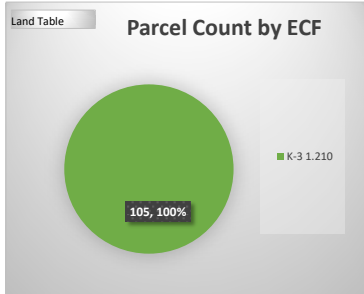


CITY OF BLOOMFIELD

Land table K-3

BSA DATABASE		SALES DATA	
Parcel Count	105	# of Sales	12
ECF Nbhd	K-3	Sales Ratio	46.98%
Min ECF	1.210	(Land Resid.-Est. Land Value)/Est. LV	37.62%
Max ECF	1.210	Projected % Change	40.00%
Land Table LtoB	17.29%	Projected Land Table LtoB	22.41%
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$30,500	\$41,975	\$42,700
MINIMUM	\$24,500	\$33,717	\$34,300
MAXIMUM	\$37,000	\$50,920	\$51,800



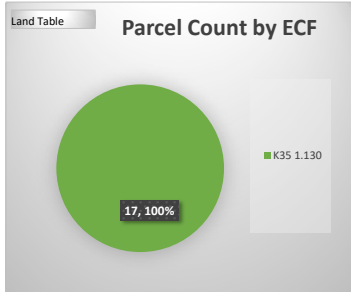
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Code	Land to Building
12-19-14-127-015	1720 TIVERTON RD	02/14/20	\$155,000	\$90,500	\$181,002	\$10,998	\$37,000	0.0	0.0	0.23	#DIV/0!	\$47,817	\$1.10		Land Table K-3	405	20.44%
12-19-14-127-076	1783 HUNTINGWOOD LN	09/19/19	\$145,000	\$77,520	\$155,049	\$20,451	\$30,500	0.0	0.0	0.21	#DIV/0!	\$97,386	\$2.24		Land Table K-3	405	19.67%
12-19-14-127-057	1733 HUNTINGWOOD LN	05/01/19	\$158,500	\$77,810	\$155,621	\$33,379	\$30,500	0.0	0.0	0.21	#DIV/0!	\$158,948	\$3.65		Land Table K-3	405	19.60%
12-19-14-177-007	150 E LONG LAKE RD	09/01/20	\$236,000	\$98,520	\$197,045	\$75,955	\$37,000	0.0	0.0	0.22	#DIV/0!	\$345,250	\$7.93		Land Table K-3	405	18.78%
12-19-14-177-008	150 E LONG LAKE RD	12/28/20	\$228,000	\$99,450	\$198,908	\$66,092	\$37,000	0.0	0.0	0.22	#DIV/0!	\$300,418	\$6.90		Land Table K-3	405	18.60%
12-19-14-127-025	1750 TIVERTON RD	08/15/19	\$222,000	\$101,030	\$202,066	\$56,934	\$37,000	0.0	0.0	0.23	#DIV/0!	\$247,539	\$5.68		Land Table K-3	405	18.31%
12-19-14-127-046	1705 HUNTINGWOOD LN	06/25/20	\$199,000	\$83,380	\$166,757	\$62,743	\$30,500	0.0	0.0	0.21	#DIV/0!	\$298,776	\$6.86		Land Table K-3	405	18.29%
12-19-14-127-062	1761 HUNTINGWOOD LN	12/14/20	\$222,500	\$87,460	\$174,929	\$78,071	\$30,500	0.0	0.0	0.21	#DIV/0!	\$371,767	\$8.53		Land Table K-3	405	17.44%
12-19-10-426-044	110 E HICKORY GROVE RD	08/20/20	\$185,000	\$82,310	\$164,619	\$44,881	\$24,500	0.0	0.0	0.22	#DIV/0!	\$204,005	\$4.68		Land Table K-3	405	14.88%
12-19-10-426-023	136 E HICKORY GROVE RD	02/11/19	\$165,000	\$86,380	\$172,756	\$16,744	\$24,500	0.0	0.0	0.22	#DIV/0!	\$76,109	\$1.75		Land Table K-3	405	14.18%
12-19-10-426-024	134 E HICKORY GROVE RD	12/12/19	\$160,000	\$90,550	\$181,108	\$3,392	\$24,500	0.0	0.0	0.22	#DIV/0!	\$15,418	\$0.35		Land Table K-3	405	13.53%
12-19-10-426-048	102 E HICKORY GROVE RD	03/29/19	\$214,000	\$100,850	\$201,692	\$36,808	\$24,500	0.0	0.0	0.22	#DIV/0!	\$167,309	\$3.84		Land Table K-3	405	12.15%

CITY OF BLOOMFIELD

Land table K35

BSA DATABASE	SALES DATA		
Parcel Count	17	# of Sales	1
ECF Nbhd	K35	Sales Ratio	49.63%
Min ECF	1.130	(Land Resid.-Est. Land Value)/Est. LV	4.83%
Max ECF	1.130	Projected % Change	0.00%
Land Table LtoB	18.88%	Projected Land Table LtoB	15.48%
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$126,000	\$132,089	\$126,000
MINIMUM	\$126,000	\$132,089	\$126,000
MAXIMUM	\$126,000	\$132,089	\$126,000



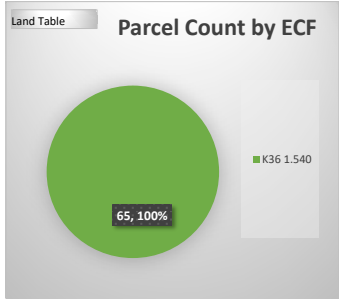
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Code	Land to Building
12-19-14-303-032	45 VAUGHAN RIDGE RD	06/25/19	\$820,000	\$406,960	\$813,911	\$132,089	\$126,000	0.0	0.0	0.52	#DIV/0!	\$254,017	\$5.83		Land Table K35	405	15.48%

CITY OF BLOOMFIELD

Land table K36

BSA DATABASE	SALES DATA	
Parcel Count	65	# of Sales
ECF Nbhd	K36	Sales Ratio
Min ECF	1.540	(Land Resid.-Est. Land Value)/Est. LV
Max ECF	1.540	Projected % Change
Land Table LtoB	13.61%	Projected Land Table LtoB
CVT LtoB	21.98%	CVT Sales LtoB

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$38,000	\$57,098	\$57,000
MINIMUM	\$38,000	\$57,098	\$57,000
MAXIMUM	\$38,000	\$57,098	\$57,000



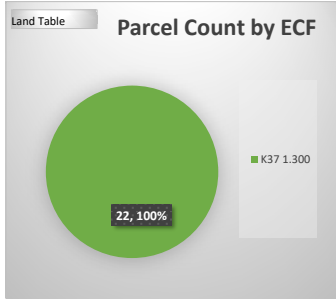
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Code	Land to Building
12-19-14-326-050	1050 STRATFORD LN	11/30/20	\$182,500	\$104,230	\$208,467	\$12,033	\$38,000	0.0	0.0	0.23	#DIV/0!	\$52,317	\$1.20		Land Table K36	405	18.23%
12-19-14-326-047	1056 STRATFORD LN	09/23/20	\$210,000	\$105,030	\$210,055	\$37,945	\$38,000	0.0	0.0	0.23	#DIV/0!	\$164,978	\$3.79		Land Table K36	405	18.09%
12-19-14-326-068	964 STRATFORD LN	11/30/20	\$332,000	\$114,960	\$229,912	\$140,088	\$38,000	0.0	0.0	0.23	#DIV/0!	\$609,078	\$13.98		Land Table K36	405	16.53%
12-19-14-326-062	980 STRATFORD LN	01/29/20	\$280,000	\$116,610	\$233,222	\$84,778	\$38,000	0.0	0.0	0.23	#DIV/0!	\$368,600	\$8.46		Land Table K36	405	16.29%
12-19-14-326-049	1052 STRATFORD LN	12/17/19	\$265,000	\$119,580	\$239,166	\$63,834	\$38,000	0.0	0.0	0.23	#DIV/0!	\$277,539	\$6.37		Land Table K36	405	15.89%
12-19-14-326-044	1064 STRATFORD LN	10/13/20	\$275,000	\$122,800	\$245,594	\$67,406	\$38,000	0.0	0.0	0.23	#DIV/0!	\$293,070	\$6.73		Land Table K36	405	15.47%
12-19-14-326-038	1057 STRATFORD LN	06/25/20	\$260,000	\$154,430	\$308,867	(\$10,867)	\$38,000	0.0	0.0	0.23	#DIV/0!	(\$47,248)	(\$1.08)		Land Table K36	405	12.30%
12-19-14-326-029	977 STRATFORD LN	03/01/19	\$315,000	\$158,670	\$317,344	\$35,656	\$38,000	0.0	0.0	0.23	#DIV/0!	\$155,026	\$3.56		Land Table K36	405	11.97%
12-19-14-326-057	1006 STRATFORD LN	10/30/20	\$420,600	\$160,000	\$319,991	\$138,609	\$38,000	0.0	0.0	0.23	#DIV/0!	\$602,648	\$13.83		Land Table K36	405	11.88%
12-19-14-326-016	1051 STRATFORD LN	06/11/19	\$329,500	\$183,000	\$366,005	\$1,495	\$38,000	0.0	0.0	0.23	#DIV/0!	\$6,500	\$0.15		Land Table K36	405	10.38%

CITY OF BLOOMFIELD

Land table K37

BSA DATABASE		SALES DATA	
Parcel Count	22	# of Sales	3
ECF Nbhd	K37	Sales Ratio	47.34%
Min ECF	1.300	(Land Resid.-Est. Land Value)/Est. LV	31.47%
Max ECF	1.300	Projected % Change	16.40%
Land Table LtoB	20.30%	Projected Land Table LtoB	20.19%
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$94,500	\$124,236	\$110,000
MINIMUM	\$94,500	\$124,236	\$110,000
MAXIMUM	\$94,500	\$124,236	\$110,000



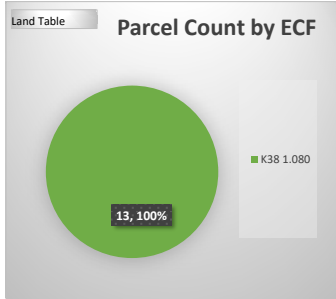
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Code	Land to Building
12-19-14-326-104	997 STRATFORD PL	12/10/19	\$497,500	\$228,710	\$457,418	\$134,582	\$94,500	0.0	0.0	0.34	#DIV/0!	\$395,829	\$9.09		Land Table K37	405	20.66%
12-19-14-326-088	1026 STRATFORD PL	04/30/20	\$555,000	\$261,470	\$522,941	\$126,559	\$94,500	0.0	0.0	0.34	#DIV/0!	\$372,232	\$8.55		Land Table K37	405	18.07%
12-19-14-326-091	1018 STRATFORD PL	10/13/20	\$625,000	\$303,970	\$607,934	\$111,566	\$94,500	0.0	0.0	0.34	#DIV/0!	\$328,135	\$7.53		Land Table K37	405	15.54%

CITY OF BLOOMFIELD

Land table K38

BSA DATABASE		SALES DATA	
Parcel Count	13	# of Sales	1
ECF Nbhd	K38	Sales Ratio	49.91%
Min ECF	1.080	(Land Resid.-Est. Land Value)/Est. LV	0.88%
Max ECF	1.080	Projected % Change	0.00%
Land Table LtoB	19.28%	Projected Land Table LtoB	19.72%
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$94,500	\$95,327	\$94,500
MINIMUM	\$94,500	\$95,327	\$94,500
MAXIMUM	\$94,500	\$95,327	\$94,500



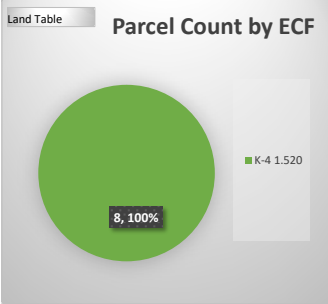
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Code	Land to Building
12-19-14-326-092	1020 STRATFORD PL	08/02/19	\$480,000	\$239,590	\$479,173	\$95,327	\$94,500	0.0	0.0	0.34	#DIV/0!	\$280,374	\$6.44		Land Table K38	405	19.72%

CITY OF BLOOMFIELD

Land table K-4

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	0
ECF Nbhd	K-4	Sales Ratio	#DIV/0!
Min ECF	1.520	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.520	Projected % Change	0.00%
Land Table LtoB	18.72%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$52,510	#DIV/0!	\$52,510
MINIMUM	\$52,510	#DIV/0!	\$52,510
MAXIMUM	\$52,510	#DIV/0!	\$52,510



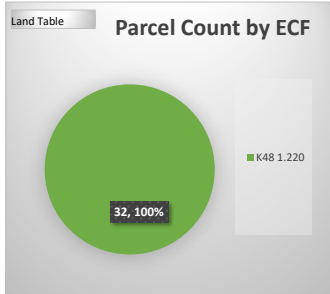
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Code	Land to Building
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CITY OF BLOOMFIELD

Land table K48

BSA DATABASE		SALES DATA	
Parcel Count	32	# of Sales	6
ECF Nbhd	K48	Sales Ratio	54.29%
Min ECF	1.220	(Land Resid.-Est. Land Value)/Est. LV	-50.24%
Max ECF	1.220	Projected % Change	0.00%
Land Table LtoB	14.30%	Projected Land Table LtoB	15.72%
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$121,176	\$60,298	\$121,176
MINIMUM	\$121,176	\$60,298	\$121,176
MAXIMUM	\$121,176	\$60,298	\$121,176



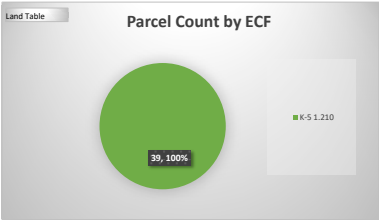
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Code	Land to Building
12-19-23-228-064	160 KIRKWOOD CT	09/24/20	\$680,000	\$330,480	\$660,956	\$140,220	\$121,176	0.0	0.0	0.41	#DIV/0!	\$342,000	\$7.85		Land Table K48	405	18.33%
12-19-23-251-045	109 BOULDER LN	03/10/20	\$805,000	\$352,500	\$704,994	\$221,182	\$121,176	0.0	0.0	0.01	#DIV/0!	\$22,118,200	\$507.76		Land Table K48	405	17.19%
12-19-23-228-053	173 KIRKWOOD CT	12/01/20	\$658,000	\$371,480	\$742,969	\$36,207	\$121,176	0.0	0.0	0.41	#DIV/0!	\$88,310	\$2.03		Land Table K48	405	16.31%
12-19-23-228-062	164 KIRKWOOD CT	08/31/20	\$617,000	\$371,520	\$743,034	(\$4,858)	\$121,176	0.0	0.0	0.41	#DIV/0!	(\$11,849)	(\$0.27)		Land Table K48	405	16.31%
12-19-23-228-049	760 WINDEMERE CT	04/06/20	\$785,000	\$420,810	\$841,613	\$64,563	\$121,176	0.0	0.0	0.41	#DIV/0!	\$157,471	\$3.62		Land Table K48	405	14.40%
12-19-23-228-043	723 WINDEMERE CT	01/08/20	\$715,000	\$465,850	\$931,701	(\$95,525)	\$121,176	0.0	0.0	0.41	#DIV/0!	(\$232,988)	(\$5.35)		Land Table K48	405	13.01%

CITY OF BLOOMFIELD

Land table K-5

BSA DATABASE		SALES DATA	
Parcel Count	39	# of Sales	5
ECF Nbhd	K-5	Sales Ratio	46.99%
Min ECF	1.210	(Land Resid.-Est. Land Value)/Est. LV	33.22%
Max ECF	1.210	Projected % Change	20.00%
Land Table LtoB	19.91%	Projected Land Table LtoB	22.28%
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$52,500	\$69,943	\$63,000
MINIMUM	\$49,000	\$65,280	\$58,800
MAXIMUM	\$56,000	\$74,606	\$67,200



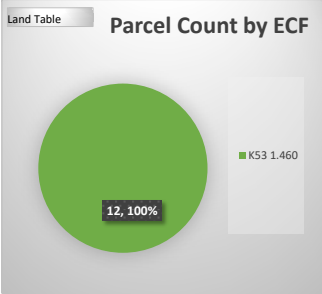
Parcel Number	Street Address	Sale Date	Sale Price	Curr# Assmt#	Curr# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft	Other Parcel# in Sale	Land Table	Code	Land to Building
12-19-10-426-064	174 E HICKORY GROVE RD	04/15/20	\$119,000	\$73,160	\$146,325	\$28,675	\$56,000	0.0	0.0	0.30	#DIV/0!	\$95,583	\$2.19		Land Table K-5	405	38.27%
12-19-15-427-011	18 BARBOUR LN	07/15/19	\$355,000	\$134,010	\$268,021	\$135,979	\$49,000	0.0	0.0	0.26	#DIV/0!	\$522,996	\$12.01		Land Table K-5	405	18.28%
12-19-14-127-033	175 E LONG LAKE RD	03/13/19	\$250,000	\$154,720	\$309,440	(\$3,440)	\$56,000	0.0	0.0	0.23	#DIV/0!	(\$14,957)	(\$0.34)		Land Table K-5	405	18.10%
12-19-14-127-031	169 E LONG LAKE RD	10/18/19	\$345,000	\$165,040	\$330,084	\$70,916	\$56,000	0.0	0.0	0.23	#DIV/0!	\$308,330	\$7.08		Land Table K-5	405	16.97%
12-19-15-427-023	227 BARDEN RD	12/23/20	\$398,900	\$162,830	\$325,652	\$122,248	\$49,000	0.0	0.0	0.26	#DIV/0!	\$470,185	\$10.79		Land Table K-5	405	15.05%

CITY OF BLOOMFIELD

Land table K53

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	2
ECF Nbhd	K53	Sales Ratio	45.48%
Min ECF	1.460	(Land Resid.-Est. Land Value)/Est. LV	60.50%
Max ECF	1.460	Projected % Change	28.21%
Land Table LtoB	17.60%	Projected Land Table LtoB	20.11%
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$78,000	\$125,190	\$100,000
MINIMUM	\$78,000	\$125,190	\$100,000
MAXIMUM	\$78,000	\$125,190	\$100,000



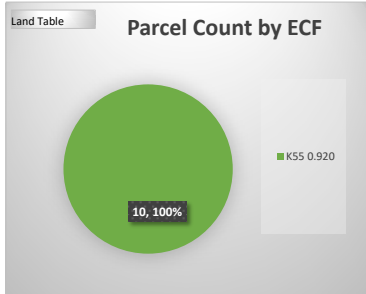
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Efec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Code	Land to Building
12-19-23-251-035	743 ARBOR CT	11/08/19	\$425,000	\$223,300	\$446,606	\$56,394	\$78,000	0.0	0.0	0.28	#DIV/0!	\$201,407	\$4.62		Land Table K53	405	17.47%
12-19-23-251-034	739 ARBOR CT	03/12/19	\$620,000	\$252,010	\$504,015	\$193,985	\$78,000	0.0	0.0	0.28	#DIV/0!	\$692,804	\$15.90		Land Table K53	405	15.48%

CITY OF BLOOMFIELD

Land table K55

BSA DATABASE		SALES DATA	
Parcel Count	10	# of Sales	3
ECF Nbhd	K55	Sales Ratio	48.13%
Min ECF	0.920	(Land Resid.-Est. Land Value)/Est. LV	20.41%
Max ECF	0.920	Projected % Change	0.00%
Land Table LtoB	19.95%	Projected Land Table LtoB	18.99%
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$130,000	\$156,531	\$130,000
MINIMUM	\$130,000	\$156,531	\$130,000
MAXIMUM	\$130,000	\$156,531	\$130,000



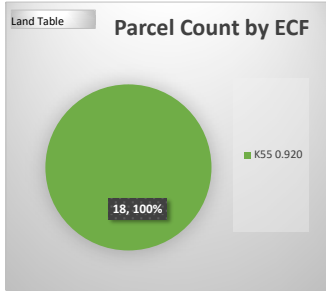
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Efec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Code	Land to Building
12-19-15-226-005	965 BLOOMFIELD WOODS	05/04/20	\$725,000	\$324,810	\$649,621	\$205,379	\$130,000	0.0	0.0	0.62	#DIV/0!	\$331,256	\$7.60		Land Table K55	405	20.01%
12-19-15-226-011	981 BLOOMFIELD WOODS	02/14/20	\$550,000	\$332,970	\$665,930	\$14,070	\$130,000	0.0	0.0	0.62	#DIV/0!	\$22,694	\$0.52		Land Table K55	405	19.52%
12-19-15-226-007	957 BLOOMFIELD WOODS	05/01/19	\$858,000	\$368,930	\$737,857	\$250,143	\$130,000	0.0	0.0	0.62	#DIV/0!	\$403,456	\$9.26		Land Table K55	405	17.62%

CITY OF BLOOMFIELD

Land table K56

BSA DATABASE	SALES DATA		
Parcel Count	18	# of Sales	4
ECF Nbhd	K55	Sales Ratio	47.75%
Min ECF	0.920	(Land Resid.-Est. Land Value)/Est. LV	25.23%
Max ECF	0.920	Projected % Change	0.00%
Land Table LtoB	23.04%	Projected Land Table LtoB	18.64%
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$295,000	\$369,428	\$295,000
MINIMUM	\$148,000	\$185,340	\$148,000
MAXIMUM	\$441,000	\$552,264	\$441,000



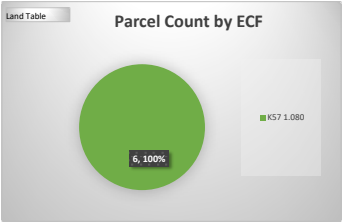
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Code	Land to Building
12-19-15-229-005	50 SCENIC OAKS DR	07/17/19	\$1,100,000	\$389,070	\$778,138	\$475,352	\$153,490	0.0	0.0	0.40	#DIV/0!	\$1,188,380	\$27.28		Land Table K56	405	19.73%
12-19-15-228-002	69 SCENIC OAKS DR	10/03/19	\$1,050,000	\$617,390	\$1,234,785	\$45,449	\$230,234	0.0	0.0	0.52	#DIV/0!	\$87,402	\$2.01		Land Table K56	405	18.65%
12-19-15-229-004	55 SCENIC OAKS DR	03/23/20	\$800,000	\$444,940	\$889,875	\$75,732	\$165,607	0.0	0.0	0.42	#DIV/0!	\$180,314	\$4.14		Land Table K56	405	18.61%
12-19-15-229-007	30 SCENIC OAKS DR	02/28/20	\$975,000	\$422,950	\$845,900	\$278,550	\$149,450	0.0	0.0	0.36	#DIV/0!	\$773,750	\$17.76		Land Table K56	405	17.67%

CITY OF BLOOMFIELD

Land table K57

BSA DATABASE		SALES DATA	
Parcel Count	6	# of Sales	0
ECF Nbrhd	K57	Sales Ratio	#DIV/0!
Min ECF	1.080	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.080	Projected % Change	0.00%
Land Table LtoB	21.62%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

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



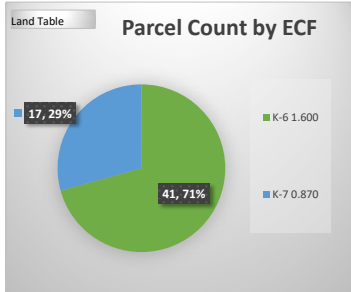
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqPt	Other Parcels in Sale	Land Table	Code	Land to Building
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CITY OF BLOOMFIELD

Land table K-6

BSA DATABASE	SALES DATA	
Parcel Count	58	# of Sales 8
ECF Nbhd	K-6, K-7	Sales Ratio 49.21%
Min ECF	0.870	(Land Resid.-Est. Land Value)/Est. LV 11.29%
Max ECF	1.600	Projected % Change 10.00%
Land Table LtoB	13.90%	Projected Land Table LtoB 15.37%
CVT LtoB	21.98%	CVT Sales Table LtoB 22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$60,450	\$67,274	\$73,995
MINIMUM	\$45,900	\$51,082	\$50,490
MAXIMUM	\$75,000	\$83,467	\$97,500



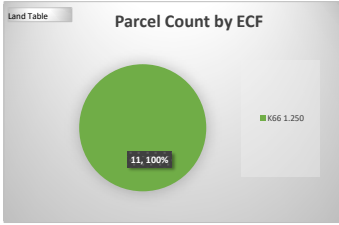
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Code	Land to Building
12-19-10-426-092	2447 HICKORY GLEN DR	03/05/20	\$569,000	\$278,470	\$556,936	\$102,064	\$90,000	0.0	0.0	0.31	#DIV/0!	\$329,239	\$7.56		Land Table K-6	405	16.16%
12-19-10-426-099	2432 HICKORY GLEN DR	07/13/20	\$630,000	\$289,570	\$579,131	\$125,869	\$75,000	0.0	0.0	0.31	#DIV/0!	\$406,029	\$9.32		Land Table K-6	405	12.95%
12-19-10-426-113	2420 HICKORY GLEN DR	07/01/19	\$525,000	\$262,920	\$525,834	\$89,166	\$90,000	0.0	0.0	0.31	#DIV/0!	\$287,632	\$6.60		Land Table K-6	405	17.12%
12-19-10-426-120	2378 HICKORY GLEN DR	01/15/19	\$510,000	\$258,610	\$517,221	\$67,779	\$75,000	0.0	0.0	0.31	#DIV/0!	\$218,642	\$5.02		Land Table K-6	405	14.50%
12-19-15-427-038	109 BARDEN CT	09/10/20	\$415,250	\$192,420	\$384,842	\$76,308	\$45,900	0.0	0.0	0.20	#DIV/0!	\$381,540	\$8.76		Land Table K-6	405	11.93%
12-19-15-427-042	73 BARDEN CT	02/28/19	\$337,500	\$172,830	\$345,652	\$37,748	\$45,900	0.0	0.0	0.20	#DIV/0!	\$188,740	\$4.33		Land Table K-6	405	13.28%
12-19-15-427-043	81 BARDEN CT	12/21/20	\$351,500	\$178,910	\$357,827	\$39,573	\$45,900	0.0	0.0	0.20	#DIV/0!	\$197,865	\$4.54		Land Table K-6	405	12.83%
12-19-15-427-043	81 BARDEN CT	04/12/19	\$345,000	\$178,910	\$357,827	\$33,073	\$45,900	0.0	0.0	0.20	#DIV/0!	\$165,365	\$3.80		Land Table K-6	405	12.83%

CITY OF BLOOMFIELD

Land table K66

BSA DATABASE		SALES DATA	
Parcel Count	11	# of Sales	2
ECF Nbhd	K66	Sales Ratio	47.92%
Min ECF	1.250	(Land Resid.-Est. Land Value)/Est. LV	19.94%
Max ECF	1.250	Projected % Change	-11.97%
Land Table LtoB	19.80%	Projected Land Table LtoB	19.64%
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$181,764	\$218,006	\$160,000
MINIMUM	\$181,764	\$218,006	\$160,000
MAXIMUM	\$181,764	\$218,006	\$160,000



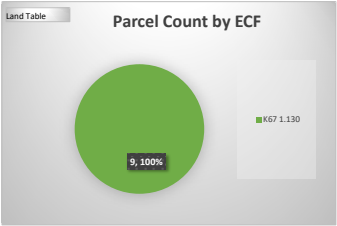
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Code	Land to Building
12-19-15-277-018	7 VAUGHAN XING	08/17/20	\$1,200,000	\$477,090	\$954,188	\$463,929	\$218,117	0.0	0.0	0.21	#DIV/0!	\$2,209,186	\$50.72		Land Table K66	405	22.86%
12-19-15-277-011	10 VAUGHAN XING	10/23/19	\$720,000	\$443,040	\$886,079	\$15,685	\$181,764	0.0	0.0	0.20	#DIV/0!	\$78,425	\$1.80		Land Table K66	405	20.51%

CITY OF BLOOMFIELD

Land table K67

BSA DATABASE		SALES DATA	
Parcel Count	9	# of Sales	0
ECF Nbhd	K67	Sales Ratio	#DIV/0!
Min ECF	1.130	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.130	Projected % Change	10.03%
Land Table LtoB	14.11%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$363,528	#DIV/0!	\$400,000
MINIMUM	\$363,528	#DIV/0!	\$400,000
MAXIMUM	\$363,528	#DIV/0!	\$400,000



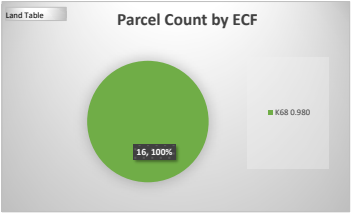
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CITY OF BLOOMFIELD

Land table K68

BSA DATABASE		SALES DATA	
Parcel Count	16	# of Sales	1
ECF Nbhhd	K68	Sales Ratio	49.52%
Min ECF	0.980	(Land Resid.-Est. Land Value)/Est. LV	6.37%
Max ECF	0.990	Projected % Change	0.00%
Land Table LtoB	13.65%	Projected Land Table LtoB	15.31%
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$453,500	\$482,392	\$453,500
MINIMUM	\$275,500	\$293,052	\$275,500
MAXIMUM	\$657,000	\$698,856	\$657,000



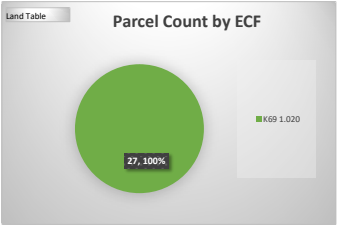
Parcel Number	Street Address	Sale Date	Sale Price	Curr# Asmnt#	Curr# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF #DIV/0!	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Code	Land to Building
12-19-10-328-014	604 BARRINGTON PARK DR	12/16/19	\$1,875,000	\$928,440	\$1,856,884	\$302,476	\$284,360	0.0	0.0	1.50		\$201,651	\$4.63		Land Table K68	405	15.31%

CITY OF BLOOMFIELD

Land table K69

BSA DATABASE		SALES DATA	
Parcel Count	27	# of Sales	1
ECF Nbhd	K69	Sales Ratio	68.33%
Min ECF	1.020	(Land Resid.-Est. Land Value)/Est. LV	-26.82%
Max ECF	1.020	Projected % Change	-10.87%
Land Table LtoB	26.43%	Projected Land Table LtoB	100.00%
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$561,000	\$410,526	\$500,000
MINIMUM	\$561,000	\$410,526	\$500,000
MAXIMUM	\$561,000	\$410,526	\$500,000



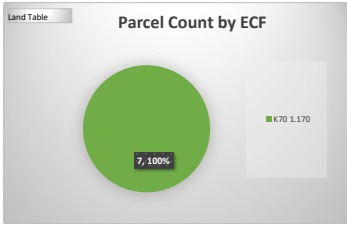
Parcel Number	Street Address	Sale Date	Sale Price	Curr# Asmnt#	Curr# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Code	Land to Building
12-19-11-377-001	502 CHASE LN	04/15/20	\$390,000	\$266,480	\$532,950	\$390,000	\$532,950	0.0	0.0	1.39	#DIV/0!	\$280,576	\$6.44		Land Table K69	406	100.00%

CITY OF BLOOMFIELD

Land table K70

BSA DATABASE		SALES DATA	
Parcel Count	7	# of Sales	1
ECF Nbhd	K70	Sales Ratio	48.08%
Min ECF	1.170	(Land Resid.-Est. Land Value)/Est. LV	28.75%
Max ECF	1.170	Projected % Change	28.74%
Land Table LtoB	15.73%	Projected Land Table LtoB	17.17%
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$141,372	\$182,012	\$182,000
MINIMUM	\$141,372	\$182,012	\$182,000
MAXIMUM	\$141,372	\$182,012	\$182,000



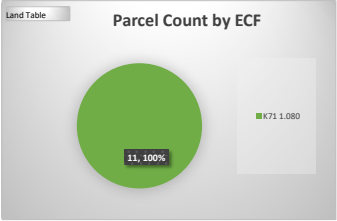
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Code	Land to Building
12-19-14-351-030	10 CRANBROOK LN	12/08/20	\$1,060,000	\$509,680	\$1,019,360	\$182,012	\$141,372	0.0	0.0	0.09	#DIV/0!	\$2,045,079	\$46.95		Land Table K70	405	13.87%

CITY OF BLOOMFIELD

Land table K71

BSA DATABASE		SALES DATA	
Parcel Count	11	# of Sales	0
ECF Nbhd	K71	Sales Ratio	#DIV/0!
Min ECF	1.080	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.080	Projected % Change	0.00%
Land Table LtoB	16.12%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$570,739	#DIV/0!	\$570,739
MINIMUM	\$399,881	#DIV/0!	\$399,881
MAXIMUM	\$727,056	#DIV/0!	\$727,056

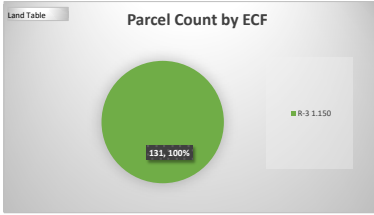


Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Code	Land to Building
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CITY OF BLOOMFIELD
Land table R-3

BSA DATABASE		SALES DATA	
Parcel Count	131	# of Sales	8
ECF Nbhhd	R-3	Sales Ratio	48.10%
Min ECF	1.150	(Land Resid.-Est. Land Value)/Est. LV	19.67%
Max ECF	1.150	Projected % Change	0.00%
Land Table LtoB	16.40%	Projected Land Table LtoB	20.05%
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$183,500	\$219,588	\$183,500
MINIMUM	\$98,500	\$117,872	\$98,500
MAXIMUM	\$481,000	\$575,596	\$481,000



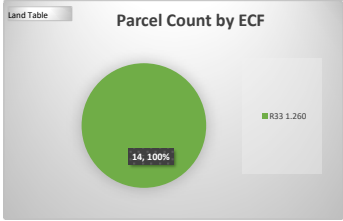
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Code	Land to Building
12-19-10-301-013	165 W HICKORY GROVE RD	08/20/20	\$775,000	\$406,440	\$812,889	\$136,316	\$174,205	0.0	0.0	1.37	#DIV/0!	\$99,792	\$2.29		Land Table R-3	401	21.43%
12-19-10-301-016	135 W HICKORY GROVE RD	12/23/20	\$625,000	\$344,420	\$688,835	\$55,515	\$119,350	0.0	0.0	0.82	#DIV/0!	\$67,950	\$1.56		Land Table R-3	401	17.33%
12-19-10-303-006	257 CHESTNUT CIR	09/01/20	\$915,000	\$457,530	\$915,058	\$164,442	\$164,500	0.0	0.0	0.75	#DIV/0!	\$219,256	\$5.03		Land Table R-3	401	17.96%
12-19-10-327-003	2294 CHESTNUT DR	02/05/19	\$820,000	\$388,180	\$776,363	\$208,137	\$164,500	0.0	0.0	0.75	#DIV/0!	\$277,516	\$6.37		Land Table R-3	401	21.19%
12-19-10-351-004	275 PINE RIDGE DR	08/28/20	\$660,000	\$338,840	\$677,689	\$194,831	\$212,520	0.0	0.0	1.13	#DIV/0!	\$172,417	\$3.96		Land Table R-3	401	31.36%
12-19-10-378-003	96 MANORWOOD DR	06/24/19	\$1,277,000	\$526,240	\$1,052,476	\$417,024	\$192,500	0.0	0.0	1.00	#DIV/0!	\$417,024	\$9.57		Land Table R-3	401	18.29%
12-19-10-451-012	28 BALFOUR DR	01/31/20	\$930,000	\$491,770	\$983,532	\$82,868	\$136,400	0.0	0.0	0.82	#DIV/0!	\$100,935	\$2.32		Land Table R-3	401	13.87%
12-19-15-151-010	3955 LAHSER RD	11/01/19	\$1,625,000	\$715,140	\$1,430,277	\$504,723	\$310,000	0.0	0.0	1.80	#DIV/0!	\$280,402	\$6.44		Land Table R-3	401	21.67%

CITY OF BLOOMFIELD

Land table R33

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	1
ECF Nbhd	R33	Sales Ratio	49.93%
Min ECF	1.260	(Land Resid.-Est. Land Value)/Est. LV	0.59%
Max ECF	1.260	Projected % Change	0.00%
Land Table LtoB	27.09%	Projected Land Table LtoB	26.98%
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$326,000	\$327,635	\$326,000
MINIMUM	\$170,000	\$170,853	\$170,000
MAXIMUM	\$531,500	\$534,166	\$531,500



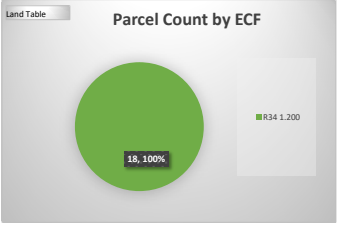
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Code	Land to Building
12-19-11-301-003	427 WISHBONE DR	08/16/19	\$700,000	\$349,530	\$699,054	\$189,521	\$188,575	0.0	0.0	1.50	#DIV/0!	\$126,347	\$2.90		Land Table R33	401	26.98%

CITY OF BLOOMFIELD

Land table R34

BSA DATABASE		SALES DATA	
Parcel Count	18	# of Sales	0
ECF Nbhd	R34	Sales Ratio	#DIV/0!
Min ECF	1.200	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.200	Projected % Change	0.00%
Land Table LtoB	16.73%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$232,500	#DIV/0!	\$232,500
MINIMUM	\$145,000	#DIV/0!	\$145,000
MAXIMUM	\$326,500	#DIV/0!	\$326,500



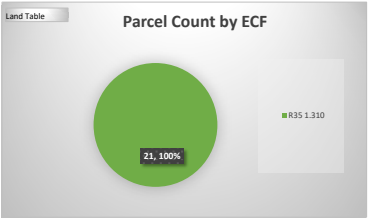
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Code	Land to Building
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CITY OF BLOOMFIELD

Land table R35

BSA DATABASE		SALES DATA	
Parcel Count	21	# of Sales	3
ECF Nbhd	R35	Sales Ratio	53.62%
Min ECF	1.310	(Land Resid.-Est. Land Value)/Est. LV	-33.84%
Max ECF	1.310	Projected % Change	0.00%
Land Table LtoB	18.60%	Projected Land Table LtoB	19.97%
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$124,458	\$82,341	\$124,458
MINIMUM	\$45,492	\$30,097	\$45,492
MAXIMUM	\$493,540	\$326,524	\$493,540



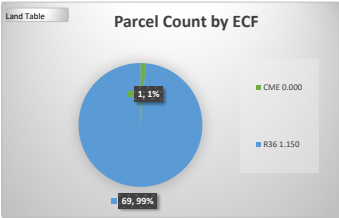
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Code	Land to Building
12-19-14-126-018	1860 HUNTINGWOOD LN	04/15/20	\$565,000	\$307,210	\$614,429	\$80,265	\$129,694	0.0	0.0	1.01	#DIV/0!	\$79,470	\$1.82		Land Table R35	401	21.11%
12-19-14-126-023	1833 STONYCROFT LN	09/27/19	\$317,500	\$142,750	\$285,492	\$87,800	\$55,792	0.0	0.0	0.28	#DIV/0!	\$313,571	\$7.20		Land Table R35	405	19.54%
12-19-14-127-081	1825 HUNTINGWOOD LN	08/28/20	\$651,000	\$372,360	\$744,710	\$49,202	\$142,912	0.0	0.0	1.15	#DIV/0!	\$42,784	\$0.98		Land Table R35	401	19.19%

CITY OF BLOOMFIELD

Land table R36

BSA DATABASE		SALES DATA	
Parcel Count	70	# of Sales	3
ECF Nbhd	R36, CME	Sales Ratio	53.47%
Min ECF	1.150	(Land Resid.-Est. Land Value)/Est. LV	-34.32%
Max ECF	1.150	Projected % Change	0.00%
Land Table LtoB	23.74%	Projected Land Table LtoB	18.92%
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$226,650	\$148,853	\$226,650
MINIMUM	\$129,640	\$85,141	\$129,640
MAXIMUM	\$1,226,500	\$805,507	\$1,226,500



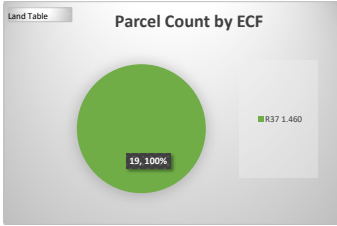
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Assmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft	Other Parcels in Sale	Land Table	Code	Land to Building
12-19-14-226-014	1790 HAMMOND CT	01/10/20	\$502,500	\$256,070	\$512,140	\$215,639	\$225,279	0.0	0.0	1.41	#DIV/0!	\$152,935	\$3.51		Land Table R36	401	43.99%
12-19-14-276-001	1990 HILLWOOD CT	04/30/19	\$585,000	\$317,800	\$635,607	\$132,993	\$183,600	0.0	0.0	0.81	#DIV/0!	\$164,189	\$3.77		Land Table R36	401	28.89%
12-19-14-276-009	1780 HILLWOOD DR	08/19/20	\$2,275,000	\$1,224,130	\$2,448,257	\$98,143	\$271,400	0.0	0.0	1.74	#DIV/0!	\$56,404	\$1.29		Land Table R36	401	11.09%

CITY OF BLOOMFIELD

Land table R37

BSA DATABASE		SALES DATA	
Parcel Count	19	# of Sales	3
ECF Nbhd	R37	Sales Ratio	46.81%
Min ECF	1,460	(Land Resid.-Est. Land Value)/Est. LV	21.69%
Max ECF	1,460	Projected % Change	0.00%
Land Table LtoB	30.04%	Projected Land Table LtoB	31.42%
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$260,000	\$316,397	\$260,000
MINIMUM	\$183,000	\$222,695	\$183,000
MAXIMUM	\$298,000	\$362,639	\$298,000



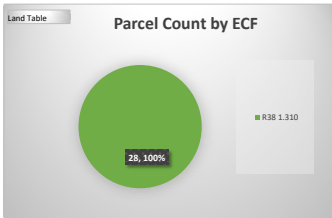
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Code	Land to Building
12-19-14-303-003	111 GUILFORD RD	06/15/20	\$875,000	\$400,940	\$801,875	\$347,791	\$274,666	0.0	0.0	0.73	#DIV/0!	\$476,426	\$10.94		Land Table R37	401	34.25%
12-19-14-302-003	130 GUILFORD RD	07/06/20	\$800,000	\$447,270	\$894,545	\$197,287	\$291,832	0.0	0.0	0.83	#DIV/0!	\$237,695	\$5.46		Land Table R37	401	32.62%
12-19-15-428-001	241 BARDEN RD	07/19/19	\$849,000	\$333,270	\$666,534	\$358,423	\$175,957	0.0	0.0	0.40	#DIV/0!	\$896,058	\$20.57		Land Table R37	401	26.40%

CITY OF BLOOMFIELD

Land table R38

BSA DATABASE		SALES DATA	
Parcel Count	28	# of Sales	4
ECF Nbhd	R38	Sales Ratio	51.50%
Min ECF	1.310	(Land Resid.-Est. Land Value)/Est. LV	-7.54%
Max ECF	1.310	Projected % Change	0.00%
Land Table LtoB	29.49%	Projected Land Table LtoB	38.57%
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$523,582	\$484,100	\$523,582
MINIMUM	\$463,498	\$428,547	\$463,498
MAXIMUM	\$944,163	\$872,966	\$944,163

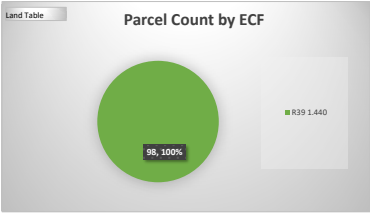


Parcel Number	Street Address	Sale Date	Sale Price	Curr Asmnt#	Curr Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft	Other Parcels in Sale	Land Table	Code	Land to Building
12-19-15-476-008	311 BARDEN RD	09/01/20	\$1,225,000	\$453,200	\$906,396	\$1,225,000	\$906,396	0.0	0.0	4.55	#DIV/0!	\$268,640	\$6.17		Land Table R38	402	100.00%
12-19-15-426-008	246 BARDEN RD	07/29/20	\$1,010,000	\$627,260	\$1,254,525	\$416,389	\$660,914	0.0	0.0	2.40	#DIV/0!	\$173,495	\$3.98		Land Table R38	401	52.68%
12-19-14-303-011	110 WHYSALL LN	03/25/20	\$1,450,000	\$713,000	\$1,425,990	\$506,048	\$482,038	0.0	0.0	1.54	#DIV/0!	\$328,603	\$7.54		Land Table R38	401	33.80%
12-19-15-426-001	1450 VAUGHAN RD	03/08/19	\$3,550,000	\$1,932,410	\$3,864,825	\$510,030	\$824,855	0.0	0.0	3.61	#DIV/0!	\$141,283	\$3.24		Land Table R38	401	21.34%

CITY OF BLOOMFIELD
Land table R39

BSA DATABASE		SALES DATA	
Parcel Count	98	# of Sales	8
ECF Nbhhd	R39	Sales Ratio	50.47%
Min ECF	0.860	(Land Resid.-Est. Land Value)/Est. LV	-5.21%
Max ECF	1.440	Projected % Change	10.00%
Land Table LtoB	17.63%	Projected Land Table LtoB	19.15%
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$539,890	\$511,781	\$593,879
MINIMUM	\$218,875	\$207,480	\$240,763
MAXIMUM	\$1,969,868	\$1,867,310	\$2,166,855



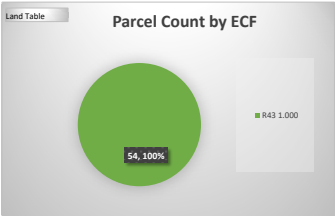
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Code	Land to Building
12-19-15-328-004	1318 COUNTRY CLUB RD	11/18/20	\$1,310,000	\$558,580	\$1,117,157	\$648,102	\$455,259	0.0	0.0	2.30	#DIV/0!	\$281,783	\$6.47		Land Table R39	401	40.75%
12-19-22-102-003	765 VAUGHAN RD	06/12/19	\$1,800,000	\$861,650	\$1,723,294	\$492,570	\$415,864	0.0	0.0	2.00	#DIV/0!	\$246,285	\$5.65		Land Table R39	401	24.13%
12-19-15-377-003	1088 COUNTRY CLUB RD	11/01/19	\$1,385,380	\$682,510	\$1,365,021	\$297,423	\$279,064	0.0	0.0	1.33	#DIV/0!	\$223,626	\$5.13		Land Table R39	401	20.44%
12-19-15-376-005	1115 COUNTRY CLUB RD	11/01/20	\$2,425,000	\$1,238,380	\$2,476,769	\$416,622	\$468,391	0.0	0.0	2.40	#DIV/0!	\$173,593	\$3.99		Land Table R39	401	18.91%
12-19-15-377-001	1161 PEMBRROKE DR	08/13/19	\$2,900,000	\$1,392,570	\$2,785,140	\$620,897	\$506,037	0.0	0.0	2.71	#DIV/0!	\$229,113	\$5.26		Land Table R39	401	18.17%
12-19-15-301-002	1310 ORCHARD RIDGE RD	12/14/20	\$2,250,000	\$1,240,630	\$2,481,252	\$184,612	\$415,864	0.0	0.0	2.00	#DIV/0!	\$92,306	\$2.12		Land Table R39	401	16.76%
12-19-22-102-005	695 VAUGHAN RD	11/25/19	\$4,400,000	\$2,278,500	\$4,557,002	\$438,335	\$595,337	0.0	0.0	3.76	#DIV/0!	\$116,578	\$2.68		Land Table R39	401	13.06%
12-19-22-102-005	695 VAUGHAN RD	11/30/20	\$4,400,000	\$2,278,500	\$4,557,002	\$438,335	\$595,337	0.0	0.0	3.76	#DIV/0!	\$116,578	\$2.68		Land Table R39	401	13.06%

CITY OF BLOOMFIELD

Land table R43

BSA DATABASE		SALES DATA	
Parcel Count	54	# of Sales	1
ECF Nbhd	R43	Sales Ratio	49.21%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	4.47%
Max ECF	1.000	Projected % Change	0.00%
Land Table LtoB	29.20%	Projected Land Table LtoB	35.90%
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$360,750	\$376,893	\$325,250
MINIMUM	\$41,090	\$42,929	\$41,090
MAXIMUM	\$1,506,500	\$1,573,914	\$1,506,500



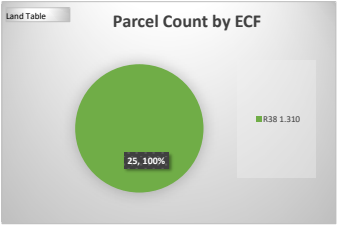
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Assmt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/Sqft	Other Parcels in Sale	Land Table	Code	Land to Building
12-19-10-376-009	2006 W VALLEY RD	07/12/19	\$1,280,000	\$629,880	\$1,259,760	\$472,540	\$452,300	0.0	0.0	1.86	#DIV/0!	\$254,054	\$5.63		Land Table R43	401	35.90%

CITY OF BLOOMFIELD

Land table R44

BSA DATABASE		SALES DATA	
Parcel Count	25	# of Sales	2
ECF Nbhd	R38	Sales Ratio	49.69%
Min ECF	1.310	(Land Resid.-Est. Land Value)/Est. LV	1.98%
Max ECF	1.310	Projected % Change	0.00%
Land Table LtoB	34.90%	Projected Land Table LtoB	32.01%
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$823,997	\$840,302	\$823,997
MINIMUM	\$523,581	\$533,941	\$523,581
MAXIMUM	\$995,663	\$1,015,364	\$995,663

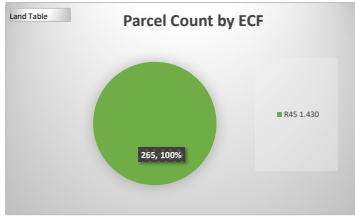


Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Code	Land to Building
12-19-15-452-005	304 BARDEN RD	09/18/20	\$1,725,000	\$739,350	\$1,478,699	\$769,882	\$523,581	0.0	0.0	1.00	#DIV/0!	\$769,882	\$17.67		Land Table R44	401	35.41%
12-19-15-452-006	372 BARDEN RD	10/14/20	\$2,150,000	\$1,185,960	\$2,371,912	\$487,068	\$708,980	0.0	0.0	1.40	#DIV/0!	\$347,906	\$7.99		Land Table R44	401	29.89%

CITY OF BLOOMFIELD
Land table R45

BSA DATABASE		SALES DATA	
Parcel Count	265	# of Sales	22
ECF Nbnhd	R45	Sales Ratio	49.23%
Min ECF	1,430	(Land Resid.-Est. Land Value)/Est. LV	5.46%
Max ECF	1,430	Projected % Change	0.00%
Land Table LtoB	24.01%	Projected Land Table LtoB	28.81%
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$351,141	\$370,313	\$351,141
MINIMUM	\$151,000	\$159,245	\$151,000
MAXIMUM	\$509,848	\$537,686	\$509,848



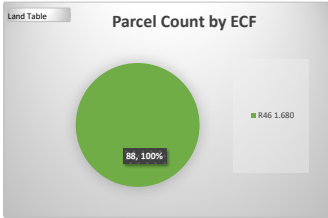
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Code	Land to Building
12-19-22-476-005	465 HAVERHILL RD	04/24/19	\$675,000	\$180,900	\$361,803	\$675,000	\$361,803	0.0	0.0	1.04	#DIV/0!	\$649,038	\$14.90		Land Table R45	402	100.00%
12-19-22-326-007	644 BENNINGTON DR	03/06/20	\$689,500	\$394,070	\$788,137	\$269,964	\$368,601	0.0	0.0	1.13	#DIV/0!	\$238,906	\$5.48		Land Table R45	401	46.77%
12-19-22-451-004	172 CHESTERFIELD RD	07/21/20	\$725,000	\$425,980	\$851,950	\$239,385	\$366,335	0.0	0.0	1.10	#DIV/0!	\$217,623	\$5.00		Land Table R45	401	43.00%
12-19-22-401-039	232 HARLAN DR	08/23/20	\$1,250,000	\$471,500	\$942,993	\$701,290	\$394,283	0.0	0.0	1.47	#DIV/0!	\$477,068	\$10.95		Land Table R45	401	41.81%
12-19-22-452-003	80 HARLAN DR	10/04/19	\$980,000	\$421,960	\$843,926	\$460,856	\$324,792	0.0	0.0	0.88	#DIV/0!	\$523,711	\$12.02		Land Table R45	401	38.49%
12-19-23-376-001	285 WOODBERRY DR	08/27/20	\$975,200	\$507,200	\$1,014,397	\$349,599	\$388,996	0.0	0.0	1.40	#DIV/0!	\$249,714	\$5.73		Land Table R45	401	38.35%
12-19-22-351-014	753 SEBAGO LN	09/19/19	\$900,000	\$574,000	\$1,148,002	\$160,707	\$408,709	0.0	0.0	1.73	#DIV/0!	\$92,894	\$2.13		Land Table R45	401	35.60%
12-19-22-326-006	662 BENNINGTON DR	06/01/20	\$875,000	\$466,890	\$933,771	\$258,467	\$317,238	0.0	0.0	0.86	#DIV/0!	\$300,543	\$6.90		Land Table R45	401	33.97%
12-19-22-326-009	592 BENNINGTON DR	09/05/19	\$1,150,000	\$525,270	\$1,050,535	\$454,659	\$355,194	0.0	0.0	1.20	#DIV/0!	\$378,883	\$8.70		Land Table R45	401	33.81%
12-19-22-351-020	41 NANTUCKET DR	10/29/19	\$1,300,000	\$630,570	\$1,261,146	\$462,819	\$423,965	0.0	0.0	2.01	#DIV/0!	\$230,258	\$5.29		Land Table R45	401	33.62%
12-19-22-476-006	474 DUNSTON RD	06/14/19	\$1,170,000	\$582,900	\$1,165,795	\$363,742	\$399,537	0.0	0.0	1.01	#DIV/0!	\$360,141	\$8.27		Land Table R45	401	30.84%
12-19-22-326-008	612 BENNINGTON DR	11/19/20	\$1,225,000	\$589,910	\$1,179,815	\$406,233	\$361,048	0.0	0.0	1.03	#DIV/0!	\$394,401	\$9.05		Land Table R45	401	30.60%
12-19-23-176-026	132 LINDA CT	02/07/20	\$1,225,000	\$623,960	\$1,247,923	\$350,966	\$373,889	0.0	0.0	1.20	#DIV/0!	\$292,472	\$6.71		Land Table R45	401	29.96%
12-19-22-476-001	150 MARTELL DR	12/06/19	\$1,400,000	\$641,260	\$1,282,523	\$486,834	\$369,357	0.0	0.0	1.14	#DIV/0!	\$427,047	\$9.80		Land Table R45	401	28.80%
12-19-22-326-002	645 LONE PINE DR	07/24/20	\$855,000	\$465,800	\$931,600	\$188,899	\$265,499	0.0	0.0	0.73	#DIV/0!	\$258,766	\$5.94		Land Table R45	401	28.50%
12-19-22-452-002	110 HARLAN DR	08/28/19	\$1,650,000	\$663,630	\$1,327,262	\$694,361	\$371,623	0.0	0.0	1.17	#DIV/0!	\$593,471	\$13.62		Land Table R45	401	28.00%
12-19-23-326-007	266 WOODBERRY DR	06/24/19	\$2,150,000	\$939,970	\$1,879,939	\$682,470	\$412,409	0.0	0.0	1.80	#DIV/0!	\$379,150	\$8.70		Land Table R45	401	21.94%
12-19-22-401-039	530 HAVERHILL RD	04/06/20	\$1,842,500	\$866,900	\$1,733,800	\$477,301	\$368,601	0.0	0.0	1.13	#DIV/0!	\$422,390	\$9.70		Land Table R45	401	21.26%
12-19-23-451-013	102 ENDICOTT RD	11/15/19	\$1,365,000	\$777,010	\$1,554,019	\$110,772	\$299,791	0.0	0.0	1.56	#DIV/0!	\$71,008	\$1.63		Land Table R45	401	19.29%
12-19-22-377-016	30 NANTUCKET DR	05/04/20	\$1,475,000	\$725,080	\$1,450,155	\$296,464	\$273,619	0.0	0.0	1.08	#DIV/0!	\$276,356	\$6.34		Land Table R45	401	18.87%
12-19-23-451-007	125 HILTOP LN	10/30/20	\$1,650,000	\$1,020,490	\$2,040,987	(\$22,386)	\$368,601	0.0	0.0	1.13	#DIV/0!	(\$19,811)	(\$0.45)		Land Table R45	401	18.06%
12-19-23-476-001	340 CHESTERFIELD RD	08/26/19	\$2,200,000	\$1,153,550	\$2,307,094	\$223,967	\$331,061	0.0	0.0	1.12	#DIV/0!	\$199,971	\$4.59		Land Table R45	401	14.35%

CITY OF BLOOMFIELD

Land table R46

BSA DATABASE		SALES DATA	
Parcel Count	88	# of Sales	3
ECF Nbhd	R46	Sales Ratio	48.69%
Min ECF	1.680	(Land Resid.-Est. Land Value)/Est. LV	13.39%
Max ECF	1.680	Projected % Change	15.00%
Land Table LtoB	21.30%	Projected Land Table LtoB	22.35%
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$428,500	\$485,897	\$492,775
MINIMUM	\$371,000	\$420,695	\$426,650
MAXIMUM	\$2,266,000	\$2,569,527	\$2,605,900



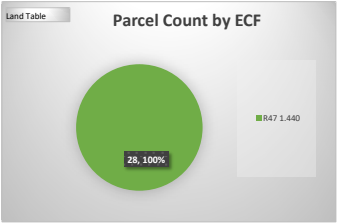
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Assmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Code	Land to Building
12-19-22-401-042	215 MARTELL DR	01/31/20	\$2,100,000	\$1,014,900	\$2,029,802	\$515,098	\$444,900	0.0	0.0	1.10	#DIV/0!	\$468,271	\$10.75		Land Table R46	401	21.92%
12-19-22-426-002	460 MARTELL DR	11/26/19	\$2,050,000	\$976,570	\$1,953,132	\$492,368	\$395,500	0.0	0.0	0.89	#DIV/0!	\$553,222	\$12.70		Land Table R46	401	20.25%
12-19-22-401-053	491 MARTELL DR	11/04/20	\$2,450,000	\$1,222,370	\$2,444,736	\$451,404	\$446,140	0.0	0.0	1.11	#DIV/0!	\$406,670	\$9.34		Land Table R46	401	18.25%

CITY OF BLOOMFIELD

Land table R47

BSA DATABASE		SALES DATA	
Parcel Count	28	# of Sales	0
ECF Nbhd	R47	Sales Ratio	#DIV/0!
Min ECF	1,440	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1,440	Projected % Change	0.00%
Land Table LtoB	30.31%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,116,500	#DIV/0!	\$1,116,500
MINIMUM	\$498,500	#DIV/0!	\$498,500
MAXIMUM	\$2,596,500	#DIV/0!	\$2,596,500



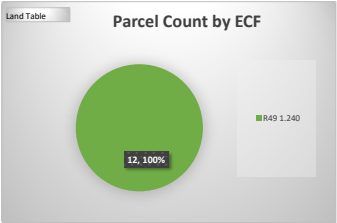
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Efec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels In Sale	Land Table	Code	Land to Building
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CITY OF BLOOMFIELD

Land table R49

BSA DATABASE		SALES DATA	
Parcel Count	12	# of Sales	0
ECF Nbhd	R49	Sales Ratio	#DIV/0!
Min ECF	1.240	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.240	Projected % Change	0.00%
Land Table LtoB	23.91%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$79,250	#DIV/0!	\$79,250
MINIMUM	\$15,500	#DIV/0!	\$15,500
MAXIMUM	\$695,000	#DIV/0!	\$695,000



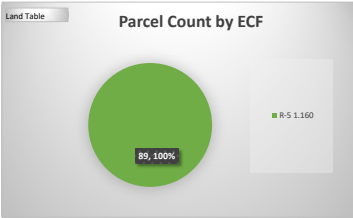
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels In Sale	Land Table	Code	Land to Building
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CITY OF BLOOMFIELD

Land table R-5

BSA DATABASE		SALES DATA	
Parcel Count	89	# of Sales	3
ECF Nbhd	R-5	Sales Ratio	46.14%
Min ECF	1.160	(Land Resid.-Est. Land Value)/Est. LV	22.25%
Max ECF	1.160	Projected % Change	0.00%
Land Table LtoB	25.13%	Projected Land Table LtoB	37.58%
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$150,250	\$183,682	\$150,250
MINIMUM	\$14,500	\$17,726	\$14,500
MAXIMUM	\$874,000	\$1,068,471	\$874,000



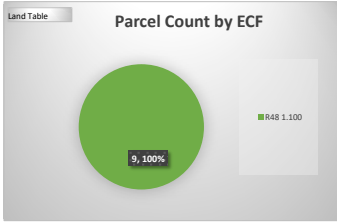
Parcel Number	Street Address	Sale Date	Sale Price	Curr# Assmnt#	Curr# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft	Other Parcels in Sale	Land Table	Code	Land to Building
12-19-14-476-009	1200 BURNHAM RD	04/22/20	\$565,000	\$272,430	\$544,860	\$305,825	\$285,685	0.0	0.0	2.45	#DIV/0!	\$124,827	\$2.87		Land Table R-5	401	52.43%
12-19-23-228-023	233 WARRINGTON RD	05/24/19	\$690,000	\$331,680	\$663,357	\$289,813	\$263,170	0.0	0.0	1.61	#DIV/0!	\$180,008	\$4.13		Land Table R-5	401	39.67%
12-19-14-401-009	1011 TROWBRIDGE RD	02/14/19	\$1,375,000	\$609,420	\$1,218,845	\$519,355	\$363,200	0.0	0.0	2.90	#DIV/0!	\$179,088	\$4.11		Land Table R-5	401	29.80%

CITY OF BLOOMFIELD

Land table R53

BSA DATABASE		SALES DATA	
Parcel Count	9	# of Sales	0
ECF Nbhd	R48	Sales Ratio	#DIV/0!
Min ECF	1.100	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.100	Projected % Change	15.00%
Land Table LtoB	17.78%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$236,041	#DIV/0!	\$271,447
MINIMUM	\$120,166	#DIV/0!	\$138,191
MAXIMUM	\$343,332	#DIV/0!	\$394,832



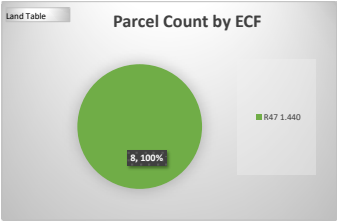
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effec# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Code	Land to Building
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CITY OF BLOOMFIELD

Land table R54

BSA DATABASE		SALES DATA	
Parcel Count	8	# of Sales	0
ECF Nbhd	R47	Sales Ratio	#DIV/0!
Min ECF	1.440	(Land Resid.-Est. Land Value)/Est. LV	#DIV/0!
Max ECF	1.440	Projected % Change	0.00%
Land Table LtoB	15.47%	Projected Land Table LtoB	#DIV/0!
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$377,500	#DIV/0!	\$377,500
MINIMUM	\$189,000	#DIV/0!	\$189,000
MAXIMUM	\$481,500	#DIV/0!	\$481,500



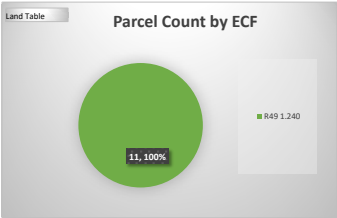
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Asmnt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Code	Land to Building
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CITY OF BLOOMFIELD

Land table R55

BSA DATABASE		SALES DATA	
Parcel Count	11	# of Sales	1
ECF Nbhd	R49	Sales Ratio	49.75%
Min ECF	1,240	(Land Resid.-Est. Land Value)/Est. LV	1.47%
Max ECF	1,240	Projected % Change	0.00%
Land Table LtoB	25.19%	Projected Land Table LtoB	33.53%
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$405,750	\$411,728	\$405,750
MINIMUM	\$243,500	\$247,088	\$243,500
MAXIMUM	\$1,004,000	\$1,018,793	\$1,004,000



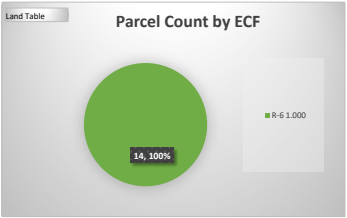
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Assmt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Code	Land to Building
12-19-23-401-014	323 LAKEWOOD DR	07/02/19	\$1,200,000	\$597,050	\$1,194,101	\$406,259	\$400,360	0.0	0.0	1.96	#DIV/0!	\$207,275	\$4.76		Land Table R55	403	33.53%

CITY OF BLOOMFIELD

Land table R-6

BSA DATABASE		SALES DATA	
Parcel Count	14	# of Sales	3
ECF Nbhd	R-6	Sales Ratio	49.50%
Min ECF	1.000	(Land Resid.-Est. Land Value)/Est. LV	5.88%
Max ECF	1.000	Projected % Change	10.00%
Land Table LtoB	14.32%	Projected Land Table LtoB	18.61%
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$98,250	\$104,026	\$108,075
MINIMUM	\$43,750	\$46,322	\$48,125
MAXIMUM	\$200,500	\$212,288	\$220,550



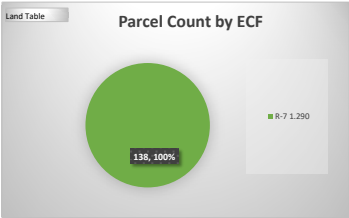
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Assmt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars /Ft	Dollars /Acres	Dollars/SqFt	Other Parcels in Sale	Land Table	Code	Land to Building
12-19-11-303-001	2486 HUNTERS POND	10/04/19	\$545,000	\$303,790	\$607,578	\$81,202	\$143,790	0.0	0.0	1.31	#DIV/0!	\$61,986	\$1.42		Land Table R-6	401	23.66%
12-19-11-326-014	2462 HUNTERS POND	01/07/19	\$535,000	\$262,190	\$524,370	\$90,880	\$80,250	0.0	0.0	0.74	#DIV/0!	\$122,811	\$2.82		Land Table R-6	401	15.30%
12-19-11-326-019	534 HUNTERS XING	09/24/20	\$790,000	\$359,660	\$719,325	\$165,175	\$94,500	0.0	0.0	0.78	#DIV/0!	\$211,763	\$4.86		Land Table R-6	401	13.14%

CITY OF BLOOMFIELD

Land table R-7

BSA DATABASE		SALES DATA	
Parcel Count	138	# of Sales	13
ECF Nbhd	R-7	Sales Ratio	49.01%
Min ECF	1.290	(Land Resid.-Est. Land Value)/Est. LV	11.17%
Max ECF	1.290	Projected % Change	15.00%
Land Table LtoB	18.97%	Projected Land Table LtoB	20.30%
CVT LtoB	21.96%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$177,750	\$197,600	\$204,413
MINIMUM	\$118,500	\$131,733	\$136,275
MAXIMUM	\$276,500	\$307,377	\$317,975



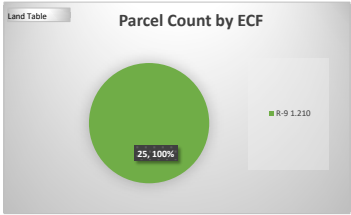
Parcel Number	Street Address	Sale Date	Sale Price	Cur# Assmt#	Cur# Appraisal	Land Residual	Est# Land Value	Effect# Front	Depth	Total Acres	Dollars/ff	Dollars/Acre	Dollars/Sqft	Other Parcels in Sale	Land Table	Code	Land to Building
12-19-11-402-021	658 KINGSLEY TRL	10/18/19	\$497,000	\$259,080	\$518,160	\$113,140	\$134,300	0.0	0.0	1.20	#DIV/0!	\$94,283	\$2.16		Land Table R-7	401	25.92%
12-19-11-428-003	712 PARKMAN DR	03/04/20	\$545,000	\$267,040	\$534,080	\$129,420	\$118,500	0.0	0.0	1.10	#DIV/0!	\$117,655	\$2.70		Land Table R-7	403	22.19%
12-19-11-376-004	524 WHITEHALL RD	08/13/20	\$490,000	\$212,760	\$425,512	\$158,103	\$93,615	0.0	0.0	0.79	#DIV/0!	\$200,130	\$4.59		Land Table R-7	401	22.00%
12-19-11-402-020	652 KINGSLEY TRL	09/06/19	\$545,000	\$273,400	\$546,801	\$116,699	\$118,500	0.0	0.0	1.00	#DIV/0!	\$116,699	\$2.68		Land Table R-7	401	21.67%
12-19-11-403-018	2265 HUNT CLUB DR	10/30/19	\$455,000	\$210,150	\$420,301	\$122,389	\$87,690	0.0	0.0	0.74	#DIV/0!	\$165,391	\$3.80		Land Table R-7	401	20.86%
12-19-11-403-002	2477 HUNT CLUB DR	04/19/19	\$480,000	\$221,490	\$442,986	\$124,704	\$87,690	0.0	0.0	0.74	#DIV/0!	\$168,519	\$3.87		Land Table R-7	401	19.80%
12-19-11-452-006	587 E LONG LAKE RD	08/27/19	\$420,000	\$235,070	\$470,136	\$37,673	\$87,809	0.0	0.0	0.78	#DIV/0!	\$48,299	\$1.11		Land Table R-7	401	18.68%
12-19-11-403-001	2491 HUNT CLUB DR	04/15/19	\$460,000	\$243,430	\$486,857	\$60,833	\$87,690	0.0	0.0	0.74	#DIV/0!	\$82,207	\$1.89		Land Table R-7	401	18.01%
12-19-11-327-013	529 WHITEHALL RD	11/19/19	\$580,000	\$267,590	\$535,172	\$136,443	\$93,615	0.0	0.0	0.79	#DIV/0!	\$175,244	\$4.02		Land Table R-7	401	17.49%
12-19-11-327-017	551 WHITEHALL RD	03/29/19	\$582,000	\$268,030	\$536,058	\$139,557	\$93,615	0.0	0.0	0.79	#DIV/0!	\$176,654	\$4.06		Land Table R-7	401	17.46%
12-19-11-401-013	673 KINGSLEY TRL	09/23/19	\$577,000	\$285,740	\$571,481	\$89,654	\$84,135	0.0	0.0	0.71	#DIV/0!	\$126,273	\$2.90		Land Table R-7	401	14.72%
12-19-11-327-005	532 KINGSLEY TRL	10/02/20	\$605,000	\$338,590	\$677,185	\$19,060	\$91,245	0.0	0.0	0.77	#DIV/0!	\$24,753	\$0.57		Land Table R-7	401	13.47%
12-19-11-327-009	558 KINGSLEY TRL	07/31/20	\$935,000	\$431,980	\$863,958	\$167,027	\$95,985	0.0	0.0	0.81	#DIV/0!	\$206,206	\$4.73		Land Table R-7	401	11.11%

CITY OF BLOOMFIELD

Land table R-9

BSA DATABASE		SALES DATA	
Parcel Count	25	# of Sales	3
ECF Nbhd	R-9	Sales Ratio	49.21%
Min ECF	1.210	(Land Resid.-Est. Land Value)/Est. LV	8.54%
Max ECF	1.210	Projected % Change	0.00%
Land Table LtoB	29.75%	Projected Land Table LtoB	18.73%
CVT LtoB	21.98%	CVT Sales LtoB	22.94%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$913,000	\$990,946	\$913,000
MINIMUM	\$370,000	\$401,588	\$370,000
MAXIMUM	\$1,480,500	\$1,606,896	\$1,480,500



Parcel Number	Street Address	Sale Date	Sale Price	Curr Assmt#	Curr Appraisal	Land Residual	Est'd Land Value	Effct'l Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft	Other Parcels in Sale	Land Table	Code	Land to Building
12-19-14-226-003	490 E LONG LAKE RD	10/27/20	\$1,800,000	\$1,078,180	\$2,156,350	\$234,674	\$591,024	0.0	0.0	2.81	#DIV/0!	\$83,514	\$1.92		Land Table R-9	403	27.41%
12-19-11-476-008	570 E LONG LAKE RD	08/27/20	\$3,300,000	\$1,434,780	\$2,869,554	\$901,342	\$470,896	0.0	0.0	1.73	#DIV/0!	\$521,007	\$11.96		Land Table R-9	403	16.41%
12-19-14-226-013	1780 HAMMOND CT	10/30/19	\$3,825,000	\$1,879,390	\$3,758,787	\$647,757	\$581,544	0.0	0.0	2.11	#DIV/0!	\$306,994	\$7.05		Land Table R-9	403	15.47%