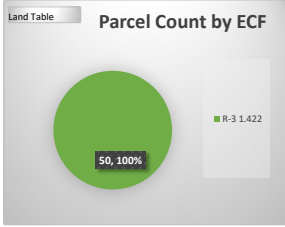


CITY OF HUNTINGTON WOODS

Land Table R-3

BSA DATABASE		SALES DATA	
Parcel Count	50	# of Sales	4
ECF Nbhd	R-3	Sales Ratio	48.98%
Min ECF	1.422	(Land Resid.-Est. Land Value)/Est. LV	7.61%
Max ECF	1.422	Projected % Change	7.61%
Land Table LtoB	27.92%	Projected Land Table LtoB	28.85%
CVT LtoB	43.64%	CVT Sales LtoB	44.13%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,050	\$1,130	\$1,130
MINIMUM	\$1,050	\$1,130	\$1,130
MAXIMUM	\$1,050	\$1,130	\$1,130



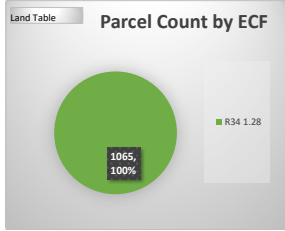
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
32-25-20-105-005	13135 W 11 MILE RD	08/12/20	\$168,000	\$95,010	\$190,029	\$30,471	\$52,500	50.0	109.0	0.13	\$609	\$243,768	\$5.60		Land Table R-3	27.63%
32-25-20-201-001	10867 W 11 MILE RD	01/10/19	\$217,000	\$107,940	\$215,887	\$48,363	\$47,250	45.0	109.0	0.11	\$1,075	\$427,991	\$9.83		Land Table R-3	21.89%
32-25-20-201-005	10819 W 11 MILE RD	06/28/19	\$232,000	\$106,220	\$212,434	\$82,566	\$63,000	60.0	109.0	0.15	\$1,376	\$550,440	\$12.64		Land Table R-3	29.66%
32-25-20-226-014	10025 W 11 MILE RD	07/30/20	\$225,000	\$103,240	\$206,481	\$81,519	\$63,000	60.0	109.0	0.15	\$1,359	\$543,460	\$12.48		Land Table R-3	30.51%

CITY OF HUNTINGTON WOODS

Land Table R34

BSA DATABASE		SALES DATA	
Parcel Count	1065	# of Sales	108
ECF Nbhhd	R34	Sales Ratio	49.15%
Min ECF	1.280	(Land Resid.-Est. Land Value)/Est. LV	3.51%
Max ECF	1.280	Projected % Change	3.51%
Land Table LtoB	48.43%	Projected Land Table LtoB	49.83%
CVT LtoB	43.64%	CVT Sales LtoB	44.13%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,640	\$2,733	\$2,733
MINIMUM	\$1,760	\$1,822	\$1,822
MAXIMUM	\$3,520	\$3,644	\$3,644



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	LtoB
32-25-20-130-017	12702 LASALLE LN	04/30/19	\$337,000	\$179,210	\$358,427	\$154,573	\$176,000	50.0	125.0	0.14	\$3,091	\$1,080,930	\$24.81		Land Table R34	49.10%
32-25-20-131-004	12739 LASALLE LN	03/10/20	\$339,936	\$173,570	\$347,132	\$186,404	\$193,600	60.0	125.0	0.17	\$3,107	\$1,083,744	\$24.88		Land Table R34	55.77%
32-25-20-131-008	12703 LASALLE LN	12/21/20	\$315,000	\$164,390	\$328,786	\$162,214	\$176,000	50.0	125.0	0.14	\$3,244	\$1,134,364	\$26.04		Land Table R34	53.53%
32-25-20-131-016	12708 BORGMAN AVE	12/03/20	\$385,000	\$231,490	\$462,978	\$150,822	\$228,800	80.0	125.0	0.23	\$1,885	\$655,748	\$15.05		Land Table R34	49.42%
32-25-20-132-006	12721 BORGMAN AVE	11/24/20	\$393,154	\$196,000	\$392,179	\$176,975	\$176,000	50.0	125.0	0.14	\$3,540	\$1,237,587	\$28.41		Land Table R34	44.88%
32-25-20-132-009	12768 TALBOT AVE	11/18/20	\$416,000	\$195,400	\$390,798	\$211,304	\$186,102	55.7	125.0	0.16	\$3,791	\$1,320,650	\$30.32		Land Table R34	47.62%
32-25-20-132-016	12708 TALBOT AVE	12/11/20	\$710,000	\$371,380	\$742,761	\$143,239	\$176,000	50.0	125.0	0.14	\$2,865	\$1,001,671	\$23.00		Land Table R34	23.70%
32-25-20-132-017	12702 TALBOT AVE	07/23/20	\$410,000	\$171,990	\$343,987	\$242,013	\$176,000	50.0	125.0	0.14	\$4,840	\$1,692,399	\$38.85		Land Table R34	51.16%
32-25-20-201-014	26815 NEWPORT BLVC	11/21/19	\$268,000	\$132,130	\$264,254	\$142,084	\$138,338	78.6	65.0	0.16	\$1,808	\$871,681	\$20.01		Land Table R34	52.35%
32-25-20-201-024	10774 KINGSTON AVE	08/21/19	\$350,000	\$178,070	\$356,133	\$169,867	\$176,000	50.0	125.0	0.14	\$3,397	\$1,187,881	\$27.27		Land Table R34	49.42%
32-25-20-202-020	10834 LASALLE BLVD	10/21/20	\$347,500	\$179,580	\$359,168	\$164,332	\$176,000	50.0	125.0	0.14	\$3,287	\$1,149,175	\$26.38		Land Table R34	49.00%
32-25-20-202-023	10804 LASALLE BLVD	08/19/20	\$395,000	\$202,880	\$405,760	\$165,240	\$176,000	50.0	125.0	0.14	\$3,305	\$1,155,524	\$26.53		Land Table R34	43.38%
32-25-20-202-026	10764 LASALLE BLVD	07/09/20	\$640,000	\$289,050	\$578,095	\$281,905	\$220,000	75.0	125.0	0.22	\$3,759	\$1,311,186	\$30.10		Land Table R34	38.06%
32-25-20-202-029	10724 LASALLE BLVD	06/24/20	\$290,000	\$145,920	\$291,844	\$174,156	\$176,000	50.0	125.0	0.14	\$3,483	\$1,217,874	\$27.96		Land Table R34	60.31%
32-25-20-203-009	10765 LASALLE BLVD	12/21/20	\$365,000	\$162,980	\$325,956	\$215,044	\$176,000	50.0	125.0	0.14	\$4,301	\$1,503,804	\$34.52		Land Table R34	54.00%
32-25-20-203-013	10725 LASALLE BLVD	05/24/19	\$350,000	\$161,960	\$323,913	\$202,087	\$176,000	50.0	125.0	0.14	\$4,042	\$1,413,196	\$32.44		Land Table R34	54.34%
32-25-20-203-016	10864 BORGMAN AVE	06/24/19	\$235,000	\$148,100	\$296,198	\$114,802	\$176,000	50.0	125.0	0.14	\$2,296	\$802,811	\$18.43		Land Table R34	59.42%
32-25-20-203-020	10814 BORGMAN AVE	04/03/19	\$475,000	\$227,810	\$455,616	\$239,384	\$220,000	75.0	125.0	0.22	\$3,192	\$1,113,414	\$25.56		Land Table R34	48.29%
32-25-20-203-031	10704 BORGMAN AVE	07/13/20	\$486,000	\$193,950	\$387,890	\$274,110	\$176,000	50.0	125.0	0.14	\$5,482	\$1,916,853	\$44.00		Land Table R34	45.37%
32-25-20-205-001	26816 NEWPORT BLVC	06/18/20	\$285,000	\$139,810	\$279,621	\$143,717	\$138,338	78.6	65.0	0.16	\$1,828	\$881,699	\$20.24		Land Table R34	49.47%
32-25-20-205-016	10534 KINGSTON AVE	04/27/20	\$330,000	\$160,290	\$320,585	\$185,415	\$176,000	50.0	125.0	0.14	\$3,708	\$1,296,608	\$29.77		Land Table R34	54.90%
32-25-20-205-020	10496 KINGSTON AVE	04/01/19	\$315,000	\$156,970	\$313,946	\$177,054	\$176,000	50.0	125.0	0.14	\$3,541	\$1,238,140	\$28.42		Land Table R34	56.06%
32-25-20-205-022	10474 KINGSTON AVE	05/13/19	\$275,000	\$157,580	\$315,159	\$135,841	\$176,000	50.0	125.0	0.14	\$2,717	\$949,937	\$21.81		Land Table R34	55.84%
32-25-20-205-028	10414 KINGSTON AVE	12/16/19	\$290,000	\$178,150	\$356,296	\$109,704	\$176,000	50.0	125.0	0.14	\$2,194	\$767,161	\$17.61		Land Table R34	49.40%
32-25-20-206-006	10515 KINGSTON AVE	09/15/20	\$390,000	\$165,190	\$330,388	\$235,612	\$176,000	50.0	125.0	0.14	\$4,712	\$1,647,636	\$37.82		Land Table R34	53.27%
32-25-20-206-023	10514 LASALLE BLVD	05/29/20	\$335,000	\$139,870	\$279,740	\$231,260	\$176,000	50.0	125.0	0.14	\$4,625	\$1,617,203	\$37.13		Land Table R34	62.92%
32-25-20-207-013	10415 LASALLE BLVD	08/30/19	\$350,000	\$175,130	\$350,250	\$175,750	\$176,000	50.0	125.0	0.14	\$3,515	\$1,229,021	\$28.21		Land Table R34	50.25%
32-25-20-207-017	10544 BORGMAN AVE	12/30/20	\$362,500	\$171,600	\$343,208	\$195,292	\$176,000	50.0	125.0	0.14	\$3,906	\$1,365,678	\$31.35		Land Table R34	51.28%
32-25-20-207-026	10444 BORGMAN AVE	09/08/20	\$445,000	\$201,840	\$403,679	\$217,321	\$176,000	50.0	125.0	0.14	\$4,346	\$1,519,727	\$34.89		Land Table R34	43.60%
32-25-20-208-002	10545 BORGMAN AVE	06/30/20	\$365,000	\$182,250	\$364,495	\$220,505	\$220,000	75.0	125.0	0.22	\$2,940	\$1,025,605	\$25.54		Land Table R34	60.36%
32-25-20-208-015	10405 BORGMAN AVE	09/06/19	\$345,000	\$168,790	\$337,582	\$183,418	\$176,000	50.0	125.0	0.14	\$3,668	\$1,282,643	\$29.45		Land Table R34	52.14%
32-25-20-208-019	10534 TALBOT AVE	12/20/19	\$325,000	\$189,530	\$379,059	\$121,941	\$176,000	50.0	125.0	0.14	\$2,439	\$852,734	\$19.58		Land Table R34	46.43%
32-25-20-208-027	10444 TALBOT AVE	08/23/19	\$360,000	\$157,800	\$315,598	\$220,402	\$176,000	50.0	125.0	0.14	\$4,408	\$1,541,273	\$35.38		Land Table R34	55.77%
32-25-20-208-033	10474 TALBOT AVE	01/04/19	\$315,000	\$174,630	\$349,258	\$141,742	\$176,000	50.0	125.0	0.14	\$2,835	\$991,203	\$22.75		Land Table R34	50.39%
32-25-20-226-019	10134 KINGSTON AVE	12/06/19	\$331,500	\$176,930	\$353,869	\$171,231	\$193,600	60.0	125.0	0.17	\$2,854	\$995,529	\$22.85		Land Table R34	54.71%
32-25-20-226-020	10124 KINGSTON AVE	08/08/19	\$235,000	\$145,120	\$290,240	\$120,760	\$176,000	50.0	125.0	0.14	\$2,415	\$844,476	\$19.39		Land Table R34	60.64%
32-25-20-226-022	10094 KINGSTON AVE	02/25/19	\$280,600	\$149,290	\$298,571	\$158,029	\$176,000	50.0	125.0	0.14	\$3,161	\$1,105,098	\$25.37		Land Table R34	58.95%
32-25-20-226-029	10024 KINGSTON AVE	09/10/20	\$240,000	\$141,420	\$282,848	\$133,152	\$176,000	50.0	125.0	0.14	\$2,663	\$931,133	\$21.38		Land Table R34	62.22%
32-25-20-227-009	10055 KINGSTON AVE	08/13/19	\$405,000	\$172,740	\$345,483	\$235,517	\$176,000	50.0	125.0	0.14	\$4,710	\$1,646,972	\$37.81		Land Table R34	50.94%
32-25-20-227-011	10035 KINGSTON AVE	08/18/20	\$356,215	\$155,160	\$310,317	\$221,898	\$176,000	50.0	125.0	0.14	\$4,438	\$1,551,734	\$35.62		Land Table R34	56.72%
32-25-20-227-013	10015 KINGSTON AVE	03/20/19	\$325,000	\$161,600	\$323,201	\$177,799	\$176,000	50.0	125.0	0.14	\$3,556	\$1,243,350	\$28.54		Land Table R34	54.46%
32-25-20-227-018	10124 LASALLE BLVD	10/11/19	\$310,000	\$164,150	\$328,297	\$157,703	\$176,000	50.0	125.0	0.14	\$3,154	\$1,102,818	\$25.32		Land Table R34	53.61%
32-25-20-227-020	10104 LASALLE BLVD	07/12/19	\$335,000	\$166,600	\$333,201	\$177,799	\$176,000	50.0	125.0	0.14	\$3,556	\$1,243,350	\$28.54		Land Table R34	52.82%
32-25-20-227-021	10094 LASALLE BLVD	10/22/20	\$370,000	\$164,940	\$329,889	\$216,111	\$176,000	50.0	125.0	0.14	\$4,322	\$1,511,266	\$34.69		Land Table R34	53.35%
32-25-20-227-024	10064 LASALLE BLVD	06/01/20	\$331,000	\$156,370	\$312,735	\$194,265	\$176,000	50.0	125.0	0.14	\$3,885	\$1,358,497	\$31.19		Land Table R34	56.28%
32-25-20-227-025	10054 LASALLE BLVD	07/10/20	\$380,000	\$170,630	\$341,251	\$214,749	\$176,000	50.0	125.0	0.14	\$4,295	\$1,501,741	\$34.48		Land Table R34	51.57%
32-25-20-227-028	10024 LASALLE BLVD	05/31/19	\$330,000	\$151,990	\$303,973	\$202,027	\$176,000	50.0	125.0	0.14	\$4,041	\$1,412,776	\$32.43		Land Table R34	57.90%
32-25-20-228-019	10134 BORGMAN AVE	10/19/20	\$538,000	\$243,260	\$486,515	\$227,485	\$176,000	50.0	125.0	0.14	\$4,550	\$1,590,804	\$36.52		Land Table R34	36.18%
32-25-20-228-031	10014 BORGMAN AVE	10/04/19	\$325,500	\$188,940	\$367,873	\$133,627	\$176,000	50.0	125.0	0.14	\$2,673	\$934,455	\$21.45		Land Table R34	47.84%
32-25-20-229-003	10135 BORGMAN AVE	07/12/19	\$585,000	\$298,900	\$597,796	\$163,204	\$176,000	50.0	125.0	0.14	\$3,264	\$1,141,287	\$26.20		Land Table R34	29.44%
32-25-20-229-012	10045 BORGMAN AVE	05/10/19	\$275,000	\$144,860	\$289,722	\$161,278	\$176,000	50.0	125.0	0.14	\$3,226	\$1,127,818	\$25.89		Land Table R34	60.75%
32-25-20-229-015	10015 BORGMAN AVE	10/07/19	\$281,000	\$171,360	\$342,720	\$114,280	\$176,000	50.0	125.0	0.14	\$2,286	\$799,161	\$18.35		Land Table R34	51.35%
32-25-20-229-016	10005 BORGMAN AVE	05/13/19	\$235,000	\$130,220	\$260,435	\$150,565	\$176,000	50.0	125.0	0.14	\$3,011	\$1,052,902	\$24.17		Land Table R34	67.58%
32-25-20-229-018	10144 TALBOT AVE	12/27/19	\$725,000	\$384,230	\$768,462	\$150,138	\$193,600	60.0	125.0	0.17	\$2,502	\$872,895	\$20.04		Land Table R34	25.19%

CITY OF HUNTINGTON WOODS

Land Table R34

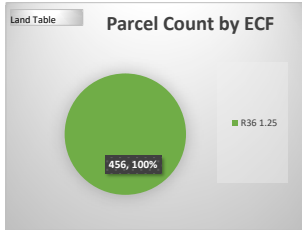
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtOB
32-25-20-229-023	10094 TALBOT AVE	05/01/20	\$352,000	\$154,820	\$309,634	\$218,366	\$176,000	50.0	125.0	0.14	\$4,367	\$1,527,035	\$35.06		Land Table R34	56.84%
32-25-20-229-026	10064 TALBOT AVE	11/14/19	\$315,000	\$156,280	\$312,559	\$178,441	\$176,000	50.0	125.0	0.14	\$3,569	\$1,247,839	\$28.65		Land Table R34	56.31%
32-25-20-251-001	10865 TALBOT AVE	11/16/20	\$295,000	\$152,860	\$305,724	\$165,276	\$176,000	50.0	125.0	0.14	\$3,306	\$1,155,776	\$26.53		Land Table R34	57.57%
32-25-20-251-005	10825 TALBOT AVE	05/15/19	\$285,000	\$170,170	\$340,348	\$164,652	\$220,000	75.0	125.0	0.22	\$2,195	\$765,823	\$17.58		Land Table R34	64.64%
32-25-20-251-016	10862 HART AVE	08/17/20	\$245,000	\$160,300	\$320,605	\$126,795	\$202,400	65.0	125.0	0.19	\$4,151	\$678,048	\$15.57		Land Table R34	63.13%
32-25-20-251-034	10758 HART AVE	08/20/20	\$165,000	\$70,400	\$140,800	\$165,000	\$140,800	60.0	125.0	0.12	\$4,125	\$1,434,783	\$32.94		Land Table R34	100.00%
32-25-20-252-001	10867 HART AVE	07/08/19	\$350,000	\$156,010	\$312,014	\$196,386	\$158,400	45.0	125.0	0.13	\$4,364	\$1,522,372	\$34.95		Land Table R34	50.77%
32-25-20-252-002	10855 HART AVE	05/11/20	\$355,000	\$222,430	\$444,858	\$86,142	\$176,000	50.0	125.0	0.14	\$1,723	\$602,392	\$13.83		Land Table R34	39.56%
32-25-20-253-013	10735 NADINE AVE	10/25/19	\$315,000	\$152,150	\$304,291	\$186,709	\$176,000	50.0	125.0	0.14	\$3,734	\$1,305,657	\$29.97		Land Table R34	57.84%
32-25-20-254-023	10754 LINCOLN DR	12/11/20	\$314,596	\$162,970	\$325,934	\$164,662	\$176,000	50.0	125.0	0.14	\$3,293	\$1,151,483	\$26.43		Land Table R34	54.00%
32-25-20-254-026	10724 LINCOLN DR	11/13/19	\$330,000	\$169,600	\$339,190	\$166,810	\$176,000	50.0	125.0	0.14	\$3,336	\$1,166,503	\$26.78		Land Table R34	51.89%
32-25-20-256-015	10560 HART AVE	05/22/20	\$970,000	\$510,930	\$1,021,859	\$185,741	\$237,600	85.0	125.0	0.24	\$2,185	\$761,234	\$17.48		Land Table R34	23.25%
32-25-20-256-021	10482 HART AVE	07/30/19	\$302,500	\$134,240	\$268,474	\$174,826	\$140,800	40.0	125.0	0.12	\$4,371	\$1,520,226	\$34.90		Land Table R34	52.44%
32-25-20-257-015	10415 HART AVE	09/11/20	\$340,000	\$148,570	\$297,139	\$183,661	\$140,800	40.0	125.0	0.12	\$4,592	\$1,597,052	\$36.66		Land Table R34	47.39%
32-25-20-258-023	10504 ELGIN AVE	05/30/19	\$473,000	\$207,120	\$414,244	\$234,756	\$176,000	50.0	125.0	0.14	\$4,695	\$1,641,650	\$37.69		Land Table R34	42.49%
32-25-20-258-030	10424 ELGIN AVE	11/15/19	\$319,500	\$163,990	\$327,980	\$167,520	\$176,000	50.0	125.0	0.14	\$3,350	\$1,171,469	\$26.89		Land Table R34	53.66%
32-25-20-259-006	10515 ELGIN AVE	07/25/19	\$337,000	\$167,780	\$335,558	\$177,442	\$176,000	50.0	125.0	0.14	\$3,549	\$1,240,853	\$28.49		Land Table R34	52.45%
32-25-20-259-012	10455 ELGIN AVE	04/03/19	\$356,000	\$153,560	\$307,112	\$224,888	\$176,000	50.0	125.0	0.14	\$4,498	\$1,572,643	\$36.10		Land Table R34	57.31%
32-25-20-259-017	10405 ELGIN AVE	09/30/20	\$319,000	\$178,500	\$357,002	\$137,998	\$176,000	50.0	125.0	0.14	\$2,760	\$965,021	\$22.15		Land Table R34	49.30%
32-25-20-259-019	10554 LINCOLN DR	08/13/19	\$365,000	\$184,780	\$369,569	\$171,431	\$176,000	50.0	125.0	0.14	\$3,429	\$1,198,818	\$27.52		Land Table R34	47.62%
32-25-20-276-019	10128 HART AVE	07/30/20	\$325,000	\$133,220	\$266,431	\$199,369	\$140,800	40.0	125.0	0.12	\$4,984	\$1,733,643	\$39.80		Land Table R34	52.85%
32-25-20-276-024	10080 HART AVE	07/28/20	\$390,000	\$157,650	\$315,300	\$215,500	\$140,800	40.0	125.0	0.12	\$5,388	\$1,873,913	\$43.02		Land Table R34	44.66%
32-25-20-277-003	10121 HART AVE	06/27/19	\$325,000	\$177,010	\$354,015	\$146,985	\$176,000	50.0	125.0	0.14	\$2,940	\$1,027,867	\$23.60		Land Table R34	49.72%
32-25-20-277-004	10113 HART AVE	11/24/20	\$475,000	\$235,350	\$470,696	\$180,304	\$176,000	50.0	125.0	0.14	\$3,606	\$1,260,867	\$28.95		Land Table R34	37.39%
32-25-20-277-029	10034 NADINE AVE	08/03/20	\$328,000	\$155,760	\$311,515	\$192,485	\$176,000	50.0	125.0	0.14	\$3,850	\$1,346,049	\$30.90		Land Table R34	56.50%
32-25-20-278-007	10085 NADINE AVE	05/10/19	\$617,000	\$292,850	\$585,705	\$207,295	\$176,000	50.0	125.0	0.14	\$4,146	\$1,449,615	\$33.28		Land Table R34	30.05%
32-25-20-279-001	10155 ELGIN AVE	10/28/20	\$535,000	\$229,220	\$458,437	\$268,526	\$191,963	59.1	125.0	0.17	\$4,546	\$1,579,565	\$36.26		Land Table R34	41.87%
32-25-20-279-014	10015 ELGIN AVE	08/09/19	\$300,000	\$151,230	\$302,460	\$173,540	\$176,000	50.0	125.0	0.14	\$3,471	\$1,213,566	\$27.86		Land Table R34	58.19%
32-25-20-279-021	10104 LINCOLN DR	06/14/19	\$350,000	\$144,960	\$289,917	\$236,083	\$176,000	50.0	125.0	0.14	\$4,722	\$1,650,930	\$37.90		Land Table R34	60.71%
32-25-20-279-022	10094 LINCOLN DR	08/20/19	\$330,000	\$150,890	\$301,774	\$204,226	\$176,000	50.0	125.0	0.14	\$4,085	\$1,428,154	\$32.79		Land Table R34	58.32%
32-25-20-279-024	10074 LINCOLN DR	07/27/20	\$380,000	\$190,930	\$381,861	\$174,139	\$176,000	50.0	125.0	0.14	\$3,483	\$1,217,755	\$27.96		Land Table R34	46.09%
32-25-20-280-008	10065 LINCOLN DR	03/02/20	\$335,000	\$154,820	\$309,643	\$201,357	\$176,000	50.0	125.0	0.14	\$4,027	\$1,408,091	\$32.33		Land Table R34	56.84%
32-25-20-280-009	10055 LINCOLN DR	12/21/20	\$305,000	\$146,220	\$292,448	\$188,552	\$176,000	50.0	125.0	0.14	\$3,771	\$1,318,545	\$30.27		Land Table R34	60.18%
32-25-20-401-005	10794 VERNON AVE	03/10/20	\$353,000	\$168,410	\$336,827	\$192,173	\$176,000	50.0	125.0	0.14	\$3,843	\$1,343,867	\$30.85		Land Table R34	52.25%
32-25-20-403-015	10705 VERNON AVE	12/04/19	\$340,000	\$158,150	\$316,296	\$199,704	\$176,000	50.0	125.0	0.14	\$3,994	\$1,396,531	\$32.06		Land Table R34	55.64%
32-25-20-403-016	10864 LUDLOW AVE	07/15/20	\$395,000	\$162,680	\$325,368	\$245,632	\$176,000	50.0	125.0	0.14	\$4,913	\$1,717,706	\$39.43		Land Table R34	54.09%
32-25-20-403-017	10854 LUDLOW AVE	07/23/20	\$308,000	\$156,380	\$312,753	\$171,247	\$176,000	50.0	125.0	0.14	\$3,425	\$1,197,531	\$27.49		Land Table R34	56.27%
32-25-20-403-025	10754 LUDLOW AVE	09/15/20	\$565,000	\$232,920	\$465,841	\$275,159	\$176,000	50.0	125.0	0.14	\$5,503	\$1,924,189	\$44.17		Land Table R34	37.78%
32-25-20-404-001	10565 VERNON AVE	11/06/20	\$350,000	\$209,220	\$418,433	\$107,567	\$176,000	50.0	125.0	0.14	\$2,151	\$752,217	\$17.27		Land Table R34	42.06%
32-25-20-404-004	10535 VERNON AVE	02/14/20	\$339,000	\$175,850	\$351,695	\$163,305	\$176,000	50.0	125.0	0.14	\$3,266	\$1,141,993	\$26.22		Land Table R34	50.04%
32-25-20-404-020	10514 LUDLOW AVE	07/28/20	\$400,000	\$185,540	\$371,085	\$204,915	\$176,000	50.0	125.0	0.14	\$4,098	\$1,432,972	\$32.90		Land Table R34	47.43%
32-25-20-404-028	10414 LUDLOW AVE	11/26/19	\$420,000	\$204,610	\$409,219	\$186,781	\$176,000	50.0	125.0	0.14	\$3,736	\$1,306,161	\$29.99		Land Table R34	43.01%
32-25-20-426-007	10074 VERNON AVE	10/19/20	\$421,000	\$175,730	\$351,464	\$245,536	\$176,000	50.0	125.0	0.14	\$4,911	\$1,717,035	\$39.42		Land Table R34	50.08%
32-25-21-101-023	26697 HUMBER ST	09/17/19	\$425,100	\$189,710	\$379,417	\$231,944	\$186,261	52.9	140.0	0.16	\$4,383	\$1,440,646	\$33.07		Land Table R34	49.09%
32-25-21-101-025	26675 HUMBER ST	10/08/20	\$325,000	\$178,850	\$357,703	\$153,558	\$186,261	52.9	140.0	0.16	\$2,902	\$953,776	\$21.90		Land Table R34	52.07%
32-25-21-105-011	26404 WYOMING RD	04/23/19	\$319,000	\$168,770	\$337,540	\$153,904	\$172,444	49.0	120.0	0.14	\$3,142	\$1,115,246	\$25.60		Land Table R34	51.09%
32-25-21-105-027	26367 HUMBER ST	08/03/20	\$330,000	\$184,120	\$368,231	\$148,030	\$186,261	52.9	140.0	0.16	\$2,798	\$919,441	\$21.11		Land Table R34	50.58%
32-25-21-105-029	26345 HUMBER ST	10/27/20	\$640,000	\$280,130	\$560,258	\$266,003	\$186,261	52.9	140.0	0.16	\$5,027	\$1,652,193	\$37.93		Land Table R34	33.25%
32-25-21-106-003	26444 HUMBER ST	05/15/19	\$305,000	\$141,570	\$283,132	\$199,093	\$177,225	50.3	126.2	0.15	\$3,954	\$1,373,055	\$31.52		Land Table R34	62.59%
32-25-21-106-004	26436 HUMBER ST	10/25/19	\$329,900	\$166,620	\$333,233	\$169,972	\$173,305	49.2	120.7	0.14	\$3,452	\$1,222,820	\$28.07		Land Table R34	52.01%
32-25-21-106-012	26338 HUMBER ST	06/24/19	\$348,000	\$172,550	\$345,106	\$184,339	\$181,445	66.3	67.6	0.14	\$2,779	\$1,316,707	\$30.23		Land Table R34	52.58%
32-25-21-152-008	26038 WYOMING RD	06/06/19	\$388,500	\$170,550	\$341,094	\$219,850	\$172,444	49.0	120.0	0.14	\$4,488	\$1,593,116	\$36.57		Land Table R34	50.56%
32-25-21-152-010	26020 WYOMING RD	10/30/20	\$301,000	\$147,590	\$295,177	\$178,267	\$172,444	49.0	120.0	0.14	\$3,639	\$1,291,790	\$29.66		Land Table R34	58.42%
32-25-21-152-011	8926 LINCOLN DR	08/28/20	\$389,000	\$215,870	\$431,737	\$163,334	\$206,071	68.1	120.0	0.19	\$2,399	\$855,152	\$19.63		Land Table R34	47.73%

CITY OF HUNTINGTON WOODS

Land Table R36

BSA DATABASE		SALES DATA	
Parcel Count	456	# of Sales	40
ECF Nbh	R36	Sales Ratio	49.16%
Min ECF	1.250	(Land Resid.-Est. Land Value)/Est. LV	3.94%
Max ECF	1.250	Projected % Change	3.94%
Land Table LtoB	43.83%	Projected Land Table LtoB	44.49%
CVT LtoB	43.64%	CVT Sales LtoB	44.13%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$3,330	\$3,461	\$3,461
MINIMUM	\$2,220	\$2,307	\$2,307
MAXIMUM	\$4,440	\$4,615	\$4,615



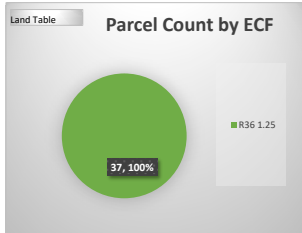
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
32-25-21-103-010	26888 YORK RD	09/16/19	\$392,000	\$181,830	\$363,659	\$263,354	\$235,013	52.9	160.0	0.19	\$4,975	\$1,400,819	\$32.16		Land Table R36	64.62%
32-25-21-103-014	26836 YORK RD	01/10/20	\$390,000	\$232,240	\$464,477	\$253,001	\$327,478	83.0	127.5	0.26	\$3,049	\$961,981	\$22.08		Land Table R36	70.50%
32-25-21-106-020	26377 HUNTINGTON RD	09/17/20	\$630,000	\$288,330	\$576,659	\$272,500	\$219,159	60.8	86.5	0.16	\$4,486	\$1,713,836	\$39.34		Land Table R36	38.00%
32-25-21-107-001	26460 HUNTINGTON RD	12/11/20	\$1,100,000	\$581,500	\$1,163,005	\$429,745	\$492,750	147.4	163.6	0.53	\$2,915	\$809,313	\$18.58		Land Table R36	42.37%
32-25-21-108-006	26602 DUNDEE RD	07/15/20	\$850,000	\$415,530	\$831,050	\$273,993	\$255,043	64.1	154.9	0.22	\$4,276	\$1,223,183	\$28.08		Land Table R36	30.69%
32-25-21-108-018	26705 YORK RD	05/29/20	\$497,000	\$231,140	\$462,273	\$278,927	\$244,200	60.0	150.0	0.21	\$4,649	\$1,347,473	\$30.93		Land Table R36	52.83%
32-25-21-127-002	26764 YORK RD	07/15/20	\$480,000	\$276,170	\$552,339	\$177,717	\$250,056	61.4	157.3	0.22	\$2,893	\$818,972	\$18.80		Land Table R36	45.27%
32-25-21-127-003	26750 YORK RD	07/27/20	\$590,500	\$277,540	\$555,074	\$280,965	\$245,539	60.3	151.6	0.21	\$4,657	\$1,344,330	\$30.86		Land Table R36	44.24%
32-25-21-127-006	26716 YORK RD	06/06/20	\$455,000	\$238,100	\$476,203	\$210,774	\$231,977	57.0	135.4	0.19	\$3,698	\$1,133,194	\$26.01		Land Table R36	48.71%
32-25-21-152-018	26025 HUNTINGTON RD	09/06/19	\$600,000	\$292,250	\$584,492	\$239,242	\$223,734	56.0	120.1	0.17	\$4,269	\$1,382,902	\$31.75		Land Table R36	38.28%
32-25-21-152-019	26011 HUNTINGTON RD	04/11/19	\$432,000	\$200,990	\$401,979	\$272,725	\$242,704	69.8	93.9	0.19	\$3,909	\$1,435,395	\$32.95		Land Table R36	60.38%
32-25-21-154-009	26097 HENDRIE BLVD	03/31/20	\$1,650,000	\$752,710	\$1,505,426	\$501,899	\$357,325	90.5	151.8	0.31	\$5,543	\$1,598,404	\$36.69		Land Table R36	23.74%
32-25-21-156-006	26046 HENDRIE BLVD	08/13/20	\$638,000	\$369,350	\$738,694	\$172,588	\$273,282	61.5	157.9	0.22	\$2,804	\$795,336	\$18.26		Land Table R36	37.00%
32-25-21-176-013	26349 DUNDEE RD	04/26/19	\$483,400	\$235,640	\$471,287	\$226,585	\$214,472	48.3	140.0	0.16	\$4,691	\$1,407,360	\$32.31		Land Table R36	45.51%
32-25-21-177-003	26388 DUNDEE RD	06/10/20	\$599,000	\$308,360	\$616,721	\$196,751	\$214,472	48.3	140.0	0.16	\$4,073	\$1,222,056	\$28.05		Land Table R36	34.78%
32-25-21-177-020	26329 YORK RD	09/03/19	\$430,000	\$215,060	\$430,111	\$218,556	\$218,667	49.2	145.5	0.17	\$4,438	\$1,308,719	\$30.04		Land Table R36	50.84%
32-25-21-178-003	26396 YORK RD	12/04/20	\$505,000	\$205,070	\$410,133	\$319,504	\$224,637	55.2	126.9	0.18	\$5,789	\$1,825,737	\$41.91		Land Table R36	54.77%
32-25-21-180-011	26063 DUNDEE RD	01/04/19	\$590,000	\$331,830	\$663,660	\$140,812	\$214,472	48.3	140.0	0.16	\$2,915	\$874,609	\$20.08		Land Table R36	32.32%
32-25-21-181-005	26074 DUNDEE RD	08/26/20	\$573,000	\$241,850	\$483,692	\$303,780	\$214,472	48.3	140.0	0.16	\$6,289	\$1,886,832	\$43.32		Land Table R36	44.34%
32-25-21-181-010	26024 DUNDEE RD	07/31/19	\$335,000	\$182,920	\$365,848	\$183,624	\$214,472	48.3	140.0	0.16	\$3,801	\$1,140,522	\$26.18		Land Table R36	58.62%
32-25-21-181-019	26079 YORK RD	08/17/20	\$425,000	\$239,980	\$479,961	\$159,511	\$214,472	48.3	140.0	0.16	\$3,302	\$990,752	\$22.74		Land Table R36	44.69%
32-25-21-182-012	26010 YORK RD	04/03/20	\$373,000	\$205,730	\$411,461	\$233,211	\$271,672	74.1	140.0	0.25	\$3,149	\$948,012	\$21.76		Land Table R36	66.03%
32-25-21-303-006	8734 HUNTINGTON RD	09/04/20	\$825,000	\$349,950	\$699,896	\$450,854	\$325,750	73.4	172.9	0.27	\$6,145	\$1,663,668	\$38.19		Land Table R36	46.54%
32-25-21-303-026	8507 HENDRIE BLVD	11/15/19	\$915,000	\$509,890	\$1,019,784	\$269,532	\$374,316	92.5	177.5	0.35	\$2,915	\$778,994	\$17.88		Land Table R36	36.71%
32-25-21-304-018	25831 SALEM RD	07/30/20	\$589,500	\$251,860	\$503,710	\$306,224	\$220,434	59.6	94.7	0.16	\$5,140	\$1,878,675	\$43.13		Land Table R36	43.76%
32-25-21-305-008	25844 SALEM RD	10/19/20	\$551,000	\$252,800	\$505,590	\$258,200	\$212,790	47.9	158.2	0.17	\$5,388	\$1,527,811	\$35.07		Land Table R36	42.09%
32-25-21-305-021	8430 HENDRIE BLVD	05/14/19	\$937,000	\$426,190	\$852,373	\$448,870	\$364,243	100.3	124.6	0.32	\$4,477	\$1,424,984	\$32.71		Land Table R36	42.73%
32-25-21-326-002	25910 CONCORD RD	11/02/20	\$525,000	\$239,180	\$478,351	\$269,410	\$222,761	52.3	138.3	0.17	\$5,147	\$1,557,283	\$35.75		Land Table R36	46.57%
32-25-21-326-007	25860 CONCORD RD	06/29/20	\$617,000	\$290,280	\$580,564	\$252,610	\$216,174	48.7	152.2	0.17	\$5,188	\$1,494,734	\$34.31		Land Table R36	37.24%
32-25-21-327-005	25870 PEMBROKE RD	11/04/19	\$450,000	\$236,000	\$471,996	\$195,714	\$217,710	49.0	154.4	0.17	\$3,991	\$1,144,526	\$26.27		Land Table R36	46.13%
32-25-21-327-006	25856 PEMBROKE RD	10/01/19	\$662,000	\$308,620	\$617,230	\$265,732	\$220,962	49.8	148.6	0.17	\$5,340	\$1,553,988	\$35.67		Land Table R36	35.80%
32-25-21-327-014	25841 WANHOE RD	09/30/20	\$479,900	\$225,310	\$450,617	\$244,138	\$214,855	48.4	140.5	0.16	\$5,045	\$1,516,385	\$34.81		Land Table R36	47.68%
32-25-21-327-015	25831 WANHOE RD	08/02/19	\$459,000	\$247,370	\$494,732	\$184,895	\$220,627	49.7	148.1	0.17	\$3,721	\$1,087,618	\$24.97		Land Table R36	44.60%
32-25-21-328-014	8211 HENDRIE BLVD	10/30/20	\$825,000	\$413,760	\$827,515	\$343,630	\$346,145	84.8	154.8	0.30	\$4,052	\$1,157,003	\$26.56		Land Table R36	41.83%
32-25-21-331-002	8049 HENDRIE BLVD	09/10/20	\$740,000	\$368,830	\$737,658	\$326,410	\$324,068	78.4	140.0	0.26	\$4,166	\$1,250,613	\$28.71		Land Table R36	43.93%
32-25-21-332-024	25475 WAREHAM DR	11/26/19	\$561,000	\$249,150	\$498,303	\$281,170	\$218,473	50.2	139.6	0.17	\$5,604	\$1,683,653	\$38.65		Land Table R36	43.84%
32-25-21-333-023	25747 HEREFORD DR	03/02/20	\$558,000	\$272,540	\$545,078	\$321,887	\$308,965	90.5	142.0	0.30	\$3,556	\$1,062,333	\$24.39		Land Table R36	56.68%
32-25-21-332-009	8104 HUNTINGTON RD	10/10/19	\$345,000	\$181,040	\$362,089	\$184,543	\$184,543	69.1	148.1	0.24	\$2,425	\$712,570	\$16.36		Land Table R37	50.97%
32-25-21-332-013	8048 HUNTINGTON RD	06/17/20	\$296,500	\$175,240	\$350,475	\$126,864	\$180,839	66.7	137.6	0.21	\$1,903	\$601,251	\$13.80		Land Table R37	51.60%
32-25-21-332-029	25415 WAREHAM DR	07/02/19	\$526,000	\$236,460	\$472,920	\$301,080	\$248,000	110.0	110.0	0.28	\$2,737	\$1,083,022	\$24.86		Land Table R37	52.44%

CITY OF HUNTINGTON WOODS

Land Table R37

BSA DATABASE		SALES DATA	
Parcel Count	37	# of Sales	40
ECF Nbhhd	R36	Sales Ratio	49.16%
Min ECF	1.250	(Land Resid.-Est. Land Value)/Est. LV	3.94%
Max ECF	1.250	Projected % Change	3.94%
Land Table LtoB	41.20%	Projected Land Table LtoB	44.49%
CVT LtoB	43.64%	CVT Sales LtoB	44.13%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,325	\$2,417	\$2,417
MINIMUM	\$1,550	\$1,611	\$1,611
MAXIMUM	\$3,100	\$3,222	\$3,222



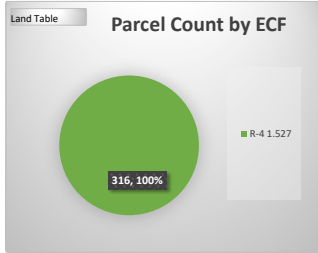
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
32-25-21-332-009	8104 HUNTINGTON RD	10/10/19	\$345,000	\$181,040	\$362,089	\$167,454	\$184,543	69.1	148.1	0.24	\$2,425	\$712,570	\$16.36		Land Table R37	50.97%
32-25-21-332-013	8048 HUNTINGTON RD	06/17/20	\$296,500	\$175,240	\$350,475	\$126,864	\$180,839	66.7	137.6	0.21	\$1,903	\$601,251	\$13.80		Land Table R37	51.60%
32-25-21-332-029	25415 WAREHAM DR	07/02/19	\$526,000	\$236,460	\$472,920	\$301,080	\$248,000	110.0	110.0	0.28	\$2,737	\$1,083,022	\$24.86		Land Table R37	52.44%
32-25-21-103-010	26888 YORK RD	09/16/19	\$392,000	\$181,830	\$363,659	\$263,354	\$235,013	52.9	160.0	0.19	\$4,975	\$1,400,819	\$32.16		Land Table R36	64.62%
32-25-21-103-014	26836 YORK RD	01/10/20	\$390,000	\$232,240	\$464,477	\$253,001	\$327,478	83.0	127.5	0.26	\$3,049	\$961,981	\$22.08		Land Table R36	70.50%
32-25-21-106-020	26377 HUNTINGTON RD	09/17/20	\$630,000	\$288,330	\$576,659	\$272,500	\$219,159	60.8	86.5	0.16	\$4,486	\$1,713,836	\$39.34		Land Table R36	38.00%
32-25-21-107-001	26460 HUNTINGTON RD	12/11/20	\$1,100,000	\$581,500	\$1,163,005	\$429,745	\$492,750	147.4	163.6	0.53	\$2,915	\$809,313	\$18.58		Land Table R36	42.37%
32-25-21-108-006	26602 DUNDEE RD	07/15/20	\$850,000	\$415,530	\$831,050	\$273,993	\$255,043	64.1	154.9	0.22	\$4,276	\$1,223,183	\$28.08		Land Table R36	30.69%
32-25-21-108-018	26705 YORK RD	05/29/20	\$497,000	\$231,140	\$462,273	\$278,927	\$244,200	60.0	150.0	0.21	\$4,649	\$1,347,473	\$30.93		Land Table R36	52.83%
32-25-21-127-002	26764 YORK RD	07/15/20	\$480,000	\$276,170	\$552,339	\$177,717	\$250,056	61.4	157.3	0.22	\$2,893	\$818,972	\$18.80		Land Table R36	45.27%
32-25-21-127-003	26750 YORK RD	07/27/20	\$590,500	\$277,540	\$555,074	\$280,965	\$245,539	60.3	151.6	0.21	\$4,657	\$1,344,330	\$30.86		Land Table R36	44.24%
32-25-21-127-006	26716 YORK RD	06/06/20	\$455,000	\$238,100	\$476,203	\$210,774	\$231,977	57.0	135.4	0.19	\$3,698	\$1,133,194	\$26.01		Land Table R36	48.71%
32-25-21-152-018	26025 HUNTINGTON RD	09/06/19	\$600,000	\$292,250	\$584,492	\$239,242	\$223,734	56.0	120.1	0.17	\$4,269	\$1,382,902	\$31.75		Land Table R36	38.28%
32-25-21-152-019	26011 HUNTINGTON RD	04/11/19	\$432,000	\$200,990	\$401,979	\$272,725	\$242,704	69.8	93.9	0.19	\$3,909	\$1,435,395	\$32.95		Land Table R36	60.38%
32-25-21-154-009	26097 HENDRIE BLVD	03/31/20	\$1,650,000	\$752,710	\$1,505,426	\$501,899	\$357,325	90.5	151.8	0.31	\$5,543	\$1,598,404	\$36.69		Land Table R36	23.74%
32-25-21-156-006	26046 HENDRIE BLVD	08/13/20	\$638,000	\$369,350	\$738,694	\$172,588	\$273,282	61.5	157.9	0.22	\$2,804	\$795,336	\$18.26		Land Table R36	37.00%
32-25-21-176-013	26349 DUNDEE RD	04/26/19	\$483,400	\$235,640	\$471,287	\$226,585	\$214,472	48.3	140.0	0.16	\$4,691	\$1,407,360	\$32.31		Land Table R36	45.51%
32-25-21-177-003	26388 DUNDEE RD	06/10/20	\$599,000	\$308,360	\$616,721	\$196,751	\$214,472	48.3	140.0	0.16	\$4,073	\$1,222,056	\$28.05		Land Table R36	34.78%
32-25-21-177-020	26329 YORK RD	09/03/19	\$430,000	\$215,060	\$430,111	\$218,556	\$218,667	49.2	145.5	0.17	\$4,438	\$1,308,719	\$30.04		Land Table R36	50.84%
32-25-21-178-003	26396 YORK RD	12/04/20	\$505,000	\$205,070	\$410,133	\$319,504	\$224,637	55.2	126.9	0.18	\$5,789	\$1,825,737	\$41.91		Land Table R36	54.77%
32-25-21-180-011	26063 DUNDEE RD	01/04/19	\$590,000	\$331,830	\$663,660	\$140,812	\$214,472	48.3	140.0	0.16	\$2,915	\$874,609	\$20.08		Land Table R36	32.32%
32-25-21-181-005	26074 DUNDEE RD	08/26/20	\$573,000	\$241,850	\$483,692	\$303,780	\$214,472	48.3	140.0	0.16	\$6,289	\$1,886,832	\$43.32		Land Table R36	44.34%
32-25-21-181-010	26024 DUNDEE RD	07/31/19	\$335,000	\$182,920	\$365,848	\$183,624	\$214,472	48.3	140.0	0.16	\$3,801	\$1,140,522	\$26.18		Land Table R36	58.62%
32-25-21-181-019	26079 YORK RD	08/17/20	\$425,000	\$239,980	\$479,961	\$159,511	\$214,472	48.3	140.0	0.16	\$3,302	\$990,752	\$22.74		Land Table R36	44.69%
32-25-21-182-012	26010 YORK RD	04/03/20	\$373,000	\$205,730	\$411,461	\$233,211	\$271,672	74.1	140.0	0.25	\$3,149	\$948,012	\$21.76		Land Table R36	66.03%
32-25-21-303-006	8734 HUNTINGTON RD	09/04/20	\$825,000	\$349,950	\$699,896	\$450,854	\$325,750	73.4	172.9	0.27	\$6,145	\$1,663,668	\$38.19		Land Table R36	46.54%
32-25-21-303-026	8507 HENDRIE BLVD	11/15/19	\$915,000	\$509,890	\$1,019,784	\$269,532	\$374,316	92.5	177.5	0.35	\$2,915	\$778,994	\$17.88		Land Table R36	36.71%
32-25-21-304-018	25831 SALEM RD	07/30/20	\$589,500	\$251,860	\$503,710	\$306,224	\$220,434	59.6	94.7	0.16	\$5,140	\$1,878,675	\$43.13		Land Table R36	43.76%
32-25-21-305-008	25844 SALEM RD	10/19/20	\$551,000	\$258,000	\$505,590	\$258,200	\$212,790	47.9	158.2	0.17	\$5,388	\$1,527,811	\$35.07		Land Table R36	42.09%
32-25-21-305-021	8430 HENDRIE BLVD	05/14/19	\$937,000	\$426,190	\$852,373	\$448,870	\$364,243	100.3	124.6	0.32	\$4,477	\$1,424,984	\$32.71		Land Table R36	42.73%
32-25-21-326-002	25910 CONCORD RD	11/02/20	\$525,000	\$239,180	\$478,351	\$269,410	\$222,761	52.3	138.3	0.17	\$5,147	\$1,557,283	\$35.75		Land Table R36	46.57%
32-25-21-326-007	25860 CONCORD RD	06/29/20	\$617,000	\$290,280	\$580,564	\$252,610	\$216,174	48.7	152.2	0.17	\$5,188	\$1,494,734	\$34.31		Land Table R36	37.24%
32-25-21-327-005	25870 PEMBROKE RD	11/04/19	\$450,000	\$236,000	\$471,996	\$195,714	\$217,710	49.0	154.4	0.17	\$3,991	\$1,144,526	\$26.27		Land Table R36	46.13%
32-25-21-327-006	25856 PEMBROKE RD	10/01/19	\$662,000	\$308,620	\$617,230	\$265,732	\$220,962	49.8	148.6	0.17	\$5,340	\$1,553,988	\$35.67		Land Table R36	35.80%
32-25-21-327-014	25841 IVANHOE RD	09/30/20	\$479,900	\$225,310	\$450,617	\$244,138	\$214,855	48.4	140.5	0.16	\$5,045	\$1,516,385	\$34.81		Land Table R36	47.68%
32-25-21-327-015	25831 IVANHOE RD	08/02/19	\$459,000	\$247,370	\$494,732	\$184,895	\$220,627	49.7	148.1	0.17	\$3,721	\$1,087,618	\$24.97		Land Table R36	44.60%
32-25-21-328-014	8211 HENDRIE BLVD	10/30/20	\$825,000	\$413,760	\$827,515	\$343,630	\$346,145	84.8	154.8	0.30	\$4,052	\$1,157,003	\$26.56		Land Table R36	41.83%
32-25-21-331-002	8049 HENDRIE BLVD	09/10/20	\$740,000	\$368,830	\$737,658	\$324,068	\$246,166	78.4	140.0	0.26	\$4,166	\$1,250,613	\$28.71		Land Table R36	43.93%
32-25-21-332-024	25475 WAREHAM DR	11/26/19	\$561,000	\$249,150	\$498,303	\$281,170	\$218,473	50.2	139.6	0.17	\$5,604	\$1,683,653	\$38.65		Land Table R36	43.84%
32-25-21-333-023	25747 HEREFORD DR	03/02/20	\$558,000	\$272,540	\$545,078	\$321,887	\$308,965	90.5	142.0	0.30	\$3,556	\$1,062,333	\$24.39		Land Table R36	56.68%

CITY OF HUNTINGTON WOODS

Land Table R-4

BSA DATABASE		SALES DATA	
Parcel Count	316	# of Sales	27
ECF Nbhhd	R-4	Sales Ratio	49.91%
Min ECF	1.527	(Land Resid - Est. Land Value)/Est. LV	0.56%
Max ECF	1.527	Projected % Change	0.00%
Land Table LtoB	34.73%	Projected Land Table LtoB	33.96%
CVT LtoB	43.64%	CVT Sales LtoB	44.13%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,020	\$2,031	\$2,020
MINIMUM	\$2,020	\$2,031	\$2,020
MAXIMUM	\$2,020	\$2,031	\$2,020



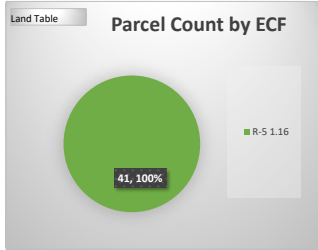
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
32-25-20-102-005	13335 KINGSTON AVE	11/05/20	\$299,900	\$151,140	\$302,279	\$124,274	\$126,653	62.7	136.5	0.19	\$1,982	\$661,032	\$15.18		Land Table R-4	41.90%
32-25-20-102-011	13358 LASALLE BLVD	10/30/20	\$227,000	\$133,300	\$266,608	\$85,957	\$125,565	62.2	136.4	0.19	\$1,383	\$462,134	\$10.61		Land Table R-4	47.10%
32-25-20-102-015	13334 LASALLE BLVD	07/01/20	\$260,000	\$154,870	\$309,749	\$76,904	\$126,653	62.7	136.5	0.19	\$1,227	\$409,064	\$9.39		Land Table R-4	40.89%
32-25-20-102-017	13322 LASALLE BLVD	02/22/19	\$456,500	\$215,550	\$431,095	\$152,058	\$126,653	62.7	136.5	0.19	\$2,425	\$808,819	\$18.57		Land Table R-4	29.38%
32-25-20-103-001	13353 LASALLE BLVD	05/21/20	\$229,999	\$151,960	\$303,920	\$51,676	\$125,597	62.2	136.5	0.19	\$831	\$277,828	\$6.38		Land Table R-4	41.33%
32-25-20-104-003	13349 BORGMAN AVE	01/18/19	\$395,000	\$186,030	\$372,053	\$137,948	\$115,001	56.9	136.5	0.17	\$2,423	\$806,713	\$18.52		Land Table R-4	30.91%
32-25-20-104-015	13334 TALBOT AVE	06/28/19	\$381,500	\$165,630	\$331,261	\$155,845	\$105,606	52.3	136.7	0.16	\$2,981	\$992,643	\$22.79		Land Table R-4	31.88%
32-25-20-106-017	13122 LASALLE BLVD	11/19/19	\$303,500	\$161,710	\$323,419	\$106,734	\$126,653	62.7	136.5	0.19	\$1,702	\$567,734	\$13.03		Land Table R-4	39.16%
32-25-20-107-017	13122 BORGMAN AVE	08/20/20	\$233,000	\$138,910	\$277,815	\$81,838	\$126,653	62.7	136.5	0.19	\$1,305	\$435,309	\$9.99		Land Table R-4	45.59%
32-25-20-107-020	13102 BORGMAN AVE	09/14/20	\$300,000	\$146,320	\$292,638	\$134,015	\$126,653	62.7	136.5	0.19	\$2,137	\$712,846	\$16.36		Land Table R-4	43.28%
32-25-20-108-003	13149 BORGMAN AVE	07/31/20	\$425,000	\$203,770	\$407,543	\$123,001	\$105,544	52.2	136.5	0.16	\$2,354	\$783,446	\$17.99		Land Table R-4	25.90%
32-25-20-108-013	13148 TALBOT AVE	07/02/20	\$325,000	\$187,740	\$375,485	\$78,110	\$128,595	63.7	140.7	0.19	\$1,227	\$402,629	\$9.24		Land Table R-4	34.25%
32-25-20-108-018	13116 TALBOT AVE	05/05/20	\$340,000	\$156,080	\$312,164	\$157,469	\$129,633	64.2	143.0	0.20	\$2,454	\$799,335	\$18.35		Land Table R-4	41.53%
32-25-20-151-010	13307 TALBOT AVE	02/28/19	\$255,000	\$130,160	\$260,310	\$75,495	\$80,805	40.0	108.2	0.11	\$1,887	\$705,561	\$16.20		Land Table R-4	31.04%
32-25-20-151-017	13326 HART AVE	12/14/20	\$341,000	\$164,840	\$329,683	\$114,107	\$102,790	50.9	107.0	0.14	\$2,242	\$845,237	\$19.40		Land Table R-4	31.18%
32-25-20-153-001	13347 NADINE AVE	01/16/20	\$277,500	\$156,910	\$313,826	\$74,329	\$110,655	54.8	124.0	0.16	\$1,357	\$473,433	\$10.87		Land Table R-4	35.26%
32-25-20-154-007	26015 ALLOR AVE	08/15/19	\$320,000	\$162,570	\$325,144	\$77,888	\$83,032	41.1	132.0	0.12	\$1,895	\$643,702	\$14.78		Land Table R-4	25.54%
32-25-20-154-010	26005 ALLOR AVE	05/10/19	\$420,000	\$225,240	\$450,475	\$69,163	\$99,638	49.3	132.0	0.15	\$1,402	\$476,986	\$10.95		Land Table R-4	22.12%
32-25-20-154-011	26001 ALLOR AVE	04/30/19	\$425,000	\$222,140	\$444,270	\$80,721	\$99,991	49.5	132.0	0.15	\$1,631	\$552,884	\$12.69		Land Table R-4	22.51%
32-25-20-155-008	26025 BERKLEY AVE	12/03/20	\$410,000	\$215,020	\$430,045	\$82,955	\$103,000	51.0	130.0	0.15	\$1,627	\$556,745	\$12.78		Land Table R-4	23.95%
32-25-20-155-012	13318 LINCOLN DR	06/24/20	\$275,900	\$129,730	\$259,453	\$121,409	\$104,962	52.0	135.0	0.16	\$2,337	\$783,284	\$17.98		Land Table R-4	40.46%
32-25-20-157-007	13119 HART AVE	07/15/20	\$320,000	\$147,620	\$295,248	\$150,903	\$126,151	69.4	107.0	0.18	\$2,175	\$820,125	\$18.83		Land Table R-4	42.73%
32-25-20-157-017	13114 NADINE AVE	10/30/19	\$312,000	\$160,790	\$321,579	\$83,866	\$93,445	46.3	107.0	0.12	\$1,813	\$681,837	\$15.65		Land Table R-4	29.06%
32-25-20-159-011	13107 ELGIN AVE	07/25/19	\$332,000	\$142,780	\$285,550	\$155,230	\$108,780	53.9	145.0	0.17	\$2,883	\$935,120	\$21.47		Land Table R-4	38.09%
32-25-20-159-022	13108 LINCOLN DR	04/14/20	\$295,000	\$118,620	\$237,247	\$148,090	\$90,337	44.7	100.0	0.12	\$3,311	\$1,287,739	\$29.56		Land Table R-4	38.08%
32-25-20-159-023	13104 LINCOLN DR	11/25/20	\$326,500	\$124,540	\$249,083	\$167,754	\$90,337	44.7	100.0	0.12	\$3,751	\$1,458,730	\$33.49		Land Table R-4	36.27%
32-25-20-160-003	13141 LINCOLN DR	12/16/20	\$358,000	\$159,840	\$319,684	\$146,721	\$108,405	53.7	100.0	0.14	\$2,734	\$1,063,196	\$24.41		Land Table R-4	33.91%

CITY OF HUNTINGTON WOODS

Land Table R-5

BSA DATABASE		SALES DATA	
Parcel Count	41	# of Sales	1
ECF Nbhd	R-5	Sales Ratio	42.00%
Min ECF	1.160	(Land Resid - Est. Land Value)/Est. LV	54.32%
Max ECF	1.160	Projected % Change	27.16%
Land Table LtoB	29.91%	Projected Land Table LtoB	40.73%
CVT LtoB	43.64%	CVT Sales LtoB	44.13%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,200	\$1,852	\$1,526
MINIMUM	\$1,200	\$1,852	\$1,526
MAXIMUM	\$1,200	\$1,852	\$1,526



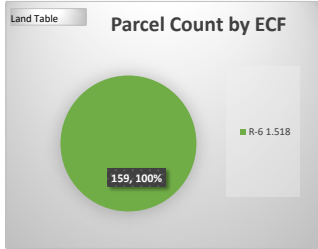
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
32-25-20-128-001	12959 BORGMAN AVE	07/07/20	\$655,000	\$275,080	\$550,153	\$297,855	\$193,008	160.8	205.1	0.77	\$1,852	\$388,845	\$8.93		Land Table R-5	35.08%

CITY OF HUNTINGTON WOODS

Land Table R-6

BSA DATABASE		SALES DATA	
Parcel Count	159	# of Sales	17
ECF Nbhd	R-6	Sales Ratio	48.88%
Min ECF	1.518	(Land Resid - Est. Land Value)/Est. LV	5.73%
Max ECF	1.518	Projected % Change	5.73%
Land Table LtoB	36.55%	Projected Land Table LtoB	41.26%
CVT LtoB	43.64%	CVT Sales LtoB	44.13%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,875	\$1,983	\$1,983
MINIMUM	\$1,250	\$1,322	\$1,322
MAXIMUM	\$2,500	\$2,643	\$2,643



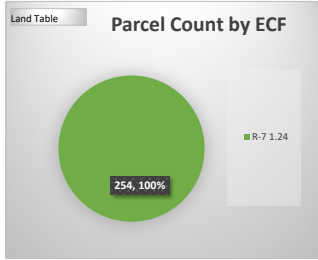
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
32-25-20-305-005	13353 SHERWOOD DR	05/31/19	\$309,000	\$129,500	\$258,998	\$150,002	\$100,000	40.0	130.0	0.12	\$3,750	\$1,260,521	\$28.94		Land Table R-6	38.61%
32-25-20-305-014	13370 LUDLOW AVE	07/15/20	\$415,000	\$234,740	\$469,476	\$149,687	\$204,163	105.7	120.0	0.30	\$1,416	\$494,017	\$11.34		Land Table R-6	43.49%
32-25-20-305-022	13312 LUDLOW AVE	08/07/20	\$364,000	\$186,070	\$372,149	\$126,829	\$134,978	54.0	131.6	0.16	\$2,349	\$782,895	\$17.97		Land Table R-6	36.27%
32-25-20-307-008	13321 LUDLOW AVE	11/14/19	\$410,000	\$211,160	\$422,318	\$164,307	\$176,625	81.3	130.0	0.24	\$2,021	\$676,160	\$15.52		Land Table R-6	41.82%
32-25-20-307-013	13364 BALFOUR AVE	08/27/20	\$300,000	\$158,720	\$317,439	\$120,061	\$137,500	55.0	130.0	0.16	\$2,183	\$732,079	\$16.81		Land Table R-6	43.32%
32-25-20-307-025	13304 BALFOUR AVE	02/27/20	\$360,000	\$167,350	\$334,700	\$149,000	\$123,700	49.5	130.0	0.15	\$3,011	\$1,006,757	\$23.11		Land Table R-6	36.96%
32-25-20-351-018	13334 WINCHESTER AVE	05/22/19	\$361,500	\$153,040	\$306,078	\$155,422	\$100,000	40.0	130.0	0.12	\$3,886	\$1,306,067	\$29.98		Land Table R-6	32.67%
32-25-20-351-019	13330 WINCHESTER AVE	08/14/19	\$387,500	\$199,680	\$399,360	\$88,140	\$100,000	40.0	130.0	0.12	\$2,204	\$740,672	\$17.00		Land Table R-6	25.04%
32-25-20-351-022	13316 WINCHESTER AVE	11/10/20	\$532,500	\$223,590	\$447,175	\$271,225	\$185,900	88.7	130.0	0.27	\$3,057	\$1,023,491	\$23.50		Land Table R-6	41.57%
32-25-20-353-002	13367 WINCHESTER AVE	11/06/20	\$299,900	\$152,330	\$304,658	\$132,742	\$137,500	55.0	130.0	0.16	\$2,413	\$809,402	\$18.58		Land Table R-6	45.13%
32-25-20-353-005	13357 WINCHESTER AVE	06/25/19	\$342,500	\$148,100	\$296,200	\$171,300	\$125,000	50.0	130.0	0.15	\$3,426	\$1,149,664	\$26.39		Land Table R-6	42.20%
32-25-20-353-017	13364 VICTORIA AVE	04/19/19	\$312,000	\$159,120	\$318,242	\$131,258	\$137,500	55.0	130.0	0.16	\$2,387	\$800,354	\$18.37		Land Table R-6	43.21%
32-25-20-353-029	13349 WINCHESTER AVE	06/20/19	\$342,000	\$150,510	\$301,015	\$209,735	\$168,750	75.0	130.0	0.22	\$2,796	\$936,317	\$21.49		Land Table R-6	56.06%
32-25-20-353-030	13341 WINCHESTER AVE	06/17/20	\$321,000	\$160,390	\$320,774	\$156,476	\$156,250	65.0	130.0	0.19	\$2,407	\$806,577	\$18.52		Land Table R-6	48.71%
32-25-20-355-002	13367 VICTORIA AVE	12/13/19	\$275,000	\$166,970	\$333,949	\$81,170	\$140,119	56.0	135.0	0.17	\$1,448	\$477,471	\$10.96		Land Table R-6	41.96%
32-25-20-355-012	13325 VICTORIA AVE	03/01/19	\$370,000	\$178,130	\$356,257	\$117,355	\$103,612	41.4	135.0	0.13	\$2,832	\$931,389	\$21.38		Land Table R-6	29.08%
32-25-20-355-015	13313 VICTORIA AVE	06/13/19	\$280,000	\$144,630	\$289,254	\$93,227	\$102,481	41.0	136.5	0.13	\$2,274	\$745,816	\$17.12		Land Table R-6	35.43%

CITY OF HUNTINGTON WOODS

Land Table R-7

BSA DATABASE		SALES DATA	
Parcel Count	254	# of Sales	13
ECF Nbhhd	R-7	Sales Ratio	49.04%
Min ECF	1.240	(Land Resid - Est. Land Value)/Est. LV	4.70%
Max ECF	1.240	Projected % Change	4.70%
Land Table LtoB	44.91%	Projected Land Table LtoB	42.77%
CVT LtoB	43.64%	CVT Sales LtoB	44.13%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,498	\$2,615	\$2,615
MINIMUM	\$1,665	\$1,743	\$1,743
MAXIMUM	\$3,330	\$3,487	\$3,487



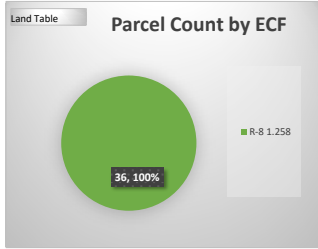
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
32-25-20-304-018	13105 VERNON AVE	08/10/20	\$585,000	\$259,170	\$518,343	\$236,846	\$170,189	51.1	157.0	0.17	\$4,634	\$1,409,798	\$32.36		Land Table R-7	32.83%
32-25-20-308-005	13145 LUDLOW AVE	03/01/19	\$322,500	\$152,600	\$305,202	\$185,263	\$167,965	50.4	130.0	0.15	\$3,673	\$1,226,907	\$28.17		Land Table R-7	55.03%
32-25-20-308-011	13164 BALFOUR AVE	09/13/19	\$280,000	\$136,550	\$273,093	\$160,623	\$153,716	46.2	129.8	0.14	\$3,480	\$1,163,935	\$26.72		Land Table R-7	56.29%
32-25-20-308-015	13140 BALFOUR AVE	06/03/19	\$346,500	\$151,340	\$302,682	\$175,619	\$131,801	39.6	130.0	0.12	\$4,437	\$1,488,297	\$34.17		Land Table R-7	43.54%
32-25-20-308-018	13120 BALFOUR AVE	08/20/19	\$465,000	\$203,600	\$407,198	\$289,503	\$231,701	79.2	130.0	0.24	\$3,657	\$1,226,708	\$28.16		Land Table R-7	56.90%
32-25-20-327-004	12758 VERNON AVE	07/22/20	\$350,000	\$180,110	\$360,216	\$174,690	\$184,906	55.5	160.3	0.18	\$3,146	\$949,402	\$21.80		Land Table R-7	51.33%
32-25-20-327-009	12710 VERNON AVE	06/30/20	\$1,100,001	\$512,880	\$1,025,753	\$343,094	\$268,846	99.7	137.9	0.31	\$3,442	\$1,121,222	\$25.74		Land Table R-7	26.21%
32-25-20-328-006	12911 VERNON AVE	07/07/20	\$650,000	\$288,720	\$577,432	\$338,122	\$265,554	97.2	140.0	0.30	\$3,478	\$1,123,329	\$25.79		Land Table R-7	45.99%
32-25-20-330-002	25528 HENLEY AVE	09/13/19	\$429,000	\$273,590	\$547,187	\$60,897	\$179,084	56.3	94.8	0.14	\$1,081	\$422,896	\$9.71		Land Table R-7	32.73%
32-25-20-332-010	25316 SHERWOOD DR	08/04/20	\$865,000	\$462,310	\$924,614	\$269,227	\$328,841	130.4	162.8	0.44	\$2,065	\$618,913	\$14.21		Land Table R-7	35.57%
32-25-20-352-003	13149 BALFOUR AVE	10/30/20	\$355,000	\$158,290	\$316,585	\$206,280	\$167,865	50.4	130.0	0.15	\$4,092	\$1,375,200	\$31.57		Land Table R-7	53.02%
32-25-20-354-013	25211 W ROYCOURT	06/13/19	\$350,000	\$209,630	\$419,258	\$140,019	\$209,277	66.2	128.0	0.20	\$2,117	\$714,383	\$16.40		Land Table R-7	49.92%
32-25-20-379-005	25222 PARKWOOD DR	08/23/19	\$325,000	\$161,030	\$322,064	\$166,751	\$163,815	49.2	155.4	0.16	\$3,390	\$1,042,194	\$23.93		Land Table R-7	50.86%

CITY OF HUNTINGTON WOODS

Land Table R-8

BSA DATABASE		SALES DATA	
Parcel Count	36	# of Sales	3
ECF Nbhd	R-8	Sales Ratio	50.84%
Min ECF	1.258	(Land Resid - Est. Land Value)/Est. LV	-4.72%
Max ECF	1.258	Projected % Change	0.00%
Land Table LtoB	34.40%	Projected Land Table LtoB	35.06%
CVT LtoB	43.64%	CVT Sales LtoB	44.13%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$1,643	\$1,565	\$1,643
MINIMUM	\$1,095	\$1,043	\$1,095
MAXIMUM	\$2,190	\$2,087	\$2,190



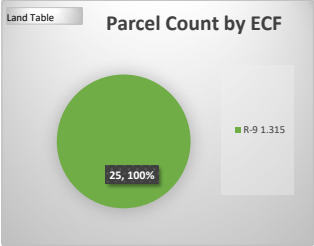
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
32-25-20-355-032	13300 WALES AVE	11/12/19	\$324,000	\$157,740	\$315,470	\$140,189	\$131,659	63.3	135.0	0.21	\$2,214	\$677,242	\$15.55		Land Table R-8	41.73%
32-25-20-376-018	12914 WALES AVE	09/18/20	\$365,000	\$228,010	\$456,013	\$60,555	\$151,568	79.1	146.6	0.27	\$766	\$225,112	\$5.17		Land Table R-8	33.24%
32-25-20-379-011	25128 PARKWOOD DR	07/23/20	\$446,000	\$191,310	\$382,622	\$184,760	\$121,382	55.4	128.0	0.18	\$3,333	\$1,049,773	\$24.10		Land Table R-8	31.72%

CITY OF HUNTINGTON WOODS

Land Table R-9

BSA DATABASE		SALES DATA	
Parcel Count	25	# of Sales	2
ECF Nbhd	R-9	Sales Ratio	53.12%
Min ECF	1.315	(Land Resid - Est. Land Value)/Est. LV	-16.20%
Max ECF	1.315	Projected % Change	0.00%
Land Table LtoB	40.21%	Projected Land Table LtoB	36.20%
CVT LtoB	43.64%	CVT Sales LtoB	44.13%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$2,295	\$1,923	\$2,295
MINIMUM	\$1,530	\$1,282	\$1,530
MAXIMUM	\$3,060	\$2,564	\$3,060



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	LtoB
32-25-20-333-013	25537 SCOTIA RD	01/03/19	\$540,000	\$253,210	\$506,411	\$217,189	\$183,600	60.0	150.0	0.21	\$3,620	\$1,049,222	\$24.09		Land Table R-9	36.26%
32-25-20-333-024	25403 SCOTIA RD	09/09/20	\$415,000	\$254,040	\$508,082	\$90,518	\$183,600	60.0	150.0	0.21	\$1,509	\$437,285	\$10.04		Land Table R-9	36.14%