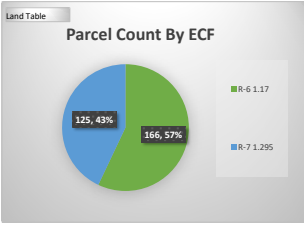


CITY OF LATHRUP
Land Table G-1

BSA DATABASE		SALES DATA	
Parcel Count	291	# of Sales	28
ECF Nhdh	R-6, R-7	Sales Ratio	46.51%
Min ECF	1.170	(Land Resid.-Est. Land Value)/Est. LV	59.70%
Max ECF	1.295	Projected % Change	59.55%
Land Table LtoB	12.92%	Projected Land Table LtoB	18.67%
CVT LtoB	11.20%	CVT Sales LtoB	11.55%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$28,080	\$44,845	\$44,802
MINIMUM	\$23,190	\$37,035	\$37,000
MAXIMUM	\$34,250	\$54,699	\$54,646

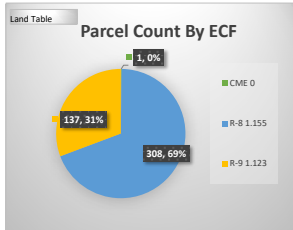


Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
40-24-13-108-007	17377 AVILLA BLVD	04/29/20	\$260,000	\$93,530	\$187,068	\$101,012	\$28,080	0.0	0.0	0.21	#DIV/0!	\$481,010	\$11.04		Land Table G-1 (R-6,R-7,R65)	15.01%
40-24-13-305-005	27768 LATHRUP BLVD	05/21/20	\$256,500	\$96,540	\$193,082	\$91,498	\$28,080	0.0	0.0	0.26	#DIV/0!	\$351,915	\$8.08		Land Table G-1 (R-6,R-7,R65)	14.54%
40-24-13-355-004	27640 LATHRUP BLVD	05/16/19	\$250,000	\$99,380	\$198,763	\$75,527	\$24,290	0.0	0.0	0.18	#DIV/0!	\$419,594	\$9.63		Land Table G-1 (R-6,R-7,R65)	12.22%
40-24-13-304-022	27774 CALIFORNIA DR NE	11/08/19	\$269,900	\$108,570	\$217,133	\$83,827	\$31,060	0.0	0.0	0.34	#DIV/0!	\$246,550	\$5.66		Land Table G-1 (R-6,R-7,R65)	14.30%
40-24-13-305-007	27738 LATHRUP BLVD	02/27/20	\$251,000	\$104,620	\$209,232	\$69,848	\$28,080	0.0	0.0	0.26	#DIV/0!	\$268,646	\$6.17		Land Table G-1 (R-6,R-7,R65)	13.42%
40-24-13-102-014	17370 ROSELAND BLVD	10/16/20	\$268,500	\$112,070	\$224,139	\$72,441	\$28,080	0.0	0.0	0.23	#DIV/0!	\$314,961	\$7.23		Land Table G-1 (R-6,R-7,R65)	12.53%
40-24-13-105-016	17811 LATHRUP BLVD	07/15/19	\$215,000	\$90,580	\$181,160	\$61,920	\$28,080	0.0	0.0	0.26	#DIV/0!	\$238,154	\$5.47		Land Table G-1 (R-6,R-7,R65)	15.50%
40-24-13-303-018	27641 CALIFORNIA DR SE	08/20/20	\$265,000	\$112,530	\$225,061	\$69,939	\$30,000	0.0	0.0	0.34	#DIV/0!	\$205,703	\$4.72		Land Table G-1 (R-6,R-7,R65)	13.33%
40-24-13-103-003	17627 ROSELAND BLVD	10/29/20	\$278,500	\$119,030	\$238,066	\$68,514	\$28,080	0.0	0.0	0.24	#DIV/0!	\$285,475	\$6.55		Land Table G-1 (R-6,R-7,R65)	11.80%
40-24-13-306-018	27427 LATHRUP BLVD	10/26/20	\$265,000	\$116,900	\$233,800	\$57,370	\$26,170	0.0	0.0	0.21	#DIV/0!	\$273,190	\$6.27		Land Table G-1 (R-6,R-7,R65)	11.19%
40-24-13-108-009	17390 WILTSHIRE BLVD	05/10/19	\$241,000	\$106,530	\$213,054	\$59,006	\$31,060	0.0	0.0	0.34	#DIV/0!	\$173,547	\$3.98		Land Table G-1 (R-6,R-7,R65)	14.58%
40-24-13-105-012	17540 AVILLA BLVD	07/26/19	\$205,000	\$91,150	\$182,295	\$50,785	\$28,080	0.0	0.0	0.26	#DIV/0!	\$195,327	\$4.48		Land Table G-1 (R-6,R-7,R65)	15.40%
40-24-13-155-014	27918 CALIFORNIA DR NE	02/20/20	\$238,000	\$105,880	\$211,764	\$57,296	\$31,060	0.0	0.0	0.35	#DIV/0!	\$163,703	\$3.76		Land Table G-1 (R-6,R-7,R65)	14.67%
40-24-13-357-007	17553 CAMBRIDGE BLVD	12/20/19	\$239,990	\$108,960	\$217,918	\$52,072	\$30,000	0.0	0.0	0.33	#DIV/0!	\$157,794	\$3.62		Land Table G-1 (R-6,R-7,R65)	13.77%
40-24-13-108-002	28558 LATHRUP BLVD	04/29/19	\$219,000	\$102,550	\$205,095	\$43,905	\$30,000	0.0	0.0	0.32	#DIV/0!	\$137,203	\$3.15		Land Table G-1 (R-6,R-7,R65)	14.63%
40-24-13-306-016	27475 LATHRUP BLVD	05/15/19	\$229,900	\$112,180	\$224,366	\$33,614	\$28,080	0.0	0.0	0.28	#DIV/0!	\$120,050	\$2.76		Land Table G-1 (R-6,R-7,R65)	12.52%
40-24-13-151-020	17535 WILTSHIRE BLVD	12/30/20	\$240,000	\$117,570	\$235,147	\$32,933	\$28,080	0.0	0.0	0.21	#DIV/0!	\$156,824	\$3.60		Land Table G-1 (R-6,R-7,R65)	11.94%
40-24-13-108-004	28510 LATHRUP BLVD	06/28/19	\$200,000	\$99,640	\$199,273	\$31,787	\$31,060	0.0	0.0	0.40	#DIV/0!	\$79,468	\$1.82		Land Table G-1 (R-6,R-7,R65)	15.59%
40-24-13-353-005	27500 CALIFORNIA DR SE	05/04/20	\$187,500	\$94,010	\$188,011	\$27,569	\$28,080	0.0	0.0	0.21	#DIV/0!	\$131,281	\$3.01		Land Table G-1 (R-6,R-7,R65)	14.94%
40-24-13-359-010	17575 SUNNYSBROOK AVE	05/31/19	\$240,000	\$121,470	\$242,837	\$21,353	\$24,290	0.0	0.0	0.17	#DIV/0!	\$125,606	\$2.88		Land Table G-1 (R-6,R-7,R65)	10.00%
40-24-13-359-011	17565 SUNNYSBROOK AVE	03/08/19	\$249,900	\$127,140	\$254,279	\$23,701	\$28,080	0.0	0.0	0.20	#DIV/0!	\$118,505	\$2.72		Land Table G-1 (R-6,R-7,R65)	11.04%
40-24-13-305-001	27840 LATHRUP BLVD	03/26/19	\$245,000	\$127,130	\$254,256	\$18,824	\$28,080	0.0	0.0	0.29	#DIV/0!	\$64,910	\$1.49		Land Table G-1 (R-6,R-7,R65)	11.04%
40-24-13-304-014	27811 LATHRUP BLVD	01/16/19	\$360,000	\$187,280	\$374,562	\$13,518	\$28,080	0.0	0.0	0.25	#DIV/0!	\$54,072	\$1.24		Land Table G-1 (R-6,R-7,R65)	7.50%
40-24-13-304-001	27798 CALIFORNIA DR NE	08/28/19	\$225,000	\$117,220	\$234,441	\$18,639	\$28,080	0.0	0.0	0.26	#DIV/0!	\$71,688	\$1.65		Land Table G-1 (R-6,R-7,R65)	11.98%
40-24-13-305-006	27744 LATHRUP BLVD	07/19/19	\$190,000	\$100,200	\$200,409	\$13,881	\$24,290	0.0	0.0	0.18	#DIV/0!	\$77,117	\$1.77		Land Table G-1 (R-6,R-7,R65)	12.12%
40-24-13-155-017	27902 CALIFORNIA DR NE	01/22/19	\$225,000	\$122,760	\$245,513	\$5,657	\$26,170	0.0	0.0	0.19	#DIV/0!	\$29,774	\$0.68		Land Table G-1 (R-6,R-7,R65)	10.66%
40-24-13-108-006	17385 AVILLA BLVD	06/28/19	\$250,000	\$137,960	\$275,925	\$4,075	\$30,000	0.0	0.0	0.30	#DIV/0!	\$13,583	\$0.31		Land Table G-1 (R-6,R-7,R65)	10.87%
40-24-13-103-018	28837 LATHRUP BLVD	08/24/20	\$210,000	\$117,370	\$234,741	\$5,259	\$30,000	0.0	0.0	0.28	#DIV/0!	\$18,782	\$0.43		Land Table G-1 (R-6,R-7,R65)	12.78%

CITY OF LATHRUP
Land Table G-2

BSA DATABASE		SALES DATA	
Parcel Count	446	# of Sales	32
ECF Nbrhd	R-9, CME, R-8	Sales Ratio	47.22%
Min ECF	1.123	(Land Resid.-Est. Land Value)/Est. LV	45.78%
Max ECF	1.155	Projected % Change	17.70%
Land Table LtoB	13.29%	Projected Land Table LtoB	17.70%
CVT LtoB	11.20%	CVT Sales LtoB	11.55%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$32,220	\$46,970	\$46,970
MINIMUM	\$24,390	\$35,556	\$35,556
MAXIMUM	\$41,200	\$60,061	\$60,061

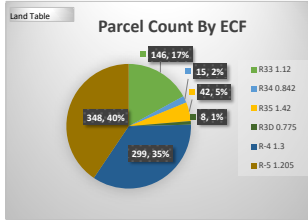


Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
40-24-24-103-019	17561 CORAL GABLES AVE	10/09/20	\$265,000	\$95,780	\$191,568	\$105,652	\$32,220	0.0	0.0	0.36	#DIV/0!	\$293,478	\$6.74		Land G-2 for R-8,R-9, R95	16.82%
40-24-23-256-044	26262 MEADOWBROOK WAY	08/21/20	\$309,000	\$117,440	\$234,883	\$104,727	\$30,610	0.0	0.0	0.26	#DIV/0!	\$402,796	\$9.25		Land G-2 for R-8,R-9, R95	13.03%
40-24-23-207-011	26651 MEADOWBROOK WAY	12/23/20	\$308,565	\$122,580	\$245,154	\$95,631	\$32,220	0.0	0.0	0.31	#DIV/0!	\$308,487	\$7.08		Land G-2 for R-8,R-9, R95	13.14%
40-24-23-205-001	18891 RAINBOW DR	12/08/20	\$315,000	\$127,620	\$255,237	\$100,963	\$41,200	0.0	0.0	0.53	#DIV/0!	\$190,496	\$4.37		Land G-2 for R-8,R-9, R95	16.14%
40-24-23-253-006	18780 HAMPSHIRE ST	03/17/20	\$302,500	\$124,540	\$249,081	\$85,639	\$32,220	0.0	0.0	0.27	#DIV/0!	\$317,181	\$7.28		Land G-2 for R-8,R-9, R95	12.94%
40-24-24-153-030	17530 RAINBOW DR	10/06/20	\$305,000	\$129,630	\$259,265	\$76,345	\$30,610	0.0	0.0	0.24	#DIV/0!	\$318,104	\$7.30		Land G-2 for R-8,R-9, R95	11.81%
40-24-24-103-025	17610 RAMSGATE DR	10/16/19	\$193,500	\$86,810	\$173,621	\$52,099	\$32,220	0.0	0.0	0.31	#DIV/0!	\$168,061	\$3.86		Land G-2 for R-8,R-9, R95	18.56%
40-24-23-205-006	18866 MIDDLESEX AVE	12/12/19	\$255,000	\$114,700	\$229,400	\$57,820	\$32,220	0.0	0.0	0.34	#DIV/0!	\$170,059	\$3.90		Land G-2 for R-8,R-9, R95	14.05%
40-24-24-103-020	17535 CORAL GABLES AVE	09/23/19	\$211,500	\$95,160	\$190,314	\$53,406	\$32,220	0.0	0.0	0.36	#DIV/0!	\$148,350	\$3.41		Land G-2 for R-8,R-9, R95	16.93%
40-24-23-256-034	18890 LINCOLN DR	07/31/19	\$225,000	\$101,840	\$203,678	\$51,932	\$30,610	0.0	0.0	0.26	#DIV/0!	\$199,738	\$4.59		Land G-2 for R-8,R-9, R95	15.03%
40-24-23-230-020	18130 MEADOWOOD AVE	10/06/20	\$235,000	\$106,480	\$212,964	\$52,646	\$30,610	0.0	0.0	0.25	#DIV/0!	\$210,584	\$4.83		Land G-2 for R-8,R-9, R95	14.37%
40-24-23-255-004	26310 MEADOWBROOK WAY	05/10/19	\$260,000	\$118,950	\$237,907	\$52,703	\$30,610	0.0	0.0	0.24	#DIV/0!	\$219,596	\$5.04		Land G-2 for R-8,R-9, R95	12.87%
40-24-24-156-016	17310 RAINBOW DR	10/07/19	\$368,000	\$169,060	\$338,114	\$62,106	\$32,220	0.0	0.0	0.28	#DIV/0!	\$221,807	\$5.09		Land G-2 for R-8,R-9, R95	12.87%
40-24-23-278-006	18221 KILBIRNIE AVE	11/12/20	\$295,000	\$136,480	\$272,955	\$54,265	\$32,220	0.0	0.0	0.35	#DIV/0!	\$355,043	\$3.56		Land G-2 for R-8,R-9, R95	9.53%
40-24-24-155-004	26366 LATHRUP BLVD	07/15/20	\$305,000	\$142,770	\$285,544	\$51,676	\$32,220	0.0	0.0	0.30	#DIV/0!	\$172,253	\$3.95		Land G-2 for R-8,R-9, R95	11.28%
40-24-24-105-008	26686 LATHRUP BLVD	06/28/19	\$324,000	\$152,450	\$304,903	\$54,087	\$34,990	0.0	0.0	0.39	#DIV/0!	\$138,685	\$3.18		Land G-2 for R-8,R-9, R95	11.48%
40-24-24-154-032	26011 LATHRUP BLVD	01/06/20	\$274,000	\$128,930	\$257,855	\$48,365	\$32,220	0.0	0.0	0.33	#DIV/0!	\$146,561	\$3.36		Land G-2 for R-8,R-9, R95	12.50%
40-24-23-230-013	18240 MEADOWOOD AVE	05/24/19	\$265,000	\$124,740	\$249,476	\$43,824	\$28,300	0.0	0.0	0.23	#DIV/0!	\$190,539	\$4.37		Land G-2 for R-8,R-9, R95	11.34%
40-24-23-279-002	18131 MARGATE AVE	11/04/20	\$238,000	\$112,380	\$224,755	\$41,545	\$28,300	0.0	0.0	0.23	#DIV/0!	\$180,630	\$4.15		Land G-2 for R-8,R-9, R95	12.59%
40-24-23-255-010	18467 MIDDLESEX AVE	08/12/19	\$285,500	\$135,190	\$270,384	\$47,336	\$32,220	0.0	0.0	0.29	#DIV/0!	\$163,228	\$3.75		Land G-2 for R-8,R-9, R95	11.92%
40-24-23-277-001	18350 RAINBOW DR	10/29/19	\$267,000	\$127,100	\$254,196	\$50,004	\$41,200	0.0	0.0	0.57	#DIV/0!	\$94,744	\$2.18		Land G-2 for R-8,R-9, R95	16.21%
40-24-23-230-012	18254 MEADOWOOD AVE	12/13/19	\$275,000	\$132,440	\$264,888	\$40,722	\$30,610	0.0	0.0	0.24	#DIV/0!	\$169,675	\$3.90		Land G-2 for R-8,R-9, R95	11.56%
40-24-24-103-027	17586 RAMSGATE DR	08/27/19	\$194,000	\$93,880	\$187,758	\$38,462	\$32,220	0.0	0.0	0.34	#DIV/0!	\$113,124	\$2.60		Land G-2 for R-8,R-9, R95	17.16%
40-24-23-230-009	18161 RAMSGATE DR	09/27/19	\$297,500	\$145,240	\$290,476	\$39,244	\$32,220	0.0	0.0	0.27	#DIV/0!	\$145,348	\$3.34		Land G-2 for R-8,R-9, R95	11.09%
40-24-23-228-010	26721 MEADOWBROOK WAY	06/19/20	\$305,000	\$151,920	\$303,834	\$33,156	\$34,990	0.0	0.0	0.40	#DIV/0!	\$90,390	\$2.08		Land G-2 for R-8,R-9, R95	11.52%
40-24-23-278-009	18151 KILBIRNIE AVE	03/02/20	\$243,600	\$125,470	\$250,944	\$23,266	\$30,610	0.0	0.0	0.25	#DIV/0!	\$93,064	\$2.14		Land G-2 for R-8,R-9, R95	12.20%
40-24-23-206-006	18918 HAMPSHIRE ST	01/11/19	\$270,000	\$141,130	\$282,267	\$19,953	\$32,220	0.0	0.0	0.36	#DIV/0!	\$55,425	\$1.27		Land G-2 for R-8,R-9, R95	11.41%
40-24-24-155-003	26400 LATHRUP BLVD	07/27/20	\$213,000	\$118,280	\$236,557	\$8,663	\$32,220	0.0	0.0	0.28	#DIV/0!	\$30,939	\$0.71		Land G-2 for R-8,R-9, R95	13.62%
40-24-23-230-015	18210 MEADOWOOD AVE	10/25/19	\$200,000	\$117,430	\$234,868	(\$6,568)	\$28,300	0.0	0.0	0.23	#DIV/0!	(\$28,557)	(\$0.66)		Land G-2 for R-8,R-9, R95	12.05%
40-24-23-277-020	18184 KILBIRNIE AVE	07/16/20	\$275,000	\$165,090	\$330,181	(\$22,961)	\$32,220	0.0	0.0	0.33	#DIV/0!	(\$69,579)	(\$1.60)		Land G-2 for R-8,R-9, R95	9.76%
40-24-24-154-026	17630 LINCOLN DR	01/24/20	\$190,000	\$115,190	\$230,383	(\$9,773)	\$30,610	0.0	0.0	0.25	#DIV/0!	(\$39,092)	(\$0.90)		Land G-2 for R-8,R-9, R95	13.29%
40-24-23-276-017	18251 RAINBOW DR	07/23/20	\$200,000	\$122,760	\$245,513	(\$14,903)	\$30,610	0.0	0.0	0.26	#DIV/0!	(\$57,319)	(\$1.32)		Land G-2 for R-8,R-9, R95	12.47%

CITY OF LATHRUP
Land Table G-3

BSA DATABASE		SALES DATA	
Parcel Count	858	# of Sales	55
ECF Nhdh	R34, R35, R-5, R33, R-4, R3D	Sales Ratio	46.89%
Min ECF	0.775	(Land Resid.-Est. Land Value)/Est. LV	66.57%
Max ECF	1.420	Projected % Change	59.33%
Land Table LtoB	9.44%	Projected Land Table LtoB	15.01%
CVT LtoB	11.20%	CVT Sales LtoB	11.55%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$23,020	\$38,343	\$36,678
MINIMUM	\$9,860	\$6,429	\$6,150
MAXIMUM	\$30,470	\$50,752	\$48,548



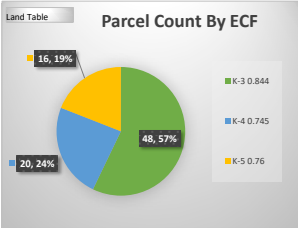
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Assmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
40-24-14-401-018	27821 BLOOMFIELD DR	11/30/20	\$285,000	\$92,390	\$184,774	\$123,246	\$23,020	0.0	0.0	0.32	#DIV/0!	\$385,144	\$8.84		Land G-3 (R3,4,5,33,34,35,36,3D,45)	12.46%
40-24-14-476-023	27461 GOLDENGATE DR W	12/15/20	\$235,000	\$83,890	\$167,776	\$90,244	\$23,020	0.0	0.0	0.21	#DIV/0!	\$429,733	\$9.87		Land G-3 (R3,4,5,33,34,35,36,3D,45)	13.72%
40-24-14-451-011	27451 BLOOMFIELD DR	08/07/20	\$219,900	\$79,440	\$158,889	\$84,031	\$23,020	0.0	0.0	0.24	#DIV/0!	\$350,129	\$8.04		Land G-3 (R3,4,5,33,34,35,36,3D,45)	14.49%
40-24-14-477-013	27145 ELDORADO PL	07/19/19	\$215,000	\$78,650	\$157,293	\$73,447	\$15,740	0.0	0.0	0.17	#DIV/0!	\$432,041	\$9.92		Land G-3 (R3,4,5,33,34,35,36,3D,45)	10.01%
40-24-14-276-008	28252 SUNSET BLVD W	10/01/20	\$175,000	\$64,570	\$129,138	\$68,882	\$23,020	0.0	0.0	0.30	#DIV/0!	\$229,607	\$5.27		Land G-3 (R3,4,5,33,34,35,36,3D,45)	17.83%
40-24-14-428-001	27840 SUNSET BLVD W	11/30/20	\$235,000	\$90,660	\$183,318	\$81,102	\$27,420	0.0	0.0	0.60	#DIV/0!	\$135,170	\$3.10		Land G-3 (R3,4,5,33,34,35,36,3D,45)	15.12%
40-24-14-256-021	28025 SUNSET BLVD W	12/30/20	\$218,000	\$85,890	\$117,781	\$69,239	\$23,020	0.0	0.0	0.31	#DIV/0!	\$223,352	\$5.13		Land G-3 (R3,4,5,33,34,35,36,3D,45)	13.40%
40-24-14-451-003	18823 SAN DIEGO BLVD	07/31/20	\$257,000	\$101,660	\$203,320	\$76,700	\$23,020	0.0	0.0	0.22	#DIV/0!	\$348,636	\$8.00		Land G-3 (R3,4,5,33,34,35,36,3D,45)	11.32%
40-24-14-207-011	28675 ELDORADO PL	12/16/20	\$256,000	\$105,720	\$211,441	\$67,579	\$23,020	0.0	0.0	0.26	#DIV/0!	\$259,919	\$5.97		Land G-3 (R3,4,5,33,34,35,36,3D,45)	10.89%
40-24-14-481-041	27440 CALIFORNIA DR SW	04/09/19	\$175,000	\$73,610	\$147,227	\$35,613	\$17,840	0.0	0.0	0.10	#DIV/0!	\$356,130	\$8.18		Land G-3 (R3,4,5,33,34,35,36,3D,45)	5.33%
40-24-14-426-018	18550 SAN JOSE BLVD	03/13/20	\$280,000	\$118,970	\$237,944	\$65,076	\$23,020	0.0	0.0	0.36	#DIV/0!	\$180,767	\$4.15		Land G-3 (R3,4,5,33,34,35,36,3D,45)	9.67%
40-24-14-253-010	18784 SARATOGA BLVD	09/08/20	\$400,000	\$170,040	\$340,084	\$82,936	\$23,020	0.0	0.0	0.34	#DIV/0!	\$243,929	\$5.60		Land G-3 (R3,4,5,33,34,35,36,3D,45)	6.77%
40-24-14-376-004	27426 MORNINGSID PLZ	11/20/20	\$365,000	\$156,960	\$313,921	\$76,809	\$25,730	0.0	0.0	0.51	#DIV/0!	\$150,606	\$3.46		Land G-3 (R3,4,5,33,34,35,36,3D,45)	8.20%
40-24-14-402-004	18815 SAN JOSE BLVD	08/31/20	\$255,000	\$110,010	\$220,026	\$57,994	\$23,020	0.0	0.0	0.32	#DIV/0!	\$181,231	\$4.16		Land G-3 (R3,4,5,33,34,35,36,3D,45)	10.46%
40-24-14-333-007	27621 SANTA BARBARA DR	05/29/20	\$400,000	\$172,940	\$345,889	\$83,061	\$28,950	0.0	0.0	0.66	#DIV/0!	\$125,850	\$2.89		Land G-3 (R3,4,5,33,34,35,36,3D,45)	8.37%
40-24-14-277-005	18251 WILTSHIRE BLVD	12/24/20	\$270,000	\$117,160	\$234,328	\$58,692	\$23,020	0.0	0.0	0.24	#DIV/0!	\$244,550	\$5.61		Land G-3 (R3,4,5,33,34,35,36,3D,45)	9.82%
40-24-14-429-007	27751 SUNSET BLVD W	12/30/20	\$153,000	\$67,480	\$134,950	\$41,070	\$23,020	0.0	0.0	0.38	#DIV/0!	\$108,079	\$2.48		Land G-3 (R3,4,5,33,34,35,36,3D,45)	17.06%
40-24-14-427-001	27720 STANFORD CT	10/21/20	\$285,000	\$126,360	\$252,715	\$55,305	\$23,020	0.0	0.0	0.25	#DIV/0!	\$221,220	\$5.08		Land G-3 (R3,4,5,33,34,35,36,3D,45)	9.11%
40-24-14-427-007	27645 CALIFORNIA DR NW	04/29/20	\$235,000	\$104,460	\$208,911	\$49,109	\$23,020	0.0	0.0	0.21	#DIV/0!	\$233,852	\$5.37		Land G-3 (R3,4,5,33,34,35,36,3D,45)	11.02%
40-24-14-327-039	18140 ROSELAND BLVD	12/16/20	\$270,000	\$120,390	\$240,778	\$44,962	\$15,740	0.0	0.0	0.24	#DIV/0!	\$187,342	\$4.30		Land G-3 (R3,4,5,33,34,35,36,3D,45)	6.54%
40-24-14-256-009	18594 SARATOGA BLVD	12/02/19	\$187,500	\$84,810	\$169,611	\$40,909	\$23,020	0.0	0.0	0.38	#DIV/0!	\$107,655	\$2.47		Land G-3 (R3,4,5,33,34,35,36,3D,45)	13.57%
40-24-14-453-006	18745 CAMBRIDGE BLVD	04/13/20	\$226,000	\$102,610	\$205,229	\$43,791	\$23,020	0.0	0.0	0.41	#DIV/0!	\$106,807	\$2.45		Land G-3 (R3,4,5,33,34,35,36,3D,45)	11.22%
40-24-14-230-009	28714 BLACKSTONE DR	03/18/19	\$239,500	\$109,150	\$218,304	\$44,216	\$23,020	0.0	0.0	0.35	#DIV/0!	\$126,331	\$2.90		Land G-3 (R3,4,5,33,34,35,36,3D,45)	10.54%
40-24-14-454-005	18775 SUNNYBROOK AVE	05/26/20	\$205,000	\$93,460	\$186,927	\$41,093	\$23,020	0.0	0.0	0.28	#DIV/0!	\$146,761	\$3.37		Land G-3 (R3,4,5,33,34,35,36,3D,45)	12.31%
40-24-14-254-004	18511 WILTSHIRE BLVD	06/06/19	\$240,000	\$110,100	\$220,201	\$45,529	\$25,730	0.0	0.0	0.49	#DIV/0!	\$29,916	\$2.13		Land G-3 (R3,4,5,33,34,35,36,3D,45)	11.68%
40-24-14-228-008	28624 ELDORADO PL	11/22/19	\$245,000	\$112,740	\$225,477	\$42,543	\$23,020	0.0	0.0	0.29	#DIV/0!	\$146,700	\$3.37		Land G-3 (R3,4,5,33,34,35,36,3D,45)	10.21%
40-24-14-203-006	28777 SUNSET BLVD W	11/15/19	\$279,000	\$131,070	\$262,137	\$39,883	\$23,020	0.0	0.0	0.34	#DIV/0!	\$117,303	\$2.69		Land G-3 (R3,4,5,33,34,35,36,3D,45)	8.78%
40-24-14-404-001	18899 SAN QUENTIN DR	12/30/19	\$229,900	\$108,290	\$216,574	\$36,346	\$23,020	0.0	0.0	0.36	#DIV/0!	\$100,961	\$2.32		Land G-3 (R3,4,5,33,34,35,36,3D,45)	10.63%
40-24-14-382-006	19064 CAMBRIDGE BLVD	07/22/20	\$275,500	\$129,780	\$259,565	\$38,955	\$23,020	0.0	0.0	0.33	#DIV/0!	\$118,045	\$2.71		Land G-3 (R3,4,5,33,34,35,36,3D,45)	8.87%
40-24-14-230-015	18148 SAN ROSA BLVD	11/22/19	\$315,000	\$148,450	\$296,894	\$41,126	\$23,020	0.0	0.0	0.32	#DIV/0!	\$128,519	\$2.95		Land G-3 (R3,4,5,33,34,35,36,3D,45)	7.75%
40-24-14-279-010	28071 ELDORADO PL	08/19/20	\$300,000	\$144,030	\$288,052	\$34,968	\$23,020	0.0	0.0	0.24	#DIV/0!	\$145,700	\$3.34		Land G-3 (R3,4,5,33,34,35,36,3D,45)	7.99%
40-24-14-230-005	28742 BLACKSTONE DR	11/18/19	\$242,000	\$116,270	\$232,531	\$32,489	\$23,020	0.0	0.0	0.23	#DIV/0!	\$141,257	\$3.24		Land G-3 (R3,4,5,33,34,35,36,3D,45)	9.90%
40-24-14-327-009	27745 RACKHAM DR	08/19/19	\$299,900	\$144,480	\$288,962	\$39,888	\$28,950	0.0	0.0	0.70	#DIV/0!	\$56,983	\$1.31		Land G-3 (R3,4,5,33,34,35,36,3D,45)	10.02%
40-24-14-453-001	27250 SANTA BARBARA DR	07/30/20	\$206,000	\$99,580	\$199,161	\$29,859	\$23,020	0.0	0.0	0.36	#DIV/0!	\$82,942	\$1.90		Land G-3 (R3,4,5,33,34,35,36,3D,45)	11.56%
40-24-14-127-008	19050 ALHAMBRA CT	04/22/19	\$260,000	\$128,850	\$257,698	\$28,032	\$25,730	0.0	0.0	0.49	#DIV/0!	\$57,208	\$1.31		Land G-3 (R3,4,5,33,34,35,36,3D,45)	9.98%
40-24-14-232-014	18160 WILTSHIRE BLVD	02/14/19	\$220,000	\$109,350	\$218,704	\$24,316	\$23,020	0.0	0.0	0.28	#DIV/0!	\$86,843	\$1.99		Land G-3 (R3,4,5,33,34,35,36,3D,45)	10.53%
40-24-14-277-009	18165 WILTSHIRE BLVD	03/08/19	\$185,000	\$92,150	\$184,294	\$23,726	\$23,020	0.0	0.0	0.39	#DIV/0!	\$60,836	\$1.40		Land G-3 (R3,4,5,33,34,35,36,3D,45)	12.49%
40-24-14-276-001	28456 SUNSET BLVD W	02/20/19	\$253,500	\$128,550	\$257,104	\$19,416	\$23,020	0.0	0.0	0.34	#DIV/0!	\$57,106	\$1.31		Land G-3 (R3,4,5,33,34,35,36,3D,45)	8.95%
40-24-14-277-011	18131 WILTSHIRE BLVD	01/18/19	\$162,000	\$82,390	\$164,789	\$20,231	\$23,020	0.0	0.0	0.36	#DIV/0!	\$56,197	\$1.29		Land G-3 (R3,4,5,33,34,35,36,3D,45)	13.97%
40-24-14-353-012	27441 MORNINGSID PLZ	10/23/20	\$333,000	\$171,380	\$342,750	\$15,980	\$25,730	0.0	0.0	0.51	#DIV/0!	\$31,333	\$0.72		Land G-3 (R3,4,5,33,34,35,36,3D,45)	7.51%
40-24-14-453-003	18791 CAMBRIDGE BLVD	04/29/19	\$169,900	\$87,480	\$174,951	\$17,969	\$23,020	0.0	0.0	0.36	#DIV/0!	\$49,914	\$1.15		Land G-3 (R3,4,5,33,34,35,36,3D,45)	13.16%
40-24-14-251-008	18790 DOLORES AVE	05/17/19	\$272,000	\$140,180	\$280,356	\$14,664	\$23,020	0.0	0.0	0.33	#DIV/0!	\$44,436	\$1.02		Land G-3 (R3,4,5,33,34,35,36,3D,45)	8.21%
40-24-14-277-017	18130 REDWOOD AVE	05/05/20	\$230,000	\$118,690	\$237,377	\$8,363	\$15,740	0.0	0.0	0.18	#DIV/0!	\$46,461	\$1.07		Land G-3 (R3,4,5,33,34,35,36,3D,45)	6.63%
40-24-14-477-006	27338 GOLDENGATE DR W	05/05/20	\$235,000	\$122,350	\$244,690	\$13,330	\$23,020	0.0	0.0	0.34	#DIV/0!	\$39,206	\$0.90		Land G-3 (R3,4,5,33,34,35,36,3D,45)	9.41%
40-24-14-405-009	18630 SAN DIEGO BLVD	05/15/20	\$180,000	\$93,800	\$187,595	\$15,425	\$23,020	0.0	0.0	0.36	#DIV/0!	\$42,847	\$0.98		Land G-3 (R3,4,5,33,34,35,36,3D,45)	12.27%
40-24-14-452-011	18796 CAMBRIDGE BLVD	01/11/19	\$170,000	\$89,460	\$178,926	\$14,094	\$23,020	0.0	0.0	0.36	#DIV/0!	\$39,150	\$0.90		Land G-3 (R3,4,5,33,34,35,36,3D,45)	12.87%
40-24-14-478-002	27100 ELDORADO PL	10/29/19	\$195,000	\$103,920	\$207,835	\$10,185	\$23,020	0.0	0.0	0.32	#DIV/0!	\$31,828	\$0.73		Land G-3 (R3,4,5,33,34,35,36,3D,45)	11.08%
40-24-14-454-006	18763 SUNNYBROOK AVE	02/21/20	\$170,000	\$92,800	\$185,598	\$7,422	\$23,020	0.0	0.0	0.27	#DIV/0!	\$27,489	\$0.63		Land G-3 (R3,4,5,33,34,35,36,3D,45)	12.40%
40-24-14-256-015	18500 SARATOGA BLVD	09/15/20	\$220,000	\$123,170	\$246,343	(\$3,3										

CITY OF LATHRUP

Land Table K-3

BSA DATABASE		SALES DATA	
Parcel Count	84	# of Sales	9
ECF Nbhd	K-4, K-3, K-5	Sales Ratio	46.25%
Min ECF	0.745	(Land Resid.-Est. Land Value)/Est. LV	54.44%
Max ECF	0.844	Projected % Change	26.43%
Land Table LtoB	14.69%	Projected Land Table LtoB	18.12%
CVT LtoB	11.20%	CVT Sales LtoB	11.55%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$16,610	\$25,653	\$21,000
MINIMUM	\$16,610	\$25,653	\$21,000
MAXIMUM	\$16,610	\$25,653	\$21,000

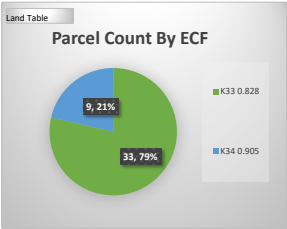


Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	LtoB
40-24-14-306-032	27860 EVERGREEN RD	08/06/19	\$155,000	\$63,100	\$126,201	\$45,409	\$16,610	0.0	0.0	1.00	#DIV/0!	\$45,409	\$1.04		Land Table K-4	13.16%
40-24-14-306-066	27384 EVERGREEN RD	11/08/19	\$124,900	\$51,410	\$102,817	\$38,693	\$16,610	0.0	0.0	1.00	#DIV/0!	\$38,693	\$0.89		Land Table K-3	16.15%
40-24-14-306-036	27214 EVERGREEN RD	02/11/19	\$120,500	\$52,010	\$104,024	\$33,086	\$16,610	0.0	0.0	1.00	#DIV/0!	\$33,086	\$0.76		Land Table K-3	15.97%
40-24-14-306-052	27314 EVERGREEN RD	11/23/20	\$115,000	\$50,490	\$100,972	\$30,638	\$16,610	0.0	0.0	1.00	#DIV/0!	\$30,638	\$0.70		Land Table K-3	16.45%
40-24-14-378-046	19520 W 11 MILE RD	05/07/19	\$131,000	\$59,520	\$119,049	\$28,561	\$16,610	0.0	0.0	1.00	#DIV/0!	\$28,561	\$0.66		Land Table K-5	13.95%
40-24-14-378-061	19370 W 11 MILE RD	04/26/19	\$132,100	\$64,710	\$129,415	\$19,295	\$16,610	0.0	0.0	1.00	#DIV/0!	\$19,295	\$0.44		Land Table K-5	12.83%
40-24-14-306-043	27250 EVERGREEN RD	08/17/20	\$109,145	\$53,540	\$107,078	\$18,677	\$16,610	0.0	0.0	1.00	#DIV/0!	\$18,677	\$0.43		Land Table K-3	15.51%
40-24-14-306-073	27440 EVERGREEN RD	10/16/19	\$104,000	\$53,540	\$107,078	\$13,532	\$16,610	0.0	0.0	1.00	#DIV/0!	\$13,532	\$0.31		Land Table K-3	15.51%
40-24-14-306-047	27270 EVERGREEN RD	07/15/20	\$93,450	\$53,540	\$107,078	\$2,982	\$16,610	0.0	0.0	1.00	#DIV/0!	\$2,982	\$0.07		Land Table K-3	15.51%

CITY OF LATHRUP
Land Table K33

BSA DATABASE		SALES DATA	
Parcel Count	42	# of Sales	3
ECF Nbhd	K34, K33	Sales Ratio	49.42%
Min ECF	0.828	(Land Resid.-Est. Land Value)/Est. LV	10.78%
Max ECF	0.905	Projected % Change	0.00%
Land Table LtoB	11.07%	Projected Land Table LtoB	10.83%
CVT LtoB	11.20%	CVT Sales LtoB	11.55%

	OLD RATE	CALC'D RATE	USED RATE
MEDIAN	\$23,050	\$25,534	\$23,050
MINIMUM	\$18,440	\$20,428	\$18,440
MAXIMUM	\$41,480	\$45,951	\$41,480



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
40-24-14-310-002	27424 MORNINGSIDE PLZ	02/19/19	\$369,000	\$184,120	\$368,237	\$42,243	\$41,480	0.0	0.0	0.50	#DIV/0!	\$84,486	\$1.94		Land Table K33	11.26%
40-24-14-381-023	19180 W 11 MILE RD	11/03/20	\$187,000	\$92,110	\$184,225	\$21,215	\$18,440	0.0	0.0	1.00	#DIV/0!	\$21,215	\$0.49		Land Table K33	10.01%
40-24-14-478-034	18250 W 11 MILE RD	01/24/19	\$176,000	\$85,550	\$171,092	\$23,348	\$18,440	0.0	0.0	1.00	#DIV/0!	\$23,348	\$0.54		Land Table K33	10.78%

