25-16-354-029	812 11 MILE RD	07/31/20	\$260,000	\$106,400	\$212,809	\$111,191	\$64,000	40.0	116.0	0.11	\$2,780	\$1,039,168	\$23.86		Land Table R11	30.07%
04-25-17-460-052	1162 11 MILE RD	03/16/20	\$212,000	\$96,360	\$192,717	\$83,283	\$64,000	40.0	116.0	0.11	\$2,082	\$778,346	\$17.87		Land Table R11	33.21%
04-25-17-460-034	1376 11 MILE RD	10/30/20	\$200,000	\$93,760	\$187,520	\$86,080	\$73,600	46.0	100.0	0.11	\$1,871	\$812,075	\$18.64		Land Table R11	39.25%
04-25-16-354-038	700 11 MILE RD	03/20/20	\$307,000	\$146,590	\$293,177	\$77,823	\$64,000	40.0	116.0	0.11	\$1,946	\$727,318	\$16.70		Land Table R11	21.83%
04-25-16-354-027	838 11 MILE RD	09/19/19	\$190,000	\$92,990	\$185,972	\$68,028	\$64,000	40.0	116.0	0.11	\$1,701	\$635,776	\$14.60		Land Table R11	34.41%
04-25-17-459-028	1596 11 MILE RD	09/30/20	\$177,400	\$90,180	\$180,368	\$77,032	\$80,000	50.0	100.0	0.12	\$1,541	\$669,843	\$15.38		Land Table R11	44.35%
04-25-17-480-035	1036 11 MILE RD	10/11/19	\$254,900	\$129,760	\$259,526	\$59,374	\$64,000	40.0	116.0	0.11	\$1,484	\$554,897	\$12.74		Land Table R11	24.66%
04-25-17-480-030	910 11 MILE RD	06/07/19	\$180,000	\$92,420	\$184,830	\$77,170	\$82,000	51.3	116.0	0.14	\$1,506	\$567,426	\$13.03		Land Table R11	44.37%
04-25-16-354-024	878 11 MILE RD	07/26/19	\$154,000	\$88,120	\$176,246	\$41,754	\$64,000	40.0	116.0	0.11	\$1,044	\$390,224	\$8.96		Land Table R11	36.31%

CITY OF BERKLEY

Land Table R-3

BSA DATABASE		SALES DATA	
Parcel Count	1228	# of Sales	168
ECF Nbhd	R-3	Sales Ratio	46.81%
Min ECF	1.578	(Land Resid.-Est. Land Value)/Est. LV	20.99%
Max ECF	1.578	Projected % Change	20.97%
Land Table LtoB	38.68%	Projected Land Table LtoB	36.74%
CVT LtoB	38.26%	CVT Sales LtoB	36.44%

	OLD RATE	CALC'D RATE	Used Rate
MEDIAN	\$1,155	\$1,397	\$1,397
MINIMUM	\$460	\$557	\$556
MAXIMUM	\$1,850	\$2,238	\$2,238



Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
04-25-07-406-036		11/16/20	\$120,000		\$72,373			39.1	110.0	0.10	\$3,067	\$1,188,119	\$27.28		Land Table R-3	0.00%
04-25-07-385-008	3578 ROYAL AVE	06/30/20	\$265,000	\$86,620	\$173,240	\$164,133	\$72,373	39.1	110.0	0.10	\$4,196	\$1,625,079	\$37.31		Land Table R-3	41.78%
04-25-07-385-023	3621 BUCKINGHAM AVE	05/21/20	\$326,400	\$108,830	\$217,656	\$181,117	\$72,373	39.1	110.0	0.10	\$4,630	\$1,793,238	\$41.17		Land Table R-3	33.25%
04-25-07-377-033	3795 PHILLIPS AVE	11/27/20	\$205,000	\$72,060	\$144,126	\$133,247	\$72,373	39.1	110.0	0.10	\$3,406	\$1,319,277	\$30.29		Land Table R-3	50.22%
04-25-07-455-013	3514 ROBINA AVE	07/24/20	\$273,000	\$98,200	\$196,405	\$154,666	\$78,071	42.2	128.0	0.12	\$3,665	\$1,310,729	\$30.09		Land Table R-3	39.75%
04-25-07-383-009	3572 PHILLIPS AVE	09/01/20	\$218,000	\$80,070	\$160,135	\$130,238	\$72,373	39.1	110.0	0.10	\$3,329	\$1,289,485	\$29.60		Land Table R-3	45.19%
04-25-07-353-009	3846 THOMAS AVE	07/28/20	\$235,000	\$88,300	\$176,595	\$150,905	\$92,500	50.0	115.0	0.13	\$3,018	\$1,143,220	\$26.24		Land Table R-3	52.38%
04-25-07-303-014	4034 THOMAS AVE	05/01/20	\$240,000	\$90,270	\$180,541	\$151,959	\$92,500	50.0	115.0	0.13	\$3,039	\$1,151,205	\$26.43		Land Table R-3	51.23%
04-25-07-377-020	3999 PHILLIPS AVE	08/31/20	\$219,900	\$83,090	\$166,187	\$126,086	\$72,373	39.1	110.0	0.10	\$3,223	\$1,248,376	\$28.66		Land Table R-3	43.55%
04-25-07-327-002	4094 BACON AVE	08/14/20	\$285,000	\$109,230	\$218,466	\$138,907	\$72,373	39.1	110.0	0.10	\$3,551	\$1,375,317	\$31.57		Land Table R-3	33.13%
04-25-07-376-026	3859 BACON AVE	12/15/20	\$232,500	\$89,200	\$178,393	\$129,247	\$75,140	40.6	118.6	0.11	\$3,182	\$1,185,752	\$27.22		Land Table R-3	42.12%
04-25-07-381-044	3612 PRAIRIE AVE	04/09/20	\$257,000	\$98,620	\$197,242	\$163,876	\$104,118	60.0	115.2	0.16	\$2,729	\$1,030,667	\$23.66		Land Table R-3	52.79%
04-25-07-356-032	3445 THOMAS AVE	10/10/20	\$220,000	\$84,720	\$169,442	\$143,058	\$92,500	50.0	115.0	0.13	\$2,861	\$1,083,773	\$24.88		Land Table R-3	54.59%
04-25-07-353-005	3912 THOMAS AVE	08/21/20	\$222,900	\$87,100	\$174,206	\$141,194	\$92,500	50.0	115.0	0.13	\$2,824	\$1,069,652	\$24.56		Land Table R-3	53.10%
04-25-07-328-037	4141 OAKSHIRE AVE	07/30/20	\$186,000	\$73,090	\$166,177	\$112,196	\$72,373	39.1	110.0	0.10	\$2,868	\$1,110,851	\$25.50		Land Table R-3	49.51%
04-25-07-326-019	4269 BACON AVE	09/08/20	\$240,000	\$94,840	\$189,683	\$127,359	\$77,042	41.6	124.7	0.11	\$3,058	\$1,117,184	\$25.65		Land Table R-3	40.62%
04-25-07-383-011	3550 PHILLIPS AVE	12/30/20	\$210,000	\$83,820	\$167,634	\$114,739	\$72,373	39.1	110.0	0.10	\$2,933	\$1,136,030	\$26.08		Land Table R-3	43.17%
04-25-07-381-022	3599 BACON AVE	07/06/20	\$299,000	\$120,460	\$240,912	\$132,024	\$73,936	40.0	114.8	0.11	\$3,303	\$1,257,371	\$28.87		Land Table R-3	30.69%
04-25-07-379-005	3936 OAKSHIRE AVE	12/01/20	\$208,000	\$83,910	\$167,810	\$112,563	\$72,373	39.1	110.0	0.10	\$2,877	\$1,114,485	\$25.59		Land Table R-3	43.13%
04-25-07-377-030	3841 PHILLIPS AVE	12/02/20	\$190,000	\$77,090	\$154,172	\$108,201	\$72,373	39.1	110.0	0.10	\$2,766	\$1,071,297	\$24.59		Land Table R-3	46.94%
04-25-07-303-023	4159 CUMMINGS AVE	07/15/20	\$209,900	\$85,170	\$170,334	\$132,066	\$92,500	50.0	115.0	0.13	\$2,641	\$1,000,500	\$22.97		Land Table R-3	54.31%
04-25-07-403-005	4228 GARDNER AVE	08/26/20	\$230,000	\$94,970	\$189,931	\$112,442	\$72,373	39.1	110.0	0.10	\$2,874	\$1,113,287	\$25.56		Land Table R-3	38.10%
04-25-07-453-025	3597 GRIFFITH AVE	05/15/20	\$255,000	\$105,310	\$210,617	\$123,826	\$79,443	42.9	132.5	0.12	\$2,884	\$1,014,967	\$23.30		Land Table R-3	37.72%
04-25-07-378-004	3932 PHILLIPS AVE	05/06/20	\$245,000	\$101,510	\$203,016	\$123,404	\$81,420	44.0	110.0	0.11	\$2,804	\$1,082,491	\$24.85		Land Table R-3	40.11%
04-25-07-452-009	3572 TYLER AVE	02/26/20	\$224,900	\$93,220	\$186,434	\$110,839	\$72,373	39.1	110.0	0.10	\$2,833	\$1,097,416	\$25.19		Land Table R-3	38.82%
04-25-07-379-012	3834 OAKSHIRE AVE	05/29/20	\$220,000	\$91,330	\$182,652	\$109,721	\$72,373	39.1	110.0	0.10	\$2,805	\$1,086,347	\$24.94		Land Table R-3	39.62%
04-25-07-301-026	4145 ELLWOOD AVE	03/27/20	\$219,000	\$92,040	\$184,071	\$127,429	\$92,500	50.0	115.0	0.13	\$2,549	\$965,371	\$22.16		Land Table R-3	50.25%
04-25-07-410-008	3878 ROBINA AVE	07/21/20	\$367,500	\$154,820	\$309,643	\$167,631	\$109,774	63.3	128.0	0.18	\$2,648	\$952,449	\$21.87		Land Table R-3	35.45%
04-25-07-454-011	3562 GRIFFITH AVE	12/16/20	\$215,000	\$91,000	\$181,995	\$111,076	\$78,071	42.2	128.0	0.12	\$2,632	\$941,322	\$21.61		Land Table R-3	42.90%
04-25-07-355-019	3659 ELLWOOD AVE	02/27/20	\$215,000	\$91,120	\$182,237	\$125,263	\$92,500	50.0	115.0	0.13	\$2,505	\$948,962	\$21.79		Land Table R-3	50.76%
04-25-07-406-030	3755 TYLER AVE	08/27/19	\$247,500	\$105,038	\$210,058	\$109,815	\$72,373	39.1	110.0	0.10	\$2,807	\$1,087,277	\$24.96		Land Table R-3	34.45%
04-25-07-402-013	4082 TYLER AVE	04/15/19	\$205,000	\$87,100	\$174,204	\$121,263	\$90,467	48.9	110.0	0.13	\$2,480	\$962,405	\$22.09		Land Table R-3	51.93%
04-25-07-377-007	3908 BACON AVE	06/07/19	\$234,000	\$99,870	\$199,745	\$117,484	\$83,229	45.0	110.0	0.12	\$2,617	\$1,012,793	\$23.25		Land Table R-3	41.67%
04-25-07-353-025	3845 CUMMINGS AVE	06/19/20	\$272,000	\$116,180	\$232,354	\$132,146	\$92,500	50.0	115.0	0.13	\$2,643	\$1,001,106	\$22.98		Land Table R-3	39.81%
04-25-07-385-027	3571 BUCKINGHAM AVE	05/31/19	\$184,500	\$78,920	\$157,835	\$99,038	\$72,373	39.1	110.0	0.10	\$2,532	\$980,574	\$22.51		Land Table R-3	45.85%
04-25-07-353-024	3859 CUMMINGS AVE	04/10/20	\$221,000	\$94,650	\$189,298	\$124,202	\$92,500	50.0	115.0	0.13	\$2,484	\$940,924	\$21.60		Land Table R-3	48.86%
04-25-07-382-031	3545 PHILLIPS AVE	02/27/20	\$220,000	\$94,370	\$188,745	\$103,628	\$72,373	39.1	110.0	0.10	\$2,649	\$1,026,020	\$23.55		Land Table R-3	38.34%
04-25-07-352-029	3773 THOMAS AVE	07/21/20	\$215,900	\$92,690	\$185,376	\$123,024	\$92,500	50.0	115.0	0.13	\$2,460	\$932,000	\$21.40		Land Table R-3	49.90%
04-25-07-357-030	3477 CUMMINGS AVE	07/20/20	\$244,000	\$104,770	\$209,531	\$126,969	\$92,500	50.0	115.0	0.13	\$2,539	\$961,886	\$22.08		Land Table R-3	44.15%
04-25-07-402-020	4227 GARDNER AVE	09/16/20	\$230,000	\$98,790	\$197,577	\$115,652	\$83,229	45.0	110.0	0.12	\$2,571	\$997,000	\$22.89		Land Table R-3	42.12%
04-25-07-301-023	4191 ELLWOOD AVE	08/30/19	\$289,000	\$124,340	\$248,683	\$132,817	\$92,500	50.0	115.0	0.13	\$2,656	\$1,006,189	\$23.10		Land Table R-3	37.20%
04-25-07-407-005	3920 TYLER AVE	09/30/19	\$580,000	\$249,820	\$499,639	\$152,734	\$72,373	39.1	110.0	0.10	\$3,904	\$1,512,218	\$34.72		Land Table R-3	14.49%
04-25-07-377-026	3907 PHILLIPS AVE	01/15/20	\$214,000	\$92,330	\$184,664	\$101,709	\$72,373	39.1	110.0	0.10	\$2,600	\$1,007,020	\$23.12		Land Table R-3	39.19%
04-25-07-381-026	3565 BACON AVE	04/20/20	\$220,000	\$94,980	\$189,954	\$103,698	\$73,652	39.8	113.9	0.11	\$2,605	\$987,600	\$22.67		Land Table R-3	38.77%
04-25-07-401-032	4119 TYLER AVE	11/20/20	\$255,000	\$110,150	\$220,304	\$128,781	\$94,085	50.9	110.0	0.13	\$2,532	\$983,061	\$22.57		Land Table R-3	42.71%
04-25-07-379-017	3758 OAKSHIRE AVE	10/07/19	\$166,000	\$71,780	\$143,555	\$94,818	\$72,373	39.1	110.0	0.10	\$2,424	\$938,792	\$21.55		Land Table R-3	50.41%
04-25-07-376-027	3841 BACON AVE	11/18/19	\$226,000	\$97,990	\$195,988	\$105,073	\$75,061	40.6	118.3	0.11	\$2,590	\$963,972	\$22.13		Land Table R-3	38.30%
04-25-07-354-018	3971 PRAIRIE AVE	07/07/20	\$225,000	\$97,720	\$195,447	\$122,053	\$92,500	50.0	115.0	0.13	\$2,441	\$924,644	\$21.23		Land Table R-3	47.33%
04-25-07-384-014	3516 OAKSHIRE AVE	08/21/20	\$223,500	\$97,160	\$194,311	\$101,562	\$72,373	39.1	110.0	0.10	\$2,596	\$1,005,564	\$23.08		Land Table R-3	37.25%
04-25-07-408-033	3782 GARDNER AVE	12/17/20	\$260,000	\$113,040	\$226,089	\$113,763	\$101,763	58.7	110.0	0.15	\$2,312	\$892,592	\$20.49		Land Table R-3	45.01%
04-25-07-353-029	3773 CUMMINGS AVE	12/22/20	\$280,000	\$121,920	\$243,837	\$128,663	\$92,500	50.0	115.0	0.13	\$2,573	\$974,720	\$22.38		Land Table R-3	37.94%
04-25-07-352-030	3753 THOMAS AVE	10/22/20	\$219,000	\$95,530	\$191,060	\$120,440	\$92,500	50.0	115.0	0.13	\$2,409	\$912,424	\$20.95		Land Table R-3	48.41%
04-25-07-380-033	3713 BUCKINGHAM AVE	01/08/19	\$212,000	\$92,780	\$185,550	\$98,823	\$72,373	39.1	110.0	0.10	\$2,526	\$978,446	\$22.46		Land Table R-3	39.00%
04-25-07-326-034	4033 BACON AVE	04/22/19	\$221,614	\$97,300	\$194,591	\$103,023	\$76,000	41.1	121.3	0.11	\$2,508	\$928,135	\$21.31		Land Table R-3	39.06%

CITY OF BERKLEY

Land Table R-3

Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
04-25-07-355-024	3577 ELLWOOD AVE	09/30/19	\$196,000	\$99,910	\$199,817	\$88,683	\$92,500	50.0	115.0	0.13	\$1,774	\$671,841	\$15.42		Land Table R-3	46.29%
04-25-07-383-042	3665 OAKSHIRE AVE	03/16/19	\$430,000	\$219,560	\$439,116	\$63,257	\$72,373	39.1	110.0	0.10	\$1,617	\$626,307	\$14.38		Land Table R-3	16.48%
04-25-07-380-047	3955 BUCKINGHAM AVE	05/14/19	\$505,000	\$258,270	\$516,548	\$60,825	\$72,373	39.1	110.0	0.10	\$1,555	\$602,228	\$13.83		Land Table R-3	14.01%
04-25-07-406-039	3956 BUCKINGHAM AVE	01/02/20	\$327,000	\$167,410	\$334,829	\$64,544	\$72,373	39.1	110.0	0.10	\$1,650	\$639,050	\$14.67		Land Table R-3	21.61%
04-25-07-381-013	3462 PRAIRIE AVE	07/24/19	\$510,000	\$263,990	\$527,988	\$72,672	\$90,660	49.0	110.5	0.13	\$1,483	\$572,220	\$13.14		Land Table R-3	17.17%
04-25-07-404-009	4098 GRIFFITH AVE	06/23/20	\$510,000	\$263,990	\$527,979	\$91,795	\$109,774	63.3	128.0	0.18	\$1,450	\$521,563	\$11.97		Land Table R-3	20.79%
04-25-07-353-004	3932 THOMAS AVE	06/19/20	\$165,000	\$85,500	\$170,998	\$86,502	\$92,500	50.0	115.0	0.13	\$1,730	\$655,318	\$15.04		Land Table R-3	54.09%
04-25-07-358-018	3675 PRAIRIE AVE	08/17/20	\$465,000	\$241,160	\$482,313	\$75,187	\$92,500	50.0	115.0	0.13	\$1,504	\$569,598	\$13.08		Land Table R-3	19.18%
04-25-07-330-037	4141 BUCKINGHAM AVE	10/25/19	\$327,000	\$169,740	\$339,475	\$59,898	\$72,373	39.1	110.0	0.10	\$1,531	\$593,050	\$13.61		Land Table R-3	21.32%
04-25-07-301-022	4211 ELLWOOD AVE	05/24/19	\$529,900	\$275,470	\$550,937	\$71,463	\$92,500	50.0	115.0	0.13	\$1,429	\$541,386	\$12.43		Land Table R-3	16.79%
04-25-07-301-031	4053 ELLWOOD AVE	06/29/20	\$152,500	\$79,900	\$159,794	\$85,206	\$92,500	50.0	115.0	0.13	\$1,704	\$645,500	\$14.82		Land Table R-3	57.89%
04-25-07-354-017	3991 PRAIRIE AVE	09/10/19	\$165,000	\$86,770	\$173,538	\$83,962	\$92,500	50.0	115.0	0.13	\$1,679	\$636,076	\$14.60		Land Table R-3	53.30%
04-25-07-302-016	4014 ELLWOOD AVE	04/02/20	\$445,000	\$234,350	\$468,695	\$68,805	\$92,500	50.0	115.0	0.13	\$1,376	\$521,250	\$11.97		Land Table R-3	19.74%
04-25-07-403-023	4237 GRIFFITH AVE	10/28/19	\$192,800	\$101,700	\$203,405	\$97,050	\$107,655	59.0	127.6	0.16	\$1,645	\$591,768	\$13.59		Land Table R-3	52.93%
04-25-07-376-030	3781 BACON AVE	08/29/19	\$185,000	\$98,040	\$196,076	\$63,724	\$74,800	40.4	117.5	0.11	\$1,576	\$590,037	\$13.55		Land Table R-3	38.15%
04-25-07-354-025	3845 PRAIRIE AVE	02/24/20	\$230,000	\$122,020	\$244,035	\$78,465	\$92,500	50.0	115.0	0.13	\$1,569	\$594,432	\$13.65		Land Table R-3	37.90%
04-25-07-406-041	3857 TYLER AVE	07/30/19	\$430,000	\$229,160	\$458,311	\$44,062	\$72,373	39.1	110.0	0.10	\$1,126	\$436,257	\$10.02		Land Table R-3	15.79%
04-25-07-408-005	3930 GARDNER AVE	11/27/19	\$169,500	\$90,520	\$181,048	\$60,825	\$72,373	39.1	110.0	0.10	\$1,555	\$602,228	\$13.83		Land Table R-3	39.97%
04-25-07-330-034	4093 BUCKINGHAM AVE	08/04/20	\$300,000	\$160,250	\$320,509	\$51,864	\$72,373	39.1	110.0	0.10	\$1,326	\$513,505	\$11.79		Land Table R-3	22.58%
04-25-07-406-011	3816 BUCKINGHAM AVE	06/14/19	\$135,000	\$72,650	\$145,291	\$62,082	\$72,373	39.1	110.0	0.10	\$1,587	\$614,673	\$14.11		Land Table R-3	49.81%
04-25-07-352-018	3971 THOMAS AVE	10/18/19	\$203,000	\$109,580	\$219,156	\$76,344	\$92,500	50.0	115.0	0.13	\$1,527	\$578,364	\$13.28		Land Table R-3	42.21%
04-25-07-405-006	4192 ROBINA AVE	06/10/19	\$185,000	\$100,000	\$200,000	\$86,695	\$101,695	55.0	139.0	0.16	\$1,577	\$541,844	\$12.44		Land Table R-3	50.85%
04-25-07-385-029	3541 BUCKINGHAM AVE	12/05/19	\$163,500	\$88,460	\$176,926	\$77,041	\$90,467	48.9	110.0	0.13	\$1,575	\$611,437	\$14.04		Land Table R-3	51.13%
04-25-07-357-012	3506 THOMAS AVE	10/14/19	\$310,000	\$168,890	\$337,784	\$64,716	\$92,500	50.0	115.0	0.13	\$1,294	\$490,273	\$11.26		Land Table R-3	27.38%
04-25-07-328-034	4082 PHILLIPS AVE	12/27/19	\$158,000	\$86,100	\$172,202	\$58,171	\$72,373	39.1	110.0	0.10	\$1,487	\$575,950	\$13.22		Land Table R-3	42.03%
04-25-07-358-032	3445 PRAIRIE AVE	10/24/19	\$167,000	\$91,920	\$183,849	\$75,651	\$92,500	50.0	115.0	0.13	\$1,513	\$573,114	\$13.16		Land Table R-3	50.31%
04-25-07-379-015	3782 OAKSHIRE AVE	11/22/19	\$420,000	\$231,720	\$463,440	\$28,933	\$72,373	39.1	110.0	0.10	\$740	\$286,465	\$6.58		Land Table R-3	15.62%
04-25-07-354-016	3714 CUMMINGS AVE	09/23/20	\$155,000	\$85,660	\$171,310	\$76,190	\$92,500	50.0	115.0	0.13	\$1,524	\$577,197	\$13.25		Land Table R-3	54.00%
04-25-07-326-003	4252 PRAIRIE AVE	12/30/20	\$195,000	\$109,680	\$219,357	\$76,146	\$100,503	54.3	135.8	0.16	\$1,402	\$488,115	\$11.21		Land Table R-3	45.82%
04-25-07-382-024	3625 PHILLIPS AVE	05/05/20	\$353,000	\$198,950	\$397,899	\$27,474	\$72,373	39.1	110.0	0.10	\$702	\$272,020	\$6.24		Land Table R-3	18.19%
04-25-07-356-001	3692 ELLWOOD AVE	05/29/19	\$462,500	\$262,630	\$525,260	\$26,595	\$89,355	48.3	115.0	0.13	\$551	\$207,773	\$4.77		Land Table R-3	17.01%
04-25-07-382-042	3528 BACON AVE	06/19/20	\$185,500	\$114,160	\$228,317	\$58,946	\$101,763	58.7	110.0	0.15	\$1,005	\$387,803	\$8.90		Land Table R-3	44.57%
04-25-07-452-029	3507 GARDNER AVE	09/26/19	\$169,900	\$104,690	\$209,377	\$72,373	\$92,500	39.1	110.0	0.10	\$841	\$325,703	\$7.48		Land Table R-3	34.57%
04-25-07-354-014	3754 CUMMINGS AVE	12/02/20	\$143,000	\$90,960	\$181,925	\$53,575	\$92,500	50.0	115.0	0.13	\$1,072	\$405,871	\$9.32		Land Table R-3	50.85%
04-25-07-358-030	3477 PRAIRIE AVE	10/16/20	\$125,000	\$87,100	\$174,209	\$43,291	\$92,500	50.0	115.0	0.13	\$866	\$327,962	\$7.53		Land Table R-3	53.10%

CITY OF BERKLEY
Land Table R36

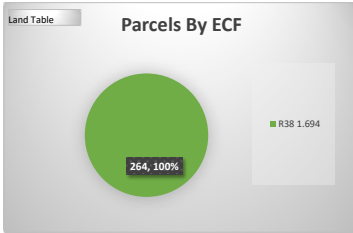
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
04-25-18-201-009	3324 BUCKINGHAM AVE	12/11/20	\$219,900	\$117,000	\$233,996	\$64,288	\$78,384	39.2	120.0	0.11	\$1,640	\$584,436	\$13.42		Land Table R36	33.50%
04-25-18-255-040	2675 WAKEFIELD RD	09/14/20	\$400,000	\$214,550	\$429,092	\$63,183	\$92,275	46.1	102.3	0.12	\$1,369	\$526,525	\$12.09		Land Table R36	21.50%
04-25-18-207-013	3012 TYLER AVE	05/21/20	\$179,900	\$97,240	\$194,480	\$77,224	\$91,804	45.9	105.3	0.12	\$1,682	\$638,215	\$14.65		Land Table R36	47.20%
04-25-18-230-001	3180 WAKEFIELD RD	11/18/19	\$178,900	\$96,700	\$193,400	\$61,899	\$76,399	38.2	114.0	0.11	\$1,620	\$589,514	\$13.53		Land Table R36	39.50%
04-25-18-106-045	2923 THOMAS AVE	11/13/20	\$125,000	\$67,610	\$135,229	\$72,452	\$82,681	41.3	133.5	0.12	\$1,753	\$589,041	\$13.52		Land Table R36	61.14%
04-25-18-178-007	2784 OAKSHIRE AVE	04/30/19	\$175,000	\$94,890	\$189,783	\$65,217	\$80,000	40.0	125.0	0.12	\$1,630	\$567,104	\$13.02		Land Table R36	42.15%
04-25-18-129-019	3299 BUCKINGHAM AVE	07/23/20	\$330,000	\$179,330	\$358,651	\$49,733	\$78,384	39.2	120.0	0.11	\$1,269	\$452,118	\$10.38		Land Table R36	21.86%
04-25-18-228-027	3295 KENMORE RD	05/13/19	\$180,000	\$98,130	\$196,256	\$79,243	\$95,499	47.7	114.0	0.13	\$1,660	\$604,908	\$13.89		Land Table R36	48.66%
04-25-18-106-010	3084 ELLWOOD AVE	03/11/19	\$490,000	\$268,380	\$536,750	\$35,609	\$82,359	41.2	132.5	0.12	\$865	\$291,877	\$6.70		Land Table R36	15.34%
04-25-18-107-038	2957 CUMMINGS AVE	08/02/19	\$165,000	\$90,470	\$180,948	\$66,659	\$82,607	41.3	133.3	0.12	\$1,614	\$546,385	\$12.54		Land Table R36	45.65%
04-25-18-107-045	3187 CUMMINGS AVE	09/17/20	\$259,000	\$143,200	\$286,392	\$87,608	\$115,000	61.6	131.9	0.18	\$1,422	\$481,363	\$11.05		Land Table R36	40.15%
04-25-18-252-025	2757 GARDNER AVE	03/18/19	\$185,000	\$102,570	\$205,133	\$69,310	\$89,443	44.7	100.0	0.12	\$1,550	\$602,696	\$13.84		Land Table R36	43.60%
04-25-18-208-014	2970 GARDNER AVE	11/26/19	\$295,000	\$163,850	\$327,708	\$63,209	\$95,917	48.0	115.0	0.13	\$1,318	\$478,856	\$10.99		Land Table R36	29.27%
04-25-18-276-011	2706 WAKEFIELD RD	03/29/19	\$185,000	\$102,820	\$205,633	\$90,623	\$111,256	64.9	114.0	0.18	\$1,396	\$509,118	\$11.69		Land Table R36	54.10%
04-25-18-151-029	2729 ELLWOOD AVE	09/30/19	\$356,000	\$199,040	\$398,075	\$72,925	\$115,000	62.3	134.7	0.19	\$1,171	\$394,189	\$9.05		Land Table R36	28.89%
04-25-18-232-038	3067 KENMORE RD	02/12/19	\$187,000	\$104,620	\$209,235	\$54,164	\$76,399	38.2	114.0	0.11	\$1,418	\$515,848	\$11.84		Land Table R36	36.51%
04-25-18-208-030	3025 GRIFFITH AVE	04/15/19	\$158,000	\$89,010	\$178,022	\$75,895	\$95,917	48.0	115.0	0.13	\$1,583	\$574,962	\$13.20		Land Table R36	53.88%
04-25-18-232-008	3080 CUMMINGS AVE	11/08/19	\$182,000	\$103,350	\$206,708	\$70,791	\$95,499	47.7	114.0	0.13	\$1,483	\$540,389	\$12.41		Land Table R36	46.20%
04-25-18-104-029	3247 BACON AVE	02/08/19	\$145,185	\$82,610	\$165,218	\$61,677	\$81,710	40.9	130.4	0.12	\$1,510	\$513,975	\$11.80		Land Table R36	49.46%
04-25-18-129-003	3358 ROYAL AVE	07/16/19	\$140,000	\$79,950	\$159,908	\$71,566	\$91,474	45.7	120.0	0.13	\$1,565	\$554,775	\$12.74		Land Table R36	57.20%
04-25-18-209-025	3101 ROBINA AVE	01/22/19	\$138,000	\$79,930	\$159,867	\$74,500	\$95,917	48.0	115.0	0.13	\$1,544	\$560,985	\$12.88		Land Table R36	60.00%
04-25-18-177-027	2697 OAKSHIRE AVE	12/11/20	\$170,000	\$100,320	\$200,640	\$77,138	\$107,778	53.9	120.0	0.15	\$1,431	\$507,487	\$11.65		Land Table R36	53.72%
04-25-18-226-031	3214 WAKEFIELD RD	05/29/19	\$235,000	\$139,280	\$278,565	\$71,435	\$115,000	66.8	114.0	0.18	\$1,069	\$390,355	\$8.96		Land Table R36	41.28%
04-25-18-127-016	3341 OAKSHIRE AVE	04/12/19	\$155,000	\$92,080	\$184,169	\$49,215	\$78,384	39.2	120.0	0.11	\$1,256	\$447,409	\$10.27		Land Table R36	42.56%
04-25-18-253-019	2845 GRIFFITH AVE	06/13/19	\$162,500	\$98,230	\$196,460	\$61,957	\$95,917	48.0	115.0	0.13	\$1,292	\$469,371	\$10.78		Land Table R36	48.82%
04-25-18-153-024	2669 CUMMINGS AVE	02/27/19	\$192,000	\$118,520	\$237,042	\$69,958	\$115,000	62.4	135.1	0.19	\$1,122	\$376,118	\$8.63		Land Table R36	48.51%
04-25-18-154-007	2758 CUMMINGS AVE	01/10/20	\$165,000	\$102,100	\$204,208	\$75,639	\$114,847	61.3	130.3	0.18	\$1,235	\$422,564	\$9.70		Land Table R36	56.24%

CITY OF BERKLEY

Land Table R38

BSA DATABASE		SALES DATA	
Parcel Count	264	# of Sales	23
ECF Nbhd	R38	Sales Ratio	44.16%
Min ECF	1.694	(Land Resid.-Est. Land Value)/Est. LV	31.94%
Max ECF	1.694	Projected % Change	15.79%
Land Table LtoB	39.12%	Projected Land Table LtoB	45.00%
CVT LtoB	38.26%	CVT Sales LtoB	36.44%

	OLD RATE	CALC'D RATE	Used Rate
MEDIAN	\$1,188	\$1,567	\$1,375
MINIMUM	\$475	\$627	\$550
MAXIMUM	\$1,900	\$2,507	\$2,200



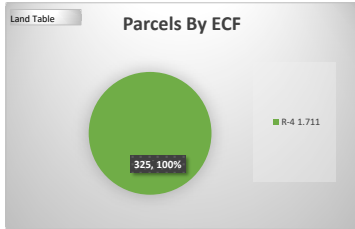
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
04-25-17-106-008	2173 BEVERLY BLVD	11/24/20	\$350,000	\$108,450	\$216,900	\$221,954	\$88,854	46.8	135.0	0.14	\$4,746	\$1,596,791	\$36.66		Land Table R38	40.97%
04-25-17-103-014	2438 BEVERLY BLVD	10/14/20	\$283,000	\$93,810	\$187,619	\$174,363	\$78,982	41.6	135.0	0.12	\$4,195	\$1,406,153	\$32.28		Land Table R38	42.10%
04-25-17-104-017	2194 BEVERLY BLVD	09/15/20	\$333,000	\$116,800	\$233,593	\$210,475	\$111,068	62.4	135.0	0.19	\$3,375	\$1,131,586	\$25.98		Land Table R38	47.55%
04-25-17-152-003	2273 EDGEWOOD BLVD	03/01/19	\$274,900	\$103,090	\$206,176	\$137,833	\$69,109	36.4	135.0	0.11	\$3,789	\$1,276,231	\$29.30		Land Table R38	33.52%
04-25-17-151-020	2309 EDGEWOOD BLVD	08/08/19	\$290,000	\$110,150	\$220,299	\$142,759	\$73,058	38.5	135.0	0.12	\$3,713	\$1,241,383	\$28.50		Land Table R38	33.16%
04-25-17-152-025	2223 EDGEWOOD BLVD	12/13/20	\$309,250	\$117,890	\$235,775	\$153,937	\$80,462	42.3	135.0	0.13	\$3,635	\$1,221,722	\$28.05		Land Table R38	34.13%
04-25-17-108-007	2193 EARLMONT RD	12/11/20	\$185,000	\$78,610	\$157,228	\$105,672	\$77,900	41.0	125.0	0.12	\$2,577	\$895,525	\$20.56		Land Table R38	49.55%
04-25-17-105-015	2329 BEVERLY BLVD	08/18/20	\$330,000	\$140,640	\$281,288	\$159,780	\$111,068	62.4	135.0	0.19	\$2,562	\$859,032	\$19.72		Land Table R38	39.49%
04-25-17-156-022	2174 DOROTHEA RD	07/24/19	\$269,900	\$115,340	\$230,674	\$115,552	\$76,326	40.2	120.0	0.11	\$2,876	\$1,022,584	\$23.48		Land Table R38	33.09%
04-25-17-152-012	2133 EDGEWOOD BLVD	07/17/20	\$363,000	\$158,190	\$316,375	\$157,693	\$111,068	62.4	135.0	0.19	\$2,529	\$847,812	\$19.46		Land Table R38	35.11%
04-25-17-104-009	2145 ROSEMONT RD	08/31/20	\$247,000	\$108,200	\$216,404	\$116,096	\$85,500	45.0	125.0	0.13	\$2,580	\$899,969	\$20.66		Land Table R38	39.51%
04-25-17-104-004	2233 ROSEMONT RD	03/13/19	\$312,000	\$136,740	\$273,475	\$145,400	\$106,875	60.0	125.0	0.17	\$2,423	\$845,349	\$19.41		Land Table R38	39.08%
04-25-17-104-007	2173 ROSEMONT RD	02/11/19	\$237,000	\$107,410	\$214,813	\$129,062	\$106,875	60.0	125.0	0.17	\$2,151	\$750,360	\$17.23		Land Table R38	49.75%
04-25-17-106-020	2154 EARLMONT RD	04/10/20	\$275,000	\$125,410	\$250,816	\$100,184	\$76,000	40.0	125.0	0.12	\$2,505	\$871,165	\$20.00		Land Table R38	30.30%
04-25-17-107-021	2396 EDGEWOOD BLVD	07/29/19	\$215,000	\$99,280	\$198,558	\$95,424	\$78,982	41.6	135.0	0.12	\$2,296	\$769,548	\$17.67		Land Table R38	39.78%
04-25-17-157-002	2253 DOROTHEA RD	10/18/19	\$239,900	\$112,380	\$224,758	\$122,286	\$107,144	56.4	159.0	0.18	\$2,169	\$668,230	\$15.34		Land Table R38	47.67%
04-25-17-103-011	2329 ROSEMONT RD	03/10/20	\$210,000	\$104,320	\$208,643	\$108,232	\$106,875	60.0	125.0	0.17	\$1,804	\$629,256	\$14.45		Land Table R38	51.22%
04-25-17-108-008	2173 EARLMONT RD	09/12/19	\$154,000	\$78,590	\$157,172	\$74,728	\$77,900	41.0	125.0	0.12	\$1,823	\$633,288	\$14.54		Land Table R38	49.56%
04-25-17-154-016	2222 FRANKLIN RD	03/09/20	\$235,000	\$124,210	\$248,411	\$79,281	\$92,692	48.8	119.0	0.14	\$1,625	\$578,693	\$13.28		Land Table R38	37.31%
04-25-17-154-009	2153 WILTSHIRE RD	12/15/20	\$176,000	\$104,670	\$209,343	\$73,532	\$106,875	60.0	125.0	0.17	\$1,226	\$427,512	\$9.81		Land Table R38	51.05%
04-25-17-101-014	2380 ROSEMONT RD	03/25/19	\$125,000	\$75,560	\$151,116	\$52,866	\$78,982	41.6	135.0	0.12	\$1,272	\$426,339	\$9.79		Land Table R38	52.27%
04-25-17-153-014	2329 WILTSHIRE RD	08/06/20	\$165,000	\$102,660	\$205,320	\$66,555	\$106,875	60.0	125.0	0.17	\$1,109	\$386,948	\$8.88		Land Table R38	52.05%
04-25-17-104-014	2254 BEVERLY BLVD	09/06/19	\$220,000	\$138,430	\$276,863	\$54,205	\$111,068	62.4	135.0	0.19	\$869	\$291,425	\$6.69		Land Table R38	40.12%

CITY OF BERKLEY

Land Table R-4

BSA DATABASE		SALES DATA	
Parcel Count	325	# of Sales	25
ECF Nbnhd	R-4	Sales Ratio	48.51%
Min ECF	1.711	(Land Resid.-Est. Land Value)/Est. LV	8.22%
Max ECF	1.711	Projected % Change	8.20%
Land Table LtoB	37.30%	Projected Land Table LtoB	39.35%
CVT LtoB	38.26%	CVT Sales LtoB	36.44%

	OLD RATE	CALC'D RATE	Used Rate
MEDIAN	\$1,283	\$1,388	\$1,388
MINIMUM	\$515	\$557	\$557
MAXIMUM	\$2,050	\$2,218	\$2,218



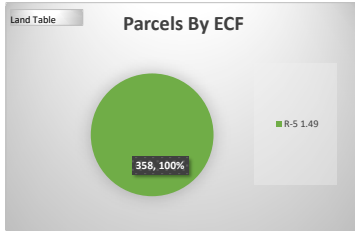
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
04-25-07-429-010	4116 KENMORE RD	09/02/20	\$320,000	\$127,710	\$255,427	\$165,175	\$100,602	52.7	110.0	0.14	\$3,137	\$1,188,309	\$27.28		Land Table R-4	39.39%
04-25-07-431-022	3835 CUMBERLAND RD	11/13/20	\$397,000	\$162,850	\$325,704	\$169,452	\$103,156	50.3	120.0	0.14	\$3,367	\$1,219,079	\$27.99		Land Table R-4	31.67%
04-25-07-427-008	4152 CUMBERLAND RD	07/10/19	\$420,000	\$184,160	\$368,316	\$167,009	\$115,325	60.0	120.0	0.17	\$2,783	\$1,012,176	\$23.24		Land Table R-4	31.31%
04-25-07-431-002	3984 KIPLING AVE	11/10/20	\$338,000	\$150,510	\$301,015	\$143,463	\$106,478	51.9	108.0	0.14	\$2,762	\$1,054,875	\$24.22		Land Table R-4	35.37%
04-25-07-428-009	4112 CORNWALL ST	08/05/19	\$365,000	\$163,180	\$326,356	\$151,592	\$112,948	55.3	120.1	0.15	\$2,739	\$990,797	\$22.75		Land Table R-4	34.61%
04-25-07-427-002	4280 CUMBERLAND RD	01/27/20	\$372,000	\$166,410	\$332,820	\$137,477	\$98,297	47.9	119.8	0.13	\$2,867	\$1,041,492	\$23.91		Land Table R-4	29.53%
04-25-07-476-016	3695 KIPLING AVE	08/22/19	\$283,500	\$129,050	\$258,109	\$137,916	\$112,525	55.2	119.0	0.15	\$2,496	\$907,342	\$20.83		Land Table R-4	43.60%
04-25-07-431-001	3998 KIPLING AVE	07/09/20	\$335,000	\$153,120	\$306,248	\$127,956	\$99,204	48.4	108.0	0.13	\$2,644	\$1,015,524	\$23.31		Land Table R-4	32.39%
04-25-07-428-001	4298 CORNWALL ST	10/21/20	\$302,500	\$139,590	\$279,180	\$146,370	\$123,050	75.0	120.0	0.21	\$1,952	\$707,101	\$16.23		Land Table R-4	44.08%
04-25-07-426-005	4196 WAKEFIELD RD	07/18/19	\$375,000	\$175,800	\$351,606	\$131,824	\$108,430	55.0	108.0	0.14	\$2,396	\$915,444	\$21.02		Land Table R-4	30.84%
04-25-07-431-025	3785 CUMBERLAND RD	06/28/19	\$356,500	\$167,920	\$335,837	\$153,483	\$132,820	94.0	120.0	0.26	\$1,633	\$592,598	\$13.60		Land Table R-4	39.55%
04-25-07-476-041	3512 WAKEFIELD RD	07/31/19	\$323,000	\$154,430	\$308,853	\$132,068	\$117,921	65.7	119.0	0.18	\$2,009	\$733,711	\$16.84		Land Table R-4	38.18%
04-25-07-410-028	3713 WAKEFIELD RD	03/18/19	\$262,500	\$126,540	\$253,076	\$123,663	\$114,239	55.7	123.2	0.16	\$2,219	\$792,712	\$18.20		Land Table R-4	45.14%
04-25-07-432-009	3878 CUMBERLAND RD	03/29/19	\$305,000	\$148,260	\$296,525	\$122,255	\$113,780	57.0	120.0	0.16	\$2,145	\$778,694	\$17.88		Land Table R-4	38.37%
04-25-07-455-022	3619 WAKEFIELD RD	02/21/19	\$255,750	\$126,740	\$253,471	\$117,354	\$115,075	56.1	125.0	0.16	\$2,091	\$742,747	\$17.05		Land Table R-4	45.40%
04-25-07-405-019	4223 WAKEFIELD RD	09/18/20	\$272,500	\$136,020	\$272,041	\$111,844	\$111,385	55.1	116.1	0.15	\$2,031	\$750,631	\$17.23		Land Table R-4	40.94%
04-25-07-478-023	3539 KENMORE RD	07/26/19	\$250,000	\$125,200	\$250,404	\$118,024	\$118,428	70.2	114.0	0.19	\$1,682	\$627,787	\$14.41		Land Table R-4	47.29%
04-25-07-405-027	4083 WAKEFIELD RD	12/16/20	\$225,000	\$114,730	\$229,465	\$108,205	\$112,670	56.4	117.7	0.15	\$1,917	\$702,630	\$16.13		Land Table R-4	49.10%
04-25-07-410-021	3863 WAKEFIELD RD	10/27/20	\$550,000	\$281,230	\$562,464	\$100,797	\$113,261	55.2	121.1	0.15	\$1,824	\$658,804	\$15.12		Land Table R-4	20.14%
04-25-07-431-015	4001 CUMBERLAND RD	10/21/19	\$293,000	\$157,910	\$315,824	\$96,559	\$119,383	67.9	120.0	0.19	\$1,422	\$516,358	\$11.85		Land Table R-4	37.80%
04-25-07-479-031	3644 KENMORE RD	09/25/19	\$280,000	\$151,900	\$303,788	\$133,357	\$157,145	154.7	210.0	0.19	\$862	\$335,068	\$7.69	04-25-07-479-030	Land Table R-4	51.73%
04-25-07-426-021	4151 CUMBERLAND RD	03/01/19	\$299,000	\$165,760	\$331,520	\$93,105	\$125,625	80.0	120.0	0.22	\$1,164	\$423,205	\$9.72		Land Table R-4	37.89%
04-25-07-432-026	3801 CORNWALL ST	12/09/19	\$230,000	\$130,940	\$261,888	\$80,967	\$112,855	60.1	113.0	0.16	\$1,348	\$502,901	\$11.55		Land Table R-4	43.09%
04-25-07-430-012	3761 KIPLING AVE	03/22/19	\$212,000	\$123,120	\$246,248	\$78,807	\$113,055	55.5	120.1	0.15	\$1,419	\$515,078	\$11.82		Land Table R-4	45.91%
04-25-07-432-015	3758 CUMBERLAND RD	08/23/19	\$260,000	\$157,800	\$315,603	\$51,513	\$107,116	52.3	115.5	0.14	\$986	\$365,340	\$8.39		Land Table R-4	33.94%

CITY OF BERKLEY

Land Table R-5

BSA DATABASE		SALES DATA	
Parcel Count	358	# of Sales	31
ECF Nbhd	R-5	Sales Ratio	45.35%
Min ECF	1.490	(Land Resid.-Est. Land Value)/Est. LV	24.54%
Max ECF	1.490	Projected % Change	12.64%
Land Table LtoB	39.44%	Projected Land Table LtoB	44.67%
CVT LtoB	38.26%	CVT Sales LtoB	36.44%

	OLD RATE	CALC'D RATE	Used Rate
MEDIAN	\$1,360	\$1,694	\$1,532
MINIMUM	\$545	\$679	\$614
MAXIMUM	\$2,175	\$2,709	\$2,450



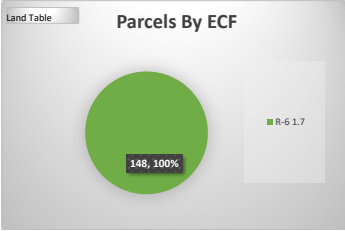
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
04-25-17-176-014	1992 WILTSHIRE RD	12/11/20	\$360,000	\$140,660	\$281,310	\$187,440	\$108,750	50.0	125.0	0.14	\$3,749	\$1,310,769	\$30.09		Land Table R-5	38.66%
04-25-17-126-006	2072 ROSEMONT RD	11/17/20	\$295,000	\$116,010	\$232,027	\$175,989	\$113,016	52.0	135.0	0.16	\$3,387	\$1,135,413	\$26.07		Land Table R-5	48.71%
04-25-17-130-012	2058 EARLMONT RD	07/02/20	\$320,000	\$126,520	\$253,031	\$175,719	\$108,750	50.0	125.0	0.14	\$3,514	\$1,228,804	\$28.21		Land Table R-5	42.98%
04-25-17-126-008	2040 ROSEMONT RD	09/23/20	\$323,000	\$127,950	\$255,900	\$180,116	\$113,016	52.0	135.0	0.16	\$3,466	\$1,162,039	\$26.68		Land Table R-5	44.16%
04-25-17-179-031	1916 DOROTHEA RD	05/17/19	\$422,000	\$168,740	\$337,487	\$225,751	\$141,238	98.0	120.0	0.28	\$2,304	\$820,913	\$18.85		Land Table R-5	41.85%
04-25-17-179-004	2039 FRANKLIN RD	06/27/19	\$310,000	\$126,160	\$252,320	\$164,233	\$106,553	49.0	120.0	0.14	\$3,352	\$1,190,094	\$27.32		Land Table R-5	42.23%
04-25-17-130-015	2008 EARLMONT RD	09/04/20	\$345,000	\$146,280	\$292,563	\$161,187	\$108,750	50.0	125.0	0.14	\$3,224	\$1,127,182	\$25.88		Land Table R-5	37.17%
04-25-17-202-001	1723 BEVERLY BLVD	11/06/20	\$450,000	\$190,950	\$381,890	\$217,010	\$148,900	103.9	135.0	0.31	\$2,088	\$700,032	\$16.07		Land Table R-5	38.99%
04-25-17-181-014	1877 DOROTHEA RD	09/24/20	\$317,000	\$136,390	\$272,789	\$166,862	\$122,651	56.4	159.0	0.18	\$2,959	\$911,814	\$20.93		Land Table R-5	44.96%
04-25-17-133-001	1771 EARLMONT RD	11/30/20	\$430,000	\$185,450	\$370,905	\$203,245	\$144,150	100.0	125.0	0.29	\$2,032	\$708,171	\$16.26		Land Table R-5	38.86%
04-25-17-176-024	1812 WILTSHIRE RD	07/28/20	\$425,000	\$184,610	\$369,220	\$191,755	\$135,975	85.0	125.0	0.24	\$2,256	\$785,881	\$18.04		Land Table R-5	36.83%
04-25-17-128-010	1949 ROSEMONT RD	08/11/20	\$323,000	\$140,640	\$281,286	\$150,464	\$108,750	50.0	125.0	0.14	\$3,009	\$1,052,196	\$24.16		Land Table R-5	38.66%
04-25-17-180-008	1750 DOROTHEA RD	08/23/19	\$303,000	\$132,570	\$265,140	\$157,738	\$119,878	58.8	120.0	0.17	\$2,683	\$955,988	\$21.95		Land Table R-5	45.21%
04-25-17-204-007	3254 BROOKLINE ST	07/31/19	\$365,000	\$159,900	\$319,796	\$194,104	\$148,900	116.1	150.0	0.37	\$1,672	\$531,792	\$12.21		Land Table R-5	46.56%
04-25-17-176-021	1870 WILTSHIRE RD	08/20/20	\$387,500	\$171,550	\$343,109	\$180,366	\$135,975	85.0	125.0	0.24	\$2,122	\$739,205	\$16.97		Land Table R-5	39.63%
04-25-17-132-026	1870 EDGEWOOD BLVD	06/12/20	\$510,000	\$226,540	\$453,084	\$205,816	\$148,900	103.9	135.0	0.31	\$1,980	\$663,923	\$15.24		Land Table R-5	32.86%
04-25-17-126-009	2024 ROSEMONT RD	04/11/19	\$280,000	\$124,860	\$249,724	\$143,292	\$113,016	52.0	135.0	0.16	\$2,758	\$924,465	\$21.22		Land Table R-5	45.26%
04-25-17-128-001	2087 ROSEMONT RD	08/05/20	\$296,900	\$133,530	\$267,055	\$138,595	\$108,750	50.0	125.0	0.14	\$2,772	\$969,196	\$22.25		Land Table R-5	40.72%
04-25-17-176-015	1978 WILTSHIRE RD	04/04/19	\$307,000	\$141,130	\$282,258	\$133,492	\$108,750	50.0	125.0	0.14	\$2,670	\$933,510	\$21.43		Land Table R-5	38.53%
04-25-17-132-001	2087 EARLMONT RD	12/08/20	\$336,000	\$159,510	\$319,028	\$125,722	\$108,750	50.0	125.0	0.14	\$2,514	\$879,175	\$20.18		Land Table R-5	34.09%
04-25-17-128-005	2023 ROSEMONT RD	11/25/19	\$295,000	\$140,180	\$280,359	\$123,391	\$108,750	50.0	125.0	0.14	\$2,468	\$862,874	\$19.81		Land Table R-5	38.79%
04-25-17-126-011	1992 ROSEMONT RD	11/20/20	\$260,000	\$125,940	\$251,881	\$121,135	\$113,016	52.0	135.0	0.16	\$2,331	\$781,516	\$17.94		Land Table R-5	44.87%
04-25-17-179-027	1978 DOROTHEA RD	05/23/19	\$260,000	\$126,580	\$253,156	\$113,397	\$106,553	49.0	120.0	0.14	\$2,315	\$821,717	\$18.86		Land Table R-5	42.09%
04-25-17-133-003	1772 EDGEWOOD BLVD	08/18/20	\$420,000	\$204,870	\$409,743	\$159,157	\$148,900	103.9	135.0	0.31	\$1,531	\$513,410	\$11.79		Land Table R-5	36.34%
04-25-17-253-001	1707 WILTSHIRE RD	10/30/20	\$430,975	\$210,420	\$420,855	\$259,588	\$249,468	157.3	273.3	0.32	\$1,651	\$547,654	\$12.57	04-25-17-253-002	Land Table R-5	59.28%
04-25-17-181-029	1950 CATALPA DR	10/29/19	\$300,000	\$148,400	\$296,793	\$125,858	\$122,651	56.4	159.0	0.18	\$2,232	\$687,749	\$15.79		Land Table R-5	41.33%
04-25-17-157-013	2268 CATALPA DR	11/04/19	\$250,000	\$133,130	\$266,266	\$95,672	\$111,938	51.5	163.5	0.17	\$1,859	\$566,107	\$13.00		Land Table R-5	42.04%
04-25-17-176-001	2087 EDGEWOOD BLVD	12/02/19	\$295,100	\$161,260	\$322,515	\$121,485	\$148,900	103.9	135.0	0.31	\$1,169	\$391,887	\$9.00		Land Table R-5	46.17%
04-25-17-157-017	2218 CATALPA DR	02/13/20	\$236,000	\$129,720	\$259,447	\$87,945	\$111,392	51.2	161.9	0.17	\$1,717	\$526,617	\$12.09		Land Table R-5	42.93%
04-25-17-128-008	1977 ROSEMONT RD	09/30/19	\$225,000	\$126,200	\$252,393	\$81,357	\$108,750	50.0	125.0	0.14	\$1,627	\$568,930	\$13.06		Land Table R-5	43.09%
04-25-17-157-015	2242 CATALPA DR	08/27/20	\$202,000	\$115,450	\$230,906	\$80,309	\$109,215	50.2	162.8	0.16	\$1,599	\$489,689	\$11.24		Land Table R-5	47.30%

CITY OF BERKLEY

Land Table R-6

BSA DATABASE		SALES DATA	
Parcel Count	148	# of Sales	16
ECF Nbhhd	R-6	Sales Ratio	46.84%
Min ECF	1.250	(Land Resid.-Est. Land Value)/Est. LV	18.09%
Max ECF	1.700	Projected % Change	18.06%
Land Table LtoB	37.13%	Projected Land Table LtoB	41.20%
CVT LtoB	38.26%	CVT Sales LtoB	36.44%

	OLD RATE	CALC'D RATE	Used Rate
MEDIAN	\$1,095	\$1,293	\$1,293
MINIMUM	\$440	\$520	\$519
MAXIMUM	\$1,750	\$2,066	\$2,066



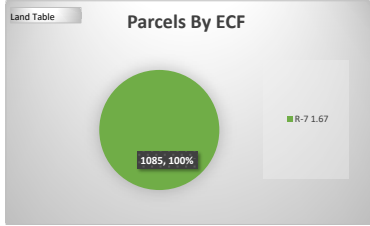
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
04-25-17-260-036	1322 CATALPA DR	12/30/20	\$300,000	\$106,070	\$212,148	\$186,006	\$98,154	56.1	151.0	0.17	\$3,316	\$1,075,179	\$24.68		Land Table R-6	46.27%
04-25-17-260-020	1223 DOROTHEA RD	07/09/20	\$304,000	\$120,260	\$240,516	\$161,312	\$97,828	55.9	150.0	0.17	\$2,886	\$937,860	\$21.53		Land Table R-6	40.67%
04-25-17-259-008	1591 DOROTHEA RD	07/23/20	\$243,000	\$105,290	\$210,587	\$133,133	\$100,720	57.6	159.0	0.18	\$2,313	\$727,503	\$16.70		Land Table R-6	47.83%
04-25-17-258-021	1440 DOROTHEA RD	10/15/20	\$340,000	\$149,020	\$298,047	\$129,453	\$87,500	50.0	120.0	0.14	\$2,589	\$938,065	\$21.54		Land Table R-6	29.36%
04-25-17-260-027	1456 CATALPA DR	11/19/20	\$314,900	\$138,520	\$277,047	\$136,007	\$98,154	56.1	151.0	0.17	\$2,425	\$786,168	\$18.05		Land Table R-6	35.43%
04-25-17-258-033	1258 DOROTHEA RD	03/20/20	\$269,000	\$118,760	\$237,510	\$118,990	\$87,500	50.0	120.0	0.14	\$2,380	\$862,246	\$19.79		Land Table R-6	36.84%
04-25-17-257-021	1308 FRANKLIN RD	10/09/20	\$250,000	\$113,010	\$226,029	\$103,847	\$79,876	45.6	100.0	0.12	\$2,275	\$903,017	\$20.73		Land Table R-6	35.34%
04-25-17-259-011	1541 DOROTHEA RD	02/12/20	\$285,000	\$131,600	\$263,192	\$122,528	\$100,720	57.6	159.0	0.18	\$2,129	\$669,552	\$15.37		Land Table R-6	38.27%
04-25-17-257-023	1276 FRANKLIN RD	06/01/20	\$255,000	\$123,030	\$246,066	\$111,275	\$102,341	58.5	114.0	0.16	\$1,903	\$708,758	\$16.27		Land Table R-6	41.59%
04-25-17-255-011	1670 DOROTHEA RD	06/30/20	\$289,900	\$139,890	\$279,784	\$108,566	\$98,450	60.0	120.0	0.17	\$1,809	\$657,976	\$15.11		Land Table R-6	35.19%
04-25-17-259-023	1560 CATALPA DR	02/26/19	\$226,000	\$113,090	\$226,183	\$97,971	\$98,154	56.1	151.0	0.17	\$1,747	\$566,306	\$13.00		Land Table R-6	43.40%
04-25-17-260-026	1474 CATALPA DR	05/03/19	\$246,000	\$123,260	\$246,511	\$97,643	\$98,154	56.1	151.0	0.17	\$1,741	\$564,410	\$12.96		Land Table R-6	39.82%
04-25-17-260-015	1307 DOROTHEA RD	06/26/19	\$547,300	\$278,060	\$556,121	\$91,899	\$100,720	57.6	159.0	0.18	\$1,597	\$502,180	\$11.53		Land Table R-6	18.11%
04-25-17-256-008	2789 CASS BLVD	02/06/19	\$162,500	\$87,370	\$174,744	\$71,531	\$83,775	47.9	110.0	0.13	\$1,494	\$567,706	\$13.03		Land Table R-6	47.94%
04-25-17-255-004	2790 FERRIS ST	06/15/20	\$230,000	\$128,550	\$257,093	\$80,507	\$107,600	95.7	110.0	0.25	\$841	\$318,209	\$7.31		Land Table R-6	41.85%
04-25-17-259-016	1674 CATALPA DR	11/27/19	\$144,000	\$88,450	\$176,908	\$65,246	\$98,154	56.1	151.0	0.17	\$1,163	\$377,145	\$8.66		Land Table R-6	55.48%

CITY OF BERKLEY

Land Table R-7

BSA DATABASE		SALES DATA	
Parcel Count	1085	# of Sales	137
ECF Nbhhd	R-7	Sales Ratio	47.68%
Min ECF	1.670	(Land Resid.-Est. Land Value)/Est. LV	14.16%
Max ECF	1.670	Projected % Change	14.14%
Land Table LtoB	39.08%	Projected Land Table LtoB	37.42%
CVT LtoB	38.26%	CVT Sales LtoB	36.44%

	OLD RATE	CALC'D RATE	Used Rate
MEDIAN	\$1,140	\$1,301	\$1,301
MINIMUM	\$455	\$519	\$519
MAXIMUM	\$1,825	\$2,083	\$2,083



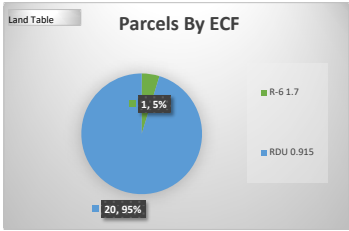
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
04-25-18-429-045	2736 OXFORD RD	11/24/20	\$170,000					42.0	207.4	0.20	\$52	\$207	\$402.00		Land Table R-7	#DIV/0!
04-25-18-402-008	2500 TYLER AVE	12/07/20	\$310,000	\$100,280	\$200,554	\$197,013	\$87,567	48.0	122.5	0.14	\$4,106	\$1,397,255	\$32.08		Land Table R-7	43.66%
04-25-18-378-006	1912 OAKSHIRE AVE	09/02/20	\$320,000	\$107,050	\$214,104	\$196,111	\$90,215	49.4	130.0	0.15	\$3,967	\$1,316,181	\$30.22		Land Table R-7	42.14%
04-25-18-331-020	2219 ROYAL AVE	12/30/20	\$260,000	\$93,910	\$187,811	\$162,404	\$90,215	49.4	130.0	0.15	\$3,285	\$1,089,960	\$25.02		Land Table R-7	48.03%
04-25-18-304-030	2343 BACON AVE	07/15/20	\$329,900	\$121,580	\$243,167	\$176,230	\$89,497	49.0	127.9	0.15	\$3,594	\$1,198,844	\$27.52		Land Table R-7	36.80%
04-25-18-379-003	1960 ROYAL AVE	10/30/20	\$325,000	\$120,080	\$240,159	\$175,056	\$90,215	49.4	130.0	0.15	\$3,541	\$1,174,872	\$26.97		Land Table R-7	37.56%
04-25-18-454-011	1830 GRIFFITH AVE	12/14/20	\$256,000	\$95,320	\$190,633	\$147,903	\$82,536	45.2	108.8	0.13	\$3,270	\$1,183,224	\$27.16		Land Table R-7	43.30%
04-25-18-402-032	2048 GARDNER AVE	12/14/20	\$255,000	\$97,650	\$195,307	\$128,883	\$69,190	37.9	119.5	0.11	\$3,399	\$1,171,664	\$26.90		Land Table R-7	35.43%
04-25-18-477-004	2735 HARVARD RD	09/25/20	\$196,000	\$75,080	\$150,167	\$115,174	\$69,341	38.0	120.0	0.11	\$3,031	\$1,047,036	\$24.04		Land Table R-7	46.18%
04-25-18-431-005	2208 KIPLING AVE	12/13/19	\$264,300	\$104,800	\$209,603	\$137,767	\$83,070	45.5	168.0	0.16	\$3,027	\$883,122	\$20.27		Land Table R-7	39.63%
04-25-18-404-009	2150 TYLER AVE	12/20/19	\$249,000	\$98,740	\$197,480	\$139,087	\$87,567	48.0	122.5	0.14	\$2,899	\$986,433	\$22.65		Land Table R-7	44.34%
04-25-18-326-022	2481 PHILLIPS AVE	10/19/20	\$233,000	\$92,440	\$184,879	\$138,336	\$90,215	49.4	130.0	0.15	\$2,798	\$928,430	\$21.31		Land Table R-7	48.80%
04-25-18-354-004	1944 CUMMINGS AVE	11/05/20	\$300,000	\$119,040	\$238,081	\$153,169	\$91,250	50.0	133.0	0.15	\$3,063	\$1,001,105	\$22.98		Land Table R-7	38.33%
04-25-18-351-024	1827 ELLWOOD AVE	09/28/20	\$284,000	\$113,040	\$249,163	\$149,163	\$91,250	50.0	133.0	0.15	\$2,983	\$974,922	\$22.38		Land Table R-7	40.36%
04-25-18-454-001	1992 GRIFFITH AVE	12/21/20	\$215,000	\$87,080	\$174,167	\$107,547	\$66,714	36.6	111.1	0.10	\$2,942	\$1,054,382	\$24.21		Land Table R-7	38.30%
04-25-18-378-024	1827 ROYAL AVE	12/30/20	\$300,000	\$121,670	\$243,332	\$146,883	\$90,215	49.4	130.0	0.15	\$2,971	\$985,792	\$22.63		Land Table R-7	37.07%
04-25-18-402-048	2047 ROYAL AVE	07/20/20	\$239,475	\$98,130	\$196,257	\$110,240	\$67,022	36.7	112.1	0.10	\$3,002	\$1,070,291	\$24.57		Land Table R-7	34.15%
04-25-18-431-011	2735 OXFORD RD	09/04/20	\$299,000	\$123,070	\$246,146	\$141,079	\$88,225	48.3	176.2	0.17	\$2,918	\$829,876	\$19.05		Land Table R-7	35.84%
04-25-18-307-021	2191 CUMMINGS AVE	11/13/20	\$265,000	\$109,440	\$218,884	\$137,366	\$91,250	50.0	133.0	0.15	\$2,747	\$897,817	\$20.61		Land Table R-7	41.69%
04-25-18-454-028	1919 ROYAL AVE	06/12/19	\$240,100	\$99,390	\$198,771	\$142,958	\$101,629	72.8	110.0	0.20	\$1,965	\$707,713	\$16.25		Land Table R-7	51.13%
04-25-18-302-033	2311 THOMAS AVE	10/29/20	\$247,000	\$103,400	\$206,795	\$115,687	\$75,482	41.4	133.0	0.13	\$2,797	\$918,151	\$21.08		Land Table R-7	36.50%
04-25-18-376-021	1911 PHILLIPS AVE	10/23/20	\$255,000	\$106,880	\$213,763	\$131,452	\$90,215	49.4	130.0	0.15	\$2,659	\$882,228	\$20.25		Land Table R-7	42.20%
04-25-18-378-008	1864 OAKSHIRE AVE	08/06/20	\$285,000	\$119,560	\$239,127	\$136,088	\$90,215	49.4	130.0	0.15	\$2,753	\$913,342	\$20.97		Land Table R-7	37.73%
04-25-18-451-001	1992 BUCKINGHAM AVE	06/04/19	\$313,000	\$131,600	\$263,199	\$148,308	\$98,507	57.6	122.5	0.17	\$2,576	\$877,562	\$20.15		Land Table R-7	37.43%
04-25-18-304-021	2481 BACON AVE	08/04/20	\$237,000	\$100,160	\$200,321	\$124,045	\$87,366	47.9	121.9	0.14	\$2,591	\$886,036	\$20.34		Land Table R-7	43.61%
04-25-18-376-002	1976 BACON AVE	12/27/19	\$230,000	\$97,940	\$195,883	\$124,332	\$90,215	49.4	130.0	0.15	\$2,515	\$834,443	\$19.16		Land Table R-7	46.06%
04-25-18-353-005	1928 THOMAS AVE	06/12/19	\$235,000	\$100,160	\$200,313	\$125,937	\$91,250	50.0	133.0	0.15	\$2,519	\$823,118	\$18.90		Land Table R-7	45.55%
04-25-18-326-011	2400 BACON AVE	08/21/19	\$239,000	\$102,650	\$205,290	\$123,925	\$90,215	49.4	130.0	0.15	\$2,507	\$831,711	\$19.09		Land Table R-7	43.95%
04-25-18-331-001	2280 OAKSHIRE AVE	07/10/20	\$260,000	\$111,730	\$223,469	\$126,746	\$90,215	49.4	130.0	0.15	\$2,564	\$850,644	\$19.53		Land Table R-7	40.37%
04-25-18-332-006	2176 ROYAL AVE	07/10/20	\$280,000	\$120,950	\$241,904	\$128,311	\$90,215	49.4	130.0	0.15	\$2,596	\$861,148	\$19.77		Land Table R-7	37.29%
04-25-18-451-016	1949 TYLER AVE	07/19/19	\$290,000	\$125,530	\$251,063	\$126,504	\$87,567	48.0	122.5	0.14	\$2,636	\$897,191	\$20.60		Land Table R-7	34.88%
04-25-18-329-004	3429 CATALPA DR	05/30/19	\$247,500	\$107,870	\$215,743	\$110,881	\$79,124	43.4	100.0	0.12	\$2,557	\$964,183	\$22.13		Land Table R-7	36.68%
04-25-18-376-017	1975 PHILLIPS AVE	09/30/20	\$226,500	\$98,950	\$197,907	\$118,808	\$90,215	49.4	130.0	0.15	\$2,403	\$797,369	\$18.31		Land Table R-7	45.58%
04-25-18-303-031	2359 CUMMINGS AVE	04/16/20	\$300,000	\$131,250	\$262,493	\$128,757	\$91,250	50.0	133.0	0.15	\$2,575	\$841,549	\$19.32		Land Table R-7	34.76%
04-25-18-332-021	2191 BUCKINGHAM AVE	07/06/20	\$350,000	\$153,280	\$306,559	\$141,599	\$98,158	53.8	153.9	0.18	\$2,633	\$799,994	\$18.37		Land Table R-7	32.02%
04-25-18-328-033	2311 ROYAL AVE	10/09/19	\$290,000	\$127,010	\$254,019	\$126,196	\$90,215	49.4	130.0	0.15	\$2,553	\$846,953	\$19.44		Land Table R-7	35.52%
04-25-18-428-011	2371 KIPLING AVE	08/15/19	\$231,000	\$101,600	\$203,194	\$121,827	\$94,021	51.5	141.2	0.16	\$2,365	\$752,019	\$17.26		Land Table R-7	46.27%
04-25-18-402-042	2143 ROYAL AVE	11/13/20	\$215,000	\$94,630	\$189,262	\$110,052	\$84,314	46.2	113.6	0.13	\$2,382	\$846,554	\$19.43		Land Table R-7	44.55%
04-25-18-303-002	2566 THOMAS AVE	12/11/20	\$224,900	\$99,370	\$198,745	\$111,018	\$84,863	46.5	133.0	0.14	\$2,387	\$781,817	\$17.95		Land Table R-7	42.70%
04-25-18-331-004	2222 OAKSHIRE AVE	07/10/20	\$297,000	\$131,360	\$262,713	\$124,502	\$90,215	49.4	130.0	0.15	\$2,519	\$835,584	\$19.18		Land Table R-7	34.34%
04-25-18-452-023	1843 GARDNER AVE	07/24/19	\$285,000	\$126,140	\$252,283	\$102,770	\$70,053	38.4	122.5	0.11	\$2,677	\$917,589	\$21.06		Land Table R-7	27.77%
04-25-18-329-017	2360 ROYAL AVE	05/27/20	\$227,000	\$100,490	\$200,982	\$116,233	\$90,215	49.4	130.0	0.15	\$2,351	\$780,087	\$17.91		Land Table R-7	44.89%
04-25-18-327-031	2343 OAKSHIRE AVE	01/10/20	\$245,000	\$108,670	\$217,345	\$117,870	\$90,215	49.4	130.0	0.15	\$2,384	\$791,074	\$18.16		Land Table R-7	41.51%
04-25-18-331-005	2192 OAKSHIRE AVE	09/18/20	\$245,500	\$109,000	\$217,993	\$117,722	\$90,215	49.4	130.0	0.15	\$2,381	\$790,081	\$18.14		Land Table R-7	41.38%
04-25-18-328-016	2360 OAKSHIRE AVE	10/02/20	\$227,000	\$101,340	\$202,671	\$114,544	\$90,215	49.4	130.0	0.15	\$2,317	\$768,752	\$17.65		Land Table R-7	44.51%
04-25-18-403-012	2086 BUCKINGHAM AVE	11/06/20	\$167,900	\$74,970	\$149,937	\$88,016	\$70,053	38.4	122.5	0.11	\$2,393	\$785,857	\$18.04		Land Table R-7	46.72%
04-25-18-306-021	2175 THOMAS AVE	07/20/20	\$250,000	\$111,890	\$223,776	\$117,474	\$91,250	50.0	133.0	0.15	\$2,349	\$767,804	\$17.63		Land Table R-7	40.78%
04-25-18-306-018	2239 THOMAS AVE	04/02/19	\$235,000	\$105,290	\$210,571	\$115,679	\$91,250	50.0	133.0	0.15	\$2,314	\$756,072	\$17.36		Land Table R-7	43.33%
04-25-18-353-017	1943 CUMMINGS AVE	02/26/20	\$226,000	\$101,710	\$203,411	\$113,839	\$91,250	50.0	133.0	0.15	\$2,277	\$744,046	\$17.08		Land Table R-7	44.86%
04-25-18-379-014	1991 BUCKINGHAM AVE	11/23/19	\$240,000	\$108,100	\$216,199	\$124,416	\$100,615	55.1	161.7	0.19	\$2,257	\$668,903	\$15.36		Land Table R-7	46.54%
04-25-18-303-022	2519 CUMMINGS AVE	12/11/19	\$250,500	\$112,990	\$225,974	\$115,776	\$91,250	50.0	133.0	0.15	\$2,316	\$756,706	\$17.37		Land Table R-7	40.38%
04-25-18-352-018	1943 THOMAS AVE	08/12/19	\$231,210	\$104,500	\$209,003	\$113,457	\$91,250	50.0	133.0	0.15	\$2,269	\$741,549	\$17.02		Land Table R-7	43.66%
04-25-18-428-015	2311 KIPLING AVE	12/18/20	\$491,450	\$222,340	\$444,689	\$140,782	\$94,021	51.5	141.2	0.16	\$2,733	\$869,025	\$19.95		Land Table R-7	21.14%
04-25-18-377-003	1960 PHILLIPS AVE	08/15/19	\$205,000	\$92,820	\$185,639	\$109,576	\$90,215	49.4	130.0	0.15	\$2,217	\$735,409	\$16.88		Land Table R-7	48.60%
04-25-18-402-041	2163 ROYAL AVE	12/06/19	\$300,000	\$136,000	\$272,000	\$112,407	\$84,407	46.3	113.8	0.13	\$2,430	\$858,069	\$19.70		Land Table R-7	31.03%
04-25-18-332-014	2044 ROYAL AVE	06/12/20	\$234,000	\$106,150	\$212,295	\$111,920	\$90,215	49.4	130.0	0.15	\$2,264	\$751,141	\$17.24		Land Table R-7	42.50%

CITY OF BERKLEY

Land Table RDU

BSA DATABASE		SALES DATA	
Parcel Count	21	# of Sales	2
ECF Nbhd	R-6, RDU	Sales Ratio	37.02%
Min ECF	0.915	(Land Resid.-Est. Land Value)/Est. LV	84.70%
Max ECF	1.700	Projected % Change	21.18%
Land Table LtoB	46.05%	Projected Land Table LtoB	46.13%
CVT LtoB	38.26%	CVT Sales LtoB	36.44%

	OLD RATE	CALC'D RATE	Used Rate
MEDIAN	\$35,650	\$65,844	\$43,201
MINIMUM	\$35,650	\$65,844	\$43,201
MAXIMUM	\$35,650	\$65,844	\$43,201



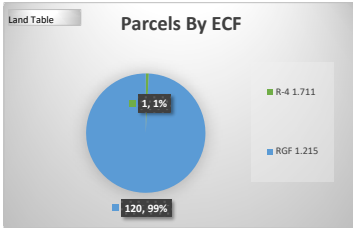
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
04-25-17-382-012	1977 PRINCETON RD	12/08/20	\$120,000	\$40,520	\$81,033	\$74,617	\$35,650	35.0	114.0	0.09	\$2,132	\$811,054	\$18.62		Land Table RDU	43.99%
04-25-17-382-013	1967 PRINCETON RD	09/17/20	\$112,600	\$45,590	\$91,179	\$57,071	\$35,650	35.0	114.0	0.09	\$1,631	\$620,337	\$14.24		Land Table RDU	39.10%

CITY OF BERKLEY

Land Table RGF

BSA DATABASE		SALES DATA	
Parcel Count	121	# of Sales	11
ECF Nbhd	RGF, R-4	Sales Ratio	43.40%
Min ECF	1.215	(Land Resid.-Est. Land Value)/Est. LV	39.21%
Max ECF	1.711	Projected % Change	20.00%
Land Table LtoB	39.44%	Projected Land Table LtoB	43.23%
CVT LtoB	38.26%	CVT Sales LtoB	36.44%

	OLD RATE	CALC'D RATE	Used Rate
MEDIAN	\$625	\$870	\$750
MINIMUM	\$250	\$348	\$300
MAXIMUM	\$1,000	\$1,392	\$1,200



Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Land to Building
04-25-07-351-005	3912 GREENFIELD RD	09/02/20	\$170,000	\$60,610	\$121,215	\$98,785	\$50,000	50.0	115.0	0.13	\$1,976	\$748,371	\$17.18		Land Table RGF	41.25%
04-25-07-351-012	3796 GREENFIELD RD	10/27/20	\$170,000	\$62,820	\$125,631	\$94,369	\$50,000	50.0	115.0	0.13	\$1,887	\$714,917	\$16.41		Land Table RGF	39.80%
04-25-18-151-017	2660 GREENFIELD RD	08/15/19	\$175,000	\$65,060	\$130,123	\$83,671	\$38,794	38.8	108.2	0.10	\$2,157	\$845,162	\$19.40		Land Table RGF	29.81%
04-25-18-301-001	2574 GREENFIELD RD	06/09/20	\$166,500	\$65,630	\$131,265	\$89,038	\$53,803	53.8	128.2	0.15	\$1,655	\$593,587	\$13.63		Land Table RGF	40.99%
04-25-18-351-009	1846 GREENFIELD RD	10/06/20	\$127,500	\$51,800	\$103,602	\$69,603	\$45,705	53.8	133.0	0.15	\$1,294	\$454,922	\$10.44		Land Table RGF	44.12%
04-25-07-355-010	3540 GREENFIELD RD	03/06/19	\$157,000	\$72,200	\$144,399	\$62,601	\$50,000	50.0	115.0	0.13	\$1,252	\$474,250	\$10.89		Land Table RGF	34.63%
04-25-07-355-007	3596 GREENFIELD RD	08/09/19	\$119,500	\$57,210	\$114,414	\$55,086	\$50,000	50.0	115.0	0.13	\$1,102	\$417,318	\$9.58		Land Table RGF	43.70%
04-25-18-105-018	2958 GREENFIELD RD	02/22/19	\$120,000	\$59,870	\$119,745	\$38,709	\$38,454	38.5	106.3	0.10	\$1,007	\$394,990	\$9.07		Land Table RGF	32.11%
04-25-07-351-016	3714 GREENFIELD RD	12/03/19	\$125,000	\$62,420	\$124,833	\$50,167	\$50,000	50.0	115.0	0.13	\$1,003	\$380,053	\$8.72		Land Table RGF	40.05%
04-25-07-355-001	3692 GREENFIELD RD	05/08/19	\$110,000	\$56,360	\$112,716	\$43,566	\$46,282	46.3	130.2	0.13	\$941	\$335,123	\$7.69		Land Table RGF	41.06%
04-25-07-301-012	4114 GREENFIELD RD	01/11/19	\$112,000	\$59,740	\$119,480	\$42,520	\$50,000	50.0	115.0	0.13	\$850	\$322,121	\$7.39		Land Table RGF	41.85%